

APPROVED

**CITY OF FISHERS
BOARD OF ZONING APPEALS
MINUTES
May 27, 2026**

The Board of Zoning Appeals was convened at 6:10 p.m. by Steve Ferrucci.

In attendance: Howard Stevenson. Jeffrey Silvey. Tom Grinslade, Steve Ferrucci and Greg Lannan. Others in attendance: Rodney Retzner, Ross Hilleary, Grace Wiley, Paul Walters, Kay Prange, Ronald Courtney, Josh Courtney.

Mr. Stevenson and the board agreed to bring forward the Minutes from 2/25/26, and 3/4/26 to May along with the minutes for 3/25/26 in order to have proper quorum for approval. The Motion to approve the Minutes was made by Mr. Grinslade and seconded by Mr. Lannan. All Minutes were approved, 4-0. Mr. Silvey abstained.

An Executive Session was held.

Public Hearings:

Circle K Signage

Parcel: 15-10-35-00-00-017.001

Address: 11601 Allisonville Rd

Case: VA-26-3

Request: Consideration of a Development Standards Variance from Section 6.17.5.I. of the City's Unified Development Ordinance (UDO) to allow four (4) digital sign panels at a fueling station: two (2) located in ground signs and two (2) located in the existing canopy.

Petitioner: Lindsey Olj & Ron Courtney

Planner: Grace Wiley

The petitioner is requesting a Development Standards Variance from Section 6.17.5.I. of the City's Unified Development Ordinance (UDO) to allow four (4) digital sign panels at a fueling station: two (2) located in ground signs and two (2) located in the existing canopy.

The right-of-way acquisition for intersection improvements at E 116th Street and Allisonville Road requires the removal of the legal non-conforming 26-foot pylon sign. Staff has worked with the property owners to approve a replacement of the pylon sign with two ground signs. The petitioner is requesting this variance to allow digital pricing signage in both ground signs, as well as the existing canopy.

This item was heard as VA-24-16 in December 2024 and was denied. Since at least six (6) months have passed, the applicant was allowed to resubmit.

If the Board approves this Variance, Staff requests the following condition, and any others sought by the Board:

1. The Approval Letter and relative documentation be recorded on the property with the Hamilton County Recorder's Office.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of this request to the Board of Zoning Appeals.

Should the Board approve this petition, staff recommends it is done with the following conditions:

1. The Approval Letter and related documentation be recorded on the property with the Hamilton County Recorder's Office.

Criteria for Approval of Variances of Signage

1. That the location and placement of the sign will not endanger or distract motorists or pedestrians; and,
2. That the sign will not cover or blanket any prominent view of a structure or facade of historical or architectural significance; and,
3. That the sign will not obstruct views of users of adjacent buildings; and,
4. That the sign will not interfere with the visual quality of public open space ; and,
5. That the sign is compatible with building heights of the existing skyline; and,
6. That the sign does not impose a foreign element to an existing skyline; and,
7. That the sign's illumination, lighting or digital character will not distract motorists or pedestrians nor contribute to hazardous or unsafe driving conditions for motorists; and,
8. That the sign size (e.g. height, width, distance between grade and sign, copy size), composition (e.g. materials, posts, poles), lighting or location conditions are consistent with the time, place and manner conditions imposed by the Unified Development Ordinance.

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Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to approve, seconded by Mr.

Stevenson. The Motion was approved, 4-1.

As there was no other business, the meeting was adjourned at 6:31 p.m.

Respectfully Submitted by:

Kay Prange



Kay Prange, Recording Secretary