



MEETING DATE:

October 14, 2015

TIME:

5:30-7:30 PM

PLACE:

Fishers City Hall

1 Municipal Drive

Fishers, Indiana 46038

RESIDENTIAL TASK FORCE MEETING MINUTES

Members Present: Rich Block, Ronda Shrewsbury Weybright, Selina Stoller, John Dierdorf, Emily Bowman, Sharon Reed, Grace Bohlsen

Members Not Present: Nate Lichti, Jimmy Dulin

Others Present: Sue Harrison, Connie Nimmo, Leah McGrath

KEY DISCUSSION POINTS

- Revision of goals and action items for standards to be recommended to the Steering Committee:
 - Goal 1
 - Change "... path to connect to..." to "...path to connect towards..." and add two to three year timeframe to when the sidewalk/path must be complete to encourage contiguous development and safety.
 - Refer to Bicycle and Pedestrian Plan in the UDO.
 - Incentivize connectivity.
 - Goal 2
 - Define what standards should be raised in the UDO, for example the use of vinyl or pitch of a roof.
 - Some neighborhoods could have overlays to guide the character of the community, similar to the Nickel Plate Code.
 - Standards should be flexible and allow for negotiation with developers. The City may allow something in return for something else.
 - Standards would be reviewed by an architectural review board, similar to the Planned Unit Development Committee. The board would encourage creativity while still regulating standards.
 - Goal 3
 - Providing affordable housing encourages entrepreneurs and employees to stay in Fishers. Developers could provide a few affordable units per development to gain support of variances from the UDO.
 - Universal design allows for accessibility to all and encourages aging in place. It should be encouraged to meet the needs of population demands. Homes will typically be one floor and have wider doorways.
 - Omit action item.
 - This may overregulate the market.
 - Annual analysis will not yield an accurate view as development occurs over the course of many years.
 - However, there should be some measure in place to quantify progress.
 - Examples include Harmony in Westfield and Saxony in Fishers. The City should let the market decide what is needed, provided the market guides the City towards its vision. The Unified Development Ordinance should match vision in each neighborhood and/or area of Fishers.
 - Goal 4

- The term quality can be nebulous. For example, vinyl siding and Hardee board can be used well. Materials should be sustainable, featuring variety as prescribed in the UDO.
 - ADA standards are required, therefore mention of it is redundant. ADA initiatives could be taken to the next level through visitable homes. Universal design, which emphasizes floor plans with bathroom and bedrooms on the first floor, etc. should be incentivized to meet diverse housing needs and keep homes sustainable.
 - Celebrating entrepreneurs through award ceremonies is good publicity and increases brand awareness for local builders. HOAs could also be recognized in that ceremony.
- Goal 5
 - Flexible UDO standards will lessen the need and frequency of PUDs.
- Goal 6
 - Provide criteria for the standards that easily allow the City to compare development and redevelopment projects to.
- Goal 7
 - Utilize Town Talk to communicate goals and incentivize creative open space.
 - Offer a menu of open space suggestions, while not being too prescriptive.
 - Encourage seasonal uses, art and gardens.
 - Redefine open space to include functionality and purpose.
 - Open space should be connected and accessible.
- Goal 8
 - Commercial open space standards should be less prescriptive as the need for certain features, such as parking will vary from project to project.
- Goal 9
 - Include maintenance concerns, such as retention ponds, in HOA agreements and covenants.
 - LIDs should have a maintenance schedule.
 - Encourage education and communication between HOAs and the City.
 - Can the City enforce maintenance?
- Goal 10
 - Preserve tree areas.

ACTION ITEMS

- Edit draft to include discussion items. – Staff