

CITY OF FISHERS
BOARD OF ZONING APPEALS - FALL CREEK DIVISION
CITY HALL AUDITORIUM
MINUTES
May 26, 2022

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

A roll call was taken. Members present: Steve Richards, Chris Huck, Rich Bassett, Joel Fenske.

Others present: Rodney Retzner, Megan Vukusich, Tyler Folk, Tracy Gaynor, Kay Prange, Justin Collins, Scott Frizzell (Krieg DeVault), Sydney Granlund

Mr. Richards confirmed quorum and called the meeting to order and opened the meeting to nominations for Elections.

Election of Officers, Appointments, and Designations

- a. Election of President- Mr. Bassett nominated Mr. Richards as FCBZA President. Mr. Fenske seconded. Mr. Richards was elected, 4-0.
- b. Election of Vice-President- Mr. Richards nominated Mr. Bassett as FCBZA Vice-President. Mr. Fenske seconded. Mr. Bassett was elected, 4-0.
- c. Appointment of Secretaries (Megan Vukusich, Ross Hilleary, Jonah Butler, Bre King, Tyler Folk, Sydney Granlund). - Mr. Richards made a Motion to appoint Board Secretaries. Mr. Fenske seconded. The Motion was approved, 4-0.
- d. Appointment of Recording Secretary (Kay Prange and Kelly Lewark) - Mr. Richards made a Motion to appoint Recording Secretaries, Seconded by Mr. Fenske. The Motion was approved, 4-0.
- e. Designation of BZA Legal Counsel (Krieg DeVault)- Mr. Richards made a Motion, seconded by Mr. Bassett. The Motion was approved, 4-0.
- f. Designation of Commission Legal Publications (Noblesville Times and The Current) - Mr. Richards made a Motion, seconded by Mr. Bassett. The Motion was approved, 4-0.

Minutes from the December 16, 2021 meeting were approved, 4-0. Mr. Richards made a Motion to approve, seconded by Mr. Fenske.

Public Hearings:

a. VA-22-6: Collins Accessory Structure Variance

Justin Collins is requesting a Use Variance from the Unified Development Ordinance to construct an accessory structure on a lot before a primary structure is constructed. The site is zoned R2 and is located at 12301 Florida Road, generally located near the intersection of Florida Road and Southeastern Parkway.

Mr. Collins presented renderings and photos of the existing property. The pole barn will replace the existing barn. In addition, a bridge over Thorp Creek will be installed on the property.

Mr. Richards opened the meeting to Public Comment. Seeing no one present to speak about the Variance, he closed the Public Comment portion of the Meeting.

Tyler Folk, Planner I, presented the Staff Report. The UDO doesn't allow accessory structures on a lot prior to the building of the primary residence. There have been no Public Comments received. Staff has no recommendation for the Board.

In Board discussion, conditions were discussed with Staff :

- 1. The Variance to be recorded on the property**
- 2. A permit will be given for the accessory structure after annexation. It is 1/8 contiguous to the City.**
- 3. The Petitioner will be given 30 months to build the primary residence (11-1-2024) in order to receive the Certificate of Occupancy)**

Mr. Frizzell asked if Mr. Collins agreed with these conditions. Mr. Collins confirmed.

Mr. Richards made a Motion to approve VA-22-6, with the three conditions listed above, seconded by Mr. Fenske. The Motion was approved, 4-0.

New Business: Ms. Vukusich presented updates to Rules and Procedures.

Mr. Richards made a Motion to suspend the Rules and adopt the first Reading. Mr. Fenske seconded. The Motion was approved, 4-0.

As there was no other business, the meeting was adjourned at 6:26 p.m.

Respectfully Submitted by:

A handwritten signature in cursive script, appearing to read "Kay Prange", written over a horizontal line.

Kay Prange, Recording Secretary