



## CITY OF FISHERS AGENDA

**BOARD/COMMISSION: Board of Zoning Appeals – Fishers**

**DATE: 1/28/2026 at 6:00 PM**

**ADDRESS: Fishers Municipal Center Theater,  
1 Municipal Drive, Fishers, IN 46038**

Members of the public are encouraged to [submit comments to the board via this form](#) before 12 p.m. on the day of the meeting. Members of the public may [stream the live meeting online](#).

See the list of board members at [FishersIN.gov/BZA](http://FishersIN.gov/BZA).

1. **Call to order / Pledge of Allegiance**
2. **Roll Call**
3. **Approval of Previous Minutes**
  - a. BZA Minutes - December 17, 2025
4. **Public Hearings**
  - a. **Appeal of an Administrative Determination of the Delaware Park PUD and UDO - REQUEST WITHDRAWN**  
**Case:** APL-25-2  
**Request:** Consideration of an Appeal of an Administrative Determination of the Delaware Park Planned Unit Development (“PUD”), Ord. No. 101121D and the Unified Development Ordinance (“UDO”) whereas Exhibit A and Section 4 of the PUD and Chapter 3 and Chapter 5 of the UDO was determined a “car condominium” was not a permitted use allowed by right within the Delaware Park PUD or the UDO.  
**Petitioner:** Faegre Drinker Biddle & Reath LLP on behalf of Torque Club LLC dba Torque Motor Suites  
**Planner:** Ross Hilleary

- b. **Verizon Telecommunications Tower – Land Use - REQUEST WITHDRAWN**  
**Parcel:** 14-14-03-00-00-025.000  
**Address:** 11148 Eller Rd  
**Case:** VA-25-23  
**Request:** Consideration of a Land Use Variance from Section 5.1.5 of the City's Unified Development Ordinance (UDO) to allow a telecommunications tower in an R2 zoning district. *This request is being sought in conjunction with VA-25-24.*  
**Petitioner:** Dave Coots on behalf of APC Towers/Verizon  
**Planner:** Grace Wiley
- c. **Verizon Telecommunications Tower – Development Standards - REQUEST WITHDRAWN**  
**Parcel:** 14-14-03-00-00-025.000  
**Address:** 11148 Eller Rd  
**Case:** VA-25-24  
**Request:** Consideration of two (2) Development Standards Variances from Section 5.3.3.C.1.a of the City's Unified Development Ordinance (UDO) to allow a telecommunications tower to be setback 63 feet from the west property line, which is less than the required 80% the height of the tower; and from Section 5.3.3.C.1.b of the City's UDO to allow a telecommunications tower to be setback 350 feet from the nearest residence to the south, which is closer than the required 500 feet setback from a residence. *This request is being sought in conjunction with VA-25-23.*  
**Petitioner:** Dave Coots on behalf of APC Towers/Verizon  
**Planner:** Grace Wiley
- d. **Starbucks Signage**  
**Parcel:** 19-11-34-00-21-004.001  
**Address:** 12590 E 116<sup>th</sup> St  
**Case:** VA-25-25  
**Request:** Consideration of a Development Standards Variance from Section 6.17.6.F.2 of the City's Unified Development Ordinance (UDO) to allow an individual ground sign along a perimeter street for a lot located within an integrated center development.  
**Petitioner:** Mistie Nigh on behalf of Starbucks  
**Planner:** Grace Wiley
- e. **Crew Carwash Signage**  
**Parcel:** 15-14-02-00-01-004.000  
**Address:** 11578 Allisonville Rd  
**Case:** VA-25-26  
**Request:** Consideration of three (3) Development Standards Variance from Section 6.17.6.E of the City's Unified Development Ordinance (UDO) to allow a second ground sign on a non-residential lot with less than 250 feet of property frontage; from Section 6.17.5.I of the UDO to allow an electronic message board; and from Section 6.17.9.C.3 of the UDO to allow wall-mounted drive aisle signs to be 6 square feet in size, rather than 4 square feet.  
**Petitioner:** Molly Pedersen on behalf of Crew Carwash

**Planner:** Grace Wiley

f. **Christ the Savior Columbarium – Land Use**

**Parcel:** 19-11-29-00-00-022.000

**Address:** 10500 E 126<sup>th</sup> St

**Case:** VA-25-27

**Request:** Consideration of a Land Use Variance from Section 5.1.5 of the City's Unified Development Ordinance (UDO) to allow a cemetery use in an R3 zoning district for the placement of a columbarium. *This request is being sought in conjunction with VA-25-28.*

**Petitioner:** Kevin Buchheit on behalf of Christ the Savior Lutheran Church

**Planner:** Grace Wiley

g. **Christ the Savior Columbarium – Development Standards**

**Parcel:** 19-11-29-00-00-022.000

**Address:** 10500 E 126<sup>th</sup> St

**Case:** VA-25-28

**Request:** Consideration of a Development Standards Variance from Section 5.3.1.B.1 of the City's Unified Development Ordinance (UDO) to allow a columbarium structure to be constructed without a perimeter wall or fence. *This request is being sought in conjunction with VA-25-27.*

**Petitioner:** Kevin Buchheit on behalf of Christ the Savior Lutheran Church

**Planner:** Grace Wiley

5. **Old Business**

6. **New Business**

7. **Staff Communication**

8. **Board Signatures – Findings of Fact**

9. **Adjournment**