



The public may [stream the meeting online](#).

Members of the public may [submit comments online](#) before 12pm on Monday, January 1, 2023.

BOARD/COMMISSION: City Council Meeting

DATE: 1/17/2023

DIRECTIONS: Launch Fishers, 12175 Visionary Way, Fishers, Indiana 46038

REGULAR CITY COUNCIL MEETING, 7:00 p.m., Launch Fishers, Auditorium

- 1. Meeting Called to Order with the Pledge of Allegiance**
- 2. Announcements**
 - a. Service Awards: 20 years – Dean Mucha and Matt Ruhnow
- 3. Proclamations**
- 4. Presentations**
- 5. Council Committee Reports**
 - a. Finance Committee Report - NONE
 - b. Rules Committee Report - REPORT
- 6. Department Reports**
 - a. Health Department Report - REPORT
- 7. Council Business**
 - a. 2023 - Selection of Council Leadership & Appointments to Non-Standing Committees: Exhibit A

8. Consent Agenda

- a. Request to approve the previous meeting minutes for the December 19, 2022 Work Session and Regular Council Meeting
- b. R111723 - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds: Council Action Form I Exhibit A I Resolution

9. Regular Agenda - Budget/Financial

- a. R011723A - Request to approve a resolution to appropriate additional funds - Public Hearing: Council Action Form I Exhibit A I Exhibit B I Resolution
- b. 011723C - An Ordinance Amending Ordinance No. 052019H with respect to the City of Fishers, Indiana Taxable Economic Development Revenue Bond Anticipation Notes, Series 2023A - 1 st, 2nd, and 3rd Reading: Council Action Form I Ordinance

10. Regular Agenda - Government/Miscellaneous

- a. 011723 - An Ordinance Amending Chapter 30 of the City of Fishers Code of Ordinances (Council Committees) - 1st Reading: Council Action Form I Ordinance

11. Regular Agenda - Planning & Zoning

- a. 14050 Allisonville Rd Annexation: R011723B - Request to approve a resolution adopting the Fiscal Plan for the (River Ridge) 14050 Allisonville Rd Annexation. Case #ANX-22-13: Council Action Form I Fiscal Plan I Resolution
- b. 14050 Allisonville Rd Annexation: 121922A - Request to approve a voluntary annexation of 5 acres, known as (River Ridge) 14050 Allisonville Rd. Subject site is located at a common address of 14050 Allisonville Rd. Case ANX-22-13- Final Reading: Council Action Form I Ordinance
- c. Tolle Property Annexation: R011723C - Request to approve a resolution adopting the Fiscal Plan for the Tolle Property Annexation. Case #ANX-22-14: Council Action Form I Fiscal Plan I Resolution
- d. Tolle Property Annexation: 121922B - Request to approve a voluntary annexation of 0.59 acres, known as the Tolle Property. Subject site is located at a common address of 13880 E 116th. Case ANX-22-14 - Final Reading: Council Action Form I Ordinance
- e. McDermott Property Annexation: R011723D - Request to approve a resolution adopting the Fiscal Plan for the McDermott Property Annexation. Case #ANX-22-12: Council Action Form I Fiscal Plan I Resolution
- f. McDermott Property Annexation: 121922C - Request to approve a voluntary annexation of 1 acre, known as the McDermott property. Subject site has a common address of 11444 Timberlane Dr, Fishers, IN 46038. Case ANX-22-12 - Final

Reading: Council Action Form I Ordinance

- g. Miscellaneous: 111422 - Consideration of a rezone of 41.45 acres from Planned Unit Development-Commercial (PUD-C - Creekside Shoppes) to Planned Unit Development-Residential (PUD-R) for a 61-unit residential subdivision to be known as Cyntheanne Woods. Case #RZ-22-8 - Final Reading: Council Action Form I Petitioner Packet I Staff Report I PUD Ordinance
- h. Miscellaneous: 121922E - Consideration of a text amendment to the Unified Development Ordinance (UDO) for variance clean up items. Case #TA-22-38 - Final Reading: Council Action Form I Ordinance
- i. Miscellaneous: 011723A - Request to approve a voluntary annexation of 8 acres, known as the Wood Property. Subject site is located at a common address of 11359 Cumberland Rd. Case #ANX-22-16 - 1st Reading and Public Hearing: Council Action Form I Ordinance
- j. Miscellaneous: 011723B - Update to Fishers 2040 Housing & Neighborhoods to add in recommendations from the 2022 Housing Study - 1st Reading: Council Action Form I Exhibit A I Ordinance

12. Regular Items - Any other Unfinished / New Business

13. Regular Items - Community Comment

14. Regular Items - Meeting Adjournment

RULES COMMITTEE MINUTES

Tuesday, January 17, 2023

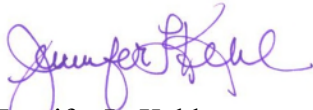
Chairman Selina Stoller called the meeting to order at 8:32 a.m. Present were John Weingardt, City Clerk Jennifer Kehl, and via remotely was Crystal Neumann. Others Present: Jocelyn Vare. Cecilia Coble was absent.

John Weingardt made a motion to send the attached committee list onto the full council for approval. Selina Stoller second the motion.

- Crystal Neumann asked if the individuals on the list have a good attendance record. Crystal stated that she would like more information on the committees available to the residents to make sure everyone has an opportunity to apply to participate. Crystal also stated she would like to meet more often.
- A roll call vote was taken. The vote was 3 - Yay, 0 - Nay and 1- Absent. The motion passed.

John Weingardt made a motion to adjourn the meeting. Selina Stoller seconded the motion. The meeting was adjourned at 8:45 a.m.

Respectfully Submitted,



Jennifer L. Kehl
Fishers City Clerk.

**RULES COMMITTEE REPORT
COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

* This is a Report of the Rules. Minutes of the committee meeting can be found online at www.fishers.in.us/agendacenter

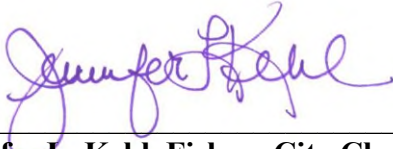
Selina Stoller, Chairperson
John Weingardt, Committee Member
Cecilia Coble, Committee Member
Crystal Neumann, Committee Member

Meeting Date: January 17, 2023

I. 2023 City Council Appointments to Non-Standing Committees.

Committee Recommendation:

- ☒ Passage
- ☐ Non-Passage
- ☐ Amendment
- ☐ No Recommendation

ATTEST: 
Jennifer L. Kehl, Fishers City Clerk

This instrument prepared by: Christopher P. Greisl, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

“I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.” Christopher P. Greisl



To: Todd Zimmerman, President
Selina Stoller, Chair Rules Committee

Date: January 9, 2023

Re: 2023 City Council Boards & Commissions Appointments

Councilors,

Each board/committee that has an outstanding appointment has been identified below. Please reappoint or identify a replacement for each. Appointments are to be made at the January 17th, 2023, city council meeting.

Fire Merit Commission

Appointment type	Currently resides on	Term
Citizen	Mike Peterson	4 year term

Fishers YMCA Branch Board

Appointment type	Currently resides on	Term
Citizen	Amber Fields	1 year term
Citizen	Brendan Murphy	1 year term
Citizen	Jonathan Howard	1 year term

Nickel Plate Review Committee

Appointment type	Currently resides on	Term
City Councilor	Selina Stoller	2-year term
Resident	Rich Block	2-year term

Parks Advisory Committee

Appointment type	Currently resides on	Term
City Councilor	Cindy Davis	4 year term
City Councilor	Brian Catt	4 year term



Plan Commission

Appointment type	Currently resides on	Term
City Councilor	Selina Stoller	
City Councilor	Pete Peterson	
City Councilor	Todd Zimmerman	

Planned Unit Development (PUD) Committee

Appointment type	Currently resides on	Term
City Councilor	Pete Peterson	1 year term

Redevelopment Commission

Appointment type	Currently resides on	Term
Citizen	Dan Canan	1 year term
Citizen	Brad Johnson	1 year term

Riverplace PUD Committee

Appointment type	Currently resides on	Term
City Councilor	John Weingardt	1 year term
Citizen	Shawn Curran	1 year term
Citizen	Drew Bender	1 year term



Fishers Health Department Update 1/17/2022

Clinic Services (December 2022)

- 230 patients seen for non-COVID-19 immunizations and tuberculosis tests.
- 910 COVID-19 vaccines administered. Ages 6 months+ newly eligible for bivalent vaccine.
- 185 COVID-19 tests administered. No longer offering free PCR tests but have free at-home rapid kits available.
- COVID-19 vaccine demand slowing. Bivalent booster uptake 20.0% in Fishers, above county rate of 15.2% and national average of 15.4% uptake.

Community Health Assessment:

- Comprehensive data analyses ongoing.
 - Completed analyses of emergency room presentations for mental health and substance use.
 - Increasing scope of secondary data analysis to incorporate ~100 indicators on health, built environment, economy, education, environment, social environment, and transportation.
- Final phase of data collection and analyses community surveys scheduled for Q1 2023.

Emergency Preparedness:

- Department staff completed national incident management system training course 700 (introduction). FHD assisted with city-wide emergency preparedness planning for extreme weather event weekend 12/24/22.

Environmental Health & Inspections

- 2023 food permitting process active. First year of grading system implementation. Grades will be posted for all permits by Sept. 30, 2023.

Grants and Funding:

- Environmental Health team awarded two more FDA grants totaling \$17,500 to support training and standardization for department food inspection process.
- Governor's Public Health Commission is proposing significant increase in public health across the state. If passed, it could result in up to \$2.6 million annually for Fishers residents. See proposed SB 4.

Health Conditions Under Watch:

- Influenza-like illness showed an early peak this year in mid-December. Rates have fallen back to typical winter rates.
- Reported COVID-19 cases are trending down over the past 10 days. CDC COVID-19 Community Level has returned to Low.

Mental Health

- Forming action teams for People, Place, Purpose and Prevention Resources with city staff to integrate a proactive approach to mental health in city services and activities. Includes Credible Mind platform of web-based resources for residents.

Open Positions

- Actively interviewing for health educator, social worker, and part-time inspector. Anticipate new positions in place by next council update.



CDC COVID-19 COMMUNITY LEVEL

LOW

Low	Medium	High
		
INDICATOR	DESCRIPTION	
49.5	New COVID-19 cases per 100,000 people in the past 7 days	
6.6	New COVID-19 admissions per 100,000 population (7-day total)	
3.0%	Percent of staffed inpatient beds occupied by COVID-19 patients (7-day average)	

Updated on 01/13/2023

► = increasing
◄ = decreasing
■ = no change



To: Todd Zimmerman, President
Selina Stoller, Chair Rules Committee

Date: January 9, 2023

Re: 2023 City Council Boards & Commissions Appointments

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City Councilor	Brian Catt	4 year term



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City Councilor	Selina Stoller	
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Citizen	Brad Johnson	1 year term

Riverplace PUD Committee

Appointment type	Currently resides on	Term
City Councilor	John Weingardt	1 year term
Citizen	Shawn Curran	1 year term
Citizen	Drew Bender	1 year term

**Fishers City Council
Minutes
December 19, 2022**

DIRECTIONS: [Launch](#) Fishers, 12175 Visionary Way, Fishers, Indiana 46038

WORK SESSION, 6:15 p.m., Launch Fishers, Auditorium

- The meeting was called to order by President Todd Zimmerman at 6:20 p.m. Present were John Weingardt, Selina Stoller, Jocelyn Vare, David Giffel, Brad DeReamer, Crystal Neumann, and Pete Peterson. Cecila Coble was present virtually. Others present were Mayor Scott Fadness, Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Chris Greisl, Megan Vukusich, Megan Baumgartner, Ashley Elrod, Tracy Gaynor, and Lisa Bradford.
- Housing Study
 - Megan Vukusich made her presentation to the city council members.
 - Jocelyn Vare asked if there is 6% of land left to develop is Affordable Housing included in the development plans. She also asked to codify the recommendations in the 2040 plan.
 - David Giffel stated the residents in his district do not want more density. David asked if the 6% of land includes Fall Creek Township. Megan Vukusich stated it includes all unincorporated land the city has jurisdiction over.
 - **[FOR PRESENTATION CLICK HERE](#)**
- Non-Profit Funding
 - Pete Peterson would like to disband the committee and move to funding to the mayor's discretion. He doesn't feel the council should give away taxpayer dollars.
 - Brad DeReamer disagrees with Pete Peterson. Brad stated that we give away funds to developers. He also said that the three (3) councilors on the committee should be rotated each year.
 - Crystal Neumann agrees with Brad DeReamer that the three (3) councilors on the committee should be rotated each year.
 - Cecilia Coble feels the distribution of funds has become politicized. Cecilia feels the money should stay within the community and given to not-for-profit organizations that have a specific need at that time.
 - David Giffel stated that we do give developers a break on the taxes.
 - Jocelyn Vare agrees with Crystal Neumann and Brad DeReamer that the three (3) councilors on the committee should be rotated each year. Jocelyn said we need to establish some best practices because the current process is broken. The process can be better and more transparent. The city should consider partnering with Hamilton Country Community Foundation.
 - Mayor Scott Fadness said the item should be put on the agenda in January or February and vote on it.
- The meeting was adjourned at 7:00 p.m.

REGULAR CITY COUNCIL MEETING, 7:00 p.m., Launch Fishers, Auditorium

1. Meeting Called to Order with the Pledge of Allegiance

- President Todd Zimmerman called the meeting to order at 7:06 p.m. Present were John Weingardt, Selina Stoller, Jocelyn Vare, David Giffel, Brad DeReamer, Crystal Neumann, and Pete Peterson. Cecilia Coble was present virtually. Others present were Mayor Scott Fadness, Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Chris Greisl, Megan Vukusich, Megan Baumgartner, Ashley Elrod, Tracy Gaynor, Lisa Bradford, Eleazar Neumann, Andrea David, Tim White, Nancy Ramsey, Andrea Bradford, Brittany Rayburn, Rex Ramage, Steve Ladig, Jake Reardon McSoley, Jennifer Miller, Ross Briance, Ross Reinhardt, Mike Colby, Stu C., Doug Millenberger, John Millenberger, Jeff Kuhl, Martin Kuhl, Laney Amick, Jason Eyle, Brian Foust, Nathan Foust, Colin Fogarty, Jim Butts, Evan Mahar, Brian Spiney, Tara Spiney, Katy, Josh Huser, and Meghan Peer.

2. Election of Council Leadership:

- Todd Zimmerman made a motion to nominate John Weingardt as President and Cecilia Coble as Vice President of the City Council. Pete Peterson seconded the motion.
- Jocelyn Vare stated the vote should be done in January per the Rules Committee policy. She is a rules person and feels that council should abide by the established rules.
- There was some discussion and the motion stands
- A Roll Call vote was taken. Todd Zimmerman, John Weingardt, Selina Stoller, David Giffel, Brad DeReamer, Crystal Neumann, Pete Peterson, and Cecilia Coble voted Yay. Jocelyn Vare voted Nay. The vote was 8- Yay and 1-Nay. The motion passed.

3. Announcements: NONE

4. Proclamations: NONE

5. Presentations:

- a. Service Awards (30 Years): John Mehling, Derek Gable, Greg Smith
 - Chief Steve Orusa presented Captain John Mehling with his 30-year service award.

6. Council Committee Reports:

- a. Finance Committee Report - [**CLICK HERE FOR REPORT**](#)
 - Chairman John Weingardt gave a brief report on the Finance Committee meeting.
- b. Rules Committee Report - [**CLICK HERE FOR REPORT**](#)
 - Chairman Selina Stoller gave a brief report on the Rules Committee meeting.

7. Department Reports:

- a. Health Department Report - [**CLICK HERE FOR REPORT**](#)
- b. Engineering Report - [**CLICK HERE FOR REPORT**](#)

8. Consent Agenda:

- a. Request to approve the previous meeting minutes from [**November 14, 2022.**](#)
- b. **R121922** - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds: [**SIGNED ADOPTION**](#)

- c. **R121922A** - Resolution Determining Certain Accounts Uncollectible and Authorizing the City Controller to Void Outstanding Checks in these Accounts: **SIGNED ADOPTION**
- Pete Peterson made a motion to approve the Consent Agenda. Selina Stoller seconded the motion. A Roll Call vote was taken. Todd Zimmerman, John Weingardt, Selina Stoller, Jocelyn Vare, David Giffel, Brad DeReamer, Crystal Neumann, Pete Peterson, and Cecilia Coble voted Yay. There was no remonstrance and all members voted yay. The motion passed.

REGULAR AGENDA

Economic Development

9. **R121922C** - A Resolution Approving 1st Amendment to Project Agreement by and Between 96th Street Investors, LLC, the City of Fishers, the City of Fishers, Economic Development Commission, and the City of Fishers Redevelopment Commission: **SIGNED ADOPTION**
- Megan Baumgartner made her presentation to the council members.
 - Pete Peterson made a motion to approve resolution **R121922C**. John Weingardt seconded the motion. A Roll Call vote was taken. Todd Zimmerman, John Weingardt, Selina Stoller, Jocelyn Vare, David Giffel, Brad DeReamer, Crystal Neumann, Pete Peterson, and Cecilia Coble voted Yay. There was no remonstrance and all members voted yay. The motion passed.

Budget/Financial

10. **R121922B** - A Resolution of the Common Council of the City of Fishers, Indiana Approving Certain Matters in Connection with an Amendment to the Declaratory Resolution for the Consolidated Fishers/I-69 Economic Development Area: **SIGNED ADOPTION**
- Lisa Bradford made her presentation to the council members.
 - Pete Peterson made a motion to approve resolution **R121922B**. Selina Stoller seconded the motion. A Roll Call vote was taken. Todd Zimmerman, John Weingardt, Selina Stoller, Jocelyn Vare, David Giffel, Brad DeReamer, Crystal Neumann, Pete Peterson, and Cecilia Coble voted Yay. There was no remonstrance and all members voted yay. The motion passed.
11. **121922** - An Ordinance of the Common Council Establishing Certain Opioid Settlement Funds (Fund 2256/ Fund 2257): **1st, 2nd, and 3rd Reading: SIGNED ADOPTION**
- Lisa Bradford made her presentation to the council members.
 - Pete Peterson made a motion to suspend the rules and have the **1st, 2nd, and 3rd Reading** on ordinance **121922**. Cecilia Coble seconded the motion. A Roll Call vote was taken. Todd Zimmerman, John Weingardt, Selina Stoller, Jocelyn Vare, David Giffel, Brad DeReamer, Crystal Neumann, Pete Peterson, and Cecilia Coble voted Yay. There was no remonstrance and all members voted yay. The motion passed.
 - Pete Peterson made a motion to approve ordinance **121922**. Selina Stoller seconded the motion. A Roll Call vote was taken. Todd Zimmerman, John Weingardt, Selina Stoller, Jocelyn Vare, David Giffel, Brad DeReamer, Crystal Neumann, Pete Peterson, and Cecilia Coble voted Yay. There was no remonstrance and all members voted yay. The motion passed.

Government/Miscellaneous

- 12. R121922D** - A Resolution Approving an Interlocal Agreement with Hamilton County Concerning the Reconstruction of Cumberland Road from 106th Street to 116th Street: **SIGNED ADOPTION**
- Chris Greisl made his presentation to the council members.
 - Pete Peterson made a motion to approve resolution **R121922D**. John Weingardt seconded the motion.
 - Brad DeReamer asked if the Federal Government is funding a portion of this project. There is a 20% match.
 - A Roll Call vote was taken. Todd Zimmerman, John Weingardt, Selina Stoller, Jocelyn Vare, David Giffel, Brad DeReamer, Crystal Neumann, Pete Peterson, and Cecilia Coble voted Yay. There was no remonstrance and all members voted yay. The motion passed.

Planning & Zoning

- 13. 121922A** - Request to approve a voluntary annexation of 9.99 acres, known as River Ridge. Subject site is located at a common address of 14050 Allisonville Rd. Case ANX-22-13 – **1st Reading and Public Hearing:** **Council Action Form I Ordinance**,
- Megan Vukusich made her presentation to the council members.
 - President Todd Zimmerman opened the meeting for a **Public Hearing**. No one came forward and the **Public Hearing** was closed.
 - Pete Peterson made a motion to have the **1st Reading** on ordinance **121922A**.
- 14. 121922B** - Request to approve a voluntary annexation of 0.59 acres, known as the Tolle Property. Subject site is generally located at the northeast corner of 116th and John St, with a common address of 13880 E 116th. Case ANX-22-14 - **1st Reading and Public Hearing:** **Council Action Form I Ordinance**
- Megan Vukusich made her presentation to the council members.
 - President Todd Zimmerman opened the meeting for a **Public Hearing**. No one came forward and the **Public Hearing** was closed.
 - Pete Peterson made a motion to have the **1st Reading** on ordinance **121922B**.
- 15. 121922C** - Request to approve a voluntary annexation of 0.86 acres, known as the McDermott property. Subject site is generally located east of Timberlane Rd and west of Hague Rd, within the Timberlane Estates neighborhood. Subject site has a common address of 11444 Timberlane Dr, Fishers, IN 46038. Case ANX-22-12 - **1st Reading and Public Hearing:** **Council Action Form I Ordinance**
- Megan Vukusich made her presentation to the council members.
 - President Todd Zimmerman opened the meeting for a **Public Hearing**. No one came forward and the **Public Hearing** was closed.
 - Pete Peterson made a motion to have the **1st Reading** on ordinance **121922C**.
- 16. 121922E** - Consideration of a text amendment to the Unified Development Ordinance (UDO) for variance clean up items. Case #TA-22-38 - **1st Reading:** **Council Action Form I Ordinance**
- Megan Vukusich made her presentation to the council members.
 - Pete Peterson made a motion to have the **1st Reading** on ordinance **121922E**.

REGULAR ITEMS

17. Any other Unfinished / New Business: **NONE**

18. Community Comment - **SEE ATTACHED ONLINE SUBMITTED COMMENTS**

- Tara Spiney came forward to ask for help with a sewer lift station and parking lot going in front of their home. The utility company plans to take down 30 mature trees for the parking lot which will give them no privacy. There is a common space next to their property that the sewer lift station would be better suited for the use and won't affect the current homeowners.
- Michael Cole and Jason Ingle came forward to comment on the same issue as above.
- Michael Colby came forward to discuss private roads. According to the engineer's report Fishers Crossing is not on the list. When is the neighborhood going to be addressed? When can he receive an answer? Can the city look at the PUD's at the stormwater fees? They need to be addressed.
- Steve Ladig came forward and feels the city is overreaching on capping rentals within the city. He would also like to see the Section 8 housing data that was presented.
- Mike Colby said his HOA has addressed the rental home issue in their covenant.

19. Meeting Adjournment

- Pete Peterson made a motion to adjourn the meeting. Selina Stoller seconded the motion. All members voted yay and the motion passed. The meeting was adjourned at 8:00 p.m.

Respectfully Presented,



Jennifer L. Kehl
Fishers City Clerk

DATE:

December 19, 2022

	PLEASE PRINT NAME	STAFF/ BUSINESS NAME / RESIDENT ADDRESS / OTHER
1	Eleazar Nahmann	14618 Parley Ln
2	Andrea Davis	HAND Inc.
3	Tim White	James Dev. Services
4	Nancy Ramsey	Family Promise of Hamilton County
5	Andrew Bradley	Corner Prairie
6	Brittany Roubaun	VMI
7	DEX RAMARKE	PLTE
8	STEVE LADIG	Resident
9	Joe Reason McSany	CITY OF FISHERS
10	Jennifer Miller	SCHC
11	Ross Brance	Resident.
12	Ross Reinhardt	Resident
13	MIKE COLBY	RESIDENT
14	Steve Orr	Fire Chief
15	Ross Millerberg	
16	Cash M. Herberger	
17	Jeff Kuhl	10648 Steward Ct.
18	Martine Kuhl	" "
19	Henry Knick	12937 Marlot Lane
20	Susan Eyle	5790 Gyldek
21	Brian Faust	↑
22	Nathan Faust	12602 Rocky Mountain Court
23	Colin Fogarty	10480 Fox Creek Ln Local 4416
24	Jim Butts	Local 4416
25	Erin Mahan	LL4416
26	Brian Ash	Resident
27	Jim Arroy	Resident
28	Kenneth	Resident
29	Josh Huser	12863 Shakerway Way
30	Meghan Peer	Resident

HOUSING NEEDS ANALYSIS & STRATEGY

KEY FINDINGS



KEY FINDINGS



DEMOGRAPHIC TRENDS

1. Population has grown rapidly (increased by 26% from 2010-19).
2. Forecasts indicate slowing population growth in the coming decade.
3. Fastest growing population segment is seniors 65+ years-of-age.
4. New residents to Fishers are three times more likely to be young adults 25-34 years-of-age.
5. Nearly half of employed Fishers residents commute to Indianapolis.

KEY FINDINGS



FOR-SALE MARKET TRENDS

10. Home prices have steadily increased in the last 5 years (26% increase from 2016).
11. Single-family home sizes have increased by 42% since the 1990s.
12. Supply of homes for sale is extremely limited (0.5 months of inventory).
13. Redevelopment (tear-downs) is occurring in mature neighborhoods (e.g., South Village).

KEY FINDINGS

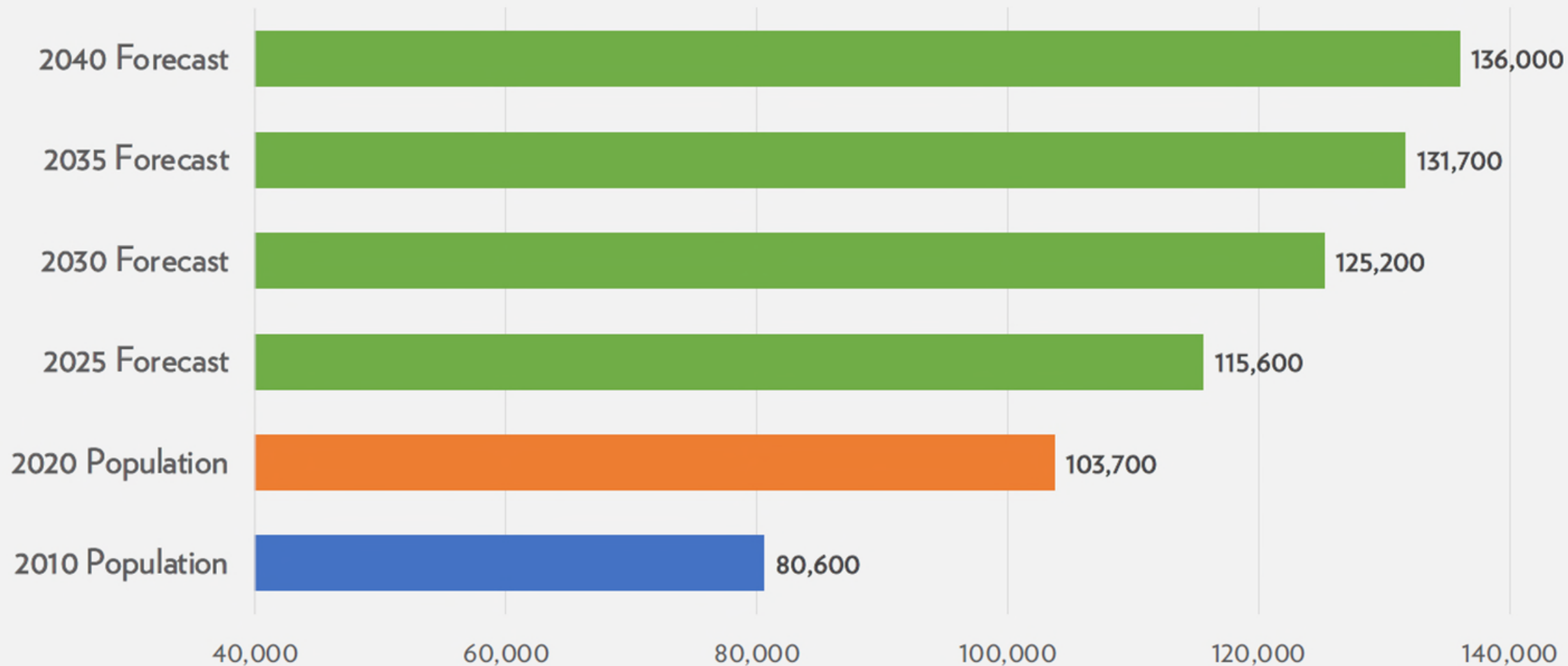


RENTAL MARKET TRENDS

6. Multi-family rental market is extremely tight (0.9% vacancy rate).
7. Three-bedroom units are commanding very high rents per SF (\$1.66/SF which is 4% higher than 2-bedroom units).
8. Increasing percentage of family households are renting. 30% of all rental units in Fishers are single-family homes.
9. National single-family rental companies are competing with homebuyers.

Population Projections, Housing Needs

Fishers can anticipate a total population of 136,000 in 2040—an increase of 32,300 residents from 2020 (31% increase in that span).



NEED FOR NEW UNITS (2020-2040)

Housing
demand
expected

- Fishers will require substantial levels of housing production in the 2020-40 period.
- Total 13,115 Units

	2020	2025	2030	2035	2040	Change 2020-2040
<u>All Households</u>	37,515	41,601	45,486	48,389	50,630	13,115
15 to 34 Years	7,822	9,035	9,368	9,336	9,270	1,448
35 to 64 Years	24,487	25,208	26,665	27,752	28,581	4,094
65+ Years	5,206	7,358	9,453	11,301	12,779	7,573
<u>All Owner-Occupied Housing</u>	29,078	31,752	34,460	36,428	37,816	8,738
15 to 34 Years	4,185	4,716	4,768	4,640	4,487	302
35 to 64 Years	20,447	20,796	21,732	22,340	22,722	2,275
65+ Years	4,446	6,240	7,960	9,448	10,607	6,161
<u>All Renter-Occupied Housing</u>	8,437	9,848	11,027	11,961	12,814	4,377
15 to 34 Years	3,637	4,319	4,600	4,696	4,783	1,146
35 to 64 Years	4,040	4,411	4,933	5,412	5,859	1,819
65+ Years	760	1,118	1,494	1,853	2,172	1,412

Sources: U.S. Census Bureau; Urban Partners

OVERALL GOAL FOR HOUSING STRATEGIES



OVERALL GOAL FOR HOUSING STRATEGIES

Ensure high-quality housing options for Fishers residents in all life stages.

1. Senior housing for aging population
2. Attract and retain young adults and professionals
3. Maintain a high-quality rental stock
4. Social services & affordable housing



STRATEGY 1

ENCOURAGE
DEVELOPMENT OF A
VARIETY OF SENIOR
HOUSING UNITS



STRATEGY 1

ENCOURAGE DEVELOPMENT OF A VARIETY OF SENIOR HOUSING UNITS



Key Findings

- Consistent with national demographic trends, Fishers' population is aging.
- 42.5 percent of all net household growth in the next 20 years in Fishers will be headed by householders 65 years of age or older.
- The incremental housing demand for seniors from 2020 to 2040 are 7,379 owner-occupied units and 963 rental units, far greater than any other age group.
- According to a 2019 study by AARP & University of Michigan, 88% of older adults would like to remain in their homes as they age.

STRATEGY 1

ENCOURAGE DEVELOPMENT OF A VARIETY OF SENIOR HOUSING UNITS



Key Findings

- 15% of Fishers owner-occupied housing stock is targeted for 65+. 18% of multi-family housing is assisted living.
- 20% of single-homes approved in the past 3 years have been 'age-targeted.'



2015 and 2019 figures from the US Census Bureau's American Community Survey one-year estimates.

Recommendations

STRATEGY 1

ENCOURAGE DEVELOPMENT OF A VARIETY OF SENIOR HOUSING UNITS

1. Increase the supply of new lower- maintenance housing in walkable, amenity-rich neighborhoods with design features that are suitable for senior living.
2. Offer technical and financial assistance for senior home modifications for households interested in aging-in-place. Financial incentives may include smaller cash grants for emergency repairs and real estate tax abatements for eligible low-income seniors.



STRATEGY 2

ENCOURAGE
DEVELOPMENT OF
HOUSING TYPES TO
ATTRACT AND
RETAIN YOUNG
ADULTS



STRATEGY 2

ENCOURAGE DEVELOPMENT OF HOUSING TYPES TO ATTRACT AND RETAIN YOUNG ADULTS



Key Findings

- New residents moving to Fishers from outside Hamilton County are nearly three times as likely to be young adults between 25 and 34 years-of-age.
- Nationally, 61% of 25 to 34 year-olds are renters.
- Home sale prices have increased by 26% from 2016 to 2021, as the median size of new homes have increased to over 3,000 SF of interior living space.

STRATEGY 2

ENCOURAGE DEVELOPMENT OF HOUSING TYPES TO ATTRACT AND RETAIN YOUNG ADULTS



Key Findings

- Of the 5,848 units rental units located in 19 multifamily complexes in Fishers, only 50 units were available to rent (for an overall vacancy rate of less than 1%).
- The incremental housing demand for 25- to 34-year-olds from 2020 to 2040 are 271 owner-occupied units and 778 rental units.

Recommendations

STRATEGY 2

ENCOURAGE DEVELOPMENT OF HOUSING TYPES TO ATTRACT AND RETAIN YOUNG ADULTS



1. Work with developers and home builders to construct “right-sized” homes at attainable prices. An example of a “right-sized” home is a 3-bed/2.5 bath home with 1,800 SF of living space.
2. Examine and modify current zoning in areas deemed necessary to ensure developers can build denser residential structures such as such as apartments, townhomes, and condominiums.
3. Ensure that homes located in mixed-use environments properly integrate design features that promote walkability and decreased dependence on automobiles.

STRATEGY 3

MAINTAIN A HIGH-
QUALITY RENTAL
HOUSING STOCK



STRATEGY 3

MAINTAIN A HIGH-QUALITY RENTAL HOUSING STOCK



Key Findings

- Thirty percent of all rental units in Fishers are single-family homes.
- Increasing numbers of national single-family rental companies and out-of-town investors are managing rental operations in Fishers.
- From 2020 to 2040, considerable percentage of older single-family homes that are currently owner-occupied will filter to renter status.

Recommendations

STRATEGY 3

MAINTAIN A HIGH-QUALITY RENTAL HOUSING STOCK

1. Initiate a rental registration program to ensure code compliance and proper tenant protection.
2. Maintain a real-time inventory of rental homes along with key property information (such as name of the owner, current mailing address, history of violations, etc.).
3. Evaluate the feasibility of instituting an incentive to de-convert single-family rentals into homeownership.



STRATEGY 4

CONSIDERATION OF AFFORDABLE HOUSING



STRATEGY 4

CONSIDERATION OF AFFORDABLE HOUSING



Key Findings

- As of 2021, there are only two income-restricted, affordable housing communities located in Fishers offering a total of 292 units to low-and-moderate income households (Cumberland Crossing's 232 units and SouthPointe Village's 62 units).

STRATEGY 4

CONSIDERATION OF AFFORDABLE HOUSING



Recommendations

1. Collaborate with the Indiana Housing & Community Development Authority (IHCDA), County agencies and local private/non-profit housing development organizations to build new income-restricted rental units in amenity-rich areas. Evaluate the potential of mixed-income development schemes.
2. Work with social service providers and housing development organizations to provide homes for senior and low-to-moderate income households with disabilities and special needs.

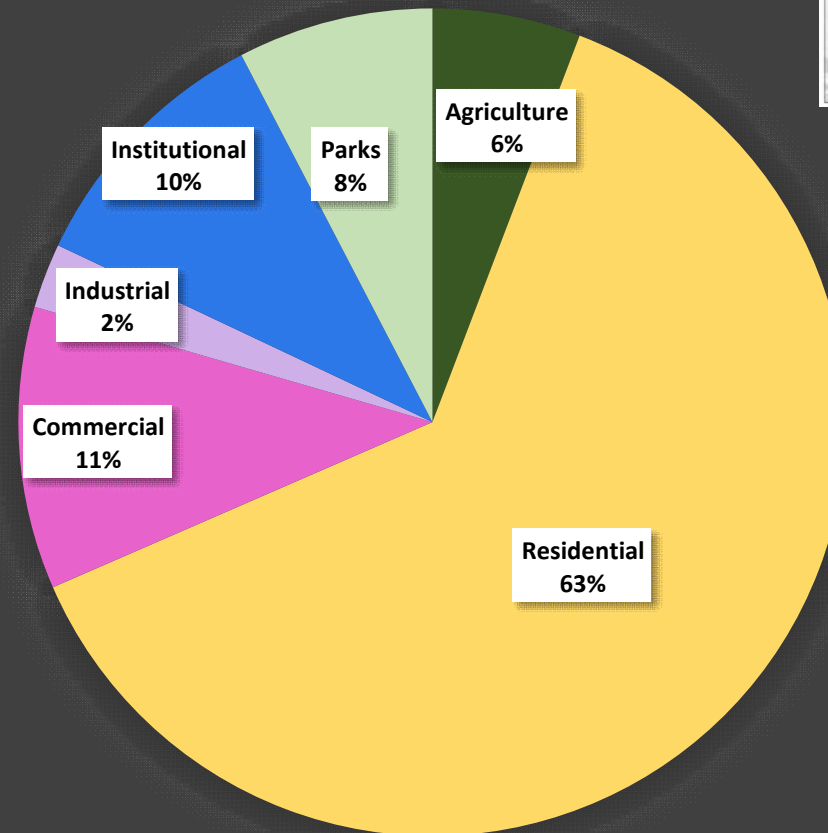
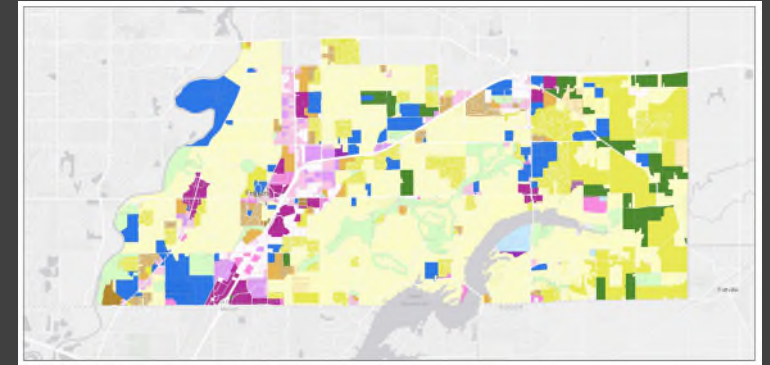
ACCESSIBLE HOUSING GUIDE

In partnership with Fishers Advisory Committee on Disability



HOUSING STRATEGY

Existing Land Use



6% (1,328 acres)
of undeveloped
residential &
agriculture land

HOUSING STRATEGY

- Increase supply of ‘family’ homes to attract young adults & professionals.
- In walkable neighborhoods, focus on senior and young adult living



Cove at Thorpe Creek



The Mark at Fishers District



Independence Village



December 15, 2022

To: Fishers City Council
From: Jason Taylor, P.E. – Director of Engineering
Date: December 15, 2022

RE: Barrett Law of Commercial Private Roadways – Britton Park/Trade Center and Publishers Business Parks

Purpose

The purpose of this memorandum is to provide the City Council with information concerning the current status of the Barrett Law of Commercial Private Roadways. Specifically, the private roadways within the Britton Park/Trade Center and Publishers Business Parks. (exhibits included)

Summary

In the summer of 2022, the City and the business owners within the above mentioned business parks met to discuss the Barrett Law process and to gauge interest in the business owners' willingness to engage in the process with the City. Over the course of approximately three months, City staff conducted additional meetings with many of the businesses to better explain the Barrett Law process.

Since those meetings, the City has been working towards the specific rules/laws regarding how each property owner is assessed their share of the road rehabilitation cost. The Department of Engineering and City Attorney are currently working through calculating each property owner's apportionment of the project and ensuring that we are abiding by all requirements under Indiana law. While some general information and estimates were provided over the summer, the City is in the process of revising those calculations to account for project cost increases due to inflation in the construction and paving industry.

The Engineering Department is currently issuing the first resurface package for the 2023 construction season which will provide updated pricing. These prices will be utilized to update the pricing for these private roads. Once property owner apportionment calculations are complete and updated project cost estimates can be applied, we will reach out to businesses to set up a meeting to discuss and answer questions prior to moving forward.

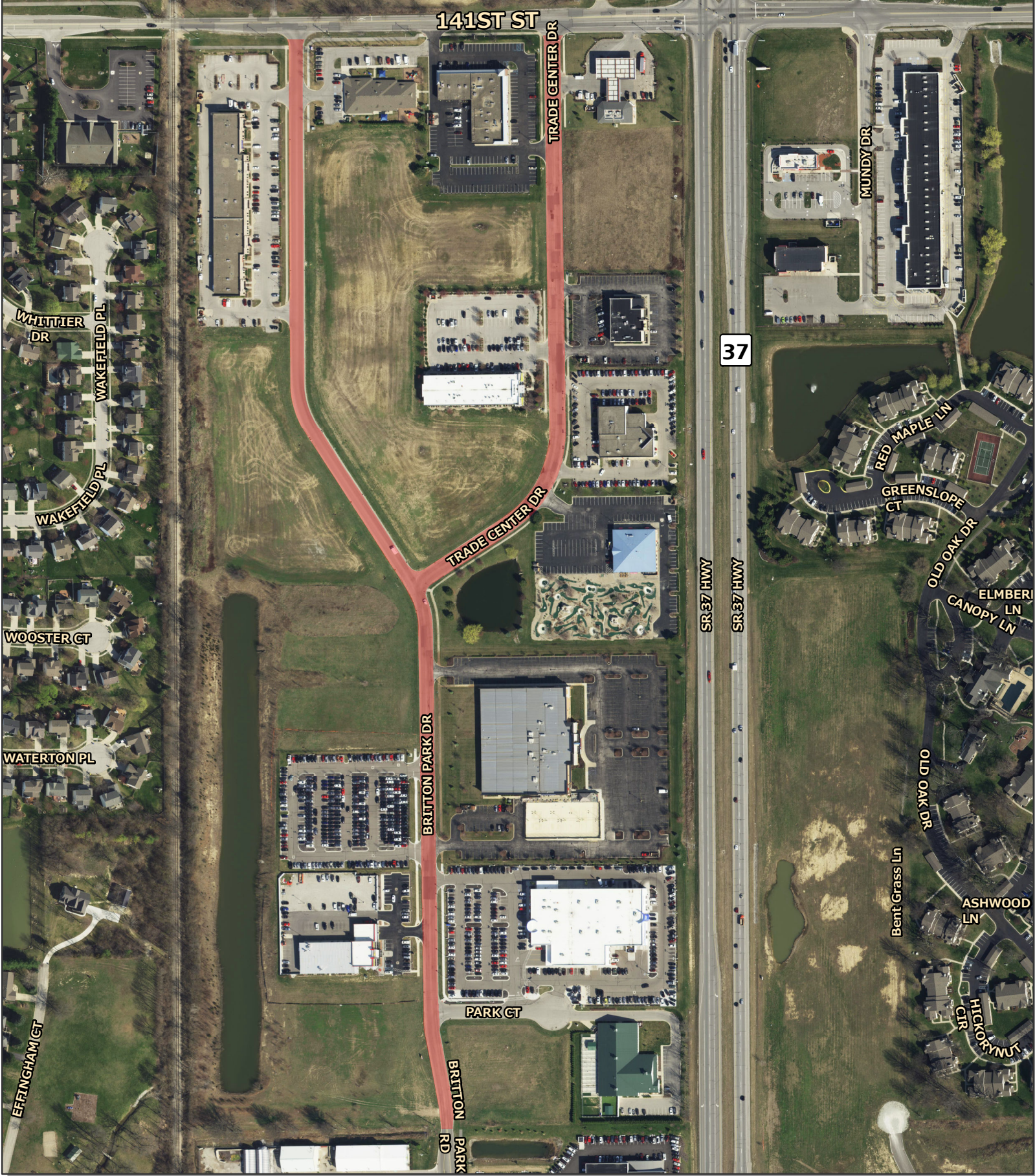
The Engineering Department and City Attorney are targeting a meeting with the businesses in January-February, 2023. Once this meeting takes place, the City will be able to proceed with the next steps within the Barrett Law process with the intent to have the roadways under construction and completed prior to the end of the 2023 construction season.



Parkside Dr, Publishers Dr, and Enterprise Dr

Legend
Project Limits

1 inch = 300 feet



Britton Park Rd and Trade Center Dr

Legend
Project Limits

1 inch = 300 feet

**BUDGET & FINANCE COMMITTEE REPORT
COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

* This is a Report of the Budget & Finance Committee. Minutes of the committee meeting can be found online at www.fishers.in.us/agendacenter

John Weingardt, Chairperson
Todd Zimmerman, Committee Member
Cecilia Coble, Committee Member
Jocelyn Vare, Committee Member

Meeting Date: December 14, 2022

- I. **Resolution R121922** - A Resolution authorizing the Common Council Authorizing the City Controller to Transfer Certain Funds.

Committee Recommendation:

- ☒ Passage
☐ Non-Passage
☐ Amendment
☐ No Recommendation

- II. **Resolution R121922A** – A Resolution Determining Certain Accounts Uncollectable and Authorizing the City Controller to Void the Outstanding Checks In These Accounts.

Committee Recommendation:

- ☒ Passage
☐ Non-Passage
☐ Amendment
☐ No Recommendation

- III. **Resolution R121922B** – 4. R121922B – A Resolution of the Common Council of the City of Fishers, Indiana Approving Certain Matters in Connection with an Amendment to the Declaratory Resolution for the Consolidated Fishers/I-69 Economic Development Area.

Committee Recommendation:

- ☒ Passage
☐ Non-Passage
☐ Amendment

☐ No Recommendation

IV. Ordinance 121922 – An Ordinance of the Common Council of the City of Fishers, Hamilton County, Indiana Establishing Certain Opioid Settlement Funds.

Committee Recommendation:

- ☒ Passage
☐ Non-Passage
☐ Amendment
☐ No Recommendation

ATTEST:



Jennifer L. Kehl, Fishers City Clerk

This instrument prepared by: Christopher P. Greisl, City Attorney, City of Fishers, Hamilton County, Indiana, 1 Municipal Drive, Fishers, Indiana, 46038.



CITY OF FISHERS AGENDA

BOARD/COMMISSION: City of Fishers Rules Committee
DATE/TIME: December 15, 2022, 9:00am
DIRECTIONS: Thomas A. Weaver Municipal Hall Complex, Pavilion Conference Room (the standalone building behind City Hall)

RULES COMMITTEE MEETING, 9:00am., Pavilion Conference Room

1. Meeting Called to Order
2. A Request to Approve 2023 Council Appointments for Non-Standing Council Committees.
3. Meeting Adjournment

The City of Fishers Rules Committee

Minutes

December 15, 2022

1. Meeting Called to Order
 - The meeting was called to order at 9:00 a.m. by Selina Stoller. Present were John Weingardt, Cecilia Coble, Crystal Neumann and City Clerk Jennifer Kehl.
2. A Request to Approve 2023 Council Appointments for Non-Standing Council Committees.
 - John Weingardt made a motion to approve the committee recommendations. Cecilia Coble seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
3. Meeting Adjournment
 - John Weingardt made a motion to adjourn the meeting. Crystal Neumann seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
 - The meeting was adjourned at 9:05 a.m.

Respectfully Submitted,

Jennifer Kehl
Fishers City Clerk

RULES COMMITTEE REPORT
COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA

* This is a Report of the Rules. Minutes of the committee meeting can be found online at
www.fishers.in.us/agendacenter

Selina Stoller, Chairperson
John Weingardt, Committee Member
Cecilia Coble, Committee Member
Crystal Neumann, Committee Member

Meeting Date: December 15, 2022

I. 2023 City Council Appointments to Non-Standing Committees.

Committee Recommendation:

- ☒ Passage
☐ Non-Passage
☐ Amendment
☐ No Recommendation

ATTEST:

 12/15/2022
Jennifer L. Kehl, Fishers City Clerk

This instrument prepared by: Christopher P. Greisl, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Christopher P. Greisl



To: Todd Zimmerman, Council President
Selina Stoller, Chair Rules Committee

Date: December 8, 2022

Re: 2023 City Council Boards & Commissions Appointments (Non-Standing Committees)

President Zimmerman,

Each board/committee that has an outstanding appointment has been identified below. Please reappoint or identify a replacement for each. Appointments are to be made by or before the January 2023 city council meeting.

Board of Zoning Appeals (BZA)

Appointment type	Currently resides on	Term
Citizen	Tom Grinslade	3 year term

Fire Merit Commission

Appointment type	Currently resides on	Term
Citizen	Bryan Babb	4 year term

Fishers YMCA Branch Board

Appointment type	Currently resides on	Term
Citizen	Amber Fields	1 year term
Citizen	Brendan Murphy	1 year term
Citizen	Jonathan Howard	1 year term

Nickel Plate Review Committee

Appointment type	Currently resides on	Term
City Councilor	Selina Stoller	2-year term
Resident	Rich Block	2-year term



Plan Commission

Appointment type	Currently resides on	Term
City Councilor	Selina Stoller	
City Councilor	Pete Peterson	
City Councilor	Todd Zimmerman	

Planned Unit Development (PUD) Committee

Appointment type	Currently resides on	Term
City Council	Pete Peterson	1 year term

Redevelopment Commission

Appointment type	Currently resides on	Term
Citizen	Dan Canan	1 year term
Citizen	Brad Johnson	1 year term

Riverplace PUD Committee

Appointment type	Currently resides on	Term
City Councilor	John Weingardt	1 year term
Citizen	Shawn Curran	1 year term
Citizen	Vacant	1 year term



FISHERS HEALTH DEPARTMENT

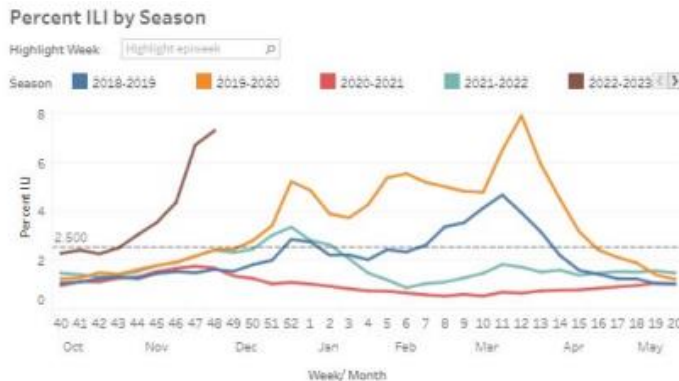
 fishers.in.us/HealthDepartment

 (317)567.5045

Fishers Health Department Update 12/19/2022

PSA/Key Message:

- Flu, RSV and Covid are challenging all populations this year, especially the very young and very old. Flu hospitalizations are rising rapidly and much sooner than in typical years, and RSV hospitalization rates in youth are abnormally high. Get your flu vaccine and COVID booster if you haven't yet to better protect our vulnerable youth and elders.



*This graph is from IDOH showing Indiana ER and urgent care visits for influenza-like illness. This year is the brown line on the left showing a much earlier spike than in illness than in most years. National data and flu mortality data show the same early increase.

<https://www.in.gov/health/erc/infectious-disease-epidemiology/diseases-and-conditions-resource-page/influenza/influenza-dashboard/>

Update:

Health Conditions Under Watch:

- Ebola Traveler Monitoring: Ebola outbreak in Uganda. FHD monitors travelers from affected regions.
- Monkeypox: no recent cases

Community Health Assessment:

- Comprehensive data analysis ongoing, Assessment will be unique among peers.
- Final phase of data collection and analyses of community surveys scheduled for Q4 2022 and early Q1 2023.

Core Health Services:

- Continue to see 50-60 patients daily in clinic, primarily for flu and covid vaccines.
- Seeing steady/high demand in clinic. 1,282 seen this year for non-COVID services.
- Reportable conditions and communicable disease monitoring includes increased latent TB infection reports, animal bites, histoplasmosis, lead, sexually transmitted infections and others.

Health education:

- 1735 persons reached through health education courses this year, in addition to other offerings.
- Current health educator moving on; currently interviewing for her replacement, with a lot of interest in the role.

Stigma-Free Fishers:

- Board of Health approved contract with Credible Mind, an evidence-based mental health content platform for residents to use.
- Caregiver Support Group on hold due to mental health coordinator being deployed on CDC assignment.

Inspections & Environmental Health:

- Sanitary grading system ready; completing trainings for FDA Retail Standards program. Completed standard 7.



Emergency Preparedness:

- Developing plans to respond to other health hazards. Recently participated in High Threat tabletop with FFD.

Grants and Funding:

- Actively interviewing for social worker to fill position funded through the Health Issues and Challenges program.
- FDA funding supports compliance with FDA voluntary retail standards. Awaiting word on receipt for 2023.
- Additional funding through IDOH supports project manager, emergency preparedness coordinator, public health nurses and community health advocate.
- Non-monetary awards include support for CDC public health associate, 317 and VFC immunization program for uninsured residents, and naloxone distribution program.

COVID-19 Updates:

Vaccines & Testing:

- Pfizer and Moderna COVID-19 bivalent vaccines available for everyone 6 months and up whose last vaccine was 2 months ago or more.
- Anticipate uptick in COVID-19 cases as we head into winter, along with other respiratory illnesses like RSV and flu.

COVID Community Rates:

- Uptick in cases and hospital admissions. CDC Community Level moved to Medium category due to hospitalization rates.
- Guidance for individual and community level protection available on FHD website.



CDC COVID-19 COMMUNITY LEVEL MEDIUM

Low Medium High		
▶		
INDICATOR	DESCRIPTION	
80.5	New COVID-19 cases per 100,000 people in the past 7 days	
12.4	New COVID-19 admissions per 100,000 population (7-day total)	
4.1%	Percent of staffed inpatient beds occupied by COVID-19 patients (7-day average)	

Updated on 12/19/2022

▶ increasing
◀ decreasing
■ no change

Effective virus concentration over time

Effective SARS-CoV-2 virus concentration (copies / L of sewage)

New cases in county on sampling date



Funding and Reimbursement:

- FEMA reimbursement received to date is just under \$6 million, with additional outstanding requests.
- Over \$2 million in reimbursements received for COVID19 vaccine administration.

Form Name:	Public Meeting Comment Form
Submission Time:	December 1, 2022 6:35 pm
Browser:	Chrome 108.0.0.0 / Windows
IP Address:	184.170.166.160
Unique ID:	1041061062
Location:	39.9594, -86.0199

Name	Ravindra Sajja
-------------	----------------

Address	12600 Misty Ridge ct Fishers, IN 46037-4423
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Email	ravindra.sajja@gmail.com
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Subdivision or business name	Keller Williams
-------------------------------------	-----------------

Please select the meeting to which you would like to submit a public comment	City Council
---	--------------

Meeting Date	Dec 19, 2022
---------------------	--------------

Project Name/Resolution Number	Proposed renter registration, permitting, and rental caps.
---------------------------------------	--

Comment	Would like to participate in the meeting
----------------	--

Would you like to receive email communications and updates from the City of Fishers?	Yes
---	-----

Form Name:	Public Meeting Comment Form
Submission Time:	December 19, 2022 10:04 am
Browser:	Chrome 108.0.0.0 / Windows
IP Address:	68.45.32.222
Unique ID:	1048511622
Location:	39.9564, -85.9651

Name	Michael Cole
Address	11039 Fall Creek Rd Indianapolis, IN 46256
Email	coley1315@gmail.com
Subdivision or business name	Masthead
Please select the meeting to which you would like to submit a public comment	City Council
Meeting Date	Dec 19, 2022
Project Name/Resolution Number	Lift Station
Comment	My wife Tara Spivey and I would like to address the City Council in regards to a project planned on our property in the Right of Way. We have questions and concerns we would like to ask and be addressed by the City Council.
Would you like to receive email communications and updates from the City of Fishers?	Yes

Form Name:	Public Meeting Comment Form
Submission Time:	December 19, 2022 10:09 am
Browser:	Chrome 108.0.0.0 / Windows
IP Address:	68.45.32.222
Unique ID:	1048513571
Location:	39.9564, -85.9651

Name	Tara Spivey
Address	11039 Fall Creek Rd Indianapolis, IN 46256
Email	t.spivey11@gmail.com
Subdivision or business name	Masthead
Please select the meeting to which you would like to submit a public comment	City Council
Meeting Date	Dec 19, 2022
Project Name/Resolution Number	Lift Station
Comment	My husband, Michael Cole and I would like to address the City Council in regards to a project planned on our property. We have questions and concerns we would like to ask and be addressed by the City Council.

Form Name:	Public Meeting Comment Form
Submission Time:	December 19, 2022 11:59 am
Browser:	Chrome 108.0.0.0 / Windows
IP Address:	63.208.139.219
Unique ID:	1048569315
Location:	39.935, -85.8485

Name	Steve Ladig
-------------	-------------

Address	10811 High Rock Ct Fortville, IN 46040
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Email	LadigRealty@att.net
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Subdivision or business name	Bluffs at Flat Fork
-------------------------------------	---------------------

Please select the meeting to which you would like to submit a public comment	City Council
---	--------------

Meeting Date	Dec 19, 2022
---------------------	--------------

Project Name/Resolution Number	Mayor's State of the City Address - Future Rental Restriction Proposal
---------------------------------------	--

Comment

My name is Steve Ladig, a 30 year resident of Fishers, past CPA, and current managing broker of a Fishers Real Estate Brokerage firm.

I listened to the mayor's annual State of the City Address and have concerns about the consideration of proposed renter registrations, rental permitting, and rental caps. I feel this would be an extreme heavy-handed overreach by the City of Fishers and be an infringement on every property owners' rights who own property in Fishers.

I have requested the source data behind the summary data that was presented in State of the City Address and the mayor's office is currently working to provide me with this information. Among other things, I would like to see if section 8 housing and apartments are included in the database and also see if this data is being driven by a handful of neighborhoods and out of state investors.

I do not think all homeowners should be penalized for the actions of a few bad out of state investment firms and homeowners associations that are not doing a good job managing their neighborhoods and properties.

This broad blanketed approach in trying to solve this perceived problem could have unintended consequences as follows:

- *discriminating against minorities who cannot get a mortgage
- *limiting prospective residents in trying out the area by first renting before buying
- *limiting owners ability to rent their home during a down market which could cause foreclosures
- *hampering property management businesses in Fishers from being viable by cutting off its supply
- *rental rates will skyrocket if rental supply is limited by Fishers

Thank you for your time and look forward to receiving the source data that I requested and working with you in the future on this topic.

Would you like to receive email communications and updates from the City of Fishers?

Yes



Council Action Form

MEETING DATE	January 17, 2023			
TITLE	A Resolution Authorizing the City Controller to Transfer Certain City of Fishers Budget Funds Into Certain Budget Categories			
SUBMITTED BY	Name & Title: Lisa Bradford, City Controller			
	Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☒ Consent	☐ Ordinance	☒ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☐ Final Reading
	Ordinance #:		Resolution #: R011723	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☒ Assistant/Deputy Department Head	☒ Controller's Office
	☒ Department Head	☒ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☒ Other: Corresponding Department Heads
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	A transfer of funds from one appropriation to another means removing monies from one category such as “supplies” and moving it to another such as “contractual services”. Due to various circumstances and reasons sometimes throughout the year budget appropriations in their respective funds need to be transferred to avoid drawing a negative balance. When this occurs, the respective department provides a written and signed transfer request to the Controller's Office. All transfers require Department Head approval before submission to the Controller's Office, whether or not they are between categories (ex. 200's to 300's) in the same department or transfers between departments. Transfers between departments also require City Council approval in addition to Department Head approval. As such, all transfers requiring City Council approval are prepared by the Controller's Office and submitted to the City Council for approval. Upon approval they are processed by the Controller's Office. Money cannot be transferred between funds. Attached is a resolution and its accompanying Exhibit A ("Transfers") requesting authorization for the City Controller to transfer all funds as outlined in the exhibit.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	See Exhibit A
	Additional Appropriation #:	N/A
	Narrative:	This action does not require an expenditure or receive a revenue, rather it is transferring funds within various City funds. See Exhibit A for all transfers and transfer detail.
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Approve this resolution and authorize the City Controller to make the transfers
	2.	Deny this resolution and request
	3.	Approve selected transfer requests
	4.	Provide alternate direction
PROJECT TIMELINE	All approved transfers will be transferred respectively immediately following approval.	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that the City Council approve this resolution authorizing the City Controller to transfer all funds as outlined in Exhibit A and fully oversee this process and request.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Resolution 2. Exhibit A	

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	EFF DATE	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
ACCOUNT					LINE DESCRIPTION					
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND				
2023	01	95 01/18/2023	MVH	R011723	BUA MVH Sdwlk	1 1				
1	20109011	42200		MVH - PW Streets	Operating Supplies		339,080.00	-40,624.95	298,455.05	
	2010.901.91.000.42200.				Sidewalk Repair Mchne/attachme	01/18/2023				
2	20109011	44920		MVH - PW Streets	Capital Expenses		.00	40,624.95	40,624.95	
	2010.901.91.000.44920.				Sidewalk Repair Mchne/attachme	01/18/2023				
** JOURNAL TOTAL								0.00		
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND				
2023	01	128 01/18/2023	CTRLLR	R011722	BUA YE CTL Trn	1 1				
1	10107010	44500		General Fund - Parks & Rec	Machinery and Equipment		.00	-40,300.00	-40,300.00	
	1010.701.00.000.44500.				Controller Blanket Transfer	01/18/2023				
2	10107010	41114		General Fund - Parks & Rec	PT Salaries		732,565.00	40,300.00	772,865.00	
	1010.701.00.000.41114.				Controller Blanket Transfer	01/18/2023				
3	21205058	42303		Fire Dept - City Health Dept	Small Tools and Equipment		2,950.00	-20,000.00	-17,050.00	
	2120.501.58.000.42303.				Controller Blanket Transfer	01/18/2023				
4	21205058	43100		Fire Dept - City Health Dept	Professional Services		112,000.00	5,000.00	117,000.00	
	2120.501.58.000.43100.				Controller Blanket Transfer	01/18/2023				
5	21205058	41300		Fire Dept - City Health Dept	Employee Benefits		130,425.00	15,000.00	145,425.00	
	2120.501.58.000.41300.				Controller Blanket Transfer	01/18/2023				
6	20106010	42200		MVH - Fleet	Operating Supplies		400,000.00	-10,000.00	390,000.00	
	2010.601.00.000.42200.				Controller Blanket Transfer	01/18/2023				
7	20100000	43100		Motor Vehicle Highway	Professional Services		.00	10,000.00	10,000.00	
	2010.000.00.000.43100.				Controller Blanket Transfer	01/18/2023				
8	62609014	41114		Stormwater - PW Water Quality	PT Salaries		166,930.00	-10,000.00	156,930.00	
	6260.901.94.000.41114.				Controller Blanket Transfer	01/18/2023				
9	62601011	43100		Stormwater - Mayor's Office	Professional Services		184,700.00	10,000.00	194,700.00	
	6260.101.11.000.43100.				Controller Blanket Transfer	01/18/2023				
** JOURNAL TOTAL								0.00		

CLERK: valois1

Report generated: 01/09/2023 13:55
User: valoisl
Program ID: bqamdent

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND	YEAR	PER	JNL	EFF	DATE	DEBIT	CREDIT
ACCOUNT					ACCOUNT DESCRIPTION		
FUND TOTAL						.00	.00

** END OF REPORT - Generated by Lorena Valois **

RESOLUTION NO. R011723

**A RESOLUTION AUTHORIZING THE CITY CONTROLLER
TO TRANSFER CERTAIN CITY OF FISHERS BUDGET FUNDS
INTO CERTAIN BUDGET CATEGORIES**

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”) has budgeted certain amounts of funds that are used for general municipal operational purposes of the City of Fishers;

WHEREAS, the certain funds as described in Exhibit A (“Transfers”) are in need of various transfers in order to continue their intended purposes and operations;

WHEREAS, the City Council is desirous to authorize the City Controller of the City of Fishers, Indiana to transfer said funds into said accounts; and

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Fishers, Hamilton County, Indiana meeting in regular session as follows:

Section 1. The Council hereby authorizes the City Controller to make all transfers as described in Exhibit A “(Transfers”) and execute them in a timely and orderly fashion.

Section 2. This Resolution shall be in full force and effect upon passage.

ALL OF WHICH IS RESOLVED by the City Council for the City of Fishers, Hamilton County, Indiana this 17th day of January, 2023.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

R011723

YAY

NAY

ABSTAIN

	John Weingardt, President		
	Cecilia Coble Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 17th day of Janaury , 2023 at p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

 January 23, 2023
DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Christopher P. Greisl, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Christopher P. Greisl





Council Action Form

MEETING DATE	January 17, 2023			
TITLE	Request to approve a resolution to appropriate additional General Funds			
SUBMITTED BY	Name & Title: Lisa Bradford, City Controller			
	Department: Controller			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☐ Ordinance	☒ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐ 1 st Reading	☐ 2 nd Reading	☒ Public Hearing	☐ 3 rd Reading ☐ Final Reading
	Ordinance #:		Resolution #: R011723A	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☒ Controller's Office
	☐ Department Head	☒ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	An additional appropriation is a request from staff to move allocated funding that exists in an account or fund that has not been approved for spending, to be allocated for spending. In other words, if an account or fund has a certain amount of money in it and the fiscal body has only authorized a certain percentage or amount that can be spent; then the fiscal body must authorize funds out of the cash balance (the portion of funding that exists between the authorized amount and the total amount in the fund) before such can be used. Recent results of a community engagement survey indicated a significant number of Fishers residents felt the City needed additional recreational and health options, in the form of a community center. Based on this interest the City will use the additionally appropriated funds to design and scope a facility that meets the needs of the community. It is anticipated that a bond to finance the construction of the community center will need to be issued at a later date and at that time, these expenses related to the additional appropriation will be reimbursed and added back to the general fund cash reserve. For the City Council's information, Indiana State Code does require advertisement for a public hearing and then formal approval from an elected governing body for this type of action. This request has been properly advertised and meets the State Code on public hearings notice.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	General Fund \$1,800,000
	Source of Funds:	Cash Balance to be reimbursed by Bond Proceeds at later date
	Additional Appropriation #:	10101011 44920
	Narrative:	This item is an action of requesting that \$1,800,000 be moved from the cash balance (unappropriated funding) into the spending category (appropriated funding).
OPTIONS (Includes <i>Deny Approval</i> Option)	1.	Approve this resolution and request
	2.	Deny this resolution and request
	3.	Provide alternate direction
	4.	
PROJECT TIMELINE	This item is effective upon adoption and has to be reported to the Indiana Department of Local Government Finance (DLGF) which will be done immediately.	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends adoption of this resolution and authorization for the City Controller to fully oversee and execute this request	

**SUPPLEMENTAL
INFORMATION**
(List all attached documents)

1. Resolution
2. Exhibit A - Advertising
3. Exhibit B - Additional Appropriation Worksheet for DFLG online entry

➔ OBITUARIES

Ronald Charles Morse

June 11, 1931-January 2, 2023

Ronald Charles Morse, 91, of Noblesville, passed away on Monday, Jan. 2, 2023 at Prairie Lakes Health Campus in Noblesville.

He was born on June 11, 1931 to Fay and Esther Mae (Dinger) Morse in Morenci, Michigan.

Mr. Morse proudly served his country in the United States Army. He was a graduate of Taylor University where he played basketball and baseball. He received his Master's degree in adult education from Michigan State University. He worked as the personnel director and as the adult & community education director for the Troy, Mich. school district. Mr. Morse also served as board member of SOC Credit Union and was a member of the Rotary Club of Troy, Mich. He coached basketball in Michigan at Clawson H.S. and enjoyed golf, playing his last round on his 90th birthday with his children and grandchildren. Mr. Morse was a member of First Presbyterian Church of Noblesville.

Survivors include his wife Donna Morse; sister Janet Catherine Watkins; 3 sons Todd (Toni) Morse, Bradd (Kristina) Morse and Darin (Heather) Morse; daughter Jill Morse Hutchinson; and 13 grandchildren Trey (Hailey), Tobin (Kaylyn), Max (Shelby), Tabor, Zoe (Justin), Melodi (Alec), Troyer, Alex, Jack, Tessa, Sam, Ian and Teagan.

In addition to his parents, he was preceded in death by his brother P. Kenneth Morse.

Visitation is scheduled to run from 1-3 p.m., with services scheduled for 3 p.m., on Saturday, Jan. 14, 2023 at First Presbyterian Church of Noblesville, 1207 Conner St. in Noblesville. A coffee and dessert reception will follow the service.

Memorial contributions may be made to Tunnel to Towers Foundation, 2361 Hylan Blvd, Staten Island, NY 10306, by phone (718) 987-1931 or online at t2t.org. Online condolences may be made at randallroberts.com



Wolfsie's Wardrobe Woes



DICK WOLFSIE
Life in a Nutshell

Next month Mary Ellen and I will take our first vacation out of the country since the start of COVID. We're very excited about this cruise. I'm already shopping, hoping to update my wardrobe—a word I just realized I have never used for my clothing. Mary Ellen has a wardrobe; I have two drawers and a closet.

I had to buy a dress shirt for one of the special dinners on the ship. I don't like to wear a white shirt, preferring one with a bit of color, but Mary Ellen was adamant that I go traditional. I purchased an additional shirt for the more casual nights.

After a short stop at Kohl's, I came home with the two shirts. I opened the package and tried the first one on. It fit perfectly. My wife was in the room watching me. She had a smirk on her face.

"You have a stain on your shirt already," she said.

"That's impossible. I just put it on."

"They must really know their customers at Kohl's." "What do you mean?" I asked her.

"They pre-stained it for you."

Yes, right next to the third button were brown blotches, nothing I was familiar with despite my extensive experience with the tell-tale signs left by every condiment I have ever slathered on a fast-food sandwich. "I guess I can't wear that to dinner," I said, about to unpack my second option.

"Why not?" she asked. "It's gonna look like that anyway, right after you

finish your appetizer."

I reached into the shopping bag and dug out the blue button-down. I carefully removed all the pins from the folded shirt before I put it on. I thought it looked great and said to Mary Ellen, "As long as I've got it on, let's go out for a nice dinner."

"You can't wear that shirt, either," said Mary Ellen.

"Why not?"

"It has a smudge under the second button."

Sure enough, once again I had purchased a brand-new piece of apparel that had somehow anticipated its unavoidable destiny and went ahead and self-stained.

"Wait a second, Mary Ellen. I'll wear a tie. That will cover it."

"Super idea. Too bad that every tie in your closet has ketchup on it."

"Okay, I'll button my sport coat. That will cover the mark on the tie."

Mary Ellen walked over to the closet and pulled out the one sport coat I still wear. She looked at it carefully and shook her head. "This is not going to work. It has mustard on the lapel. Do you own a raincoat?"

After we returned home from dinner, I washed both shirts and successfully removed the original soiled areas, but the shirts were destined on the trip to be become a kaleidoscope of tasty tidbits from our buffets.

Recently we were going over final plans for the vacation and I asked Mary Ellen questions about the reputation of the cruise line we were using.

"Do you really think I will like the food, Mary Ellen?" I began.

"Oh, yes. For you, Dick, it will be spot on."

Dick Wolfsie spent his career sharing his humor, stories and video essays on television, radio and in newspapers. His columns appear weekly in The Noblesville Times. E-mail Dick at Wolfsie@aol.com

Kenny's Best Hoops Quotes



KEN THOMPSON
Columnist

Vince Lombardi, the legendary Green Bay Packers coach whose name is on the trophy that goes to the Super Bowl championship team, once said that success comes before work only in the dictionary.

Larry Bird did not become a legend at Indiana State and for the Boston Celtics on just talent alone.

"I don't know if I practiced more than anybody, but I sure practiced enough," Bird once said. "I still wonder if somebody – somewhere – was practicing more than me."

Another basketball legend, Wilt Chamberlain, took a different view toward practice.

"They say that nobody is perfect. Then they tell you practice makes perfect. I wish they'd make up their minds."

The 7-foot-1 Chamberlain was one of the greatest athletes to don a uniform. A Hall of Fame volleyball player and an outstanding track athlete, about the only thing Chamberlain couldn't do was beat Bill Russell and the Boston Celtics for the NBA championship.

With the assistance of hoopsfiend.com and goodreads.com, here are some of my favorite basketball quotes.

"The key is not the 'will to win' ... everybody has that. It is the will to prepare to win that is important." – Bob Knight, who prepared Army, Indiana and Texas Tech basketball teams well enough to record 902 victories and three national championships.

Another famous Hoosier, John Wooden, once said, "Ability may get you to the top, but it takes character to keep you there."

Wooden's mentor, Ward "Piggy" Lambert, was a master psychologist, believing "basketball is a mental game."

Lambert won 371 games

and 11 Big Ten Conference championships at Purdue. Despite having 16 All-Americans and two future members of the Naismith Memorial Basketball Hall of Fame, Lambert knew he couldn't win on just talent alone.

"If a team is going great guns, you should pick out a few flaws between halves, deflate them a little and warn them that the other team is due for its inning. But if your boys are already down you must do everything in your power to lift them back up and you can't do that by criticizing them."

This quote from Scottie Pippen drips with irony: "Sometimes a player's greatest challenge is coming to grips with his role on the team."

Even though he was elected to the Naismith Memorial Basketball Hall of Fame in 2010 and named to the NBA's 75th Anniversary team in 2021, Pippen sometimes struggled to come to grips with being in the enormous shadow of Michael Jordan during their nearly 10 years together on the Chicago Bulls.

Jordan, like Bird and other great athletes, never had a fear of failure. In fact, Jordan always believed failure made him arguably the greatest basketball player of all time. "I've missed more than 9,000 shots in my career. I've lost almost 300 games. Twenty-six times I've been trusted to take the game-winning shot and missed. I've failed over and over and over again in my life. And that is why I succeed."

Jordan's longtime rival, Charles Barkley, was more succinct about overcoming fear of failure.

"If you are afraid of failure you don't deserve to be successful."

Noteworthy
As expected, Purdue junior center Zach Edey was among 25 players selected to the Wooden Award Midseason Top 25 list on Wednesday by the Los Angeles Athletic Club.

Edey is seeking to join Glenn Robinson as Purdue's second winner of the Wooden Award, given annually to the nation's best college basketball player.

The former 440th best recruit in the class of 2020 is considered the front-run-

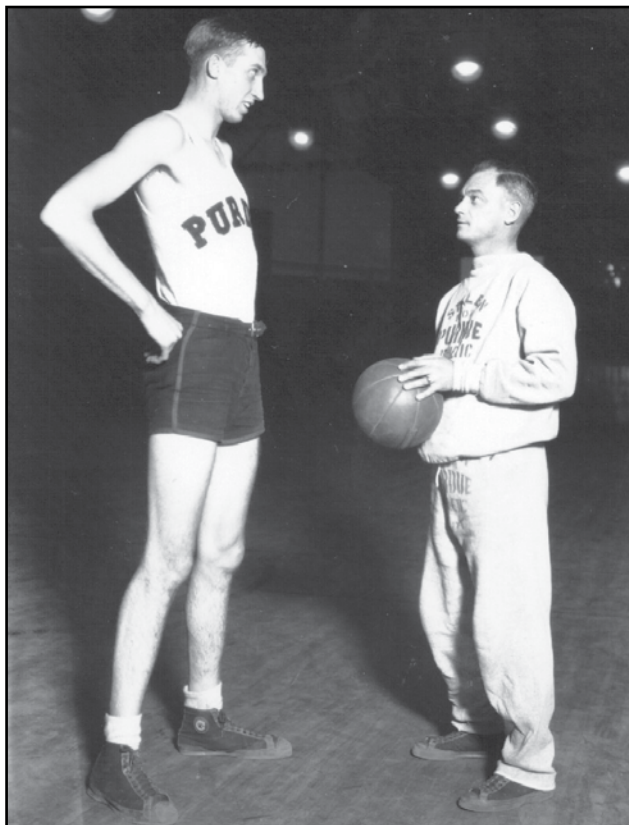


Photo courtesy of Purdue Athletics

Ward 'Piggy' Lambert with Charles 'Stretch' Murphy

ner for the award thanks to a dominating 2022-23 season thus far. Edey is averaging 21.7 points, 13.4 rebounds and 2.2 blocks per game while shooting better than 63 percent from the field and nearly 75 percent at the free throw line.

His 11 double-doubles and his rebounding average both rank second in the nation. Edey currently owns the nation's longest streak with 30 consecutive games scoring at least 10 points.

At his current pace, based on a 35-game season, Edey would become the first player in the last 30 years to compile 750 points, 450 rebounds and 75 blocked shots in the same season.

Edey recently became the 55th member of Purdue's 1,000-point club. Entering Thursday night's game at Ohio State, Edey has 1,059 points. Assuming Edey maintains his 21-point average, he'll pass Bob Purkhiser, Woody Austin and Kenneth Lowe for 45th place. ...

Two former Indianapolis Colts greats are among 15 finalists for the Pro Football Hall of Fame.

Wide receiver Reggie Wayne is back on the ballot for the fourth consecutive year. Defensive end Dwight Freeney made the cut in his first year of eligibility. The 2023 class will be announced Feb. 9.

Wayne and Freeney hope to join Colts contemporaries Peyton Manning

(inducted 2021), Marvin Harrison (2016), Edgerrin James (2020), head coach Tony Dungy (2016) and general manager Bill Polian (2015) in Canton, Ohio.

During his 14-year career, Wayne caught 1,070 passes for 14,345 yards. Both totals rank 10th in NFL history.

Freeney recorded 125-and-a-half sacks, mostly with the Colts from 2002-2012. He was named to the NFL's All-Decade team for the 2000s.

Freeney was one of three players making the cut in their first year of eligibility, the others being cornerback Darrelle Revis and offensive tackle Joe Thomas.

Chicago Bears great Devin Hester also is on the ballot along with defensive end Jared Allen, offensive tackle Willie Anderson, defensive back Ronde Barber, wide receivers Torrey Holt and Andre Johnson, cornerback Albert Lewis, safety Darren Woodson and linebackers Zach Thomas, DeMarcus Ware and Patrick Willis.

Also on the ballot are senior finalists Chuck Howley, Joe Klecko and Ken Riley, along with contributor/coach finalist Don Coryell.

Kenny Thompson is the former sports editor for the Lafayette Journal & Courier and an award-winning journalist. He has covered Purdue athletics for many years.

Local Athletes Grace Cover of Hoosier Basketball Magazine

Hoosier Basketball Magazine, in its 53rd year, presents an annual comprehensive survey of all high school (boys and girls), college (men and women) and professional (Pacers and Fever) basketball in Indiana. The 2022-23 issue of Hoosier Basketball Magazine can be ordered now by mail. Visit hoosierbasketball-magazine.com or call/text (317) 925-8200.

Twelve high school seniors are featured on Hoosier Basketball's front cover, six boys and six girls. Among those featured were several local athletes, including Riley Makaluskus (Hamilton Southeastern), Sam Orme (Carmel), and Hailey and Olivia Smith (Fishers).

The boys pictured in the

middle are Xavier Booker (Indianapolis Cathedral), Markus Burton (Penn), Myles Colvin (Heritage Christian), Joey Hart (Linton-Stockton), Logan Imes (Zionsville) and JQ Roberts (Bloomington North).

The remaining featured girls front and center are Ashlynn Brooke (Pioneer), Laila Hull (Zionsville), McKenna Layden (Northwestern), Karsyn Norman (Bedford North Lawrence) and Amiyah Reynolds (South Bend Washington).

Seventeen more boys and girls are pictured on the magazine's front cover. Photos of boys include Joey Brown (North Central-Marion), Ahmere Carson (Anderson), Jermaine Coleman

(Park Tudor), AJ Dancler (Southport), Zane Doughty (Ben Davis), Mason Jones (Valparaiso), Ashton Williamson (Gary 21st Century).

The remaining senior girls gracing the cover are Asia Donald (Hobart), Nevaeh Foster (Mishawaka Marian), Rashunda Jones (South Bend Washington), Renna Schwieterman (Jay County), Saige Stahl (Columbus East), Bailey Tabeling (Trinity Lutheran), Josie Trabel (East Central) and Amber Tretter (Forest Park).

Five college players are pictured on the front cover including Zach Edey (Purdue), Trayce Jackson-Davis (Indiana), Cooper Neese (Indiana State), Payton Sparks (Ball State) and Grace Berger (Indi-

ana women). The Indiana Pacer pictured this season is Tyrese Haliburton.

There are three high school players that appear with action pictures on the table of contents page. The featured players are Jaxson Gould from Warsaw, Flory Bidunga from Kokomo and Jaylen Mul-len from North Daviess.

The 2022-23 edition can be ordered by mail now by e-mailing hoosierbll-mag@aol.net or by calling/texting (317) 925-8200. Newsstand locations such as Barnes & Noble, CVS, Kroger, Martin's Supermarket, Meijer, Wal-Mart and Walgreens will have copies later in January. Call (317) 925-8200 to find a Hoosier Basketball Magazine in your part of the state.

PUBLIC NOTICES

You are hereby notified that the Hamilton County Commissioners have petitioned the Commissioner of the Indiana Department of Environmental Management (IDEM) for an order establishing a Regional Sewer District to be known as the Hamilton County Regional Sewer District (RSDD).

A public hearing will be held on January 11, 2023, at 6:00 p.m. (local time), at the Commissioners Courtroom in the Hamilton County Government Center, 1 N 8th Street, Noblesville, IN, 46060 to receive public comments on said Petition. IDEM will accept written comments on the petition until February 3, 2023, at the following address:

Mrs. Angela Bottom
Office of Water Quality
Indiana Department of Environmental Management
100 North Senate Ave., IGCN-1255
Indianapolis, Indiana 46204

For more information regarding the formation of regional water and sewer districts, see Indiana Code 13-26. Additionally, an electronic copy of the petition to form the Hamilton County Regional Sewer District can be found at <https://www.in.gov/idem/cleanwater/2400.htm>.

Individuals with disabilities requiring reasonable accommodations for participation in this event should contact the Indiana Department of Environmental Management Americans with Disabilities Act (ADA) Coordinator at:

ADA Coordinator
Indiana Department of Environmental Management
100 North Senate Ave., Suite 1322
Indianapolis, Indiana 46204

Please provide a minimum of five (5) days notification.
TL19949 1/4 1/5 1/6 1/7 1/10 5t hspaxlp

NOTICE TO TAXPAYERS OF ADDITIONAL APPROPRIATION
The City of Fishers, Hamilton County, Indiana ("City"), pursuant to Ind. Code §6-1.1-18-5, hereby provides NOTICE that the City's Common Council ("Council") will conduct a public hearing during its January 17, 2023 regularly scheduled Council meeting for considering the following additional appropriation(s) in excess of the budget for the current year.

General Fund – Capital Expenses	Appropriation	Reduction
Total	\$1,800,000	0
	\$1,800,000	0

The Council meeting will take place at 7:00pm at the Launch Fishers Theatre, 12175 Visionary Way, Fishers, IN 46038. Taxpayers appearing at the meeting shall have the right to be heard. The additional appropriations as finally made will be referred to the Department of Local Government Finance (Department). The Department will make a written determination as to the sufficiency of funds to support the appropriation within fifteen (15) days of receipt of a Certified Copy of the action taken.

Dated this 3rd day of January, 2023

CITY OF FISHERS
Lisa Bradford
City Controller
Hamilton County, Indiana

TL19952 1/6 1t hspaxlp

Thanks for reading The Times!

Never miss a public notice on legal proceedings! After it prints in your local newspaper, it goes online:

IndianaPublicNotices.com • TheTimes24-7.com

**CERTIFIED COPY OF ADDITIONAL APPROPRIATION**

State Form 55819 (R3 / 11-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

Section I

When reporting the appropriation of bond proceeds, complete Section I; lines A, B, C and 5 of Section II; Section III; and Section IV.

UNIT NAME: City of Fishers

Unit Number: 0642

COUNTY NAME: Hamilton

County Number: 29

Date of Publication

(month, day, year): 1/6/2023

Newspaper Name: The Times of Noblesville

Date of Publication

(month, day, year):

Newspaper Name:

Date of Public Hearing

(month, day, year): 1/17/2023

Date Resolution Passed

(month, day, year):

DLGF USE ONLY

Date Received

(month, day, year):

Order Number:

Section II

Complete a column for each fund for which the additional appropriations are being made. Values omitted from the sheet may impact the Department's review and approval of the request. Rows A and B should be completed using the fund number and fund name as listed on the Fund Report of the Final 1782 Notice issued by the Department. A listing of these values may be found at: <http://www.in.gov/dlgi/files/pdf/170630%20-%20Jones%20Memo%20-%20Additional%20Appropriations%20-%20Supplemental%20Information.pdf>

A. DLGF Fund Number	0101				
B. Fund Name	General Fund				
C. Appropriation Amount Requested	\$1,800,000.00	\$0.00	\$0.00		
D. Amount by Reduction (Enter as a positive number.)	\$0.00	\$0.00	\$0.00		
E. Net Amount of Increase (C minus D.)	\$1,800,000.00	\$0.00	\$0.00	\$0.00	\$0.00
1. Property Tax Levy (Line 16)	\$27,736,844.00	\$0.00	\$0.00		
2. Levy Excess (Line 15)	\$0.00	\$0.00	\$0.00		
3. PTRC from Local Income Tax (LIT) (Line 13A)	\$0.00	\$0.00	\$0.00		
4. LIT Levy Freeze Amount (Line 13B)	\$0.00	\$0.00	\$0.00		
5. Misc. Revenue (Line 8B) (See Note #1.)	\$50,267,806.00	\$0.00	\$0.00		
6. January 1 Cash Balance (Include investments.)	\$36,982,133.00	\$0.00	\$0.00		
7. Subtotal of Funds (Add 1 thru 6.)	\$114,986,783.00	\$0.00	\$0.00	\$0.00	\$0.00
8. Less Circuit Breaker (Amount From Circuit Breaker Report)	\$0.00	\$0.00	\$0.00		
9. Total Funds (7 minus 8.)	\$114,986,783.00	\$0.00	\$0.00	\$0.00	\$0.00
10. DLGF Approved Budget (Line 1C)	\$74,215,194.00	\$0.00	\$0.00		
11. Encumbered Appropriations Carried Forward From Previous Year	\$8,093,105.00	\$0.00	\$0.00		
12. Temporary Loans Outstanding as of January 1	\$0.00	\$0.00			
13. Beginning Obligations (Add 10 thru 12.)	\$82,308,299.00	\$0.00	\$0.00	\$0.00	\$0.00
14. Surplus Funds (9 minus 13.)	\$32,678,484.00	\$0.00	\$0.00	\$0.00	\$0.00
15. Previous additional appropriation(s) approved since January 1, less any reductions in appropriations.	\$0.00	\$0.00	\$0.00		
16. Amount transferred to the Rainy Day Fund (See Note #2.)	\$0.00	\$0.00	\$0.00		
17. Surplus Funds Remaining (14 minus 15 minus 16.)	\$32,678,484.00	\$0.00	\$0.00	\$0.00	\$0.00

Note #1: If amount report on Row 5 is higher than 8B amount, then a revised Budget Form 2 must be attached with the Additional Appropriation Request.

Note #2: Row 16 cannot be used for additional appropriations for the rainy day fund. Transfers to the rainy day fund are entered as miscellaneous revenues on Line 5.

Section III

Please check the requested method for the Department to inform your unit of the status of the Additional Appropriation Request.

Check One:

☐

Follow Up Via E-mail

bradfordl@fishers.in.us

E-mail Address(es)

☐

Follow Up Via Mail

3 MUNICIPAL DRIVE

Mailing Address (Number, Street, City, State, ZIP Code)

Section IV

I, LISA BRADFORD fiscal officer of CITY OF FISHERS, do hereby certify that the above information is true and correct.
(Please Print) (Please Print)

CONTROLLER

317-595-3111

JANUARY 17, 2020

Signature

Title

Telephone Number

Date (month, day, year)

Completed additional appropriation requests may be submitted to the Department via e-mail at

AdditionalAppropriationRequests@dlgf.in.gov

or via fax (317) 974-1629.

R011723A

RESOLUTION NO. R011723A

**A RESOLUTION OF THE COMMON COUNCIL AUTHORIZING
THE CITY CONTROLLER TO APPROPRIATE ADDITIONAL
GENERAL FUNDS TO THE CITY OF FISHERS MUNICIPAL BUDGET**

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”) has budgeted a certain amount of funds that are used for municipal operational purposes of the City of Fishers;

WHEREAS, it has been determined that it is now necessary to appropriate more money than what was appropriated in the annual budget as a certain appropriation is needed in order to continue this fund’s intended purpose and operation;

WHEREAS, the Common Council for the City of Fishers (“City Council”) is desirous to authorize the City Controller to make such appropriation; and

WHEREAS, a duly noticed public hearing has been held in accordance with Indiana law.

NOW, THEREFORE, BE IT RESOLVED by the Common Council for the City of Fishers, Hamilton County, Indiana meeting in regular session as follows:

Section 1. The following additional sums of money are hereby appropriated out of the funds named and for the purposes specified, subject to the laws governing the same:

Fund Name: General Fund

	AMOUNT REQUESTED	AMOUNT APPROVED BY FISCAL BODY
Major Budget Classification:		
<u>Personal Services</u>	\$ _____	\$ _____
<u>Supplies</u>	\$ _____	\$ _____
<u>Other Services & Charges</u>	\$ _____	\$ _____
<u>Township Assistance</u>	\$ _____	\$ _____
<u>Debt Service</u>	\$ _____	\$ _____
<u>Capital Outlays</u>	\$ 1,800,000	\$ 1,800,000
 TOTAL for General Fund	 \$ 1,800,000	 \$ 1,800,000

Section 2. The City Council hereby authorizes the City Controller to complete the additional appropriation as further described herein.

Section 3. This Resolution shall be in full force and effect from and upon its adoption and in accordance with Indiana law.

ALL OF WHICH IS RESOLVED by the City Council of the City of Fishers, Hamilton County, Indiana, this 17th day of January, 2023.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

R011723A

YAY

NAY

ABSTAIN

	John Weingardt, President		
	Cecilia C. Coble, Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the __17th__ day of __January__ 2023, at _____ p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE January 17th, 2023

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE _____

This instrument prepared by: Christopher P. Greisl, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Christopher P. Greisl





Council Action Form

MEETING DATE	January 17, 2023			
TITLE	An Ordinance Amending Ordinance No. 051920H with Respect to the City of Fishers, Indiana Taxable Economic Development Revenue Bond Anticipation Notes, Series 2023A			
SUBMITTED BY	Name & Title: Lisa Bradford, City Controller			
	Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☐ Ordinance	☒ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☒ Final Reading
	Ordinance #: 011723C		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☒ Controller's Office
	☐ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☒ Legal Counsel – Name of Reviewer: Rick Hall, Barnes and Thornburg, LLP	
BACKGROUND (Includes description, background, and justification)	The Redevelopment Commission, the Economic Development Commission, the Town Hall Building Corporation, and the City have entered into a Project Agreement and with Nickel Plate Properties, Inc. Incident to said Project Agreement the City has issued multiple series of Bond Anticipation Notes to provide financing required for the Project identified in Ordinance No.052019H, as amended. The latest series of Bond Anticipation Notes of the City, Series 2022A comes due on February 1, 2023. To provide for the continued financing required, the City will issue its Series 2023A Bond Anticipation Notes. Due to current conditions in the municipal bond market, the maximum note authorized interest in Ordinance No. 052019H is inadequate for the issuance of the Series 2023A Bond Anticipation Notes. As a result this Ordinance is proposed to amend Ordinance No. 052019H to authorize additional interest on notes under Ordinance No. 052019H	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include Deny Approval Option)	1.	Approve the Ordinance
	2.	Deny Approval of the Ordinance
	3.	
	4.	
PROJECT TIMELINE	Following approval of the Council, the Taxable Economic Development Bond Anticipation Notes, Series 2023A of the City will be issued by the City.	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that the Common Council approve the Ordinance at this meeting.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Ordinance	

ORDINANCE NO. 011723C

**TAXABLE ECONOMIC DEVELOPMENT REVENUE BOND ANTICIPATION NOTES,
SERIES 2023A**

WHEREAS, the City of Fishers, Indiana (the “City”), the Fishers Redevelopment Commission, the Fishers Town Hall Building Corporation, the City of Fishers Economic Development Commission, and Nickel Plate North Properties, Inc. (the “Developer”), entered into a Project Agreement (the “Project Agreement”), which provides for the acquisition and construction of a parking garage, mixed use buildings, and other infrastructure improvements, the rehabilitation of existing structures, and the completion of related improvements by the Developer, all generally located on the north side of 116th Street in the City’s Nickel Plate District in the City (collectively, the “Project”); and

WHEREAS, to finance a portion of the Project, the City issued its Taxable Economic Development Revenue Bond Anticipation Notes, Series 2022A (the “Outstanding Notes”), pursuant to Ordinance No. 052019H, adopted by the Common Council May 20, 2019, as amended by Ordinance No. 061719A adopted by the Common Council on June 17, 2019 (as amended, the “Bond Ordinance”); and

WHEREAS, the City intends to issue its Taxable Economic Development Revenue Bond Anticipation Notes, Series 2023A (the “Notes”) to refinance the Outstanding Notes, which mature on February 1, 2023; and

WHEREAS, as a result of the prevailing market interest rates for obligations of the kind of the Notes, the City desires to amend the Bond Ordinance to increase the authorized interest rate for the Notes;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Fishers, Indiana, as follows:

SECTION 1. Section 10 of the Bond Ordinance shall be amended to replace the text “the BANs, shall bear interest at a rate not exceeding four percent (4.00%) per annum” with the following, the BANs, shall bear interest at a rate not exceeding six and one half percent (6.50%) per annum.”

SECTION 2. This Ordinance shall be of full force and effect from and upon its adoption and in accordance with Indiana law.

SO ORDAINED, by the Common Council for the City of Fishers meeting this __17th__ day of __January__, 2023.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

011723C

YAY

NAY

ABSTAIN

	John Weingardt,, President		
	Cecilia Coble, Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the __17th__ day of __January__ 2023, at _____p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Richard J. Hall, Barnes & Thornburg LLP, 11 South Meridian, Indianapolis, IN 46204.

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." /s/ Richard J. Hall.



Council Action Form

MEETING DATE	January 17, 2023			
TITLE	An Ordinance of the Common Council Amending Chapter 30 of the City of Fishers Code of Ordinances (Council Committees)			
SUBMITTED BY	Name & Title: Chris Greisl, City Attorney			
	Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☐ Final Reading
	Ordinance #: 011723		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☐ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☒ Legal Counsel – <i>Name of Reviewer: Chris Greisl</i>	
BACKGROUND (Includes description, background, and justification)	The Common Council ("City Council") for the City of Fishers, Hamilton County, Indiana ("City") serves as the legislative and fiscal body for the City. As the City's legislative body, the City Council exercises the powers given through the passage of ordinances and appropriation of monies. On or around January 18, 2022, the City Council adopted Ordinance 101121C, formalizing the procedure of selecting standing committees of the City Council and appointments to non-standing Council committees, boards, or commissions where membership or council appointments on the board or commission is required by Indiana law or local ordinance. The City Council now desires to further amend Chapter 30 of the City of Fishers Code of Ordinances, all as further described in Exhibit A.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold 1 st Reading
	2.	Provide Further Direction
	3.	
	4.	
PROJECT TIMELINE		
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)		
SUPPLEMENTAL INFORMATION (List all attached documents)		

ORDINANCE 011723

**AN ORDINANCE OF THE COMMON COUNCIL FOR THE CITY OF
FISHERS AMENDING CHAPTER 30 OF THE CITY OF FISHERS CODE
OF ORDINANCES REGARDING COUNCIL COMMITTEES**

WHEREAS, the Common Council (“City Council”) for the City of Fishers, Hamilton County, Indiana (“City”) serves as the legislative and fiscal body for the City;

WHEREAS, as the City’s legislative body, the City Council exercises the powers given through the passage of ordinances and appropriation of monies;

WHEREAS, on or around January 18, 2022, the City Council adopted Ordinance 101121C, formalizing the procedure of selecting standing committees of the City Council and appointments to non-standing Council committees, boards, or commissions where membership or council appointments on the board or commission is required by Indiana law or local ordinance; and

WHEREAS, the City Council now desires to further amend Chapter 30 of the City of Fishers Code of Ordinances, all as further described herein.

NOW, THEREFORE, BE IT ORDAINED, by the Common Council for the City of Fishers, Hamilton County, Indiana, meeting in regular session as follows:

- Section 1. Chapter 30 of the City of Fishers Code of Ordinances is hereby amended as stated in Exhibit A, attached hereto and incorporated herein.
- Section 2. This Ordinance shall be of full force and effect from and upon its adoption and in accordance with Indiana law.

SO ORDAINED, by the Common Council for the City of Fishers this _____ day of _____, 2023.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY

NAY

ABSTAIN

	John Weingardt, President		
	Cecilia Coble Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____, 2023 at _____ p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE



This instrument prepared by: Christopher P. Greisl, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Christopher P. Greisl

EXHIBIT A

[Amendment to Chapter 30 of the City of Fishers Code of Ordinances]

Section 30.12 of the City of Fishers Code of Ordinances shall be amended as follows:

§30.12 STANDING COMMITTEES

- (A) The standing committees (“Standing Committees”) of the Common Council shall be as follows:
- (1) Budget & Finance Committee. Notwithstanding emergency circumstances, the committee shall consider any matter of financial impact to be placed before the entire Common Council, prepare and review budget requests related to the City’s annual budget, and any other matter properly referred to the committee by the Council President.
 - (2) Rules Committee. The committee shall consider and recommend proposed changes regarding the rules of the Common Council, State and Federal legislation, Council appointments to non-standing council committees, boards, or commissions, and any other matter properly referred to the committee by the Council President.
- (B) The Standing Committees shall consist of at least three (3) Council members and shall have at least one (1) member from the minority party, each as determined and appointed by the Council President. The Council President shall appoint each Standing Committee Chairperson. Council members may indicate to the Council President their preference for Standing Committee membership. All Standing Committee appointments shall be made after the January Council meeting in which the Council President is elected, and all appointments shall be deemed final upon assignment by the Council President.
- (C) Following the first reading of an ordinance or other matter properly before the Common Council, the same may, at the discretion of the Council President, be assigned to a Standing Committee for consideration and review. At any regular meeting of a Standing Committee any matter which has been referred to the Standing Committee pursuant to this section but has not been reported back to the Common Council shall be a proper item of Committee Business.
- (D) It shall be the duty of the Standing Committee to consider all proposals referred to them as well as any other City matters that are within the scope and purpose of their Standing Committee as generated by the Committee Chairperson.
- (E) The Mayor and Clerk (or their respective designees), City staff, and other representatives as permitted by the Committee Chairperson shall be entitled to participate in the discussion before any Standing Committee at the direction of the Committee Chairperson. A majority of all Standing Committee members shall constitute a quorum. Only members of the Standing Committee shall be entitled to vote on committee business.
- (F) The Standing Committee to which a matter is referred shall make a report thereon, recommending passage, non-passage, amendment, or no recommendation at the next scheduled meeting of the Council.

- (G) The Standing Committee Chairperson, or any other Standing Committee member designated by the Standing Committee Chairperson, shall make the Standing Committee's report to the Council.
- (H) Each Standing Committee shall meet at the call of the Standing Committee Chairperson, provided notice is given in accordance with Indiana law.
- (I) The Clerk, or her designee, shall take meeting minutes of all Standing Committee meetings.
- (J) Where applicable, the Council Rules of Procedure shall apply to all Standing Committees.
- (K) Other standing committees of the Common Council shall be created by majority vote by the Council.



Council Action Form

MEETING DATE	January 17, 2023			
TITLE	Request to approve a resolution adopting the Fiscal Plan for the annexation. Case ANX-22-13			
SUBMITTED BY	Name & Title: Megan Vukusich			
	Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☐ Ordinance	☒ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☒ Final Reading
	Ordinance #:		Resolution #: R011723B	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	
	Expenditure \$:	
	Source of Funds:	
	Additional Appropriation #:	
	Narrative:	
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold Final Reading
	2.	Continue
	3.	Take no action
	4.	
PROJECT TIMELINE	December 19, 2022 - 1st Reading / Public Hearing -- City Council January 17, 2023 - Proposed Fiscal Plan / Final Reading -- City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold Final Reading for the annexation adding an additional 5 acres to the City of Fishers Corporate limits.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Fiscal Plan 2. Resolution	



MEMORANDUM

Date: January 17, 2023

From: Bre King, Dept of Planning & Zoning

To: Members of the City Council

Re: Fiscal Plan – 14050 ALLISONVILLE RD Annexation

This document shall serve as the official Fiscal Plan for 14050 ALLISONVILLE RD, a 100% voluntary annexation, as required by Indiana Code 36-4-3-13-d. The Fiscal Plan must show the following, as taken from Indiana Code:

(1) “The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency.”

- A. Police Department – Currently, the Hamilton County Sheriff’s Department is primarily responsible for law enforcement on these properties. Upon annexation of this area, the Fishers Police Department would be responsible for law enforcement. The agency would need to respond to potential emergency calls regarding theft or other criminal activity. The agency would be able to respond to any calls as part of its current operating budget, and the new residential development would not cause any financial hardship to the agency. There is no additional direct cost to the Police Department resulting from this annexation, as the agency currently services the surround areas adjacent to the new residential development.
- B. Fire Department – The Fishers Fire Department already provides fire protection and emergency medical services (EMS) to this property. Therefore, there is no additional cost to the Fire Department resulting from this annexation.
- C. Public Works Department – The City of Fishers currently maintains the portion of Allisonville along this property.

Trash collection is handled by private contractors and is not in the tax base.

When the property connects to sewer, sewage collection system for this property will be handled by Fishers Sanitary System. Property owners pay the city to treat its effluent.

The Public Works Department also will be responsible for maintenance of the storm sewer system.

- D. Community Development Department – The Community Development Department already provides planning and zoning services to unincorporated Hamilton County in this area (per Ordinance No. 111208, adopted November 12, 2008). Therefore, no additional costs will be incurred.
- E. Parks and Recreation – No new city parks are planned with this development and no direct additional costs will be incurred by the Parks and Recreation Department.
- F. Administration, Controller, Engineering, Information Technology – No additional costs to those departments will be incurred as a result of this annexation.

(2) “The method or methods of financing the planned services. The plan must explain how specific and detailed expenses will be funded and must indicate the taxes, grants and other funding to be used.”

The expenses for this development can be paid from the General Fund as part of general operating costs for the Police Department and Public Works Department. No specific earmark is needed.

The most recent assessed value for this property is \$217,200 (land & improvements). Revenues would be received from the following sources: Property Taxes, County Option Income Taxes (COIT), Alcoholic Beverage Taxes, Cigarette Taxes, Vehicle Excise Taxes, Motor Vehicle Highway Taxes, and Local Road & Street Taxes.

(3) “The plan for the organization and extension of services. The plan must detail the specific services that will be provided and the dates the services will begin.”

Sewer service = Summer 2024
 Water service = Summer 2024
 Electricity service (Duke Energy) = Summer 2024
 Phone service (AT&T) = Summer 2024
 Cable service (Comcast) = Summer 2024

(4) “That planned services of a noncapital nature, including police protection, fire protection, street and road maintenance, and other noncapital services normally provided within the corporate boundaries, will be provided to the annexed territory within one (1) year after the effective date of the annexation and that they will be provided in a manner equivalent in standard and scope to those noncapital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density.”

All such services would be provided to the property immediately upon the effective date of the annexation, which is 30 days following approval by City Council, and after the petition is recorded with the Hamilton County Recorder’s Office. The effective date of this annexation is anticipated to be approximately February 17, 2023.

(5) “That services of a capital nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation and in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria.”

All such services will be installed as required.

(6) “This subdivision applies to a fiscal plan prepared after June 30, 2015. The estimated effect of the proposed

annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels, and annual debt service payments in those political subdivisions for four (4) years after the effective date of the annexation.”

Below is a list of anticipated tax rates and categories affecting the new subdivision:

	2022 Tax Rate	2023 Tax Rate	2024 Tax Rate	2025 Tax Rate	2026 Tax Rate
County	0.2611	0.2611	0.2611	0.2611	0.2611
Township	0.0225	0.0225	0.0225	0.0225	0.0225
School District	1.2457	1.2457	1.2457	1.2457	1.2457
City	n/a	n/a	0.7215	0.7215	0.7215
Library	0.0581	0.0581	0.0581	0.0581	0.0581
Solid Waste	0.0030	0.0030	0.0030	0.0030	0.0030

- (7) **“This subdivision applies to a fiscal plan prepared after June 30, 2015. The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for four (4) years after the effective date of the annexation.”**

Below is a list of anticipated property tax revenue to the City of Fishers over the next 4 years. There is a one-year lag between the time taxes are assessed and collected by the City.

	2022 (0 Homes)	2023 (0 Homes)	2024 (3 Homes)	2025 (3 Homes)	2026 (3 Homes)
City revenue	\$0	\$0	\$64,935	\$64,935	\$64,935

- (8) **“This subdivision applies to a fiscal plan prepared after June 30, 2015. Any estimated effects on political subdivisions in the county that are not part of the annexation and on taxpayers located in those political subdivisions for four (4) years after the effective date of the annexation.”**

This annexation will not affect other “political subdivisions” in the county not part of this annexation.

- (9) **“This subdivision applies to a fiscal plan prepared after June 30, 2015. A list of all parcels of property in the annexation territory and the following information regarding each parcel:”**

- (A) **“The name of the owner of the parcel.”**

Sherlock, Tina A and Russell W

- (B) **“The parcel identification number.”**

14-10-24-00-00-004.000

- (C) **“The most recent assessed value of the parcel.”**

\$217,200 total gross assessed value (January 1, 2022)

\$215,200 assessed value: Land (January 1, 2022)

\$2,000 assessed value: Improvements (January 1, 2022)

RESOLUTION NO. R011723B

**A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF
PROPERTY CONTIGUOUS TO THE CITY OF FISHERS, INDIANA**

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 5 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the “Annexed Territory”);

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around December 19, 2022, the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council now desires to adopt a Written Fiscal Plan for the Annexed Territory.

NOW, THEREFORE BE IT RESOLVED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

Section One: The Council hereby adopts the Fiscal Plan for 14050 ALLISONVILLE RD, as more particularly described in Exhibit C, attached hereto and incorporated herein. This Fiscal Plan is to be adopted prior to the adoption of the annexation ordinance for 14050 ALLISONVILLE RD.

Section Two: This Resolution shall be in full force and effect from the date of passage by the Common Council and its publication, as provided by law. All provisions or parts thereof in conflict herewith are hereby repealed.

SO RESOLVED by the Common Council of the City of Fishers, Indiana, on this 17 day of January, 2023.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY

NAY

ABSTAIN

	John Weingardt, President		
	Cecilia Coble Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____, 2023 at _____ p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Christopher P. Greisl, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Christopher P. Greisl



Exhibit A
Legal Description of Real Estate

EXHIBIT A

Lots 3 and 4 in William Holton Dye and Minda B. Dye's Subdivision of a part of Section 24, Township 18 North, Range 4 East, according to the plat thereof recorded July 12, 1915 in Book 104, page 27, in the Office of the Recorder of Hamilton County, Indiana.

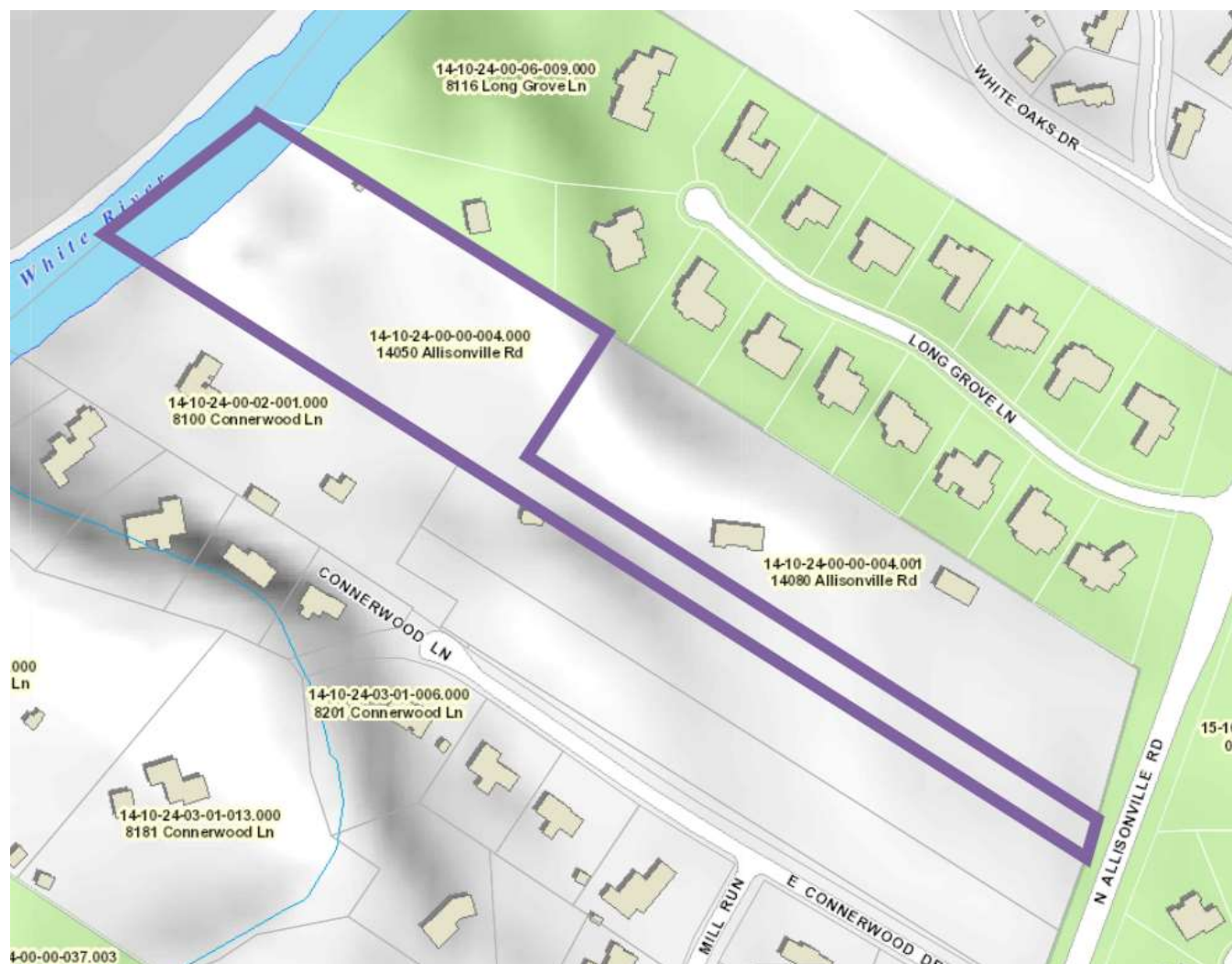
Except:

Part of the South Half of the Section 24, Township 18 North, Range 4 East, Delaware Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeastern corner of Lot 3 in William Holton Dye and Minda B. Dye's Subdivision as per plat thereof recorded in Deed Record 104, page 27, in the Office of the Recorder of Hamilton County, Indiana; thence North 16 degrees 27 minutes 15 seconds East (Assumed bearing) 46.81 feet on the Easterly line of said Lot 3 to a point located 45.00 feet Northerly of, as measured at right angles to, the Southerly line of said Lot 3, said point being the point of beginning of this description; thence North 57 degrees 32 minutes 45 seconds West 1022.10 feet parallel with the Southerly line of said Lot 3; thence North 32 degrees 27 minutes 15 seconds East 219.94 feet perpendicular to the last described line to the Northerly line of Lot 4 in said Dye's Subdivision; thence South 57 degrees 32 minutes 45 seconds East 959.03 feet on the Northerly line of said Lot 4 to the Northeastern most corner thereof; thence South 16 degrees 27 minutes 15 seconds West 228.81 feet on the Easterly lines of said Lot 4 and Lot 3 to the point of beginning.

14050 Allisonville Rd
14-10-24-00-00-004.000

EXHIBIT B



14050 Allisonville Rd
14-10-24-00-00-004.000

EXHIBIT C

Fiscal Plan



Council Action Form

MEETING DATE	January 17, 2023			
TITLE	Request to approve a voluntary annexation of 5 acres, Subject site is Located at 14050 Allisonville Rd. Case ANX-22-13			
SUBMITTED BY	Name & Title: Megan Vukusich			
	Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☒ Final Reading
	Ordinance #: 121922A		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☒ Wait 31 days prior to filing with the County Recorders' Office		☐ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	
	Expenditure \$:	
	Source of Funds:	
	Additional Appropriation #:	
	Narrative:	
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold Final Reading
	2.	Continue
	3.	Take no action
	4.	
PROJECT TIMELINE	December 19, 2022 - 1st Reading / Public Hearing -- City Council January 17, 2023 - Proposed Fiscal Plan / Final Reading -- City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold Final Reading for the annexation, adding an additional 5 acres to the City of Fishers Corporate limits.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Ordinance	

ORDINANCE NO. 121922A
AN ORDINANCE ANNEXING CERTAIN REAL ESTATE
TO THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 5 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the “Annexed Territory”);

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around December 19, 2022, the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, the Common Council has determined, in accordance with Ind. Code §36-4-3-5.1, the petition requesting voluntary annexation is signed by 100% of the owners of land within the Annexed Territory;

WHEREAS, in accordance with Ind. Code §36-4-3-1.5, the Common Council has determined that that Annexed Territory is contiguous as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City;

WHEREAS, on or around January 17, 2023, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council adopted a Written Fiscal Plan for the Annexed Territory; and

WHEREAS, the Common Council now desires to annex the Annexed Territory generally known as 14050 ALLISONVILLE RD.

NOW, THEREFORE BE IT ORDAINED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

- Section 1.** **Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit A, attached hereto and incorporated herein, and graphically depicted in Exhibit B, attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.
- Section 2.** **Annexed Territory.** The real estate containing approximately 5 acres more or less legally described in Exhibit A attached hereto and incorporated herein, and graphically depicted in Exhibit B attached hereto and incorporated herein, generally to be known as 14050 ALLISONVILLE RD, is hereby annexed to and declared to be a part of the City of Fishers, Indiana.
- Section 2.** **Council District.** The above-described real estate is hereby assigned to City Council District 2 and shall become a part thereof immediately upon the effective date of this ordinance.

Section 3. **Effective Date.** This ordinance shall be in full force and effect February 17, 2023 and as provided by Indiana law.

Section 4. All ordinances or parts thereof in conflict herewith are hereby repealed.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 17th day of January 2023

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY

NAY

ABSTAIN

	John Weingardt, President		
	Cecilia Coble Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____, 2023 at _____ p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Christopher P. Greisl, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Christopher P. Greisl



Exhibit A
Legal Description of Real Estate

EXHIBIT A

Lots 3 and 4 in William Holton Dye and Minda B. Dye's Subdivision of a part of Section 24, Township 18 North, Range 4 East, according to the plat thereof recorded July 12, 1915 in Book 104, page 27, in the Office of the Recorder of Hamilton County, Indiana.

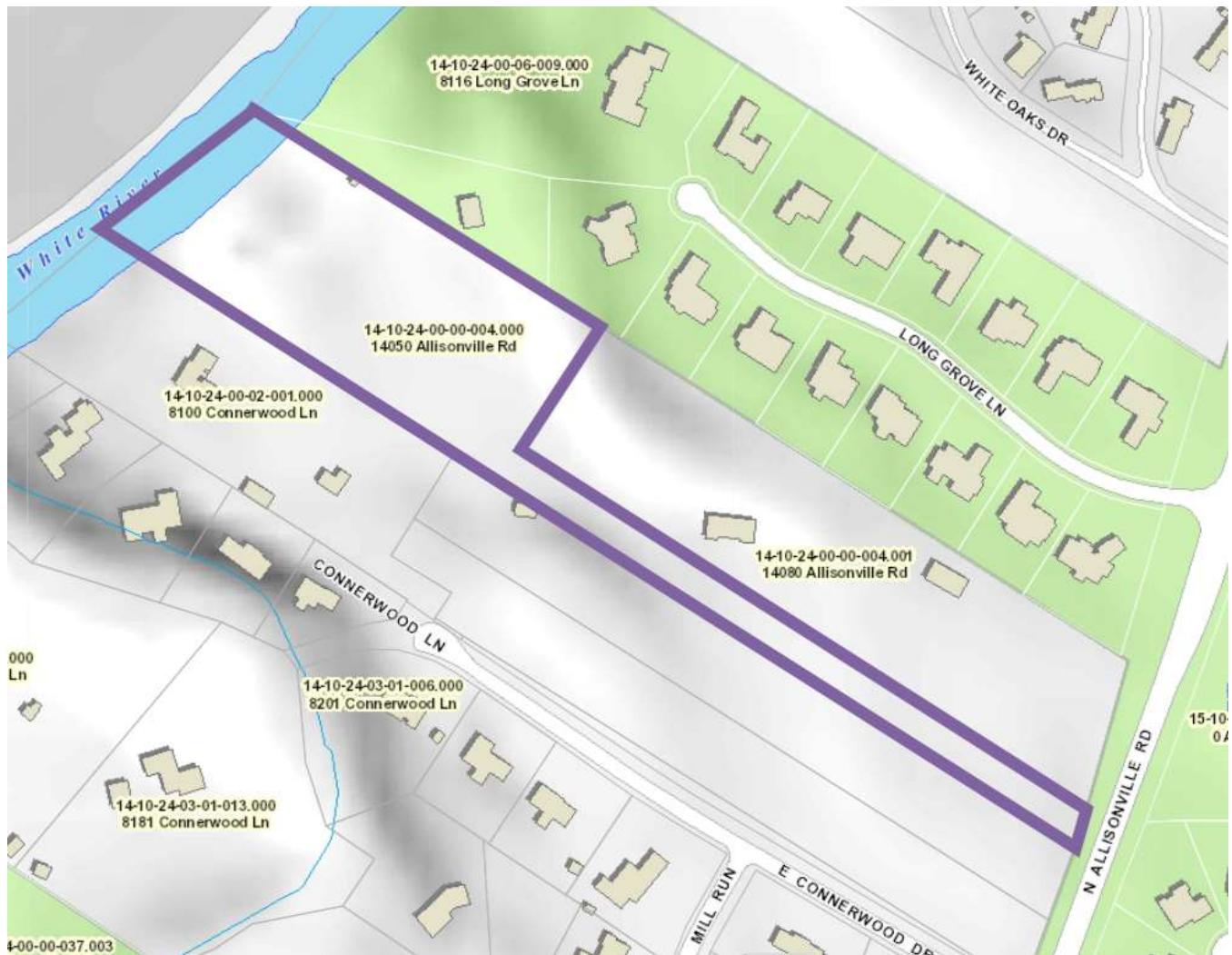
Except:

Part of the South Half of the Section 24, Township 18 North, Range 4 East, Delaware Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeastern corner of Lot 3 in William Holton Dye and Minda B. Dye's Subdivision as per plat thereof recorded in Deed Record 104, page 27, in the Office of the Recorder of Hamilton County, Indiana; thence North 16 degrees 27 minutes 15 seconds East (Assumed bearing) 46.81 feet on the Easterly line of said Lot 3 to a point located 45.00 feet Northerly of, as measured at right angles to, the Southerly line of said Lot 3, said point being the point of beginning of this description; thence North 57 degrees 32 minutes 45 seconds West 1022.10 feet parallel with the Southerly line of said Lot 3; thence North 32 degrees 27 minutes 15 seconds East 219.94 feet perpendicular to the last described line to the Northerly line of Lot 4 in said Dye's Subdivision; thence South 57 degrees 32 minutes 45 seconds East 959.03 feet on the Northerly line of said Lot 4 to the Northeastern most corner thereof; thence South 16 degrees 27 minutes 15 seconds West 228.81 feet on the Easterly lines of said Lot 4 and Lot 3 to the point of beginning.

14050 Allisonville Rd
14-10-24-00-00-004.000

EXHIBIT B



14050 Allisonville Rd
14-10-24-00-00-004.000



Council Action Form

MEETING DATE	January 17, 2023			
TITLE	Request to approve a resolution adopting the Fiscal Plan for the Tolle Property annexation. Case ANX-22-14			
SUBMITTED BY	Name & Title: Megan Vukusich			
	Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☐ Ordinance	☒ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☒ Final Reading
	Ordinance #:		Resolution #: R011723C	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	
	Expenditure \$:	
	Source of Funds:	
	Additional Appropriation #:	
	Narrative:	
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold Final Reading
	2.	Continue
	3.	Take no action
	4.	
PROJECT TIMELINE	December 19, 2022 - 1st Reading / Public Hearing -- City Council January 17, 2023 - Proposed Fiscal Plan / Final Reading -- City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold Final Reading for the annexation of the Tolle Property, adding an additional 0.59 acres to the City of Fishers Corporate limits.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Fiscal Plan 2. Resolution	



MEMORANDUM

Date: January 17, 2023

From: Jonah Butler, Dept of Planning & Zoning

To: Members of the City Council

Re: Fiscal Plan – Tolle Property Annexation

This document shall serve as the official Fiscal Plan for the Tolle Property, a 100% voluntary annexation, as required by Indiana Code 36-4-3-13-d. The Fiscal Plan must show the following, as taken from Indiana Code:

(1) “The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency.”

- A. Police Department – Currently, the Hamilton County Sheriff’s Department is primarily responsible for law enforcement on these properties. Upon annexation of this area, the Fishers Police Department would be responsible for law enforcement. The agency would need to respond to potential emergency calls regarding theft or other criminal activity. The agency would be able to respond to any calls as part of its current operating budget, and the new residential development would not cause any financial hardship to the agency. There is no additional direct cost to the Police Department resulting from this annexation, as the agency currently services the surround areas adjacent to the new residential development.
- B. Fire Department – The Fishers Fire Department already provides fire protection and emergency medical services (EMS) to this property. Therefore, there is no additional cost to the Fire Department resulting from this annexation.
- C. Public Works Department – The adjacent ROW is maintained by Hamilton County and will become the responsibility of the City.

Trash collection is handled by private contractors and is not in the tax base.

When the property connects to sewer, sewage collection system for this property will be handled by Fishers Sanitary System. Property owners pay the city to treat its effluent.

The Public Works Department also will be responsible for maintenance of the storm sewer system.

- D. Community Development Department – The Community Development Department already provides planning and zoning services to unincorporated Hamilton County in this area (per Ordinance No. 111208, adopted November 12, 2008). Therefore, no additional costs will be incurred.
- E. Parks and Recreation – No new city parks are planned with this development and no direct additional costs will be incurred by the Parks and Recreation Department.
- F. Administration, Controller, Engineering, Information Technology – No additional costs to those departments will be incurred as a result of this annexation.

(2) “The method or methods of financing the planned services. The plan must explain how specific and detailed expenses will be funded and must indicate the taxes, grants and other funding to be used.”

The expenses for this development can be paid from the General Fund as part of general operating costs for the Police Department and Public Works Department. No specific earmark is needed.

The most recent assessed value for this property is \$197,800.00 (land & improvements). Revenues would be received from the following sources: Property Taxes, County Option Income Taxes (COIT), Alcoholic Beverage Taxes, Cigarette Taxes, Vehicle Excise Taxes, Motor Vehicle Highway Taxes, and Local Road & Street Taxes.

(3) “The plan for the organization and extension of services. The plan must detail the specific services that will be provided and the dates the services will begin.”

Sewer service = Summer 2024
 Water service = Summer 2024
 Electricity service (Duke Energy) = Summer 2024
 Phone service (AT&T) = Summer 2024
 Cable service (Comcast) = Summer 2024

(4) “That planned services of a noncapital nature, including police protection, fire protection, street and road maintenance, and other noncapital services normally provided within the corporate boundaries, will be provided to the annexed territory within one (1) year after the effective date of the annexation and that they will be provided in a manner equivalent in standard and scope to those noncapital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density.”

All such services would be provided to the property immediately upon the effective date of the annexation, which is 30 days following approval by City Council, and after the petition is recorded with the Hamilton County Recorder’s Office. The effective date of this annexation is anticipated to be approximately February 17, 2023.

(5) “That services of a capital nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation and in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria.”

All such services will be installed as required.

(6) “This subdivision applies to a fiscal plan prepared after June 30, 2015. The estimated effect of the proposed

annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels, and annual debt service payments in those political subdivisions for four (4) years after the effective date of the annexation.”

Below is a list of anticipated tax rates and categories affecting the new subdivision:

	2022 Tax Rate	2023 Tax Rate	2024 Tax Rate	2025 Tax Rate	2026 Tax Rate
County	0.2611	0.2611	0.2611	0.2611	0.2611
Township	0.0225	0.0225	0.0225	0.0225	0.0225
School District	1.2457	1.2457	1.2457	1.2457	1.2457
City	n/a	n/a	0.7215	0.7215	0.7215
Library	0.0581	0.0581	0.0581	0.0581	0.0581
Solid Waste	0.0030	0.0030	0.0030	0.0030	0.0030

- (7) **“This subdivision applies to a fiscal plan prepared after June 30, 2015. The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for four (4) years after the effective date of the annexation.”**

Below is a list of anticipated property tax revenue to the City of Fishers over the next 4 years. There is a one-year lag between the time taxes are assessed and collected by the City.

	2022 (0 Homes)	2023 (0 Homes)	2024 (1 Homes)	2025 (1 Homes)	2026 (1 Homes)
City revenue	\$0	\$0	\$1,427.127	\$1,427.127	\$1,427.127

- (8) **“This subdivision applies to a fiscal plan prepared after June 30, 2015. Any estimated effects on political subdivisions in the county that are not part of the annexation and on taxpayers located in those political subdivisions for four (4) years after the effective date of the annexation.”**

This annexation will not affect other “political subdivisions” in the county not part of this annexation.

- (9) **“This subdivision applies to a fiscal plan prepared after June 30, 2015. A list of all parcels of property in the annexation territory and the following information regarding each parcel:”**

(A) **“The name of the owner of the parcel.”**

Tolle, Terry

(B) **“The parcel identification number.”**

13-11-36-03-02-019.001

(C) **“The most recent assessed value of the parcel.”**

\$197,800 total gross assessed value (January 1, 2022)

\$65,600 assessed value: Land (January 1, 2022)

\$132,200 assessed value: Improvements (January 1, 2022)

RESOLUTION NO. R011723C

**A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF
PROPERTY CONTIGUOUS TO THE CITY OF FISHERS, INDIANA**

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 0.59 acre located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the “Annexed Territory”);

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around December 19, 2022, the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council now desires to adopt a Written Fiscal Plan for the Annexed Territory.

NOW, THEREFORE BE IT RESOLVED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

Section One: The Council hereby adopts the Fiscal Plan for the Tolle Property, as more particularly described in Exhibit C, attached hereto and incorporated herein. This Fiscal Plan is to be adopted prior to the adoption of the annexation ordinance for the Tolle Property.

Section Two: This Resolution shall be in full force and effect from the date of passage by the Common Council and its publication, as provided by law. All provisions or parts thereof in conflict herewith are hereby repealed.

SO RESOLVED by the Common Council of the City of Fishers, Indiana, on this 17 day of January, 2023.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

R011723C

YAY

NAY

ABSTAIN

	John Weingardt, President		
	Cecilia Coble Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the ___17th___ day of ___January___, 2023 at _____p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Christopher P. Greisl, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Christopher P. Greisl



EXHIBIT A
Legal Description of Real Estate

Lot 1 in Booth's Fall Creek Heights, an addition in Hamilton County Indiana, as per plat thereof recorded in Plat Cabinet 2, Page 179 in the Office of the Recorder of Hamilton County, Indiana.

Also including: The entire width of any unincorporated rights-of-way that are contiguous with the above-described real estate.

13880 E 116th St
13-11-36-03-02-019.001

EXHIBIT B
Graphic Depiction of Real Estate



13880 E 116th St
13-11-36-03-02-019.001

EXHIBIT C
Fiscal Plan of Real Estate
(separate)



Council Action Form

MEETING DATE	January 17, 2023			
TITLE	Request to approve a voluntary annexation of 0.59 acres, known as the Tolle Property. Subject site is located at 13880 E. 116 th St. Case ANX-22-14			
SUBMITTED BY	Name & Title: Megan Vukusich			
	Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☒ Final Reading
	Ordinance #: 121922B		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☒ Wait 31 days prior to filing with the County Recorders' Office		☐ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	
	Expenditure \$:	
	Source of Funds:	
	Additional Appropriation #:	
	Narrative:	
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold Final Reading
	2.	Continue
	3.	Take no action
	4.	
PROJECT TIMELINE	December 19, 2022 - 1st Reading / Public Hearing -- City Council January 17, 2023 - Proposed Fiscal Plan / Final Reading -- City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold Final Reading for the annexation of the Tolle Property, adding an additional 0.59 acres to the City of Fishers Corporate limits.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Ordinance	

ORDINANCE NO. 121922B
AN ORDINANCE ANNEXING CERTAIN REAL ESTATE
TO THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 0.59 acre located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the “Annexed Territory”);

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around December 19, 2022, the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, the Common Council has determined, in accordance with Ind. Code §36-4-3-5.1, the petition requesting voluntary annexation is signed by 100% of the owners of land within the Annexed Territory;

WHEREAS, in accordance with Ind. Code §36-4-3-1.5, the Common Council has determined that that Annexed Territory is contiguous as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City;

WHEREAS, on or around January 17, 2023, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council adopted a Written Fiscal Plan for the Annexed Territory; and

WHEREAS, the Common Council now desires to annex the Annexed Territory generally known as River Ridge.

NOW, THEREFORE BE IT ORDAINED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

- Section 1.** **Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit A, attached hereto and incorporated herein, and graphically depicted in Exhibit B, attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.
- Section 2.** **Annexed Territory.** The real estate containing approximately 0.59 acres more or less legally described in Exhibit A attached hereto and incorporated herein, and graphically depicted in Exhibit B attached hereto and incorporated herein, generally to be known as the Tolle Property, is hereby annexed to and declared to be a part of the City of Fishers, Indiana.
- Section 2.** **Council District.** The above-described real estate is hereby assigned to City Council District 1 and shall become a part thereof immediately upon the effective date of this ordinance.

Section 3. **Effective Date.** This ordinance shall be in full force and effect February 17, 2023 and as provided by Indiana law.

Section 4. All ordinances or parts thereof in conflict herewith are hereby repealed.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 17th day of January 2023

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

121922B

YAY

NAY

ABSTAIN

	John Weingardt, President		
	Cecilia Coble Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the ___17th___ day of __January___,2023 at _____p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

_____**January 17, 2023**
DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Christopher P. Greisl, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Christopher P. Greisl



Exhibit A
Legal Description of Real Estate

Lot 1 in Booth's Fall Creek Heights, an addition in Hamilton County Indiana, as per plat thereof recorded in Plat Cabinet 2, Page 179 in the Office of the Recorder of Hamilton County, Indiana.

Also including: The entire width of any unincorporated rights-of-way that are contiguous with the above-described real estate.

13880 E 116th St
13-11-36-03-02-019.001

EXHIBIT B
Graphic Depiction of Real Estate



13880 E 116th St
13-11-36-03-02-019.001



Council Action Form

MEETING DATE	January 17, 2023			
TITLE	Request to approve a resolution adopting the Fiscal Plan for the McDermott Property Annexation. Case ANX-22-12			
SUBMITTED BY	Name & Title: Megan Vukusich			
	Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☐ Ordinance	☒ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☒ Final Reading
	Ordinance #:		Resolution #: R011723D	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	
	Expenditure \$:	
	Source of Funds:	
	Additional Appropriation #:	
	Narrative:	
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold Final Reading
	2.	Continue
	3.	Take no action
	4.	
PROJECT TIMELINE	December 19, 2022 - 1st Reading / Public Hearing -- City Council January 17, 2023 - Proposed Fiscal Plan / Final Reading -- City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold Final Reading for the annexation of the McDermott Property, adding an additional 1 acres to the City of Fishers Corporate limits.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Fiscal Plan 2. Resolution	



MEMORANDUM

Date: January 17, 2023

From: Jonah Butler, Dept of Planning & Zoning

To: Members of the City Council

Re: Fiscal Plan – McDermott Property Annexation

This document shall serve as the official Fiscal Plan for the McDermott Property, a 100% voluntary annexation, as required by Indiana Code 36-4-3-13-d. The Fiscal Plan must show the following, as taken from Indiana Code:

(1) “The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency.”

- A. Police Department – Currently, the Hamilton County Sheriff’s Department is primarily responsible for law enforcement on these properties. Upon annexation of this area, the Fishers Police Department would be responsible for law enforcement. The agency would need to respond to potential emergency calls regarding theft or other criminal activity. The agency would be able to respond to any calls as part of its current operating budget, and the new residential development would not cause any financial hardship to the agency. There is no additional direct cost to the Police Department resulting from this annexation, as the agency currently services the surround areas adjacent to the new residential development.
- B. Fire Department – The Fishers Fire Department already provides fire protection and emergency medical services (EMS) to this property. Therefore, there is no additional cost to the Fire Department resulting from this annexation.
- C. Public Works Department – The adjacent ROW is maintained by Hamilton County and will become the responsibility of the City.

Trash collection is handled by private contractors and is not in the tax base.

When the property connects to sewer, sewage collection system for this property will be handled by Fishers Sanitary System. Property owners pay the city to treat its effluent.

The Public Works Department also will be responsible for maintenance of the storm sewer system.

- D. Community Development Department – The Community Development Department already provides planning and zoning services to unincorporated Hamilton County in this area (per Ordinance No. 111208, adopted November 12, 2008). Therefore, no additional costs will be incurred.
- E. Parks and Recreation – No new city parks are planned with this development and no direct additional costs will be incurred by the Parks and Recreation Department.
- F. Administration, Controller, Engineering, Information Technology – No additional costs to those departments will be incurred as a result of this annexation.

(2) “The method or methods of financing the planned services. The plan must explain how specific and detailed expenses will be funded and must indicate the taxes, grants and other funding to be used.”

The expenses for this development can be paid from the General Fund as part of general operating costs for the Police Department and Public Works Department. No specific earmark is needed.

The most recent assessed value for this property is \$217,900 (land & improvements). Revenues would be received from the following sources: Property Taxes, County Option Income Taxes (COIT), Alcoholic Beverage Taxes, Cigarette Taxes, Vehicle Excise Taxes, Motor Vehicle Highway Taxes, and Local Road & Street Taxes.

(3) “The plan for the organization and extension of services. The plan must detail the specific services that will be provided and the dates the services will begin.”

Sewer service = Summer 2024
 Water service = Summer 2024
 Electricity service (Duke Energy) = Summer 2024
 Phone service (AT&T) = Summer 2024
 Cable service (Comcast) = Summer 2024

(4) “That planned services of a noncapital nature, including police protection, fire protection, street and road maintenance, and other noncapital services normally provided within the corporate boundaries, will be provided to the annexed territory within one (1) year after the effective date of the annexation and that they will be provided in a manner equivalent in standard and scope to those noncapital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density.”

All such services would be provided to the property immediately upon the effective date of the annexation, which is 30 days following approval by City Council, and after the petition is recorded with the Hamilton County Recorder’s Office. The effective date of this annexation is anticipated to be approximately February 17, 2023.

(5) “That services of a capital nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation and in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria.”

All such services will be installed as required.

(6) “This subdivision applies to a fiscal plan prepared after June 30, 2015. The estimated effect of the proposed

annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels, and annual debt service payments in those political subdivisions for four (4) years after the effective date of the annexation.”

Below is a list of anticipated tax rates and categories affecting the new subdivision:

	2022 Tax Rate	2023 Tax Rate	2024 Tax Rate	2025 Tax Rate	2026 Tax Rate
County	0.2611	0.2611	0.2611	0.2611	0.2611
Township	0.0225	0.0225	0.0225	0.0225	0.0225
School District	1.2457	1.2457	1.2457	1.2457	1.2457
City	n/a	n/a	0.7215	0.7215	0.7215
Library	0.0581	0.0581	0.0581	0.0581	0.0581
Solid Waste	0.0030	0.0030	0.0030	0.0030	0.0030

- (7) **“This subdivision applies to a fiscal plan prepared after June 30, 2015. The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for four (4) years after the effective date of the annexation.”**

Below is a list of anticipated property tax revenue to the City of Fishers over the next 4 years. There is a one-year lag between the time taxes are assessed and collected by the City.

	2022 (0 Homes)	2023 (0 Homes)	2024 (3 Homes)	2025 (3 Homes)	2026 (3 Homes)
City revenue	\$0	\$0	\$1,572.1485	\$1,572.1485	\$1,572.1485

- (8) **“This subdivision applies to a fiscal plan prepared after June 30, 2015. Any estimated effects on political subdivisions in the county that are not part of the annexation and on taxpayers located in those political subdivisions for four (4) years after the effective date of the annexation.”**

This annexation will not affect other “political subdivisions” in the county not part of this annexation.

- (9) **“This subdivision applies to a fiscal plan prepared after June 30, 2015. A list of all parcels of property in the annexation territory and the following information regarding each parcel:”**

(A) **“The name of the owner of the parcel.”**

McDermott, Michael H & Kathleen

(B) **“The parcel identification number.”**

14-14-02-02-008.000

(C) **“The most recent assessed value of the parcel.”**

\$217,900 total gross assessed value (January 1, 2022)

\$54,200 assessed value: Land (January 1, 2022)

\$165,500 assessed value: Improvements (January 1, 2022)

RESOLUTION NO. R011723D

**A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF
PROPERTY CONTIGUOUS TO THE CITY OF FISHERS, INDIANA**

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 1 acre located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the “Annexed Territory”);

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around December 19, 2022, the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council now desires to adopt a Written Fiscal Plan for the Annexed Territory.

NOW, THEREFORE BE IT RESOLVED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

Section One: The Council hereby adopts the Fiscal Plan for the McDermott Property, as more particularly described in Exhibit C, attached hereto and incorporated herein. This Fiscal Plan is to be adopted prior to the adoption of the annexation ordinance for the McDermott Property.

Section Two: This Resolution shall be in full force and effect from the date of passage by the Common Council and its publication, as provided by law. All provisions or parts thereof in conflict herewith are hereby repealed.

SO RESOLVED by the Common Council of the City of Fishers, Indiana, on this 17 day of January, 2023.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

R011723D

YAY

NAY

ABSTAIN

	John Weingardt, President		
	Cecilia Coble Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the ___17th___ day of ___January___, 2023 at _____p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Christopher P. Greisl, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Christopher P. Greisl



EXHIBIT A
Legal Description of Real Estate

Lot Numbered 17 in Timber Lane Estates, First Section an addition in Hamilton County, Indiana, as per plat thereof recorded in Plat Book 2, page 149 in the Office of the Recorder of Hamilton County, Indiana.

Also including: The entire width of any unincorporated rights-of-way that are contiguous with the above-described real estate.

11444 Timberlane Rd
14-14-02-02-02-008.000

EXHIBIT B
Graphic Depiction of Real Estate



11444 Timberlane Rd
14-14-02-02-02-008.000

EXHIBIT C
Fiscal Plan of Real Estate

(separate)



Council Action Form

MEETING DATE	January 17, 2023			
TITLE	Request to approve a voluntary annexation of 1 acres, known as the McDermott Property. Subject site is Located at 11444 Timberlane Dr. Case ANX-22-12			
SUBMITTED BY	Name & Title: Megan Vukusich			
	Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☒ Final Reading
	Ordinance #: #121922C		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☒ Wait 31 days prior to filing with the County Recorders' Office		☐ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	
	Expenditure \$:	
	Source of Funds:	
	Additional Appropriation #:	
	Narrative:	
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold Final Reading
	2.	Continue
	3.	Take no action
	4.	
PROJECT TIMELINE	December 19, 2022 - 1st Reading / Public Hearing -- City Council January 17, 2023 - Proposed Fiscal Plan / Final Reading -- City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold Final Reading for the annexation of the McDermott Property, adding an additional 1 acres to the City of Fishers Corporate limits.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Ordinance	

ORDINANCE NO. 121922C
AN ORDINANCE ANNEXING CERTAIN REAL ESTATE
TO THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 1 acre located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the “Annexed Territory”);

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around December 19, 2022, the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, the Common Council has determined, in accordance with Ind. Code §36-4-3-5.1, the petition requesting voluntary annexation is signed by 100% of the owners of land within the Annexed Territory;

WHEREAS, in accordance with Ind. Code §36-4-3-1.5, the Common Council has determined that that Annexed Territory is contiguous as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City;

WHEREAS, on or around January 17, 2023, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council adopted a Written Fiscal Plan for the Annexed Territory; and

WHEREAS, the Common Council now desires to annex the Annexed Territory generally known as River Ridge.

NOW, THEREFORE BE IT ORDAINED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

- Section 1.** **Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit A, attached hereto and incorporated herein, and graphically depicted in Exhibit B, attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.
- Section 2.** **Annexed Territory.** The real estate containing approximately 5 acres more or less legally described in Exhibit A attached hereto and incorporated herein, and graphically depicted in Exhibit B attached hereto and incorporated herein, generally to be known as the McDermott Proprety, is hereby annexed to and declared to be a part of the City of Fishers, Indiana.
- Section 2.** **Council District.** The above-described real estate is hereby assigned to City Council District 5 and shall become a part thereof immediately upon the effective date of this ordinance.

Section 3. **Effective Date.** This ordinance shall be in full force and effect February 17, 2023 and as provided by Indiana law.

Section 4. All ordinances or parts thereof in conflict herewith are hereby repealed.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 17th day of January 2023

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

121922C

YAY

NAY

ABSTAIN

	John Weingardt, President		
	Cecilia Coble Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the __17th__ day of __January__, 2023 at _____ p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

January 17, 2023
DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Christopher P. Greisl, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Christopher P. Greisl



Exhibit A
Legal Description of Real Estate

Lot Numbered 17 in Timber Lane Estates, First Section an addition in Hamilton County, Indiana, as per plat thereof recorded in Plat Book 2, page 149 in the Office of the Recorder of Hamilton County, Indiana.

Also including: The entire width of any unincorporated rights-of-way that are contiguous with the above-described real estate.

11444 Timberlane Rd
14-14-02-02-02-008.000

EXHIBIT B
Graphic Depiction of Real Estate



11444 Timberlane Rd
14-14-02-02-02-008.000



Council Action Form

MEETING DATE	January 17, 2023			
TITLE	Consideration of a rezone of 41.45 acres from Planned Unit Development-Commercial (PUD-C - Creekside Shoppes) to Planned Unit Development-Residential (PUD-R) for a 61 unit residential subdivision to be known as Cyntheanne Woods. Case #RZ-22-8			
SUBMITTED BY	Name & Title: Megan Vukusich Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☒ Final Reading
	Ordinance #: 111422		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☒ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☐ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	Rick Lawrence is requesting a rezone of 41.45 acres from Planned Unit Development-Commercial (PUD-C - Creekside Shoppes) to Planned Unit Development-Residential (PUD-R) for a 61 unit residential subdivision to be known as Cyntheanne Woods. See Petitioner's Packet for concept plan and architectural renderings illustrating the intended development for this property.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold Final Reading
	2.	Continue
	3.	Take no action
	4.	
PROJECT TIMELINE	November 14, 2022 - 1st Reading -- City Council January 4, 2022- Plan Commission Recommendation and Public Hearing January 17. 2022- Proposed Final Reading -- City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold Final Reading for the rezone.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Ordinance 2. Petitioner's Packet 3. Staff Report	

Cyntheanne Woods

Planned Unit Development (PUD) / Rezone

CITY OF FISHERS, INDIANA

**January 4, 2021
Plan Commission**

Applicant: William Tres, LLC

Attorneys: Nelson & Frankenberger, LLC
Rick Lawrence, Attorney
Jon C. Dobosiewicz, Land Use Professional
317-844-0106

TABLE OF CONTENTS

1. Explanation of Request
2. Location Exhibit
3. Aerial Exhibit
4. Cyntheanne Woods Concept Plan
5. Typical Lot Plans
6. Home Character Exhibits
Rear Elevations - Photographs
7. Streetscape Exhibits
8. Cyntheanne Woods PUD Ordinance

TAB 1

EXPLANATION OF REQUEST

The applicant, William Tres, LLC, has filed a rezone application pertaining to a parcel of real estate that consist of approximately 40.5 acres that are located east of and adjacent to Cyntheanne Road 1/8 mile south of 136th Street (collectively, the “Real Estate”). The Real Estate is shown on the Site Location Exhibit included behind Tab 2 and is currently zoned per the terms of the Creekside Shoppes PUD-C. The current use of the property is agricultural in use which can be seen on the Aerial Exhibit included behind Tab 3. Surrounding property to the north (south of 136th Street), is agricultural in use as well. To the east is the Barrington Estates subdivision. Also adjacent to the east and south of the Real Estate is the Britton Falls subdivision. One single-family residence exists south of the site along Cyntheanne Road. Located to the west of the Real Estate, across Cyntheanne Road, is the Cyntheanne Christian Church and the Hunters Run subdivision.

William Tres, LLC is seeking to rezone the Real Estate to the “Cyntheanne Woods Planned Unit Development Ordinance” (“Cyntheanne Woods PUD”) in order to develop a high-quality, for-sale, residential community consisting of sixty-one (61) single family detached homes on the Real Estate. Expected prices for homes will be from the \$400,000’s. Character exhibits of the proposed homes are included behind Tab 6. Homes include recessed garages and significant architectural detailing on all sides, as shown on the Character Exhibits. Rear Elevations are enhanced as illustrated on the last page of Tab 6. The exhibit included behind Tab 7 includes streetscape examples from a similar community which includes the proposed homes. In addition to the architectural design, the reduced front yards along with the recessed garage format will create a welcoming pedestrian oriented street frontage within the neighborhood.

As illustrated on the Concept Plan (see Tab 4), the single family detached homes are to be constructed on lots located generally along the western and northern area of the Real Estate. Details of the proposed lot style are included behind Tab 5 which includes the recessed garage layouts and setbacks. As shown on the Conceptual Plan, and requested by City Staff, the better part of the Real Estate will be dedicated to the City of Fishers to become part of the City’s Greenway Trail Corridor. This Greenway area provides an open space transition between the single family homes and the existing neighborhoods to the east and south.

The Cyntheanne Woods PUD, included behind Tab 8, contains specific development requirements for the single family detached homes, as well as specific architectural requirements for the home product. To this end, Illustrative Architectural Exhibits of the potential home product and specific rear elevation and garage door enhancements are included as exhibits to the Cyntheanne Woods PUD.

We look forward to presenting this request to you on January 4, 2022.

Respectfully submitted,

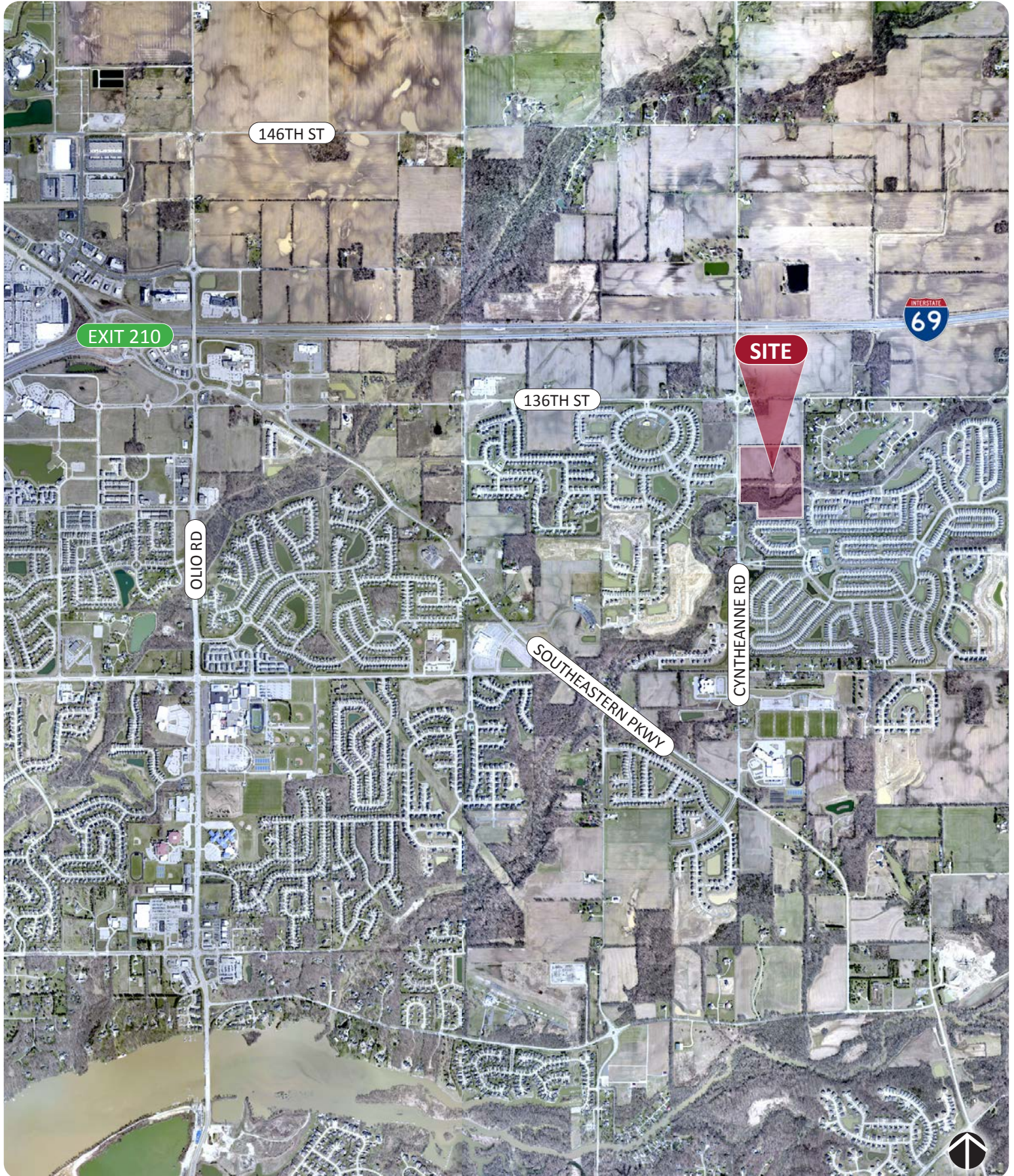


Rick Lawrence



Jon C. Dobosiewicz

TAB 2



TAB 3

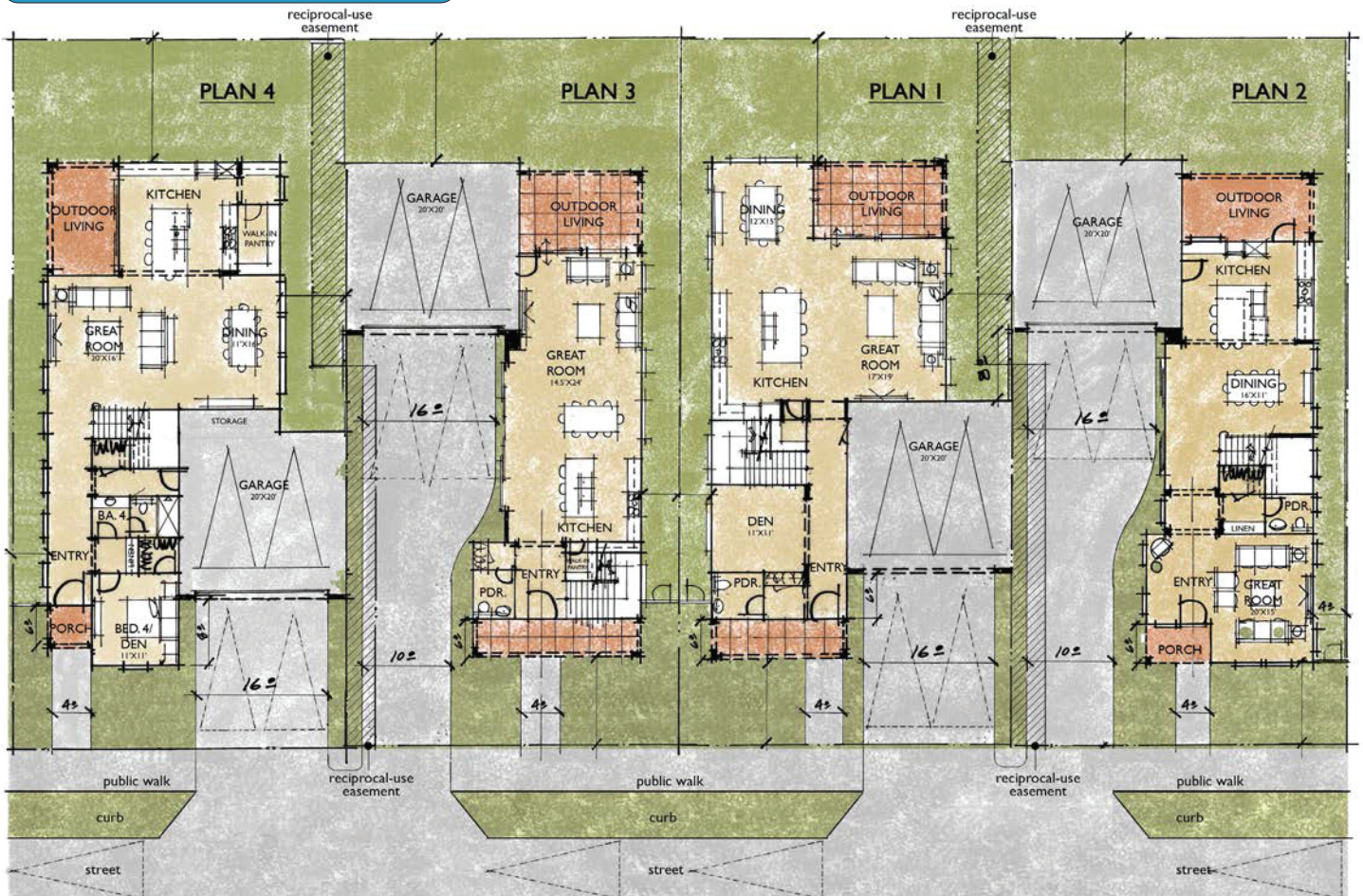


TAB 4

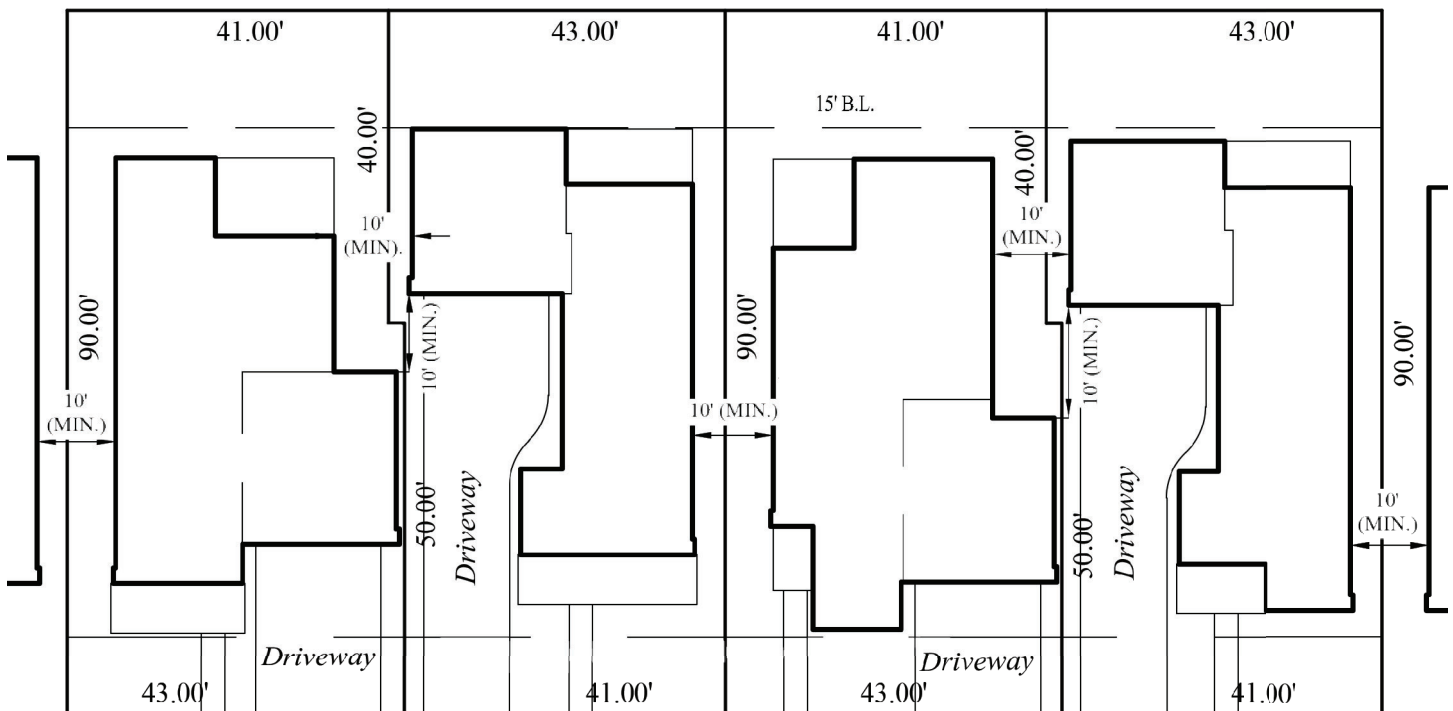


TAB 5

FIRST FLOOR - LOT PLAN EXAMPLE



TYPICAL PLOT PLAN

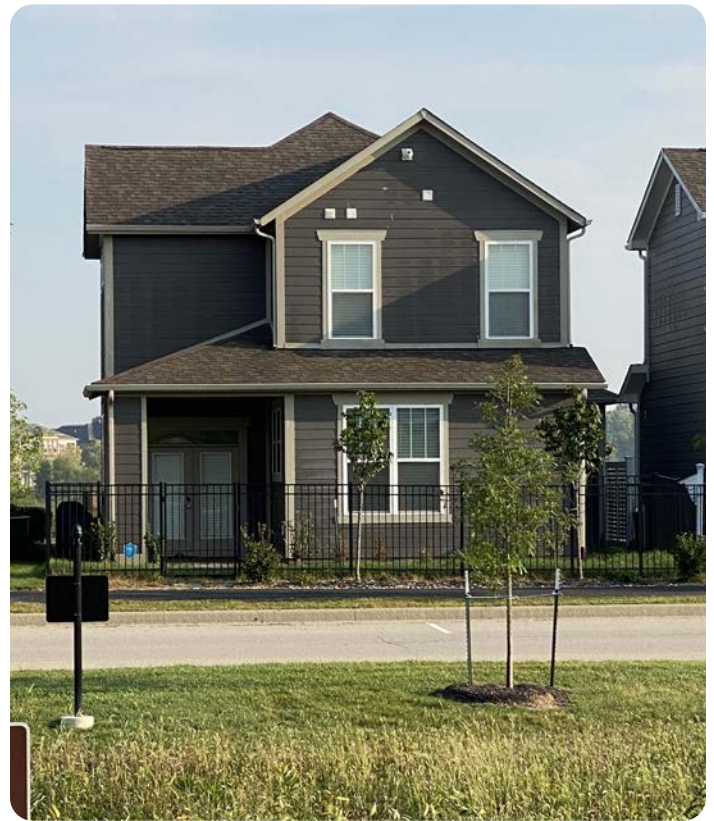


TAB 6





REAR ELEVATIONS - PHOTOGRAPHS



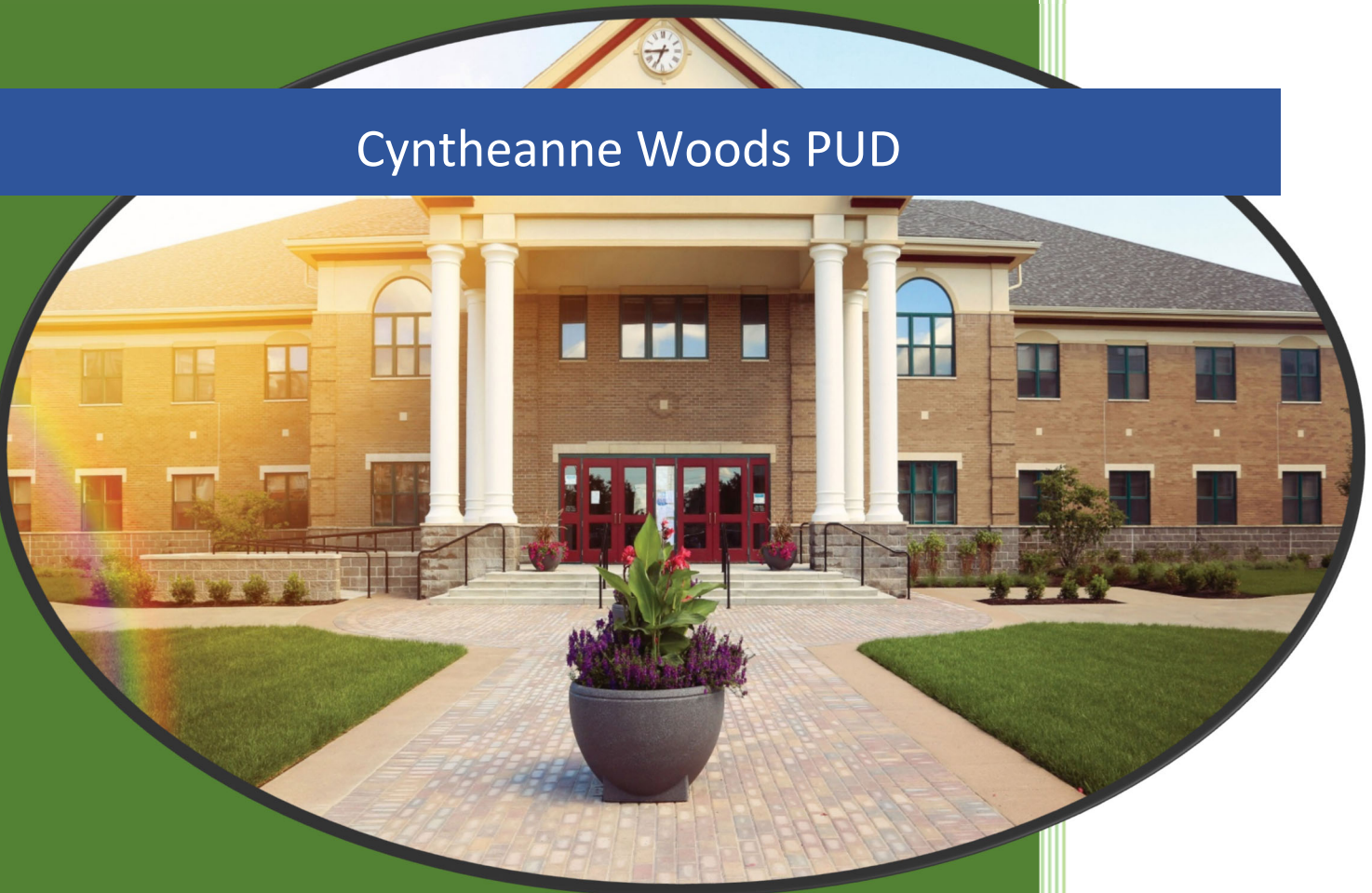
TAB 7



TAB 8

2023

Cyntheanne Woods PUD



Planning & Zoning Department
City of Fishers
Ordinance:



1.1. Declaration, Purpose and Intent, Applicability, and Allowed Uses

A. Declaration

1. Ordinance No. _____ (this "Ordinance")
2. Adopted: _____

B. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 062121B, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in Exhibit B.1 attached hereto and incorporated herein (the "Real Estate"), is hereby designated as a Planned Unit Development - Residential District (PUD-R), and that said PUD-R zoning district shall hereafter be known as the "Cyntheanne Woods PUD."

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

C. Applicability

The standards of the UDO applicable to the R5 Residential District shall apply to the development of the Real Estate, as shown on the Concept Plan, except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to "Chapter", "Article", and "Section" in this Ordinance shall refer to the corresponding Chapter, Article and Section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and Sec. 1.3.6. Transition Ordinance also shall apply to amendments.

D. Allowed Uses

All uses permitted in the R5 Residential District shall be permitted in the Real Estate.

1.2. Concept Plan

The Concept Plan, attached hereto as Exhibit B.2, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of the Cyntheanne Woods PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

1.3. Development Standards

A. Introductory Provisions

The regulations of CHAPTER 1. INTRODUCTORY PROVISIONS shall apply.

B. Administration

The regulations of CHAPTER 2. ADMINISTRATION shall apply.

C. Zoning Districts

The regulations of CHAPTER 3. ZONING DISTRICTS shall apply, except as modified by this Ordinance. The total maximum number of lots within the Cyntheanne Woods PUD shall not exceed 61 lots.

1. Article 3.1. Establishment of Zoning Districts: Shall apply.
2. Article 3.2. Residential Districts: Shall apply, except as modified below:

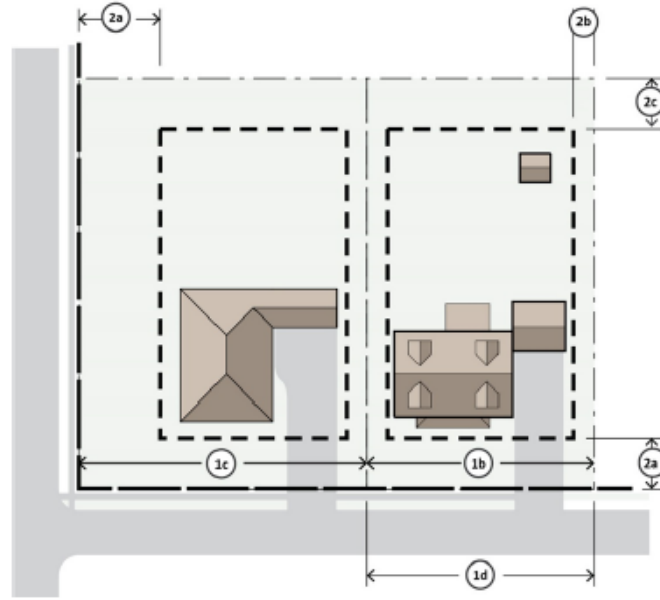
(a) Sec. 3.2.6. R5 Residential District: Shall not apply. Instead the following shall apply to the District:

District Development Standards

1. Minimum Lot Dimensions	
1a. Lot area	3,500 sf
1b. Lot width at building line – standard	40 feet
1c. Lot width at building line – corner	50 feet
1d. Lot frontage	20 feet
2. Minimum Building Setbacks	
2a. Front - local street / other street type	10 feet
2b. Side	*1 foot
2c. Rear	15 feet
2d. Minimum Building Separation	**10 feet
3. Maximum Building Height	
3a. Primary structure	35'
4. Building Floor Area	
4a. Living unit area, 1-story (min)	1,800 sf
4b. Living unit area, 2-story (min)	1,800 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	75%
5c. Alternative standards	<i>Sec. 8.4.7. Conservation Development</i>
5e. Total structures per lot	<i>Sec. 6.8.1.G. Structures Per Lot</i>

* There shall be a minimum three (3) foot wide reciprocal use and access easement along side lot lines of adjoining lots where the side yard building setback is less than three (3) feet.

** There shall be a minimum ten (10) foot building separation as measured at the structure foundation (minor encroachments including overhangs and masonry shall be permitted within the building separation). If the building separation is less than twenty (20) feet, then a subsurface drain shall be required in the side yard between the structures.



D. Article 6.1 General Regulations: Shall apply.

E. Article 6.2 Accessory Structure Standards: Shall apply.

F. Article 6.3 Architectural Design Standards: Shall apply, except as modified below:

- 1) The "Illustrative Architectural Exhibit" included in **Exhibit C** is hereby incorporated into this Cyntheanne Woods PUD to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the residential dwellings on the Real Estate. The final dwelling designs may vary from the Illustrative Architectural Exhibit, however, the dwellings shall be substantially similar in quality and character to the dwellings shown in the Illustrative Architectural Exhibit. Where there is a conflict between the Illustrative Architectural Exhibit and the Architectural Design Standards, compliance with the Illustrative Architectural Exhibit shall supersede and the dwelling design shall be permitted.
- 2) Section 6.3.4.B.4.e – Shall apply as illustrated in the examples of compliance in **Exhibit D** Garage Door Illustrations.
- 3) Section 6.3.4.B.4.c – Shall apply, however an additional storage area shall not be required.
- 4) Section 6.3.4.C.2.d – Shall apply, as compliance is demonstrated in the Illustrative Architectural Exhibit (**Exhibit C**).
- 5) Section 6.3.4.D.2.d – Shall apply, as compliance is demonstrated in the Illustrative Architectural Exhibit (**Exhibit C**). Variations, as illustrated below, shall be permitted.



6) Section 6.3.4.D.2.e – Shall not apply. Instead, Dwelling materials and percentages shall be as generally illustrated on **Exhibit C** and **Exhibit E**.

- a. Article 6.3.4.B.2(a-d) shall apply, as compliance is demonstrated in Exhibit E.
- b. Along rear elevations are facing a public view (where visible from roadways, common areas and pedestrian areas) enhancements to dwellings shall be as generally depicted on **Exhibit E**. Additionally, a minimum of one (1) window shall be added to the rear of any garage area where the garage area is along the rear of the dwelling (see **Exhibit E** “*”).

G. Article 6.4 Entrances & Driveways: Shall apply.

H. Article 6.5 Exterior Lighting Standards: Shall apply.

I. Article 6.6 Height Standards: Shall apply.

J. Article 6.7 Landscaping Standards: Shall apply, except as modified below:

- 1) The required landscaping in all common areas/open space and pond edging shall be native species selected from the City of Fishers list of approved species, and emphasis shall be given to selecting drought tolerant varieties, at the discretion of the developer and/or property owner. All required plantings initially on individual lots shall be native species. Non-native species may be installed with prior approval by City Staff.
- 2) Required landscaping that can not be placed in a required location due to utility or infrastructure separation requirements may be planted elsewhere on the Real Estate.
- 3) Varying species of plantings shall be used to protect against pest and disease. No more than thirty percent (30%) of total plan material may be of one species.
- 4) **Section 6.7.4 Bufferyards** - Shall not apply.

- 5) **Section 6.7.5 – Lot Plantings:** Lot Plantings may be installed within Common Areas on the Real Estate if easements prevent placement on the subject lot.
- 6) **Section 6.7.6.A - Local Streets – Single-family Lots:** 1 canopy tree per frontage, which canopy tree shall be one and the same as the tree required under Section 6.7.5.
- K. **Article 6.8 Lot Standards:** Shall apply.
- L. **Article 6.9 Outdoor Display & Storage Standards:** Shall apply.
- M. **Article 6.10 Parking & Loading Standards:** Shall apply.
- N. **Article 6.11 Pedestrian Accessibility Standards:** Shall not apply to the Greenway Trail Corridor Area (as identified on the Concept Plan (Exhibit B.2)).
- O. **Article 6.12 Permitted Nonresidential Structure Standards:** Shall apply.
- P. **Article 6.13 Property Identification Standards:** Shall apply.
- Q. **Article 6.14 Public Art Standards:** Shall apply.
- R. **Article 6.15 Setback Standards:** Shall apply.
- S. **Article 6.16 Signage Standards:** Shall apply.
- T. **Article 6.17 Wall & Fence Standards:** Shall apply.
- U. **Article 6.18 Water & Sewer Standards:** Shall apply.
- V. **Article 6.19 Vision Clearance Standards:** Shall apply.

1.3. Planned Unit Development Design Standards

- A. **Cross Reference:** The regulations of *Chapter 8: Subdivision and Planned Unit Development Design Standards* shall apply, except as modified below.
 - 1) **Article 8.1 General Provisions:** Shall apply.
 - 2) **Article 8.2 Block, Lot & Access Standards:** Shall apply.
 - 3) **Article 8.3 Street & Alley Standards:** Shall apply.
 - 4) **Article 8.4 Open Space, Common Area & Amenity Standards:** Development of the Real Estate shall not be subject to the Open Space requirements of UDO. Dedication of the part of the Real Estate, as generally illustrated and labeled as Greenway Trail Corridor Area on Exhibit B.2, to the City of Fishers at the time of Secondary Plat shall satisfy all applicable Open Space requirements of the UDO. If the City desires to improve the dedicated area prior to its dedication, then the property owner shall work in good faith with the City to accommodate the City's plans.
 - 5) **Article 8.5 Other Design Standards:** Shall apply.

1.4. Floodplain Standards

The regulations of CHAPTER 9. FLOODPLAIN STANDARDS shall apply.

1.5. Procedures & Permits

The regulations of CHAPTER 10. PROCEDURES & PERMITS shall apply.

1.6. Enforcement & Penalties

The regulations of CHAPTER 11. ENFORCEMENT & PENALTIES shall apply.

1.7. Definitions

The regulations of CHAPTER 12. DEFINITIONS shall apply.

1.8. Impact Fees

Regardless of the Real Estate's annexation status at the time a building permit is issued, all applicable road, bridge and park impact fees shall be paid, subject to any applicable credits.

1.9. Real Estate

See "Exhibit B.1" attached hereto.

(Legal Description and Location Map of property.)

2.0. Adoption

PUD Draft E 122022

Exhibit B.1 – Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HAMILTON, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER, SECTION 29, TOWNSHIP 18 NORTH, RANGE 6 EAST, LOCATED IN FALL CREEK TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT A RAILROAD SPIKE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 6 EAST; THENCE NORTH 00 DEGREES 09 MINUTES 25 SECONDS EAST (ASSUMED BEARING) 521.13 FEET ON AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO A MAG NAIL AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 09 MINUTES 25 SECONDS EAST 1215.50 FEET ON AND ALONG SAID NORTH LINE TO A MAG NAIL; THENCE NORTH 89 DEGREES 48 MINUTES 51 SECONDS EAST 1320.50 FEET PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED S0083; THENCE SOUTH 00 DEGREES 09 MINUTES 25 SECONDS WEST 1435.50 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED S0038; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS WEST 980.50 FEET PARALLEL WITH SAID SOUTH LINE TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED S0083; THENCE NORTH 00 DEGREES 09 MINUTES 25 SECONDS EAST 220.00 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED S0083; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS WEST 340.00 FEET PARALLEL WITH SAID SOUTH LINE TO THE POINT OF BEGINNING.

Exhibit B.2 – Concept Plan



Exhibit C – Illustrative Architectural Exhibit



Exhibit C – Illustrative Architectural Exhibit

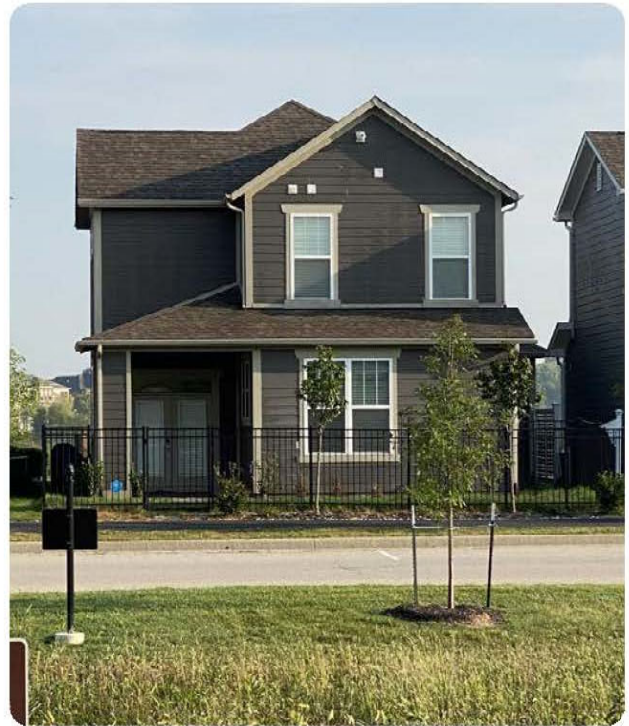


Exhibit D – Garage Door Illustrations



Exhibit E – Rear Elevation Enhancement Illustrations

REAR ELEVATIONS - PHOTOGRAPHS



* A minimum of one (1) window shall be added to the garage in the areas noted with an * for those dwellings facing a public view.



City Council Staff Report

Meeting Date: January 17, 2023

DEPARTMENT CONTACT:

Bre King, Senior Planner (kingb@fishers.in.us)

CASE NUMBER:

RZ-22-8

PETITIONER:

Rick Lawrence on behalf of William Tres
Development (rick@nf-law.com)

PROPERTY ADDRESS/LOCATION:

Southeast corner of 136th Street and
Cyntheanne

REQUEST: Consideration of a rezone of 41.45 acres from Planned Unit Development-Commercial (PUD-C - Creekside Shoppes) to Planned Unit Development-Residential (PUD-R) for a 61-unit, single family residential subdivision to be known as Cyntheanne Woods.

EXISTING ZONING:

PUD-Commercial (Creekside
Shoppes Ordinance No.
080408)

PROPOSED ZONING:

PUD-Residential
(Cyntheanne Woods
Ordinance No. 111422)

FISHERS 2040:

Neighborhood Service Center,
Estate Residential & Open Space
Overlay

LOT SIZE: 41.45 acres

LOCATION MAP



STAFF RECOMMENDATION

☒ Approve ☐ Deny ☐ Continue

ZONING HISTORY:

The current zoning of the property is PUD-Commercial (Creekside Shoppes Ordinance No. 080408). This zoning designation was approved on November 5, 2008. The current zoning is intended to allow all uses described in the C1, C2 and I1 districts of the Unified Development Ordinance (UDO) with some additional use restrictions.

The property is currently vacant and has been vacant / farmland since at least 1936 according to photographic evidence taken from the city's GIS maps.

SURROUNDING LAND USE & ZONING:

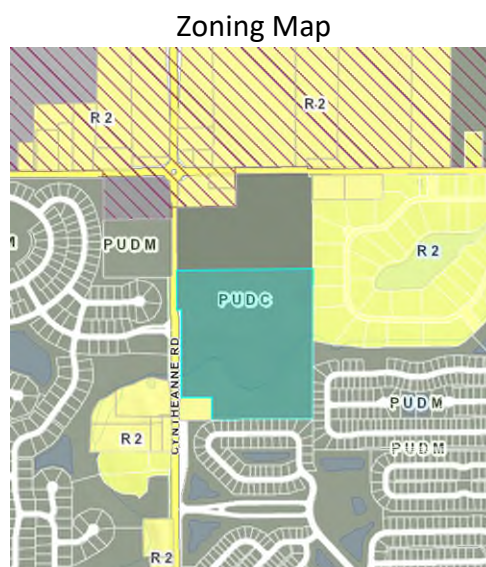
North: PUD-M Britton Falls Ordinance No. 041513 (Vacant)

East: R2 Residential (Barrington Estates) & PUD-M Britton Falls Ordinance No. 041513 (Britton Falls)

South: PUD-M Britton Falls Ordinance No. 041513 (Britton Falls)

West: PUD-M Britton Falls Ordinance No. 041513 (Hunters Run)

The proposed development is surrounded by single-family residential on the East, South and West, ranging from R2 to PUD communities. To the North is another parcel zoned PUD-C- Creekside Towns and is currently vacant. The proposed single-family development aligns with the current conditions and character of the surrounding land use.



SUMMARY OF PUBLIC COMMENTS:

Neighborhood Meetings – The developer met with the Britton Falls (11/9/22), Hunters Run (12/7/22) and Barrington Estates (11/15/22) to provide the surrounding neighborhoods an overview of the new development and solicit feedback. A summary of these meetings and responses has been provided by the developer and included on the agenda. City staff did not attend these neighborhood meetings, but the primary concerns are indicated below as detailed by the developer.

- Density of housing
- Desire for open space / tree preservation
- General amount of development around the city
- Desire for commercial uses

City Council – This item was given First Reading at City Council on 11/14/2022. Below is an overview of the comments made

- Councilperson Coble would like to see enhanced architecture on the rear elevations facing Cyntheanne Road. Staff Echoes this sentiment and would like to see additional architectural features on the rear garage elevations.
- All Council members voiced support for the greenway connection proposed South of the proposed homes on the property.

Frank Harlem, property owner at 15252 Charbono Street in Britton Falls, stopped by the City Service building on 12/28/2022 to ensure staff was aware of the former deed restrictions on the property regarding the area south of Thorpe Creek. These commitments were made to the Britton Falls HOA under document reference no. 200000063298 and instrument no. 2008059403. The commitments state that Thorpe Creek is to be in a Tree Conservation Area and the area south of Thorpe Creek is to remain a density of no greater than 1.7 dwelling units/acre that was under the original R2 zoning. This area is identified in the PUD as “Greenway Trail Corridor Area” will be dedicated to the city for future parkland ensuring these commitments are adhered to. The petitioner has also added language to the PUD to ensure these commitments are being adhered to.

Plan Commission – This item with to Plan Commission on 1/4/2023. No public comments were heard. Plan Commission send a **favorable recommendation** to City Council by a vote of 9 to 0.

PETITION OVERVIEW:

This new zoning district will be known as the “Cyntheanne Woods PUD” and is generally located on the southeast corner of 136th and Cyntheanne Rd. The underlying zoning district for this PUD will be the R5 Residential Zoning District found within the City’s Unified Development Ordinance (UDO), except as modified by the proposed ordinance. When additional permits are applied for (Primary Plat, Secondary Plat, Subdivision Improvement Permit), the permits will be reviewed by the Technical Advisory Committee for code compliance.

The image below provides an overview of the Cyntheanne Woods PUD deviations from the UDO and items that exceed UDO Requirements. This rezone was reviewed by the Technical Advisory Committee (TAC) on 11/17/2022. All staff TAC comments have been addressed.



Density Standards	
Lot Size	↓
Frontage	↓
Setbacks	↓
Impervious Area	↓
Building Floor Area	↑

Other Standards	
Architecture	↑
Open Space	↑
Tree Preservation & Native Landscaping	↑

Development Standards – Compared to R5 Zoning District.

Cyntheanne Woods PUD		UDO R5 Residential
1a Lot Area	3,500 sf	7,500 sf
1b Lot width at building line – Standard	40'	70'
1c Lot width at building line – corner	50'	84'
1d Lot Frontage	20'	50'
2 Minimum Building Setbacks		
2a. Front – local street / other street type	10'	25'/40'
2b. Side, primary structure	*1'	10'
2c. Rear	15'	25'
2d. Minimum Building Separation	**10'	-
3. Maximum Building Height		
3a. Primary structure	35'	35'
4. Building Floor Area		
4a. Living unit area, 1-story (min)	1,800 sf	1,000 sf
4b. Living unit area, 2-story (min)	1,800 sf	1,200 sf
5. Other		
5a. Requires municipal water and sewer hookup		
5b. Impervious area of lot (max)	75%	50%
5c. Alternative standards	Sec.8.4.7. Conservation Development	Sec.8.4.7. Conservation Development
5d. Total structures per lot	Sec. 6.8.1.G. Structures Per Lot	Sec. 6.8.1.G. Structures Per Lot

* There shall be a minimum three (3) foot wide reciprocal use and access easement along side lot lines of adjoining lots where the side yard building setback is less than three (3) feet.

** There shall be a minimum ten (10) foot building separation as measured at the structure foundation (minor encroachments including overhangs and masonry shall be permitted within the building separation). If the building separation is less than twenty (20) feet, then a subsurface drain shall be required in the side yard between the structures.

Architecture – The Illustrative Architectural Exhibits will be reviewed by PUD Committee for approval on January 4, 2023. At the request of staff, the petitioner has included the provision that rear elevations facing a public view (where visible from roadways, common areas and pedestrian areas) enhancements to dwellings shall be added. Additionally, a minimum of one (1) window shall be added to the rear of any garage area where the garage area is along the rear of the dwelling. Architecture was approved by the PUD Committee at their 1/4/2023

meeting.

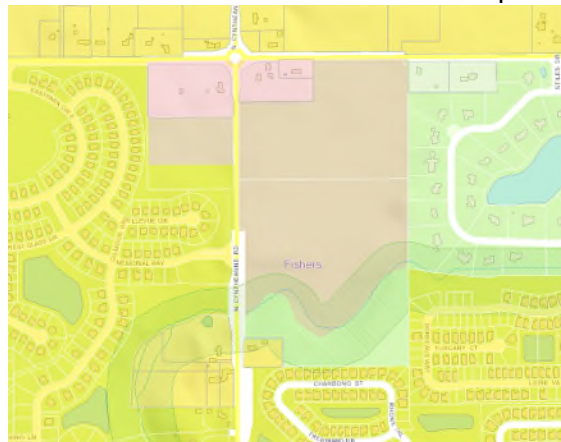
Open Space – To meet open space requirements, the developer has agreed to dedicate the open space area to the City of Fishers for a future park. Activation of this area with trails, including connections to surrounding neighborhoods, will be determined by the City at a later date.

Native Landscaping – All required landscaping will be native species as selected from the City of Fishers Planting Guide list of Approved Species. In addition, the species will be required to be varied so that no more than 30% of a total plant material may be one species to increase resistance against pest or disease. In addition, the detention pond will have native species planted along the edge of the pond to assist with natural water quality improvements.

Site Access & Right of Way – All proposed roads will be designated as local and public. The city Engineering Department has a plan in place to widen 136th in 2024 to assist with traffic flow. The development proposes one entrance off Cyntheanne road to be placed directly across from the entrance to Hunters Run Subdivision. A second emergency service access will be provided north of this entrance. The development will also provide a stub street to the North to connect with future development. It is important to highlight that all access and ROW improvements will need to be reviewed by the City's Engineering Department through the Technical Advisory Committee (TAC) and are subject to additional comments by staff.

Fishers 2040 – The Fishers 2040 Future Land Use Map identifies this area as Neighborhood Service Center on the northern portion of the property and Estate Residential on the area in the proposed tree preservation area of the development.

Fishers 2040 Future Land Use Map



Neighborhood Service Center is defined as a land use intended to provide daily retail uses,

personal services and community gathering space for the convenience of neighborhoods in which they are located. Integrated residential uses may be appropriate and neighborhood centers should be integrated to coordinate with surrounding residential uses to provide support and pedestrian activity.

Estate Residential is intended to establish and preserve land that is used for single-family homes on large lots, less than one unit per acre. Uses may include residential single-family development that is integrated with compatible agricultural or ecological uses.

There is also a band of Open Space Overlay following the route of Thorpe Creek on the property. The Open Space Overlay is land identified for development or redevelopment on the future land use map include environmentally sensitive areas, such as wood lots, tree rows or stream corridors, or key connection points within the city's larger greenway network. The Future Land Use Map includes a greenway overlay that conceptually illustrates open space preservation and greenway connection opportunities throughout the planning area.

The development is residential in nature similar to the estate residential category in the plan. However, because the development is preserving the native landscape, they have proposed higher density in the Northern portion of the property. The Comprehensive Plan still shows the potential for commercial rezones / development on the Southeast and Southwest corner of 136th and Cyntheanne. Despite the commercial uses allowed on the subject property since 2008, no commercial development has occurred.

STAFF RECOMMENDATION

☒ Approve ☐ Deny ☐ Continue

ORDINANCE NO. 111422
AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF
THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

This is an ordinance to amend the Official Zoning Map incorporated into the Unified Development Ordinance (“UDO”) for the City of Fishers (the “City”), previously enacted by the City pursuant to its authority under the laws of the State of Indiana IC 36-7-4 et seq., as amended.

WHEREAS, the City’s Plan Commission has conducted a public hearing on January 4, 2023 for case RZ-22-8 as required by law in regard to the proposal to amend the City’s Official Zoning Map to designate the real estate identified on Exhibit A, attached hereto and incorporated herein (the “Real Estate”), as within the Cyntheanne Woods PUD; and

WHEREAS, the Plan Commission at its January 4, 2023 meeting sent a Favorable Recommendation to the Fishers City Council by a vote of nine (9) in favor and zero (0) opposed; and

WHEREAS, to support its long-term vision for the City, the Council desires to adopt certain amendments to the Official Zoning Map.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AS FOLLOWS:

Section 1. Declaration. The City’s Official Zoning Map is hereby amended to designate the Real Estate as within the Cyntheanne Woods PUD.

Section 2. Purpose and Intent. The purpose and intent of this text amendment is to support the City’s long-term vision for the City.

Section 3. Approval. This amendment shall become effective upon its adoption and publication in accordance with Indiana law. Development of the Real Estate shall be governed entirely by the provisions of the Cyntheanne Woods PUD and the provisions of the UDO.

ORDINANCE NO. 111422

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 17th day of January 2023.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY**NAY****ABSTAIN**

	Todd Zimmerman, President		
	John Weingardt, Vice President		
	C. Pete Peterson, Member		
	Cecilia C. Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the ____ day of _____ 2023, at _____ m.

ATTEST: _____
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE



MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Christopher P. Greisl, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Christopher P. Greisl

EXHIBIT A

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HAMILTON, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

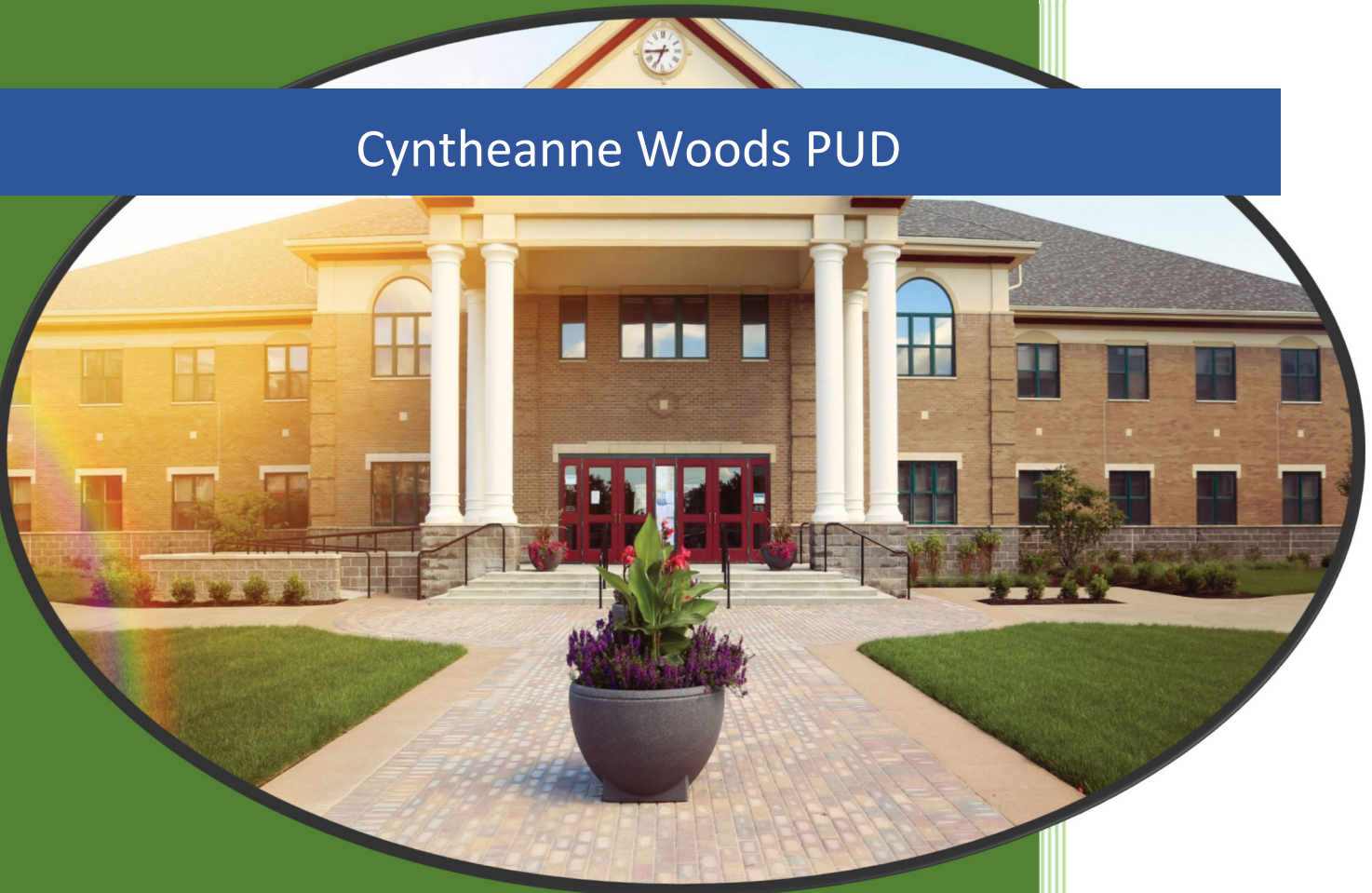
A PART OF THE NORTHWEST QUARTER, SECTION 29, TOWNSHIP 18 NORTH, RANGE 6 EAST, LOCATED IN FALL CREEK TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT A RAILROAD SPIKE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 6 EAST; THENCE NORTH 00 DEGREES 09 MINUTES 25 SECONDS EAST (ASSUMED BEARING) 521.13 FEET ON AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO A MAG NAIL AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 09 MINUTES 25 SECONDS EAST 1215.50 FEET ON AND ALONG SAID NORTH LINE TO A MAG NAIL; THENCE NORTH 89 DEGREES 48 MINUTES 51 SECONDS EAST 1320.50 FEET PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED S0083; THENCE SOUTH 00 DEGREES 09 MINUTES 25 SECONDS WEST 1435.50 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED S0038; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS WEST 980.50 FEET PARALLEL WITH SAID SOUTH LINE TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED S0083; THENCE NORTH 00 DEGREES 09 MINUTES 25 SECONDS EAST 220.00 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED S0083; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS WEST 340.00 FEET PARALLEL WITH SAID SOUTH LINE TO THE POINT OF BEGINNING.

EXHIBIT B



2023

Cyntheanne Woods PUD



Planning & Zoning Department
City of Fishers
Ordinance No. 111422



1.1. Declaration, Purpose and Intent, Applicability, and Allowed Uses

A. Declaration

1. Ordinance No. 111422 (this "Ordinance")
2. Adopted: _____

B. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 062121B, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in Exhibit B.1 attached hereto and incorporated herein (the "Real Estate"), is hereby designated as a Planned Unit Development - Residential District (PUD-R), and that said PUD-R zoning district shall hereafter be known as the "Cyntheanne Woods PUD."

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

C. Applicability

The standards of the UDO applicable to the R5 Residential District shall apply to the development of the Real Estate north of Thorpe Creek, as shown on the Concept Plan, except as modified, revised, or expressly made inapplicable by this Ordinance. The portion of the Real Estate south of Thorpe Creek (containing approximately ten acres), as shown on the Concept Plan shall remain subject to the R2 Residential zoning district standards of the UDO. Cross-references to "Chapter", "Article", and "Section" in this Ordinance shall refer to the corresponding Chapter, Article and Section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and Sec. 1.3.6. Transition Ordinance also shall apply to amendments.

D. Allowed Uses

All uses permitted in the R5 Residential District shall be permitted in the portion of the Real Estate north of Thorpe Creek.

1.2. Concept Plan

The Concept Plan, attached hereto as Exhibit B.2, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended

quality and character of the Cyntheanne Woods PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

1.3. Development Standards

A. Introductory Provisions

The regulations of CHAPTER 1. INTRODUCTORY PROVISIONS shall apply.

B. Administration

The regulations of CHAPTER 2. ADMINISTRATION shall apply.

C. Zoning Districts

The regulations of CHAPTER 3. ZONING DISTRICTS shall apply, except as modified by this Ordinance. The total maximum number of lots within the Cyntheanne Woods PUD shall not exceed 61 lots.

1. Article 3.1. Establishment of Zoning Districts: Shall apply.
2. Article 3.2. Residential Districts: Shall apply, except as modified below:

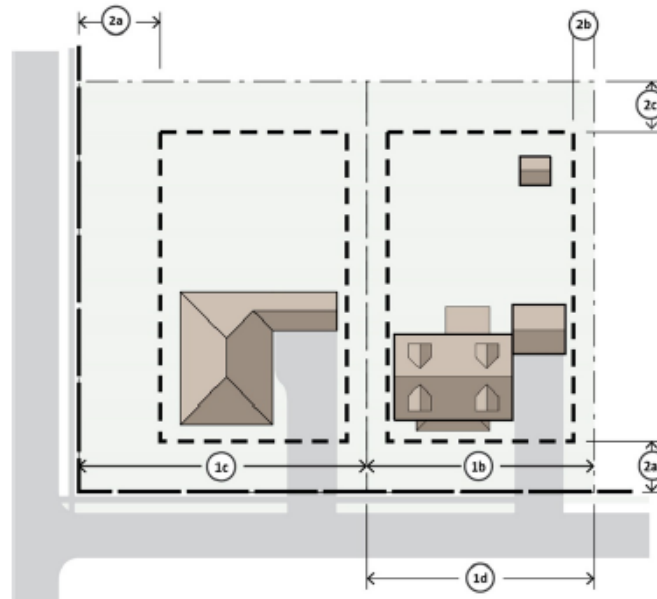
(a) Sec. 3.2.6. R5 Residential District: Shall not apply. Instead the following shall apply to the District:

District Development Standards

1. Minimum Lot Dimensions	
1a. Lot area	3,500 sf
1b. Lot width at building line – standard	40 feet
1c. Lot width at building line – corner	50 feet
1d. Lot frontage	20 feet
2. Minimum Building Setbacks	
2a. Front - local street / other street type	10 feet
2b. Side	*1 foot
2c. Rear	15 feet
2d. Minimum Building Separation	**10 feet
3. Maximum Building Height	
3a. Primary structure	35'
4. Building Floor Area	
4a. Living unit area, 1-story (min)	1,800 sf
4b. Living unit area, 2-story (min)	1,800 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	75%
5c. Alternative standards	<i>Sec. 8.4.7. Conservation Development</i>
5e. Total structures per lot	<i>Sec. 6.8.1.G. Structures Per Lot</i>

* There shall be a minimum three (3) foot wide reciprocal use and access easement along side lot lines of adjoining lots where the side yard building setback is less than three (3) feet.

** There shall be a minimum ten (10) foot building separation as measured at the structure foundation (minor encroachments including overhangs and masonry shall be permitted within the building separation). If the building separation is less than twenty (20) feet, then a subsurface drain shall be required in the side yard between the structures.



D. Article 6.1 General Regulations: Shall apply.

E. Article 6.2 Accessory Structure Standards: Shall apply.

F. Article 6.3 Architectural Design Standards: Shall apply, except as modified below:

- 1) The "Illustrative Architectural Exhibit" included in **Exhibit C** is hereby incorporated into this Cyntheanne Woods PUD to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the residential dwellings on the Real Estate. The final dwelling designs may vary from the Illustrative Architectural Exhibit, however, the dwellings shall be substantially similar in quality and character to the dwellings shown in the Illustrative Architectural Exhibit. Where there is a conflict between the Illustrative Architectural Exhibit and the Architectural Design Standards, compliance with the Illustrative Architectural Exhibit shall supersede and the dwelling design shall be permitted.
- 2) Section 6.3.4.B.4.e – Shall apply as illustrated in the examples of compliance in **Exhibit D** Garage Door Illustrations.
- 3) Section 6.3.4.B.4.c – Shall apply, however an additional storage area shall not be required.
- 4) Section 6.3.4.C.2.d – Shall apply, as compliance is demonstrated in the Illustrative Architectural Exhibit (**Exhibit C**).

- 5) Section 6.3.4.D.2.d – Shall apply, as compliance is demonstrated in the Illustrative Architectural Exhibit (**Exhibit C**). Variations, as illustrated below, shall be permitted.



- 6) Section 6.3.4.D.2.e – Shall not apply. Instead, Dwelling materials and percentages shall be as generally illustrated on **Exhibit C** and **Exhibit E**.
- a. Article 6.3.4.B.2(a-d) shall apply, as compliance is demonstrated in Exhibit E.
 - b. Along rear elevations are facing a public view (where visible from roadways, common areas and pedestrian areas) enhancements to dwellings shall be as generally depicted on **Exhibit E**. Additionally, a minimum of one (1) window shall be added to the rear of any garage area where the garage area is along the rear of the dwelling (see **Exhibit E** “*”).

G. Article 6.4 Entrances & Driveways: Shall apply.

H. Article 6.5 Exterior Lighting Standards: Shall apply.

I. Article 6.6 Height Standards: Shall apply.

J. Article 6.7 Landscaping Standards: Shall apply, except as modified below:

- 1) The required landscaping in all common areas/open space and pond edging shall be native species selected from the City of Fishers list of approved species, and emphasis shall be given to selecting drought tolerant varieties, at the discretion of the developer and/or property owner. All required plantings initially on individual lots shall be native species. Non-native species may be installed with prior approval by City Staff.
- 2) Required landscaping that can not be placed in a required location due to utility or infrastructure separation requirements may be planted elsewhere on the Real Estate.
- 3) Varying species of plantings shall be used to protect against pest and disease. No more than thirty percent (30%) of total plan material may be of one species.

- 4) **Section 6.7.4 Bufferyards** - Shall not apply.
- 5) **Section 6.7.5 – Lot Plantings**: Lot Plantings may be installed within Common Areas on the Real Estate if easements prevent placement on the subject lot.
- 6) **Section 6.7.6.A - Local Streets – Single-family Lots**: 1 canopy tree per frontage, which canopy tree shall be one and the same as the tree required under Section 6.7.5.
- K. **Article 6.8 Lot Standards**: Shall apply.
- L. **Article 6.9 Outdoor Display & Storage Standards**: Shall apply.
- M. **Article 6.10 Parking & Loading Standards**: Shall apply.
- N. **Article 6.11 Pedestrian Accessibility Standards**: Shall not apply to the Greenway Trail Corridor Area (as identified on the Concept Plan (Exhibit B.2)).
- O. **Article 6.12 Permitted Nonresidential Structure Standards**: Shall apply.
- P. **Article 6.13 Property Identification Standards**: Shall apply.
- Q. **Article 6.14 Public Art Standards**: Shall apply.
- R. **Article 6.15 Setback Standards**: Shall apply.
- S. **Article 6.16 Signage Standards**: Shall apply.
- T. **Article 6.17 Wall & Fence Standards**: Shall apply.
- U. **Article 6.18 Water & Sewer Standards**: Shall apply.
- V. **Article 6.19 Vision Clearance Standards**: Shall apply.

1.3. Planned Unit Development Design Standards

- A. **Cross Reference**: The regulations of *Chapter 8: Subdivision and Planned Unit Development Design Standards* shall apply, except as modified below.
 - 1) **Article 8.1 General Provisions**: Shall apply.
 - 2) **Article 8.2 Block, Lot & Access Standards**: Shall apply.
 - 3) **Article 8.3 Street & Alley Standards**: Shall apply.
 - 4) **Article 8.4 Open Space, Common Area & Amenity Standards**: Development of the Real Estate shall not be subject to the Open Space requirements of UDO. Dedication of the part of the Real Estate, as generally illustrated and labeled as Greenway Trail Corridor Area on Exhibit B.2, to the City of Fishers at the time of Secondary Plat shall satisfy all applicable Open Space requirements of the UDO. If the City desires to improve the dedicated area prior to its dedication, then the property owner shall work in good faith with the City to accommodate the City's plans.
 - 5) **Article 8.5 Other Design Standards**: Shall apply.

1.4. Floodplain Standards

The regulations of CHAPTER 9. FLOODPLAIN STANDARDS shall apply.

1.5. Procedures & Permits

The regulations of CHAPTER 10. PROCEDURES & PERMITS shall apply.

1.6. Enforcement & Penalties

The regulations of CHAPTER 11. ENFORCEMENT & PENALTIES shall apply.

1.7. Definitions

The regulations of CHAPTER 12. DEFINITIONS shall apply.

1.8. Impact Fees

Regardless of the Real Estate's annexation status at the time a building permit is issued, all applicable road, bridge and park impact fees shall be paid, subject to any applicable credits.

1.9. Real Estate

See "Exhibit B.1" attached hereto.

(Legal Description and Location Map of property.)

2.0. Adoption

PUD Draft F 010523

Exhibit B.1 – Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HAMILTON, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER, SECTION 29, TOWNSHIP 18 NORTH, RANGE 6 EAST, LOCATED IN FALL CREEK TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT A RAILROAD SPIKE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 6 EAST; THENCE NORTH 00 DEGREES 09 MINUTES 25 SECONDS EAST (ASSUMED BEARING) 521.13 FEET ON AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO A MAG NAIL AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 09 MINUTES 25 SECONDS EAST 1215.50 FEET ON AND ALONG SAID NORTH LINE TO A MAG NAIL; THENCE NORTH 89 DEGREES 48 MINUTES 51 SECONDS EAST 1320.50 FEET PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED S0083; THENCE SOUTH 00 DEGREES 09 MINUTES 25 SECONDS WEST 1435.50 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED S0038; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS WEST 980.50 FEET PARALLEL WITH SAID SOUTH LINE TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED S0083; THENCE NORTH 00 DEGREES 09 MINUTES 25 SECONDS EAST 220.00 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED S0083; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS WEST 340.00 FEET PARALLEL WITH SAID SOUTH LINE TO THE POINT OF BEGINNING.

Exhibit B.2 – Concept Plan



Exhibit C – Illustrative Architectural Exhibit



Exhibit C – Illustrative Architectural Exhibit

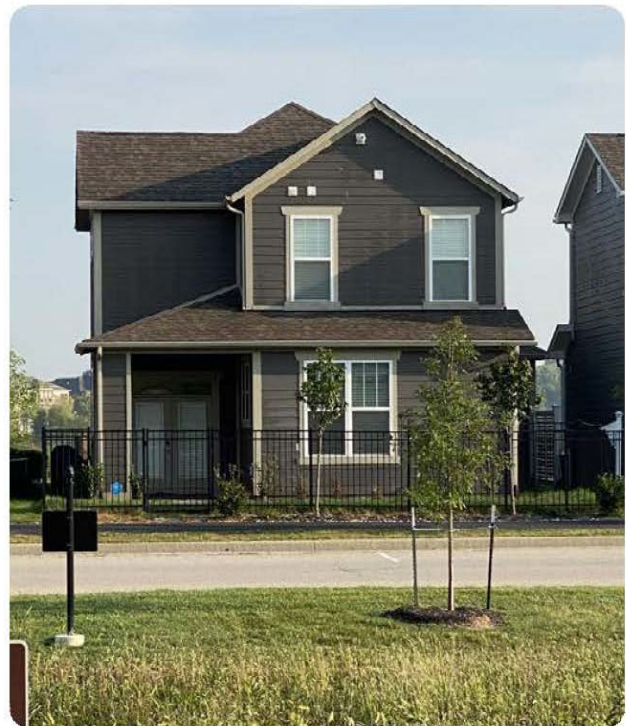


Exhibit D – Garage Door Illustrations



Exhibit E – Rear Elevation Enhancement Illustrations

REAR ELEVATIONS - PHOTOGRAPHS



* A minimum of one (1) window shall be added to the garage in the areas noted with an * for those dwellings facing a public view.



Council Action Form

MEETING DATE	January 17, 2023			
TITLE	Consideration of a text amendment to the Unified Development Ordinance (UDO) for variance clean up items. Case #TA-22-38			
SUBMITTED BY	Name & Title: Megan Vukusich, Director of Planning & Zoning			
	Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☒ Final Reading
	Ordinance #: 121922E		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	This is a clean-up ordinance to the City's Unified Development Ordinance (UDO). Changes include removal of unnecessary language, clarification of definitions and standards, and reorganization of some chapters. Plan Commission held a public hearing on 1/4/2023. No public comments were received. Plan Commission sent a favorable recommendation to City Council by a vote of 9 to 0.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Approve
	2.	Deny
	3.	Continue
	4.	
PROJECT TIMELINE	December 19, 2022 - 1st Reading at City Council January 4, 2023 - Public Hearing at Plan Commission January 17, 2023 - Final Reading at City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends approval.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Text Amendment Ordinance	

ORDINANCE NO. 121922E

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AMENDING THE ZONING ORDINANCE OF FISHERS, INDIANA – 1980, AS AMENDED.

WHEREAS, this is an ordinance to amend the Zoning Ordinance of the City of Fishers (the “City”).

WHEREAS, the Advisory Plan Commission for the City of Fishers (“Plan Commission”) has conducted a public hearing on Docket No. TA-22-38 as required by law in regard to the Text Amendment; and

WHEREAS, the Plan Commission, at its meeting on the 4th day of January 2023 sent a favorable recommendation to the Common Council by a vote of 9 in favor and 0 opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, THE SUCESSOR IN INTEREST TO THE TOWN OF FISHERS, PURSANT TO IND. CODE 36-4-1 ET. SEQ., THAT THE ZONING ORDINANCE, A PART OF THE COMPREHENSIVE PLAN AND ORDINANCES – 2018, ORDINANCE NO. 071618F, AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

Section 1. AMENDMENT. This Text Amendment amends certain sections of the Unified Development Ordinance;

Section 2. PRUPOSE STATEMENT. The purpose of this ordinance is to refine certain regulatory language in the furtherance of the overall Purpose & Intent provisions of Section 1.2.2. (UDO Introductory Provisions).

Section 3. CHANGES TO THE UDO REGULATIONS. The following sections of the UDO regulations shall be changed, as follows:

Sec. 1.3.5. ~~Calculations—Rounding~~ **Measurements and Calculations**

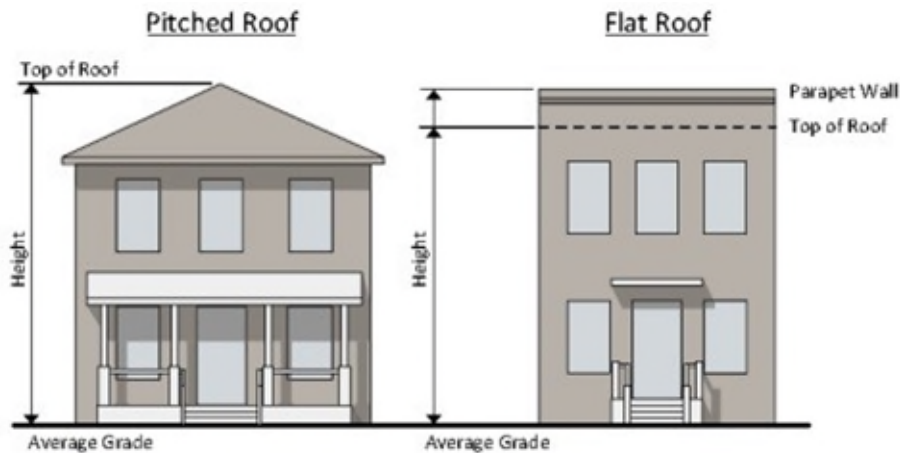
Sec. 1.3.5. B. Lot Measurements.

- a. **Lot Area. As defined, shall be set forth by the Zoning District or Overlay District.**
- b. **Lot Width for Interior and Through Lots. Lot width for Interior and Through lots is to be measured at the front setback required per zoning district.**
- c. **Lot Width for Corner Lots. Lot width for Corner Lots is to be measured based on the Lot Standards outlined in Sec. 8.2.4.B.4.**
- d. **Lot Width and Depth for Cul-de-Sacs Lots. Lot width and depths for cul-de-sac lots is to be measured based on Lot Standards outlined in Sec. 8.2.4.B.9.**
- e. **Impervious Area. As defined, shall be set forth by the Zoning District or Overlay District.**
(Image added)

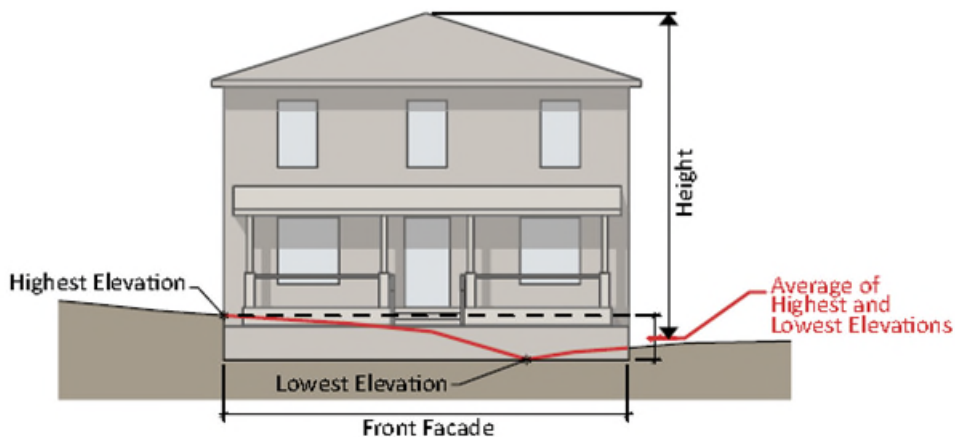
$$\text{Impervious Area} = \frac{\text{Sum of areas covered by impervious surface (sq. ft.)}}{\text{Lot Area (sq. ft.)}}$$

Sec. 1.3.5. C. Building Measurements

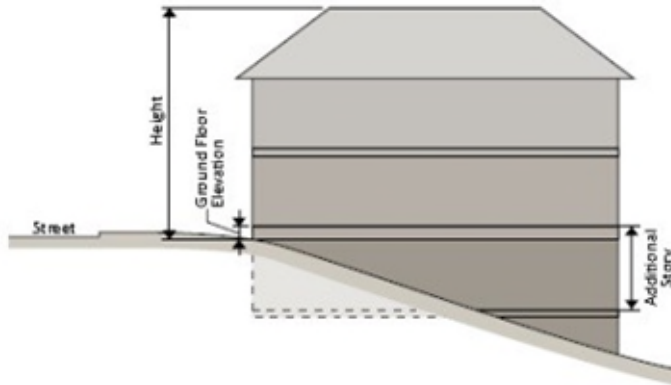
1. The maximum structure height shall be determined in the applicable zoning district.
2. **Building Height Measurement.** The height is measured from the average grade to the top of the highest point of a pitched roof or flat roof, not including a maximum parapet wall encroachment. The maximum height encroachment for a parapet wall is six (6) feet (see image below).



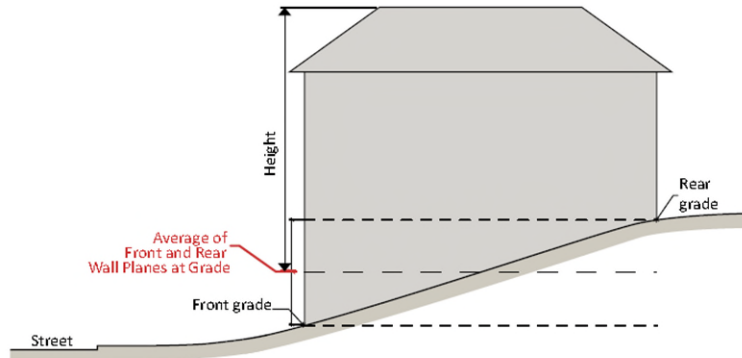
3. **Average Grade.**
 - a. Average grade is determined by calculating the average of the highest and lowest elevation along pre-development or improved grade (whichever is more restrictive) along the front of the building parallel to the primary street setback. Where mass-grading has been approved by the City, average grade shall be considered the improved grade following such mass grading (see the following image).



- b. Where a lot slopes Where a lot slopes downward from front the property line, one (1) additional story may be built on the lower portion of the lot with the overall height measured from the grade above (see image below).

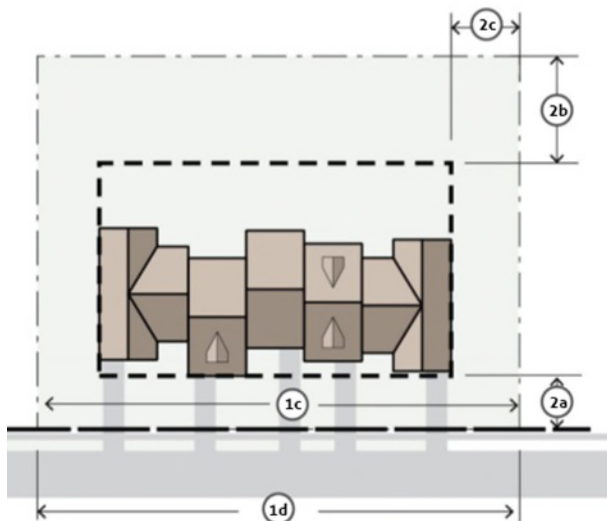


- c. Where the property slope increases to the rear, building height is measured from the average point at grade of the front and rear wall plane (see the following image).



- d. A basement with 50% or more of its perimeter wall areas (measured from the finished floor elevation) surrounded by finished grade is not considered in the measurement of the overall height limit of a zoning district.

Sec. 3.2.9. M2 Multi-Family Image corrected (2b and 2c had been reversed).



ORDINANCE NO. 121922E

Sec. 3.3.5.A. District Intent. The I1 District is established for the development of light industrial uses which are totally enclosed within a building or structure. ~~This district shall be located adjacent to the C3 District.~~ See CHAPTER 5. USE REGULATIONS for permitted uses within the District.

Sec. 5.1. Allowed **Property Uses & Maintenance Standards**

Sec. 5.1.6. General Health & ~~Safety Use Maintenance~~ Standards

Sec. 5.1.6.L. Debris/Refuse 2. The storage or parking of any Inoperable Vehicle or Junk Vehicles ~~as those terms are~~ **are subject to the terms** defined in Chapter 12. Definitions.

Sec. 5.1.5.M. **Light Pollution. All lighting shall comply with requirements of Article. 6.5. Exterior Lighting Standards to not be detrimental to adjacent and surrounding properties to an extent to cause a nuisance or disturb a local habitat.**

Sec. 5.7.2.C. Home Occupation. 1. Defined. An occupation that provides a service or product that is conducted wholly within a residential dwelling in a residential zoning district **as an accessory use that does not change the residential character of the property or neighborhood.** Examples of permitted home businesses **can** include, but are not limited to, the following:

- ~~i. Office support services (e.g. data entry, research, telephone based services).~~
- ~~j.~~ i. Childcare home in accordance with I. C. 36-7-4-1108.

Sec. 5.7.2.C. Home Occupation. 2. Use Standard. a. **The property owner must use the residential dwelling as their primary place of residence.** Only residents of the subject residential dwelling may operate, engage in, or conduct the home-based business. Nonresidents are not allowed to work at the subject residential dwelling where a home occupation is being conducted.

Sec. 5.7.2.C. Home Occupation. 4. Nuisance. No home business shall ~~create electrical interference (e.g., interfere with local radio and television reception), odors, noise, vibration, light, smoke, fumes, or anything offensive~~ **cause a nuisance as defined by Sec. 5.1.6.**

Sec. 5.7.2.C. Home Occupation. 5. Appeals. Any use claimed as a home occupation may be deemed not permitted if, in a public hearing on the matter, the Board **of Zoning Appeals** rules the use to be a nuisance or that it does not comply with this Section. The Director or any person reasonably affected by the home occupation may request such a hearing in accordance with Sec. 10.2.3. Appeal of Administrative Determination.

Sec. 5.8.1. General. H. Cumulatively, all Temporary Use Permits issued on a lot shall not exceed 120 days per calendar year, or 90 days consecutively, **unless otherwise noted.**

Sec. 5.8.2. A. Construction Trailers.

~~3. A Landscaping Plan shall be submitted for any construction trailer that will be on site for more than six (6) months. Screening shall be provided for the construction trailer.~~

~~4.~~ 3. Construction Trailers shall successfully pass all applicable inspections (e.g., electrical, **fire**) and receive a Certificate of Occupancy prior to the commencement of use.

Sec. 5.8.2. B. Institutional Temporary Uses.

3. Portable Classrooms – Portable Classrooms require a Temporary User Permit. Portable Classrooms are permitted for no more than two (2) years.

Sec. 5.8.2.G. Temporary Trash Receptacles, ~~and Temporary~~ Storage Units, ~~and Outdoor Storage~~

1. Temporary trash receptacles, ~~and temporary~~ storage units (e.g., PODS), ~~and outdoor storage of building materials~~ are permitted on any lot or lots used in combination as follows.

Sec. 6.2.6. Mechanical & Utility Equipment.

- A. Application. Mechanical and utility equipment not shown on **construction** plans **during ILP, SIP, or other permit review** (due to unknown location or other reasons) or mechanicals **or utility equipment** added that were not originally planned for do not remove the developer **or applicants'** responsibility to comply with ~~these the~~ following standards.
- B. Location. Mechanical and utility equipment shall not be **located** in a front yard or along the front facade of any building~~;~~, **unless there is a life-safety concern as determined by the Director, or unless the lot in question has three (3) or more frontages.**

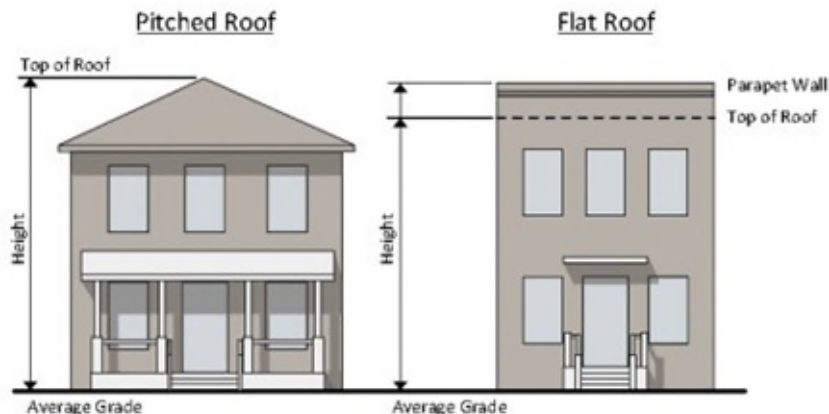
Sec. 6.2.8.D. Trash Receptacles. Gates are required and shall be 100% opaque and constructed of low maintenance, durable materials. ~~In addition, a separate pedestrian access entry is required (see the following diagram); [REMOVE GRAPHIC]~~

Article 6.6. ~~Height Standards~~ **Height Encroachments**

~~Sec. 6.6.1. Building Height~~

~~A. The maximum structure height shall be determined in the applicable zoning district.~~

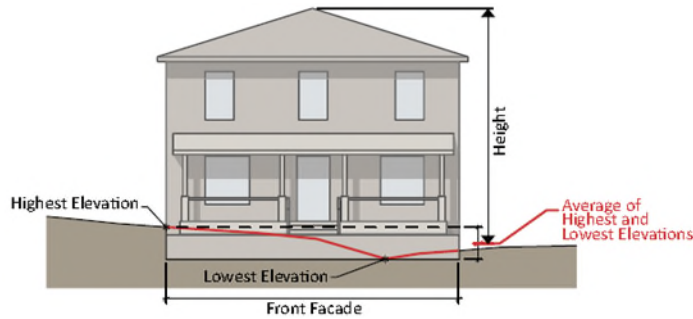
~~B. Building Height Measurement. The height is measured from the average grade to the top of the highest point of a pitched roof or flat roof, not including a maximum parapet wall encroachment. The maximum height encroachment for a parapet wall is six (6) feet (see image below).~~



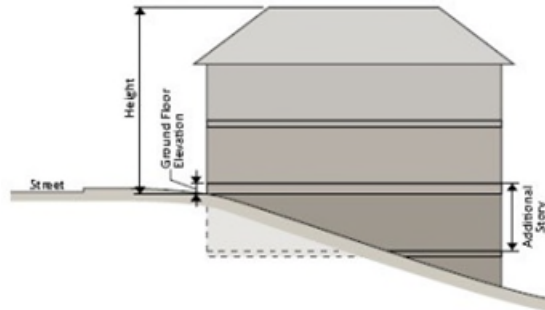
~~C. Average Grade.~~

- ~~1. Average grade is determined by calculating the average of the highest and lowest elevation along pre-development or improved grade (whichever is more restrictive) along the front of the building parallel to the primary street setback. Where mass grading has been approved by the City, average grade shall be considered the improved grade following such mass grading (see the following image).~~

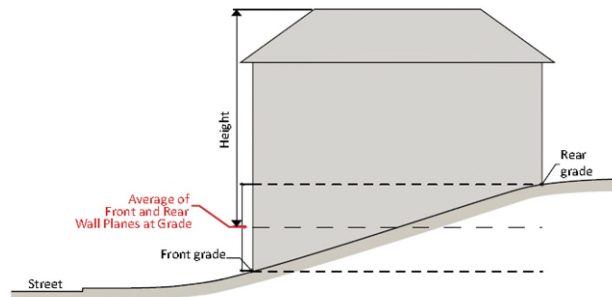
ORDINANCE NO. 121922E



- ~~2. Where a lot slopes downward from front the property line, one (1) additional story may be built on the lower portion of the lot with the overall height measured from the grade above (see image below).~~



- ~~3. Where the property slope increases to the rear, building height is measured from the average point at grade of the front and rear wall plane (see the following image).~~



- ~~4. A basement with 50% or more of its perimeter wall areas (measured from the finished floor elevation) surrounded by finished grade is not considered in the measurement of the overall height limit of a zoning district~~

~~D.~~ A. Height Encroachments.

Sec. 6.11.8. Off-Street Parking Schedule

Open Space & Recreation	
Community center	1 per 3 people
Driving range	2 per 3 tee boxes
Golf course	20 per 9 holes
Golf, miniature	20 spaces per 18-hole course
Gym, commercial	1 per 300 sf
Gym, personal studio	1 per acre; 20 per sport court or field; 1 space per 75 sf of water surface of pools
Park, active	2 per 1 acre of land

ORDINANCE NO. 121922E

Park, passive	2 per mile of trail or 1 per 3 acres
Nature preserve	4 per 1,000 sf
Recreational center, public	1 per 500 sf of skating surface area
Skate park, skating rinks, ice and roller	5 per 1,000 sf 1 per 500 sf of skating surface area
Skating rinks, ice and roller	20 per field or court
Sports arenas and stadiums	1 per 75 sf of pool area 20 per field or court
<u>Swimming pools</u> , commercial	1 per 75 sf of pool area
Tennis facilities, commercial	1 per 3 seats or 1 per 18 inches of bench area 3 per court or 1 per 18 inches of bench area

Sec. 6.12.1.B. Applicability

In accordance with the ~~Transportation Plan~~ **Thoroughfare Plan**, all existing and proposed development must provide safe, direct and convenient pedestrian access connecting main entrances of buildings, establishments or uses on a site that allows for public access, with all other such entrances and with available access points including parking, streets, and sidewalks.

Sec. 6.12.2. Residential

A. ~~Sidewalk~~ Minimum Width **and Location of Pedestrian Improvements**

1. The minimum ~~sidewalk~~ width **and location of pedestrian improvements** shall be in accordance with the [Thoroughfare Plan](#).
2. Sidewalks a minimum of 5' in width shall be provided along local roads (public and private).
3. Payment-in-lieu – Pedestrian improvements may be waived in exchange for fees as determined by the Director of Engineering.

~~B. Sidewalk Location~~

~~Sidewalks shall be provided along all sides of the lot that abut a public or private street.~~

~~C. Asphalt Path Minimum Width~~

~~The minimum width of asphalt paths shall be in accordance with the Transportation Plan or 10 feet, whichever is greater.~~

~~D. Asphalt Path Location~~

~~A multi-use asphalt path shall be installed in accordance with the Transportation Plan.~~

Sec. 6.12.3. Non-Residential

A. ~~Sidewalks~~ Minimum Width and Location of Pedestrian Improvements

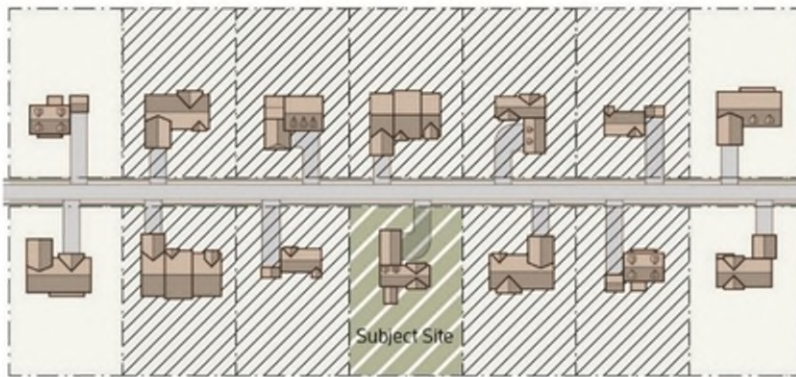
1. The minimum width and location of pedestrian improvements shall be in accordance with the Thoroughfare Plan.
2. Sidewalks a minimum of 5' in width shall be provided along local roads (public and private).
3. Payment-in-lieu – Pedestrian improvements may be waived in exchange for fees as determined by the Director of Engineering.

ORDINANCE NO. 121922E

- ~~1. Interior sidewalks shall be a minimum of six (6) feet in width, however, where applicable, they shall be eight (8) feet asphalt in conjunction with the Transportation Plan and integrate with neighborhoods. Sidewalks shall be provided along all sides of the lot that abut a public street. The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or six (6) feet, whichever is greater.~~
- ~~2. Interior sidewalks shall provide connection to perimeter sidewalks.~~
- ~~3. Sidewalks shall be provided along all sides of the lot that abut a public or private street.~~

Sec. 6.16.3.A.5 ~~Open structures such as, Decks,~~ attached patio covers, and sunrooms may encroach up to 50% into a required rear setback so long as the minimum setback is no less than five (5) feet from the rear property line.

Sec 8.2.2.C.1. – Anti-Monotony Code Front Façade Image corrected (front façade for the same building model may not be duplicated for five (5) lots across the street from the subject lot).



Sec 8.2.6. Pedestrian Network

A. Bike & Pedestrian Plan

- a. ~~When applicable, a multi-use path~~ **Pedestrian improvements** shall be installed and integrated into new and existing developments in accordance with the Thoroughfare Plan.
- ~~b. The minimum width of asphalt paths shall be in accordance with the Bicycle & Pedestrian Master Plan or 10 feet, whichever is greater.~~

B. Residential Minimum Internal Pedestrian Network

- a. The minimum ~~sidewalk~~ width shall be as indicated in the Thoroughfare Plan ~~or five (5) feet, whichever is greater.~~ This standard shall also be required with new Planned Unit Developments.
- b. Sidewalks a **minimum of 5' in width** shall be provided ~~on both sides of~~ along local roads (public and private).
- c. ~~All sidewalks~~ **Pedestrian improvements** shall be located at least one-half (0.5) foot inside the right-of-way to be dedicated to the City.

- d. ~~All sidewalks~~ **Pedestrian improvements** shall be spaced **a minimum of** four (4) feet away from the back of curb to provide a planting strip and to provide pedestrian separation from vehicles.

C. Residential Minimum External Pedestrian Network

- a. All developments shall participate in the establishment or improvement of the pedestrian network along its perimeter **per the Thoroughfare Plan**.
- b. The determination of whether the perimeter network shall be constructed of concrete or asphalt shall be made by the Engineering Department.
- c. Generally, all required sidewalks or paths shall be located inside the right-of-way of the perimeter street, but if utility poles, trees, or other physical characteristics dissuades or complicates installation, then the sidewalk or path may encroach into the perimeter landscaping (common area) within a pedestrian access easement.
- d. All sidewalks shall be spaced away from the back of the curb or edge of pavement to provide a planting strip and provide pedestrian separation from vehicles. The distance required shall be ~~eight (8), or~~ as determined by the Engineering Department.
- e. The planting strip shall be planted with grass or other ground cover approved by the Department **of Planning & Zoning**.
- f. Where it is identified in the **Thoroughfare Plan** ~~Transportation Plan~~, other material, methods of construction, and development standards may be warranted, as determined by the ~~Director and~~ Director of Engineering.
- g. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- h. Connector sidewalks shall be provided from the sidewalk or path adjacent to the street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the parking area, then crosswalks and ramps shall be installed in accordance with ADA requirements and to reinforce pedestrian safety.
- i. A sidewalk or path shall be installed at the end of a cul-de-sac to provide pedestrian access to other cul-de-sacs, streets or common area. See also [Sec. 8.3.2B.9. Cul-de-sac Design](#).

D. Pedestrian Crosswalk

- a. **Requirement.** Where any type of street intersects an arterial or collector street, marked crosswalks shall be installed. The Engineering Department may require that crosswalks be marked at other intersections or pedestrian crossing points on an as-needed basis.
- b. **Mid-block.** In the design of blocks longer than eight hundred 800 feet, the Engineering Department may require the installation of a marked, mid-block pedestrian crosswalk at a location that is useful to facilitate pedestrian circulation to a school, park, recreation area, shopping center, or other significant neighborhood destination; or to assure a safe pedestrian network.
- c. **Curb Bump-out.** If the street accommodates on-street parking, curb bump-outs shall be installed on each side of the street on which parking is allowed where the crosswalk is installed.
- d. **Ramp Design.** ADA-compliant ramps shall be installed at each end of the crosswalk.

E. Non-residential Standards

ORDINANCE NO. 121922E

- a. The minimum sidewalk width shall be as indicated in the Thoroughfare Plan ~~or six (6) feet, whichever is greater.~~
- b. Walkways shall connect building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds and ground cover.
- c. Sidewalks adjacent to buildings shall be a minimum of 10 feet wide, with a four (4) foot wide (adjacent) planting bed. The length of the sidewalk shall be provided along the full length of the building elevation(s), with the following exceptions:
 - A. A six (6) foot wide sidewalk, with four (4) foot wide (adjacent) planting bed shall be permitted along all side and rear elevations featuring a customer entrance and/or abutting public parking areas;
 - B. Office buildings and individual standalone retail structures shall be permitted six (6) foot wide sidewalks, with four (4) foot wide (adjacent) planting beds, along all front elevations, and side and rear elevations featuring a customer entrance and/or abutting public parking areas;
 - A. Under no circumstance shall any sidewalk have less than six (6) feet of clear space;
 - B. Sidewalks may also be required along any side or rear elevation deemed appropriate by TAC or the Director; and
 - C. Internal crosswalks may be required when deemed appropriate by the Engineering Director.
- d. All internal pedestrian walkways shall be distinguished from driving surfaces using durable, low maintenance surface materials such as integrated colored concrete pavers, scored or textured concrete and bricks to enhance pedestrian safety and comfort.
- e. All planting beds adjacent to foundation sidewalks shall contain the foundation plantings as required by [Sec. 6.7.5. Lot & Foundation Plantings](#).

~~Sec 10.2.10. Development Plan Review~~

~~A. Authority~~

~~A Development Plan review process, as set forth herein, is hereby established to ensure adherences to the standards of the UDO. Development Plan applications shall be considered by the Department as part of an Improvement Location Permit, Subdivision Improvement Permit, and/or Building Permit.~~

~~B. Purpose & Intent~~

~~The purpose of the Development Plan review process is to: (i) promote innovation and creativity in the design of the built environment; (ii) assure the compatibility of new development or major additions to existing development with the surrounding community; and (iii) ensure that the statutory requirements established in the Indiana Code for the consideration of a Development Plan petition are met.~~

~~C. Applicability~~

~~The Development Plan review process shall be necessary prior to any: (i) new construction; (ii) building additions; (iii) new or expanded surface Parking Areas; (iv) new or expanded~~

ORDINANCE NO. 121922E

~~surface loading areas; (v) exterior building renovations that require a Building Permit; or, (vi) or any other improvements that require an Improvement Location Permit or Subdivision Improvement Permit~~

~~D.—Exception~~

~~Individual Single-family Dwellings shall not require a Development Plan approval in accordance with this Section; rather, the Building Permit review process shall serve in place of the Development Plan Review.~~

~~E.—Development Plan Review Criteria~~

~~Development plans shall be reviewed and approved by the Department only upon making written findings that the Development Plan complies with the following:~~

- ~~a.—Is consistent with the Comprehensive Plan.~~
- ~~b.—Complies with all applicable development and design standards of the Zoning District in which the real estate is located.~~
- ~~c.—Complies with all applicable provisions of any Overlay District in which the real estate is located.~~
- ~~d.—Complies with the development requirements of CHAPTER 6. DEVELOPMENT STANDARDS.~~
- ~~e.—Complies with any other applicable provisions of the UDO.~~
- ~~f.—Manages traffic in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - ~~i.—The design and location of proposed street and highway access points shall minimize safety hazards and congestion.~~
 - ~~ii.—The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.~~
 - ~~iii.—The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.~~~~
- ~~g.—The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.~~

~~F.—Certification~~

~~The findings shall be signed by the Director, and the Department shall furnish the petitioner with a copy of the decision.~~

~~G.—Commitments~~

~~Approval of a Development Plan may include certain commitments by the Director. Any required commitments shall be provided to the Department in accordance with Sec. 10.2.6 Commitments. The Director, in imposing commitments, is acting on behalf of the Commission regarding Sec. 10.2.6F. Modification of Commitments.~~

~~H.—Surety Requirement~~

ORDINANCE NO. 121922E

~~In conjunction with the approval of a Development Plan, the petitioner shall provide financial surety for all public improvements pursuant to Sec. 10.2.8. Construction Surety.~~

~~I.—Appeals of Determinations by Director~~

~~Any determination of the Director made under the authority of this Section may be appealed by any interested party to the Commission. Such letter shall request a hearing on the matter by the Commission at the Commission's next regularly scheduled meeting for which published notice of the appeal pursuant to I.C. 5-3-1 can be provided.~~

~~J.—Changes or Amendments~~

~~The Director may approve an amendment to a Development Plan when it is determined that the proposed amendment is not a substantial change and provides for a better project for the City.~~

~~K.—Current Standards~~

~~All Development Plans shall conform to the Standard Construction Specifications and Details for the City of Fishers in effect at the time the application for such changes, amendment or resubmittal is made.~~

~~L.—Duration~~

~~An approved Development Plan shall be valid for two (2) years from the date of the Director's approval or Commission's approval on an appeal. The Director may grant one (1) six-month extension. The petitioner shall submit the request for an extension in writing, and the Director shall make a written determination regarding the decision to extend or deny the request. If development of the project has not begun by the end of the two-year period (or by the end of the six-month extension), the approved Development Plan expires and a new application must be submitted to the Department.~~

~~Sec 10.2.16.B.3. Development Plan in accordance with Sec. 10.2.10 Development Plan Review.~~

Sec. 12.2. Define Terms. I. **Impervious Area.** Impervious Area is the sum of all driveways, pathways, structures, hardscape, and any other impervious surface that would prohibit the absorption of stormwater, divided by the Lot Area.

Sec. 12.2. Define Terms. L. Lot Area. ~~That~~ **The** net area ~~remaining within the site after the deduction of all dedicated rights-of-way, easements for utilities, drainage, sanitary sewers and storm water retention/detention ponds.~~ **Of land bounded on all sides by front, rear, and side lot lines. Neither public nor private right-of-way is included in the lot area. Floodway, Floodway Fringe areas, and Easements are included in the calculation.**

Sec. 12.2. Define Terms. P. **Pedestrian Improvements.**

Sec. 12.2. Define Terms. S. Swimming Pool. A self-contained body of water at least 24 inches deep and eight (8) feet in diameter or width and used for recreational purposes. It may be above or below ground level. ~~And Above ground swimming pools shall be considered an accessory structure.~~ **Below ground swimming pools shall not be considered an accessory structure but shall be considered an accessory use.**

ORDINANCE NO. 121922E

UNLESS SPECIFICALLY AMENDED BY REFERENCE HEREIN, ALL REMAINING TERMS AND CONDITIONS OF THE UDO SHALL CONTINUE IN FULL FORCE AND EFFECT AND ARE HEREBY RATIFIED AND AFFIRMED.

SO BE IT ORDAINED by the Common Council of The City of Fishers, Hamilton County, Indiana this 17th day of January 2023.

[Signature Page to Follow]

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

121922E**YAY****NAY****ABSTAIN**

	John Weingardt, President		
	Cecilia C. Coble, Vice President		
	C. Pete Peterson, Member		
	Todd Zimmerman, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the
__17th__ day of __January__ 2023, at _____ p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk



MAYOR'S APPROVAL

Scott A. Fadness, Mayor

_____ **January 17, 2023** _____

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Christopher P. Greisl, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Christopher P. Greisl



Council Action Form

MEETING DATE	January 17, 2023			
TITLE	Request to approve a voluntary annexation of 8 acres, known as the Wood Property. Subject site is located at 11359 Cumberland Road. Case ANX-22-16			
SUBMITTED BY	Name & Title: Megan Vukusich			
	Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒ 1 st Reading	☐ 2 nd Reading	☒ Public Hearing	☐ 3 rd Reading ☐ Final Reading
	Ordinance #: 011723A		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	
	Expenditure \$:	
	Source of Funds:	
	Additional Appropriation #:	
	Narrative:	
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold 1 st Reading and a Public Hearing
	2.	Continue
	3.	Take no action
	4.	
PROJECT TIMELINE	January 17, 2023 - Proposed 1st Reading / Public Hearing -- City Council February 20, 2023 - Proposed Fiscal Plan / Final Reading -- City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold 1st Reading and a Public Hearing for the annexation of the Wood Property, adding an additional 8 acres to the City of Fishers Corporate limits.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Draft Ordinance	

ORDINANCE NO. 011723A
AN ORDINANCE ANNEXING CERTAIN REAL ESTATE
TO THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 7.9 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the “Annexed Territory”);

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around December 19, 2022, the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, the Common Council has determined, in accordance with Ind. Code §36-4-3-5.1, the petition requesting voluntary annexation is signed by 100% of the owners of land within the Annexed Territory;

WHEREAS, in accordance with Ind. Code §36-4-3-1.5, the Common Council has determined that that Annexed Territory is contiguous as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City;

WHEREAS, on or around January 17, 2023, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council adopted a Written Fiscal Plan for the Annexed Territory; and

WHEREAS, the Common Council now desires to annex the Annexed Territory generally known as River Ridge.

NOW, THEREFORE BE IT ORDAINED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

- Section 1.** **Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit A, attached hereto and incorporated herein, and graphically depicted in Exhibit B, attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.
- Section 2.** **Annexed Territory.** The real estate containing approximately 7.9 acres more or less legally described in Exhibit A attached hereto and incorporated herein, and graphically depicted in Exhibit B attached hereto and incorporated herein, generally to be known as River Ridge, is hereby annexed to and declared to be a part of the City of Fishers, Indiana.
- Section 2.** **Council District.** The above-described real estate is hereby assigned to City Council District 5 and shall become a part thereof immediately upon the effective date of this ordinance.

Section 3. **Effective Date.** This ordinance shall be in full force and effect March 17, 2023 and as provided by Indiana law.

Section 4. All ordinances or parts thereof in conflict herewith are hereby repealed.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 20th day of February 2023

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY

NAY

ABSTAIN

	Todd Zimmerman, President		
	John Weingardt, Vice President		
	C. Pete Peterson, Member		
	Cecilia C. Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2023, at _____ m.

ATTEST: _____
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Christopher P. Greisl, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Christopher P. Greisl

Exhibit A
Legal Description of Real Estate

A part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 6, Township 17 North, Range 5 East, described as follows:

Beginning at the Northeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 6, Township 17 North, Range 5 East; thence west 1320.00 feet to a post; thence South 264.00 feet to an iron stake; thence East 1320.00 feet to the intersection of the East line of said quarter section; thence North 264.00 feet to the place of beginning, containing 8 acres, more or less.

Also including: The entire width of any unincorporated rights-of-way that are contiguous with the above-described real estate.

11359 Cumberland Road, Fishers, IN 46037
Parcel No. 14-15-06-00-00-007.000

EXHIBIT B
Graphic Depiction of Real Estate



11359 Cumberland Road, Fishers, IN 46037
Parcel No. 14-15-06-00-00-007.000



Council Action Form

MEETING DATE	January 17, 2023			
TITLE	Update to Fishers 2040 Housing & Neighborhoods to add in recommendations from the 2022 Housing Study. TA-23-1			
SUBMITTED BY	Name & Title: Megan Vukusich, Director of Planning & Zoning			
	Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☐ Final Reading
	Ordinance #: 011723B		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☐ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☒ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	In 2021 staff hired Urban Partners to complete a citywide Housing Study led by a Housing Taskforce made up of various community stakeholders. The housing study was completed in January 2022 and recommendations were made to City Council. Staff is now bringing forward an amendment to the Fishers 2040 Housing & Neighborhoods chapter to include these recommendations.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold 1 st reading
	2.	Do not hold 1 st reading
	3.	Continue
	4.	
PROJECT TIMELINE	January 17, 2023 - City Council 1st Reading February 1, 2023 - Plan Commission Public Hearing February 20, 2023 - City Council Final Reading	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends City Council hold 1 st reading.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Draft Ordinance 2. Exhibit A - Fishers 2040 Housing Amendment	

3

HOUSING & NEIGHBORHOODS

The Housing and Neighborhoods chapter examines the need for a diverse housing stock which will serve all ages and abilities within the community. It explores future opportunities to maintain and enhance the City's neighborhoods and promote responsible stewardship. Aging infrastructure, shifting demographics and future redevelopment will require the City to adapt its policy framework to changing demands.

INTRODUCTION

The foundation for this chapter was created by the Housing and Neighborhoods Task Force in 2015. That group consisted of nine members from a variety of backgrounds including a high school student, an architect, realtors, an investment executive, a commercial developer, a residential developer and an advocate for housing for all. The members were assigned the task of providing policy recommendations to the Fishers 2040 Steering Committee.

Organization

The housing and neighborhoods chapter draws on the Demand Forecasting and Fiscal Sustainability Analysis completed by Policy Analytics in July, 2014; the Home Buyer and Seller Generational Trends prepared by the National Association of REALTORS in 2014; and, the Community Preference Survey compiled by the Metropolitan Indianapolis Board of REALTORS and the Indianapolis MPO in March, 2013. The highlights of these documents were presented to the task force by staff. This section presents the goals, objectives and action items which were developed by the task force to make Fishers a smart, vibrant and entrepreneurial community.

The Housing and Neighborhoods chapter includes the following components:

Key Findings and Initiatives . Presents the parameters for the recommendations.

Current State of Housing. Provides a snapshot of Fishers housing and neighborhoods currently.

Vision, Goals, Objectives and Actions The task forces synthesis and recommendations for action.



FIVE-YEAR UPDATE

A Housing Subcommittee was convened as part of the five-year update process in 2021 to provide direction for refinements to this chapter including new action items and priority recommendations.

Key Findings and Initiatives

The key findings and initiatives reflect the essential elements needed to design and sustain the innovative housing and enduring neighborhoods.

Connect the Community. Encourage connectivity from neighborhoods to key destinations and between residential neighborhoods.

Promote Sustainability. Promote the use of sustainable practices in new development, redevelopment and the maintenance of property.

Create Sense of Place. Revise the UDO to reflect the changes cited in each policy area to promote creativity, innovation and a strong sense of place.

Enhance PUD Process. Incentivize similar changes to existing PUDs.

Revise PUD Longevity. Add a sunset provision to PUDs moving forward for all developments, so that if the development does not occur within three years, the PUD sunsets and the land returns to its previous zone.

Create Architectural Review Committee. Revise the approval process by adding an Architectural Review Committee to encourage and incentivize creativity in neighborhood design and architectural style.

Offer Architectural Options. Offer a broader menu of options for developers to meet the City's residential architecture standards to invite creativity and innovation.

Incentivize Innovation. Recognize and celebrate innovation with incentive programs, through social media coverage and the presentation of awards.

Revise Open Space Standards. Provide a broader spectrum of options for developers to meet the open space standards including a payment-in-lieu option; incentives to provide less overall open space if the space provided is activated and designing parks that provide multiple functions year round.

Allow for Mixed Use. Establish standards which accommodate mixed use developments.

Promote Reinvestment. Create standards that enable and encourage infill and redevelopment and upgrade infrastructure to current standards as it is repaired or replaced.

Process

In order to develop the recommendations, the members of the 2015 Housing and Neighborhoods Task Force consulted with staff in various City departments including public works, community development, parks and recreation, permits and inspections and engineering. The task force members also met with various consultants such as Policy Analytics, developers, custom builders and production builders. This input was enriched by the discussions of the task force members themselves at the four meetings held during development.



CURRENT STATE OF HOUSING

This section presents an summary of existing conditions, trends, issues and opportunities for housing and neighborhoods. As residents continue to move to Fishers, and the population continues to grow, careful planning to meet a variety of housing needs is critical. In addition, as existing neighborhoods mature, the city must continue to proactively work with residents and neighborhoods to enhance neighborhood vibrancy and character.

Population by Age

Based on the 2019 American Community Survey, the median age of Fishers' residents is 32.8 years of age. This is younger than the state-wide median age of 37.7 years.

The population forecast by age indicates that Fishers will experience a growth in the proportion of adults over age 65, reflecting national trends. In 2015, this group represented approximately 7.5 percent of the total population. By 2040, the percentage of adults over 65 years of age is forecast to be 17.8 percent of Fishers' population. The aging population has significant implications for housing needs, urban form, infrastructure design and age-in-place initiatives.

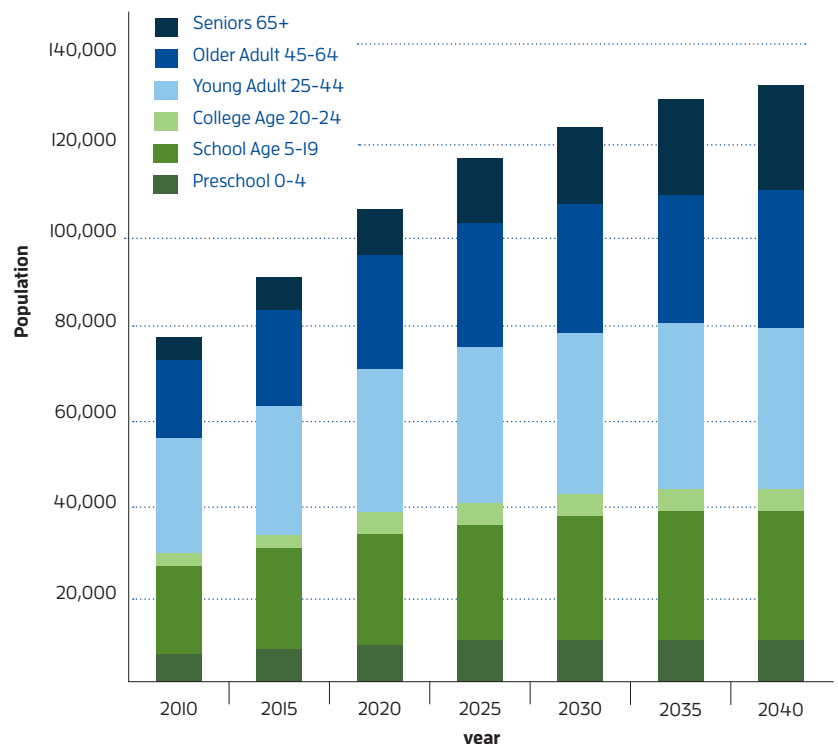
Median Age (2019)

32.8 years

37.7 state-wide

Following national trends, older adults and seniors will be the fastest growing age groups within Fishers in the coming decades.

POPULATION FORECAST BY AGE



Household Structure

According to the American Community Survey, in 2019, 73.9 percent of households in Fishers reported being a family, which is higher than the state-wide average of 64.7 percent. Also, 26.1 percent of households live alone. The proportion of single-person households mirrors the national trend, as more seniors and millenials live alone. It is anticipated that the variety of housing available in Fishers will continue to evolve, as millennial and baby-boomer generations look for homes that meet their needs.



Family
Households

73.9%

64.7% state-wide



Single-person
Households

26.1%

35.3% state-wide

2019 American Community Survey (US Census)

Education, Median Household Income and Homeownership

Residents with a Bachelor's
degree or higher (over age 25)

66.4%

26.5% state-wide

Residents who
own their homes

77.7%

69.1% state-wide

Median household income

\$109,454

\$56,303 state-wide

2019 US Census QuickFacts



As demographics change, community preferences about the types of places where people live and work will likely shift. For instance, demand for quality, low-maintenance living options in walkable settings is expected to remain strong.



Housing units built
after the year 2000

44%

14% state-wide

Median value of owner-
occupied housing

\$264,200

\$141,700 state-wide



Housing Stock

The bulk of the housing stock in Fishers has been built in the past two decades and is in relatively good condition. Reinvestment in renovations and home improvements keep these properties in good repair. Initiatives such as Keep Fishers Beautiful also help with property maintenance. This annual drive is hosted by the city to help residents who are in need of assistance to keep their properties in good repair.

Vacant homes or homes which are not being kept up to municipal standards can be dealt with through enforcement of the Property Maintenance Ordinance. The ordinance was approved in 2014 and provides a mechanism for the City to act, when needed. Fishers does not actively seek out these cases but does respond to complaints by neighbors or by Home Ownership Associations.

Between 2015-2019 the median value of owner occupied housing units was \$264,200 compared to the Indiana median of \$141,700. The median value of homes in Fishers is much higher than the state median. The relatively young housing stock in much of Fishers may partially explain this disparity. Forty-four percent of Fishers' housing stock was built after 2000. By comparison, only 13.6 percent of the housing stock in the state overall was built after 2000.

PLAN SUMMARY

Fishers housing and neighborhoods are designed to create enduring places which offer a range of housing choices and sustain well maintained neighborhoods that retain property values over time.

Purpose

The following goals , objectives and action items were developed by the task force to address the questions assigned to them. The task force presents five goals. They cover key themes of connectivity, creativity, diversity, sustainability, redevelopment, innovation and stewardship.

Goals

1. **CONNECTED**- To create vibrant neighborhoods that are well connected to key destinations.
2. **INNOVATIVE** - To encourage, enable and sustain purposeful, innovative open spaces in residential neighborhoods and mixed use developments.
3. **RESILIENT** - To promote a resilient community through the development of enduring housing, neighborhoods and residential open spaces.
4. **ACCESSIBLE** - To create a community that is financially, socially and physically accessible.
5. **SUSTAINABLE** - To create enduring sustainable neighborhoods.

GOALS, OBJECTIVES AND ACTIONS

FIVE-YEAR UPDATE All actions were assessed and updated in 2021. The status of each action is noted with an icon.



Underway (started, but not yet complete)



Future (not started)



Future, then maintenance



Complete



New (Actions added during the 2021 update)



Maintenance (currently occurring on a repeating basis)

Goal I: Connected

To create vibrant neighborhoods that are well-connected to key destinations.



Objective 1.1 To achieve and integrate neighborhoods connectivity, removing barriers and upgrading existing connections.

Status (as of June 2021)

1.1.1. Integrate housing with safe and convenient access to key destinations such as employment nodes, schools and parks for pedestrians, cyclists and motorists. **Ensure that homes located in mixed-use environments properly integrate design features that promote walkability and decreased dependence on automobiles.**



1.1.2. Require the developer to provide the complete network of sidewalks required by the UDO or PUD, to be installed no later than two years after construction started.



1.1.3. Implement the infrastructure priorities of the Bicycle and Pedestrian Plan and the Transportation Plan to ensure connectivity is a priority in all new developments, redevelopment projects and when upgrades are completed in existing developments.



1.1.4. Revise the standards in the UDO to ensure neighborhoods and mixed use developments are required to provide connections to the surrounding residential neighborhoods.



Goal 2: Innovative

To encourage, create, and sustain innovative housing options, neighborhoods, and mixed use developments.



Objective 2.1 To offer a broader range of residential open space options to encourage innovative, purposeful functionality.

Status (as of June 2021)

2.1.1. Ensure open spaces are designed to fulfil purposeful functions within the context of the specific neighborhood, the community and the region.	✓
2.1.2. Require purposeful elements such as storm water management, tree preservation, recreational amenities, art installations, gardens, native plantings and/or linear trails.	✓
2.1.3. Introduce a design award program to recognize, celebrate, and incentivize innovation in the design and/or redesign of housing and neighborhoods. Utilize city media channels to recognize innovation and promote civic pride.	⋮ Rephrased to combine several related actions
2.1.4. Provide an option to lower the overall percentage of open space required in a specific development if it is activated with multiple elements such as public art, recreational amenities, environmental best practices and facilities which promote social interaction for all ages and abilities.	✓
2.1.5. Assess whether it would be appropriate for select commercial developments to contribute to the City's open space network.	✓
2.1.6. Require developers to identify the functions the open space will fulfill and how the design achieves each function. City staff will work with the developer to ensure these functions are met.	↻
2.1.7. Update the existing UDO standards to offer a broader range of options for how the City's residential open space requirements may be met.	✓
2.1.8. Add a payment-in-lieu option when the City determines there is ample open space in close proximity to the new development.	✓
2.1.9. Celebrate innovative residential open spaces in the City's social media publications to incentivize creativity.	Combined with 2.1.3
2.1.10. Revise the UDO to encourage landmark local building materials and the integration of art within new developments.	⋮

Objective 2.2 (new) Be a leader in identifying and addressing housing needs.

2.2.1. Form a housing task force that analyzes housing needs in the City of Fishers and broader housing trends, and makes recommendations to address needs and opportunities.	☰
2.2.2. Evaluate current method of plan review and explore how to improve the system to encourage innovative housing and neighborhood design.	⋮

Goal 3: Resilient

To promote a resilient community through the development of enduring housing, neighborhoods and residential open spaces.



Objective 3.1 To promote vibrant neighborhoods by enabling strategic reinvestments in infrastructure, educating the public about responsible stewardship, incentivizing property maintenance and nurturing civic pride.

Status (as of June 2021)

3.1.1. Upgrade infrastructure in older neighborhoods to current standards when infrastructure is repaired or replaced as outlined in the City's capital improvement plan and, as immediate needs arise.	
3.1.2. Revise the standards in the UDO to ensure the use of quality building materials and construction practices.	
3.1.3. Assess existing housing stock and neighborhood infrastructure in older residential areas to determine priorities for municipal investment in repair, upgrade and/or replacement of aging infrastructure.	
3.1.4. Conduct outreach with residents and Home Owners Associations to inform and encourage maintenance of detention ponds, trails and both green and gray infrastructure.	
3.1.5. Incentivize civic pride through awards and City recognition.	Combined with 2.1.3
3.1.6. Research the creation of a revitalization incentive or credit that can be provided to homeowners reinvesting in their homes, neighborhoods and in our community.	
3.1.7. Establish a committee to focus on the architecture standards of new construction homes and make recommendations for a revised residential standards to achieve high quality, long-lasting building.	
3.1.8. Establish a committee to focus on commercial construction and redevelopment standards for our community and make recommendations on how to employ these standards through economic development, incentives and/or zoning changes. <i>Work with developers and home builders to construct "right-sized" homes at attainable prices, both for-sale and for-rent.</i>	
3.1.10. Work with HOA's, homeowners, and landlords to identify needs in existing neighborhoods and create programming or resources for maintenance and revitalization of neighborhoods.	
3.1.11. Form a rental and landlord registry to help monitor property conditions to make sure that rental properties are being properly maintained.	
3.1.12. Maintain a real-time inventory of rental homes along with key property information (such as name of the owner, current mailing address, history of violations, etc.).	

Objective 3.1 Continued

Status (as of June 2021)

3.1.13. Evaluate the feasibility of instituting an incentive to de-convert single-family rentals into homeownership (e.g., a tax abatement for older homes requiring a minimum monetary threshold in repairs that may be jointly marketed and administered with a grant program for home repairs for owner occupied homes).

**Goal 4: Accessible**

To create housing and neighborhoods that are financially, socially and physically accessible to the community.

**Objective 4.1** To promote vibrant neighborhoods by enabling development, redevelopment and infill projects that sustain and enrich them.

Status (as of June 2021)

4.1.1. Integrate a variety of housing including affordable, senior living, apartments and single-family housing into redevelopment and infill development sites to enrich the diversity of housing choices in walkable, amenity-rich neighborhoods with design features that are suitable for senior living (such as one-level living, common or no-maintenance arrangement, walking distance to shops/services/outdoor recreational facilities).



4.1.2. Review the standards in the UDO to ensure they encourage a diversity of redevelopment, mixed use development and infill. Consider appropriate targeted revisions.



4.1.3. Integrate universal design principles into development, whenever possible, and encourage options for aging in place, such as wide doorways, no step entryways and single story living. Work with social service providers and housing development organizations to provide homes for senior and low-to-moderate income households with disabilities and special needs.



4.1.4. Create well connected neighborhoods with links to adjacent neighborhoods, parks, employment nodes, schools and other key destinations.



4.1.5. Institute sensible building and zoning regulations for accessory dwelling units for households interested in intergenerational living arrangements.



GOAL 5: Sustainable

To create enduring sustainable neighborhoods.

Objective 5.1 To encourage neighborhoods that are physically, economically and environmentally sustainable that will endure for future generations.



Status (as of June 2021)

5.1.1. Review the standards in the UDO and in other City ordinances to ensure lasting, sustainable building materials are required. Identify and revise any standards that don't meet this goal.	✓
5.1.2. Explore incentives to encourage timely property maintenance.	⋮
5.1.3. Revise the UDO to encourage the use of low impact development (LID) practices in the design, construction and maintenance of residential neighborhoods, redevelopment sites and in mixed use areas.	⋮
5.1.4. Celebrate entrepreneurial developers and builders who introduce innovation in Fishers' housing sector and in the City's neighborhoods.	Combined with 2.1.3
5.1.5. Develop a set of best practices the City should pursue to conserve and protect Fishers' natural systems.	⋮
5.1.6. Monitor emerging trends in energy technologies to assess whether new products or practices could help to optimize resource management in Fishers.	⋮
5.1.7. Revise UDO to encourage connectivity of natural areas and open space and recreational amenities to neighborhoods.	✓
5.1.8 Revise the UDO to promote green building practices to maximize energy efficiency, waste reduction, pollution prevention and occupant health.	✓



ORDINANCE NO. 011723B

**AN ORDINANCE OF THE COMMON COUNCIL FOR THE CITY OF FISHERS
AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA (2040 PLAN)**

WHEREAS, this is an ordinance to amend the text of the Comprehensive Plan for the City of Fishers, Hamilton County, Indiana (“City”), as originally adopted on or around March 21, 2016, Ordinance 032116C, and as amended by Ordinance 081522B (collectively, the “Comprehensive Plan”).

WHEREAS, the City (the “Petitioner”), seeks to amend the Housing and Neighborhoods standards within the Comprehensive Plan, all as further described on Exhibit A, attached hereto and incorporated herein (the “Housing Amendment”);

WHEREAS, the Plan Commission has conducted a public hearing on Docket No. _____ as required by law regarding the Housing Amendment;

WHEREAS, the Plan Commission at its _____ meeting sent a _____ recommendation to the Common Council for the City of Fishers (“City Council”) by a vote of _____ in favor and _____ opposed; and

WHEREAS, pursuant to Ind. Code §36-7-4 *et. seq.*, the City Council hereby desires to adopt the Housing Amendment.

NOW, THEREFORE, BE IT ORDAINED, by the Common Council for the City of Fishers, meeting in regular session as follows:

- Section 1. The Comprehensive Plan is hereby amended in accordance with the Housing Amendment, as further described by Exhibit A, which is attached hereto and incorporated herein.
- Section 2. All other provisions of the Comprehensive Plan no in conflict with or specifically changed by this Housing Amendment shall remain in full force and effect.
- Section 3. This Ordinance shall be of full force and effect from and upon its adoption and in accordance with Indiana law.
- Section 4. UNLESS SPECIFICALLY AMENDED BY REFERENCE HEREIN, ALL REMAINING TERMS AND CONDITIONS OF THE COMPREHENSIVE PLAN SHALL CONTINUE IN FULL FORCE AND EFFECT AND ARE HEREBY RATIFIED AND AFFIRMED.

SO ORDAINED, by the Common Council for the City of Fishers, Hamilton County, Indiana, meeting this _____ day of _____, 2023.

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA

YAY

NAY

ABSTAIN

	John Weingardt, President		
	Cecilia Coble Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____, 2023 at _____ p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk



MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Christopher P. Greisl, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Christopher P. Greisl

Exhibit A
[Housing Amendment]



Fishers 2040 Update | Housing and Neighborhoods Chapter

The following is a list of updates to the Fishers 2040 plan based on the 2021/22 Housing Needs Analysis & Strategy recommendations. Several recommendations aligned with actions already identified in the plan. Proposed updates are in red.

Encourage development of a variety of senior housing units

- HN-4.1.1. Integrate a variety of housing including affordable, senior living, apartments and single-family housing into redevelopment and infill development sites to enrich the diversity of housing choices in walkable, amenity-rich neighborhoods with design features that are suitable for senior living (such as one-level living, common or no-maintenance arrangement, walking distance to shops/services/outdoor recreational facilities). Collaborate with the Indiana Housing & Community Development Authority (IHCA), County agencies and local private/non-profit housing development organizations to build new income-restricted rental units in amenity-rich areas. Evaluate the potential of mixed-income development schemes.
- NEW! HN 4.1.5. Institute sensible building and zoning regulations for accessory dwelling units for households interested in intergenerational living arrangements.
- HN 3.1.9. Expand the matching grant program or establish separate grant programs to fund home repairs, including exterior repairs for owner occupied and rental properties; to developers to provide new affordable housing or to renovate existing housing that meets affordability criteria; and to retrofitting of existing housing for ADA or universal access.
- HN 4.1.3. Integrate universal design principles into development, whenever possible, and encourage options for aging in place, such as wide doorways, no step entryways and single-story living. Work with social service providers and housing development organizations to provide homes for senior and low-to-moderate income households with disabilities and special needs.

Encourage development of housing types to attract and retain young adults

- HN 3.1.18. Evaluate the mix of new housing developments and needs on a regular basis. Work with developers and home builders to construct “right-sized” homes at attainable prices, both for-sale and for-rent.
- HN 1.1.1. Create well-connected neighborhoods with safe and convenient access to key destinations such as employment nodes, adjacent neighborhoods, schools, and parks for pedestrians, cyclists and motorists. Ensure that homes located in mixed-use environments properly integrate design features that promote walkability and decreased dependence on automobiles.

Maintain a high-quality rental housing stock

- HN 3.1.11. Form a rental and landlord registry to help monitor property conditions to make sure that rental properties are being properly maintained.
- NEW! HN. 3.1.12. Maintain a real-time inventory of rental homes along with key property information (such as name of the owner, current mailing address, history of violations, etc.).

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- NEW! HN 3.1.13. Evaluate the feasibility of instituting an incentive to de-convert single-family rentals into homeownership (e.g., a tax abatement for older homes requiring a minimum monetary threshold in repairs that may be jointly marketed and administered with a grant program for home repairs for owner occupied homes).

Comparison of Urban Partners recommendations vs. Fishers 2040 Actions

Urban Partners:		Fishers 2040:
Senior Housing	Increase the supply of new lower-maintenance housing in walkable, amenity-rich neighborhoods with design features that are suitable for senior living (such as one-level living, common or no-maintenance arrangement, walking distance to shops/services/outdoor recreational facilities).	HN-4.1.1. Integrate a variety of housing including affordable, senior living, apartments and single-family housing into redevelopment and infill development sites to enrich the diversity of housing choices <i>in walkable, amenity-rich neighborhoods with design features that are suitable for senior living (such as one-level living, common or no-maintenance arrangement, walking distance to shops/services/outdoor recreational facilities).</i>
	Institute sensible building and zoning regulations for accessory dwelling units for households interested in intergenerational living arrangements.	<i>NEW! HN 4.1.5. Institute sensible building and zoning regulations for accessory dwelling units for households interested in intergenerational living arrangements.</i>
	Offer technical and financial assistance for senior home modifications for households interested in aging-in-place. Financial incentives may include smaller cash grants for emergency repairs and real estate tax abatements for eligible low-income seniors.	HN 3.1.9. Expand the matching grant program or establish separate grant programs to fund home repairs, including exterior repairs for owner occupied and rental properties; to developers to provide new affordable housing or to renovate existing housing that meets affordability criteria; and to retrofitting of existing housing for ADA or universal access.
Young Adults	Work with developers and home builders to construct “right-sized” homes at attainable prices, both for-sale and for-rent. An example of a “right-sized” home is a 3-bed/2.5 bath home with 1,800 SF of living space.	HN 3.1.18. Evaluate the mix of new housing developments and needs on a regular basis. <i>Work with developers and home builders to construct “right-sized” homes at attainable prices, both for-sale and for-rent.</i>
	Examine and modify current zoning in areas deemed necessary to ensure developers can build denser residential structures such as such as apartments, townhomes, and condominiums by right.	HN 4.1.1. Integrate a variety of housing including affordable, senior living, apartments and single-family housing into redevelopment and infill development sites to enrich the diversity of housing choices within a given neighborhood.
	Ensure that homes located in mixed-use environments properly integrate design features that promote walkability and decreased dependence on automobiles. (These features, or lack of, influence our perceptions and our decision to walk to and from destinations: sidewalk width, building height, traffic volumes/speed, tree canopy, and street width. Excerpt from Urban Design Qualities to Encourage Walkability published by the National Association of Realtors).	HN 1.1.1. Create well-connected neighborhoods with safe and convenient access to key destinations such as employment nodes, adjacent neighborhoods, schools, and parks for pedestrians, cyclists and motorists. <i>Ensure that homes located in mixed-use environments properly integrate design features that promote walkability and decreased dependence on automobiles.</i>
Rental Stock	Initiate a rental registration program to ensure code compliance and proper tenant protection.	HN 3.1.11. Form a rental and landlord registry to help monitor property conditions to make sure that rental properties are being properly maintained.

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	Maintain a real-time inventory of rental homes along with key property information (such as name of the owner, current mailing address, history of violations, etc.).	<i>NEW! HN. 3.1.12. Maintain a real-time inventory of rental homes along with key property information (such as name of the owner, current mailing address, history of violations, etc.).</i>
	Evaluate the feasibility of instituting an incentive to de-convert single-family rentals into homeownership (e.g., a tax abatement for older homes requiring a minimum monetary threshold in repairs that may be jointly marketed and administered with a grant program for home repairs for owner occupied homes).	<i>NEW! HN 3.1.13. Evaluate the feasibility of instituting an incentive to de-convert single-family rentals into homeownership (e.g., a tax abatement for older homes requiring a minimum monetary threshold in repairs that may be jointly marketed and administered with a grant program for home repairs for owner occupied homes).</i>
Affordable Housing	Work with social service providers and housing development organizations to provide homes for senior and low-to-moderate income households with disabilities and special needs.	HN 4.1.3. Integrate universal design principles into development, whenever possible, and encourage options for aging in place, such as wide doorways, no step entryways and single-story living. <i>Work with social service providers and housing development organizations to provide homes for senior and low-to-moderate income households with disabilities and special needs.</i>
	Collaborate with the Indiana Housing & Community Development Authority (IHCD), County agencies and local private/non-profit housing development organizations to build new income-restricted rental units in amenity-rich areas. Evaluate the potential of mixed-income development schemes.	HN-4.1.1. Integrate a variety of housing including affordable, senior living, apartments and single-family housing into redevelopment and infill development sites to enrich the diversity of housing choices <i>in walkable, amenity-rich neighborhoods with design features that are suitable for senior living (such as one-level living, common or no-maintenance arrangement, walking distance to shops/services/outdoor recreational facilities).</i> Collaborate with the Indiana Housing & Community Development Authority (IHCD), County agencies and local private/non-profit housing development organizations to build new income-restricted rental units in amenity-rich areas. Evaluate the potential of mixed-income development schemes.