

APPROVED

CITY OF FISHERS  
BOARD OF ZONING APPEALS  
MINUTES  
FISHERS Nickel Plate Conference Room  
August 27, 2025

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

In attendance: Steve Ferrucci, Tom Grinslade, Jeffrey Silvey, Greg Lannan (via Teams). Howard Stevenson did not attend. Others in attendance: Rodney Retzner, Ross Hilleary, Lucas Smith, Grace Wiley, Rob McMurray, Kay Prange, David Brown, Daniel Hayes.

**Mr. Ferrucci made a Motion to approve the Minutes from the 7-23-25 meeting, seconded by all members. The Motion was approved, 4-0. Mr. Ferrucci spoke to the attendees that there are only 4 members on the BZA tonight. One is dialed in. If only 3 votes are heard, they will need to be unanimous and offered continuance to next month. Both Petitioners want to proceed.**

**Lucas Smith was introduced as Zoning Administrator and was approved 3-0 as new Board Secretary.**

Public Hearings:

**Pennington Park Church Portable Classrooms**

**Parcel:** 13-11-26-00-00-018.002

**Address:** 13222 E 126<sup>th</sup> St

**Case:** VA-25-12

**Request:** Consideration of a Development Standards Variance from Section 5.8.2.B.3. of the City's Unified Development Ordinance (UDO) to allow for portable classrooms for three (3) years for the use of counseling ministry with the Pennington Park Church.

**Petitioner:** Dave Brown ([dbrown@penningtonpark.com](mailto:dbrown@penningtonpark.com))

**Planner:** Grace Wiley ([wileyg@fishersin.gov](mailto:wileyg@fishersin.gov))

Dave Brown, a Pastor at the Church, presented the request to extend the use of the portable classrooms. The original request was in 2022 to use the modulars due to the growth of the congregation. They desire to open a counseling ministry which would be conducted in the modulars, for an additional 3 years.

Grace Wiley presented the Staff Report with photos of the modular units. Staff has no recommendation for the Board.

**Mr. Ferrucci opened the meeting to Public Comment. Seeing no one from the Public to speak, he closed the Public Comment portion of the meeting.**

In Committee discussion, Tom Grinslade asked how certain is the 3 year time frame. Mr. Brown, stated that in 3 years, they expect an entire new facility due to growth.

Steve Ferrucci asked if they can commit to everything from the conditions and maintenance that were agreed to 3 years ago. Mr. Brown confirmed.

**Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to approve, including the commitments from 2022, which was seconded by Mr. Silvey. The Motion was approved, 4-0.**

**13283 Haven Cove Ln Roof Pitch Variance**

**Parcel:** 13-15-02-00-25-031.000

**Address:** 13283 Haven Cove Ln

**Case:** VA-25-13

**Request:** Consideration of a Development Standards Variance from Section 6.3.4.B.3 of the City's Unified Development Ordinance (UDO) to allow a decrease in the minimum roof pitch from 5/12 to 4/12 for a proposed single-family home.

**Petitioner:** Stacy Hicks ([shicks@arhomes.com](mailto:shicks@arhomes.com))

**Planner:** Grace Wiley ([wileyg@fishersin.gov](mailto:wileyg@fishersin.gov))

Daniel Hayes presented the Variance request to release from a 5/12 roof pitch requirement to a 4/12 roof pitch. He showed similar homes on the street. Flat and flatter roofs already are on the street.

Grace Wiley presented the Staff Report. The street in question is in the Marina PUD zoning. Elevations were shown with a 4/12 roof pitch. Staff Recommends approval.

**Mr. Ferrucci opened the meeting to Public Comment. Seeing no one from the Public to speak, he closed the Public Comment portion of the meeting.**

In Committee Discussion, Mr. Ferrucci asked if the City of Fishers is considering changing the UDO since this is becoming more popular. Ross Hillary confirmed that it is under consideration.

**Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to approve, with the recording of the variance with the county, which was seconded by Mr. Silvey. The Motion was approved, 4-0.**

As there was no other business, the meeting was adjourned at 6:25 p.m.

Respectfully Submitted by:

  
Kay Prange, Recording Secretary