

APPROVED

CITY OF FISHERS  
BOARD OF ZONING APPEALS  
MINUTES  
FISHERS Municipal Center Theater  
May 28, 2025

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

In attendance: Steve Ferrucci, Tom Grinslade, Howard Stevenson, Greg Lannan, Jeffrey Silvey. Others in attendance: Rodney Retzner, Ross Hilleary, Grace Wiley, Gabrielle Herin, Larry Lannan, Sue and Jack Follmar, John Cross, Sarah Belyew, Joel Belyew, Kyle Ash, Brian Brown, Nick Gallagher.

**Mr. Stevenson made a Motion to approve the Minutes from the 4-23-25 meeting, seconded by all members. The Motion was approved, 5-0.**

Public Hearings:

**Rivian Land Use Variance**

**Parcels:** 15-14-11-00-00-017.201

**Address:** 9700 Masters Rd

**Case:** VA-25-7

**Request:** Consideration of a Land Use Variance from Section 5.1.5 of the City's Unified Development Ordinance (UDO) to allow an experience center and facility for the sale, service, maintenance, charging, repair and storage of new and pre-owned electric vehicles and related parts and accessories, for general office purposes and for any related uses.

**Petitioner:** Dillon Reynolds ([dreynolds@spacecoinc.com](mailto:dreynolds@spacecoinc.com))

**Planner:** Grace Wiley ([wileyg@fishers.in.us](mailto:wileyg@fishers.in.us))

Mr. Greenwood (?), representing Rivian, presented the Variance request. This is not a traditional auto dealership, it is more of a customer service facility. 6-10 vehicles would be serviced per day and the facility would employ approx. 25. There is no outside storage.

Grace Wiley presented the Staff Report and Renderings for the project. The property is in Municipal Airport zoning and is being annexed. Staff recommends approval.

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

**Mr. Stevenson made a Motion to approve with the conditions that the parking shall not be used for vehicle storage and the Variance be tied to Rivian, and recorded with the County, seconded by Mr. Grinslade. The Motion was approved, 5-0.**

**VA-25-8 13409 Haven Cove Lane Belyew Variances**

**Parcels:** 13-15-02-00-25-038.000

**Address:** 13409 Haven Cove Ln

**Case:** VA-25-8

**Request:** Consideration of Development Standard Variances from Sections 3.2.3 and 6.3.4.B.3.d of the City's Unified Development Ordinance (UDO) and the Marina PUD Ordinance #: 041210 to increase the maximum permitted impervious surface area from 35% to 59% and to increase the maximum permitted height from 35 feet to 42 feet for a new single family home.

**Petitioner:** John Cross ([john@wootonhoylaw.com](mailto:john@wootonhoylaw.com))

**Planner:** Gabrielle Herin ([hering@fishers.in.us](mailto:hering@fishers.in.us))

John Cross, Attorney for the Petitioner, presented the Variance Request. A private underground retention is proposed, which is an engineered solution to be consistent with the other homes on the street. The impervious surface would increase to **57%**. Nick Gallagher from Carrington Homes was also present, in addition to Brian Brown from Stoepelwerth. Mr. Ferrucci asked for clarification of the retention. It is a gravity-fed catch basin of 1000 cubic feet, holding 60,000 gallons potentially. Jason Armour from Fishers Stormwater has approved.

Gabrielle Herin presented the Staff Report with site plan and elevations. The recent UDO update increased impervious allowed to 50%. There have been no Public Comments. Staff gives no recommendation to the Board. The application was submitted prior to the UDO update. The Petitioner's representatives agreed that the useful life of the basin is 50 years.

**Mr. Ferrucci opened the Public Hearing. There was no one from the Public to speak and he closed the Public Hearing.**

**Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to approve the variance based on the determinations above, and that the City is not responsible for any maintenance, and that the approval letter be recorded with the County. Mr. Stevenson seconded. The Motion was approved, 3-1-1. Mr. Lannan abstained.**

**Adjournment** As there was no other business, the meeting was adjourned at 6:30 p.m.

Respectfully Submitted by:

  
Kay Prange, Recording Secretary