

CITY OF FISHERS
BOARD OF ZONING APPEALS
MINUTES
FISHERS Municipal Center Theater
September 24, 2025

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

In attendance: Steve Ferrucci, Tom Grinslade, Howard Stevenson, Jeffrey Silvey. Greg Lannan was not in attendance. Others in attendance: Rodney Retzner, Ross Hilleary, Grace Wiley, Lucas Smith, Kay Prange, John Cross, Bob and Julie Ambler, Kristiane Bello, David L Duke, Danny Duke, Jennifer Goins, Daniel Cao, Carl McIntyre, Harrison Bond, Derrek Staley, Joe Nixon, Nick Gallagner, Mike Finnegan, Kyle Hoeft, Rich Brunt. Not everyone in the audience signed in.

Mr. Grinslade made a Motion to approve the Minutes from the 8-27-25 meeting, seconded by Mr. Silvey. The Motion was approved, 3-0-1. Mr. Stevenson abstained as he was not present at that meeting.

Public Hearings:

King Jugg Outdoor Seating

Parcel: 15-14-01-02-04-008.000

Address: 11110 Lantern Road

Case: VA-25-10

Request: Consideration of a Development Standard Variance from Section 1; Figure 1.3. Development Standards of the Nickel Plate District Code (NPDC) to allow for outdoor dining.

Petitioner: Mike Finnegan (cheers@kingjuggbrewing.com)

Planner: Lucas Smith (smithlu@fishersin.gov)

This item was continued from June. They received a variance for music which is acoustic only, with no drums or amplifiers. The owner, Mike Finnegan, presented pictures which show that this is a restaurant for families. The City put up signs for parking. The FPC has come out multiple times and they were not told once to turn the music down. The owners estimate a loss of 10% because there are not full bands and the early hour of closing. They want community involvement- please don't take tables away.

Lucas Smith presented the Staff Report. He emphasized that this hearing is NOT for parking, That is an issue for the Dept. of Public Works and the FPD. An agreement on parking has been made, which went into effect on 9/2/25. This hearing is for outdoor dining. There are 84 covered seats, 265 standing spaces, 126 seated spaces. Staff recommends approval.

Mr. Ferrucci opened the Public Hearing.

Daniel Cao (8543 Legacy Cir.)- why is this in our community? The neighborhood needs quiet.
Rich Brunt (8468 Manship Dr.) – there were growing pains which have now been alleviated.
Joe Nixon (7611 St. George and 11403 Lantern Rd.) King Jugg is a great business. He thinks the noise is ok.
Morgan Dr. should not be in that parking program.

Kyle Hoeft (11401 Lantern Rd.)- agrees with Joe Nixon. Concerned about parking on Morgan Dr. Can parking be done at the grade school?

Roy Ward (11321 Meadows Dr.)- he was never able to hear the music- are we based in facts?

Brent Gutzwiller (11329 Meadows Dr.) -where is Master plan for inverted downtown area?

Mr. Ferrucci closed the Public Hearing.

Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to approve, with the following conditions:

1. Approval letter recorded with the County Recorder's office
2. Acoustic music only – no drums- no amps
3. Occupancy limits enforced
4. Work with City Engineering Department and Corporation Counsel to define the improvements made within the Public right of way and enter into an Encroachment Agreement.

The Motion was seconded by Mr. Silvey. The Motion was approved 4-0.

10732 Haven Cove Way Height

Parcel: 13-15-02-00-25-018.000

Address: 10732 Haven Cove Ln

Case: VA-25-14

Request: Consideration of a Development Standards Variance from Section 3.2.3.B of the City's Unified Development Ordinance (UDO) to allow an increase in the maximum height of a proposed home from 35 feet to 39 feet.

Petitioner: Todd Williams (todd@carringtonhomes.com)

Planner: Grace Wiley (wileyg@fishersin.gov)

Todd Williams of Carrington Homes presented that the petitioner is requesting a development standards variance from Section 3.2.3.B of the City's Unified Development Ordinance (UDO) to allow an increase in the maximum height of a proposed home from 35 feet to 39 feet for a proposed single-family home. This is a home on Geist. Grace Wiley presented the Staff Report- Renderings and elevations were reviewed. No remonstrance has been received, and Staff has no Recommendation for the Board.

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

Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to approve, seconded by Mr. Stevenson, with the Condition that the Approval Letter be recorded on the property with the County Recorder's office. The Motion was approved 4-0.

11700 E 131st St Front-Loaded Garage Setback

Parcel: 13-11-28-00-00-022.001

Address: 11700 E 131st St

Case: VA-25-15

Request: Consideration of a Development Standards Variance from Section 6.3.4.B.4.a, Residential Automobile Storage Standards, of the City's Unified Development Ordinance (UDO) to allow the front-loaded garage to extend 12 feet in front of the front façade.

Petitioner: David L. Duke (dlduke.net@gmail.com)

Planner: Grace Wiley (wileyg@fishersin.gov)

David Duke presented his thoughts on this property and the challenges on the placement of the home. They need the front loaded garage to extend 12 feet in front of the front façade.

Grace Wiley presented the Staff Report and reviewed the property and the house plans. No remonstrances have been received. Staff has no recommendation for the board.

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

Mr. Ferrucci asked for a Motion. Mr. Silvey made a Motion to approve, seconded by Mr. Grinslade, with the Condition that the Approval Letter be recorded on the property with the County Recorder's office. The Motion was approved 4-0.

107 Northwood Dr Short-Term Rental

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

Address: 107 Northwood Dr

Case: SE-25-3

Request: Consideration of a Special Exception to allow for a short-term rental use (e.g., Airbnb, VRBO) on a single-family property zoned R3.

Petitioner: Andres Bello (abello@belloimports.com)

Planner: Grace Wiley (wileyg@fishersin.gov)

Mr. Bello presented his request to use this property as a short-term rental. It is currently listed on Airbnb. He presented that they have lived here for 15 years in the Holland Park neighborhood, they have made numerous upgrades and repairs to the house, and he has 2 letters of support from the neighbors.

Grace Wiley presented the Staff Report. The City has received 2 letters from the Public- one in support, one opposing. Staff has No Recommendation for the Board.

Mr. Ferrucci opened the Public Hearing.

John Hiatt (113 Willowood)- The house has been remodeled, water problem fixed. Good decision

Jennifer Goins (16601 Southeastern Pkwy.)- she works in the hospitality industry. This creates an affordable option and a family solution for travelers.

Bob & Julie Ambler (225 Heady Ln)- concerned about traffic, and bringing in "concerns". The yard sign for this meeting was blocked by a van out front. They are against this.

Heather Colis (118 Meadowlane)- concerned about increase in traffic. Her neighbor at 117 Meadowlane (name unknown, did not sign in) was concerned about the van being parked out front in order to block the yard sign. Deceptive?

At the same time, the homeowner said that it was his van.

Mr. Ferrucci closed the Public Hearing.

Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to DENY, seconded by Mr. Silvey. The Motion to DENY was approved 3-1.

As there was no other business, the meeting was adjourned at 7:25 p.m.

Respectfully Submitted by:

Kay Prange

Kay Prange, Recording Secretary