

**CITY OF FISHERS
BOARD OF ZONING APPEALS
MINUTES
FISHERS Municipal Center - Nickel Plate Conference Room
April 23, 2025**

The Board of Zoning Appeals convened at 6:00 p.m.

In attendance: Steve Ferrucci, Tom Grinslade, Howard Stevenson, Greg Lannan was present via Teams. Jeffrey Silvey was not present. Others in attendance: Rodney Retzner, Ross Hilleary, Gabrielle Herin, Rob McMurray, Sue Follmar, Kay Prange. Tom Hart, Brad Bowman, Jacob Rauh (sp?) from Homes by Design were also present.

Mr. Grinslade made a Motion to approve the Minutes from the 3-26-25 meeting, seconded by Mr. Stevenson. Motion was approved, 4-0.

Mr. Grinslade made a Motion to approve the Minutes from the 11-20-24 meeting, seconded by Mr. Stevenson. Motion was approved, 4-0.

Prior to the Public Hearings, Ross Hilleary presented the 2 UDO updates that were approved by City Council on 4-21-25 that are pertinent to the cases on this agenda.

- **6.17.9 Other Sign Types.** The additional Pole Banner Signs which will be permitted for Institutional Uses only and will have a maximum of 2 square feet. Staff is requesting to withdraw Va-25-3 on behalf of Fishers Baptist Church.
- **6.3.4. Residential Design.** Permitting the allowance of a flat roof which includes minimum eave and thickness requirements. With this we are requesting to modify the variance request and strike the request of 0/12 or a flat roof from VA-25-6 on behalf of the Petitioner.

Public Hearings:

VA-25-6 10618 Haven Cove Pt Rashid Residence Variances

Jacob from Homes by Design presented the Variances requested. The home would have a maximum height of 43' where 35' is allowed. Also, the request is for impervious surface of 55%, where 35% is allowed.

Gabrielle Herin presented the Staff Report. The home is in the Marina PUD. Site plan and elevations were included. Jason Armour from Fishers Stormwater has no drainage concerns. There have been no public comments.

Mr. Ferrucci opened the Public Hearing. Seeing no one from the Public to speak, he closed the Public Hearing.

Mr. Stevenson confirmed the drainage assessment and it was confirmed that the property would empty into Geist.

Mr. Ferrucci asked for a Motion. Mr. Stevenson made a Motion to approve with the recording of the approval letter with the County, seconded by Mr. Grinslade. The Motion was approved, 3-0. Mr. Lannan's vote was not recorded.

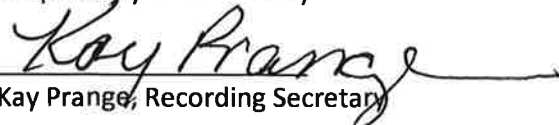
Staff Communication:

Ross Hilleary presented another UDO update relevant to the BZA.

- **All zoning districts adjacent to Geist are allowed a 50% maximum impervious surface, based on a decade of BZA cases. Staff will recommend denial if above 50%.**
- **Electronic Participation is allowed in limited cases— Staff requests to know at least 24 hours in advance so our IT can prepare. You will need a headset, wired microphone, Bluetooth headphones, or call in via phone line.**

Adjournment As there was no other business, the meeting was adjourned at 6:12 p.m.

Respectfully Submitted by:


Kay Prange, Recording Secretary