

CITY OF FISHERS
BOARD OF ZONING APPEALS
MINUTES
January 28, 2026

The Board of Zoning Appeals convened at 6:05 p.m.

In attendance: Steve Ferrucci, Tom Grinslade, Howard Stevenson and Jeffrey Silvey, Greg Lannan. Others in attendance: Rodney Retzner, Lucas Smith, Grace Wiley, Paul Walters, Kay Prange, with the audience and presenters on the attached spreadsheet.



BZA Attendees
1-28-26.pdf

Mr. Ferrucci made a Motion to approve the Minutes from the December 12, 2025 meeting, seconded by all. The Motion was approved, 5-0.

PUBLIC HEARINGS:

Appeal of an Administrative Determination of the Delaware Park PUD and UDO – REQUEST WITHDRAWN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

Verizon Telecommunications Tower – Land Use – REQUEST WITHDRAWN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

Verizon Telecommunications Tower – Development Standards – REQUEST WITHDRAWN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.*

Starbucks Signage

Parcel: 19-11-34-00-21-004.001

Address: 12590 E 116th 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

Starbucks is asking for a monument sign in an integrated center where one does not exist. A new Starbucks is being built in an out lot at 116th and Brooks School Rd. Grace Wiley presented the Staff Report with No Recommendation. The Public Hearing was opened and closed.

Mr. Ferrucci asked for a Motion.

Mr. Grinslade made a Motion to approve, seconded by Mr. Ferrucci. The Motion was approved, 3-2.

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

Crew Carwash presented their request for three (3) Development Standards requests. There would be a second ground sign, an electronic message board which would function as a menu, and a 6-ft sign instead of 4 ft. The electric sign would function as a menu board only, with no view to Allisonville Road. Grace Wiley presented the Staff Report and Staff recommends denial.

Mr. Ferrucci opened the Public Hearing and closed it since there was no one present to speak.

In Committee discussion, Mr. Ferrucci confirmed that the UDO allows digital signs. Tom Grinslade asked that underlying reasons for denial would include lighting, the UDO, and sign fatigue at that busy location. The second ground sign would not be oriented to Allisonville RD. It would be facing west.

1. Approval of ground sign – Mr. Grinslade made the Motion to approve, seconded by Mr. Silvey. All members voted yes.

2. Approval of electronic message board – Mr. Stevenson made the Motion to approve, seconded by Greg Lannan. All members voted yes conditional on signs to be oriented to Allisonville Rd with copy facing west and to comply to lighting standards for electronic signs

3. Approval of 6 ft. sign when the UDO specifies 4ft. Mr. Silvey made a Motion to approve, seconded by Mr. Grinslade.

Each component of VA-25-26 was approved, 5-0.

Christ the Savior Columbarium – Land Use

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

Address: 10500 E 126th 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

Christ the Savior Columbarium – Development Standards

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

Address: 10500 E 126th 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

Rev. Brian Peters and Kevin Buchheit presented the VA-25-27 and VA-25-28 request for a Columbarium, with structures having a 50-sq ft footprint. ‘Columbarium’ does not exist in the UDO. Grace Wiley presented the Staff Report with No Recommendation for the Board.

Mr. Ferrucci opened the Public Hearing.

Sandra Bennett (12603 Howe Rd.) - could this open the door to a cemetery?

Becky McNichols (11146 Stratford) - encouraging native plants

Mark L. - how will funerals be handled?

A lengthy discussion about native plants versus intentional design plants took place. The UDO encourages native plantings. Staff outlined it as one of their recommended conditions.

Mr. Ferrucci closed the Public Hearing and asked for a Motion for VA-25-27.

Mr. Grinslade motion to DENY VA-25-27, seconded by Mr. Lannan. The Motion was DENIED 2-3.

Mr. Stevenson made a second motion to APPROVE VA-25-27, seconded by Mr. Silvey. The Motion to approve was passed, 3-2 with the following conditions as outlined in the Staff Report:

- 1. Approval letter filed with Hamilton County Recorder’s Office**
- 2. Indiana laws for columbariums being met**
- 3. Native plants**
- 4. Variance tied to current place of worship**
- 5. Final plans substantially similar to tonight’s presentation**
- 6. All human remains be removed if no longer a place or worship**
- 7. There is no other form of cemetery, only columbarium**

Mr. Stevenson made a Motion to APPROVE VA-25-28, seconded by Mr. Silvey. The Motion to approve was passed, 3-2.

As there was no other business, the meeting was adjourned at 7:00 p.m.

Respectfully Submitted by:

Kay Prange

Kay Prange, Recording Secretary