

CITY OF FISHERS  
BOARD OF ZONING APPEALS  
CITY HALL AUDITORIUM  
MINUTES  
January 26, 2022

APPROVED

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

A roll call was taken. Members present: Steve Ferrucci, Howard Stevenson, Tom Grinslade, Pete Peterson.  
The Oath of Office was completed by Pete Peterson.

Others present: Rodney Retzner, Megan Vukusich, Tyler Folk, Kay Prange, Tracy Gaynor, Phillip Ennis.  
Mr. Ferrucci confirmed quorum and called the meeting to order.

**Mr. Ferrucci opened the meeting to Election of Officers.**

**President: Mr. Ferrucci asked for a nomination. Pete Peterson made a Motion to nominate Steve Ferrucci as President, Seconded by Tom Grinslade. The Motion was approved, 4-0.**

**Vice-President: Mr. Ferrucci asked for a nomination. Pete Peterson made a Motion to nominate Howard Stevenson as Vice-President, seconded by Tom Grinslade. The Motion was approved, 4-0.**

**All appointments and designations were approved, 4-0.**

**Mr. Ferrucci asked for a Motion for the approval of the previous minutes. Mr. Stevenson made a Motion to approve, seconded by Mr. Grinslade. Mr. Peterson abstained. The Minutes were approved 3-0.**

**Public Hearings:**

**a. Case # VA-21-54: Upchurch Impervious**

Samantha Schutt with PJE Lawn Care, on behalf of Amy Upchurch, the homeowner, is requesting a Variance of Development Standards to allow for an increase in impervious lot coverage up to 50% to accommodate a planned pool and patio space, as opposed to the maximum 35% impervious lot coverage permitted by the Fishers Unified Development Ordinance. The site is zoned R2 and is located at 12913 Water Ridge Drive, generally located on the southeast side of Geist Reservoir and west of Olio Road, in the Springs of Cambridge neighborhood.

Mr. Ennis presented the request for a Variance which would increase the impervious surface coverage from the allowed 35% to up to 50% for a pool and patio area. This is in Springs of Cambridge subdivision.

**Mr. Ferrucci opened the meeting to Public Comment. There was no one present to speak about the request. Mr. Ferrucci closed the Public Comment portion of the meeting.**

Tyler Folk, Planner II, present the Staff Report. This is a typical request for Springs of Cambridge and there have been no Public Comments. Staff recommends approval.

There was no committee discussion.

**Mr. Ferrucci asked for a Motion for VA-21-54. Mr. Peterson made a Motion to approve, with the recording of the variance on the property, seconded by Mr. Grinslade. The Motion was approved, 4-0.**

Old Business: None

New Business: A Rules and Procedures update was presented by Megan Schaefer, Director of Planning and Zoning. Staff is taking on public noticing. There is a new electronic participation policy.

**Mr. Ferrucci asked for a Motion to approve the new Rules and Procedures. Mr. Peterson made a Motion to approve, seconded by Mr. Grinslade. The Motion was approved, 4-0.**

Staff Communication

Board Signatures- Findings of Fact

Adjournment As there was no other business, the meeting was adjourned at 6:11 p.m.

Respectfully Submitted by:

Handwritten signature of Kay Prange in blue ink, including the initials 'KP' at the end of the signature.

Kay Prange, Recording Secretary