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

A roll call was taken and those members present were: Warren Harling, Chuck Gillespie, Howard Stevenson, Steve Ferrucci, Rick Fain

Members absent: None
Others present were: Rodney Retzner, Kevin Stotts, Jessie Boshell, Kay Prange, Larry Lannan, Henry Kitterman, Steve Hardin, Natalie Zawn, Bryant Everian, Katherine Kitterman, Dan Fisher, R. Warstler, Kristi Snider, P. Purloe, Greg O’Herren, Stevan Ramos, Troy Terew

Mr. Harling confirmed quorum and called the meeting to order.

The Oath of Office was administered to Rick Fain.

Election of Officers, Appointments, and Designations
Mr. Harling made a Motion to open the meeting to Elections, Appointments, and Designations.

a. President- Mr. Harling asked for a Nomination for President. Mr. Gillespie made a nomination to Elect Warren Harling as President, which was seconded by all. Mr. Harling was elected President, 5-0.

b. Vice President- Mr. Harling asked for a Nomination for Vice-President. Mr. Harling made a nomination to Elect chuck Gillespie as Vice-President, which was seconded by all. Mr. Gillespie was elected Vice-President, 5-0.

c. Secretaries - Mr. Harling made a Motion, seconded by all to appoint Tony Bagato, Kevin Stotts, Jessie Boshell, Dale Davis, Megan Schaefer, Ross Hilleary, and Andrew Magee as Secretary of the BZA. All were appointed, 5-0.

d. Recording Secretary Mr. Harling made a Motion, seconded by all, to appoint Kay Prange as Secretary of the BZA. The Motion was approved, 5-0.

e. Legal Counsel - Mr. Harling made a Motion, seconded by all, to designate Kreig Devault as Legal Counsel of the BZA. The Motion was approved, 5-0.

f. Designation of Legal Publications Mr. Harling made a Motion, seconded by all, to designate The Noblesville Times and The Current as Legal Publications of the BZA. The Motion was approved, 5-0.

Mr. Harling then closed the Election, Appointments and Designations portion of the Meeting.

Mr. Harling asked for a Motion to approve the Minutes from the December 19, 2018 meeting. Mr. Gillespie made a Motion to approve the Minutes, which was seconded by Mr. Ferrucci. The Minutes were approved, 4-0-1, with Mr. Fain abstaining.

Public Hearings:

a. Case #: VA-19-1- FC Tucker and Sunrise Bakery

Faegre Baker Daniels on behalf of FC Tucker Company, Inc is requesting a Development Standards Variance from Section 3.3.2.B.2a of the City of Fishers UDO (Unified Development Ordinance) to encroach into the front-yard setback. The subject property is located at the intersection of 104th street and Olio Road with the common address of 10404 Olio Road. Subject site is 2.17 acres.
Steve Hardin, Esq. of Faegre Baker Daniels presented the Development Standards variance to encroach into the front-yard setback. Jessie Boshell, Planner II, presented the staff Report, noting that the parking will be in back, and that it was a tough site to develop. Staff recommends approval.

Mr. Harling opened the meeting to Public Comment.

Steven Ramos (10243 Port View Lane)– as a neighbor, he is comfortable with the proposed plans.

Mr. Harling then closed the Public Comment portion of the meeting and opened the Meeting to Committee Discussion. As there was none, he asked for a Motion for VA-19-1. Mr. Gillespie made a Motion to approve, seconded by Mr. Fain. The Motion was approved, 5-0.

b. Case #: VA-22980-13484 Lake Ridge Lane

Natalie Zaun with Jayancey Homes on behalf of Wade and Lori Etheredge, is requesting a Development Standards Variance from Section 3.2.3.B.5 of the City of Fishers UDO (Unified Development Ordinance) to allow an increase of maximum impervious surface coverage from thirty-five percent (35%) to thirty-nine percent (39%). The subject property is located within the Springs of Cambridge development, with the common address of 13484 Lake Ridge Lane. Property is approximately .38 acres.

Natalie Zaun presented the request for a pool and pool deck. Jessie Boshell added that this is a common theme in the Springs of Cambridge neighborhood. Staff recommends approval.

Mr. Harling opened the meeting to Public Comment. Seeing none, he closed the Public Comment portion of the meeting, noting no remonstration. There was no Committee Discussion.

Mr. Harling asked for a Motion for VA-22980. Mr. Ferrucci made a Motion to approve, which was seconded by Mr. Stevenson. The Motion was approved, 5-0.

c. Case# VA-19-2- 13384 Marjac Way

Troy Terew with True North Surveying, LLC on behalf of Bradley Young, is requesting a Development Standards Variance from section 3.2.3.B.5 of the City of Fishers UDO (Unified Development Ordinance) to allow an increase of the maximum impervious surface coverage from thirty-five percent (35%) to fifty-five percent (55%). Subject site is located within the Springs of Cambridge neighborhood, with the common address of 13384 Marjac Way. Property is approximately .33 acres.

Troy Terew presented the request for a pool and pool deck. Jessie Boshell added that this is a common theme in the Springs of Cambridge neighborhood. Staff recommends approval.

Mr. Harling opened the meeting to Public Comment. Seeing none, he closed the Public Comment portion of the meeting, noting no remonstration. There was no Committee Discussion.

Mr. Harling asked for a Motion for VA-19-2. Mr. Gillespie made a Motion to approve, which was seconded by Mr. Stevenson. The Motion was approved, 5-0.
New Business - none

As there was no other business, the meeting was adjourned at 6:15 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary