

**tCall to Order**

**Members Present:** Josh King, Chris Mull, Steve Milbourn, Steve Boyce, and Doug Peters.

Also in Attendance: Planning Director Gabe Nelson, Assistance City Attorney Terry Swihart, Recording Secretary Becky Monroe, and EXOS IT Jeremiah Fleischmann.

The meeting was called to order at 6:00 p.m. by Mr. King.

**Approval of Meeting Minutes**

Mr. Milbourn moved to approve the meeting minutes from March 9, 2026. The motion was seconded by Mr. Mull. Vote: Ayes: Mr. King, Mr. Mull, Mr. Milbourn, Mr. Boyce, and Mr. Peters (5-0). **MOTION CARRIED.**

**Special Requests/Continuances**

None.

**Findings of Fact**

- A. **BZA2026-001 Development Standards Variance**, Petitioner, Nosnhøj Realty Holdings LLC, is requesting relief from Section 10-02-22(A) Front Yard Setback, to allow an existing building to encroach into the required 60' front setback. Mr. Mull moved to adopt the written Findings of Fact as presented, incorporating the evidence submitted into the record, as our decision for Variance Petition Number BZA2026-001. Seconded by Mr. Milbourn. Vote: Ayes: Mr. King, Mr. Mull, Mr. Milbourn, Mr. Boyce, and Mr. Peters (5-0). **MOTION CARRIED.**
- B. **BZA2026-002 Development Standards Variance**, Petitioner, Andrew Horton, on behalf of GCSC, is requesting relief from Section 10-03-13 (C) Accessory Structures, General, (6) to allow an accessory structure under 300 square feet to be made of metal. Motion by Mr. Milbourn to adopt the written Findings of Fact as presented, incorporating the evidence submitted into the record, as our decision for Variance Petition Number BZA2026-002. Seconded by Mr. Mull. Vote: Ayes: Mr. King, Mr. Mull, Mr. Milbourn, Mr. Boyce, and Mr. Peters (5-0). **MOTION CARRIED.**
- C. **BZA2026-003 Development Standards Variance**, Petitioner, Eric Prime, on behalf of Ryan Homes, is seeking approval for a dimensional variance from Section 10-03-14 Building Design Standards to increase the garage setback from 2 feet to 3 feet for the Hudson and Lehigh floor plans. Motion by Mr. Mull to adopt the written Findings of Fact as presented, incorporating the evidence submitted into the record, as our decision for Variance Petition Number BZA2026-003. Seconded by Mr. Milbourn. Vote: Ayes: Mr. King, Mr. Mull, Mr. Milbourn, Mr. Boyce, and Mr. Peters (5-0). **MOTION CARRIED.**

**Old Business**

None.

**Old Business from the Floor**


None.

**New Business**

- A. **BZA2026-004 Special Exception**, Petitioner, Joe Csikos, on behalf of QuikTrip Corporation, is requesting a Special Exception for a QuikTrip Fueling Station in the Interstate Commerce (IC) zoning district. Mr. Russell Brown, presented on behalf of the Petitioner, Clark, Quinn, Moses, Scott and Grahn, LLP, 320 N. Meridian St. Ste 1100 Indianapolis, IN 46204. Gwen Keen, Project Manager for QuikTrip, 13550 Riverport Dr. Maryland Heights, Missouri, 63043, was also in attendance.

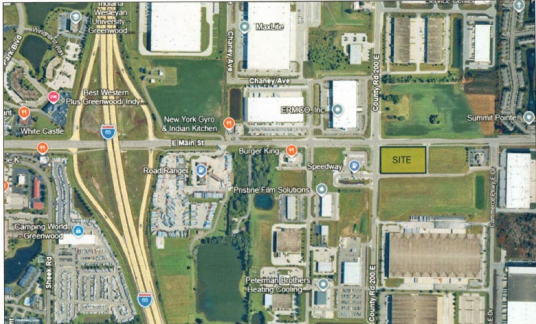
Mr. Nelson stated all notices and legal advertisements are in order.

Mr. Brown indicated the proposed site is 3.68 acres and is located at the intersection of Graham and Main St. This location will be the first store completed in the Indianapolis area. Mr. Brown presented the following slides.

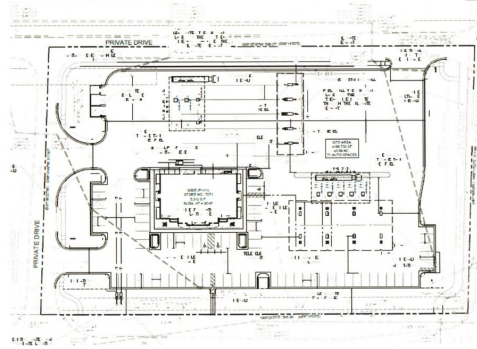
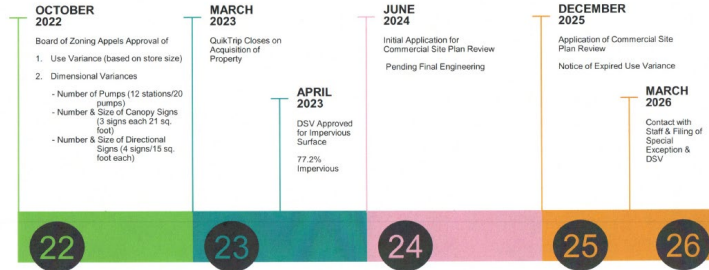
  
BZA 2026-004 | BZA 2026-005

**Site Location**

- 3.68 Acres at the Southeast Corner of East Main St & Graham Rd (Precedent South Business Center Block 7)
- Current Zoning | IC Interstate Commercial
- Access via Private Streets

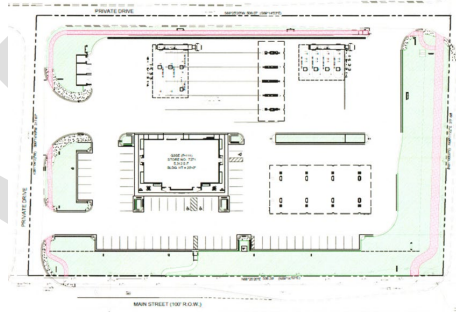


QuikTrip | Greenwood Timeline



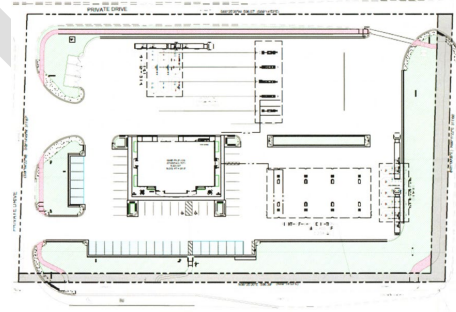
ClarkQuinn  
 BZA 2026-004 | BZA 2026-005

Original Site Plan (2022)



ClarkQuinn  
 BZA 2026-004 | BZA 2026-005

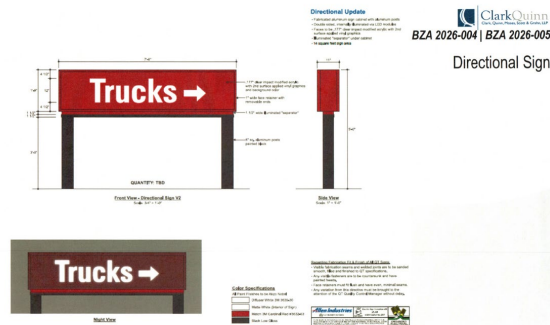
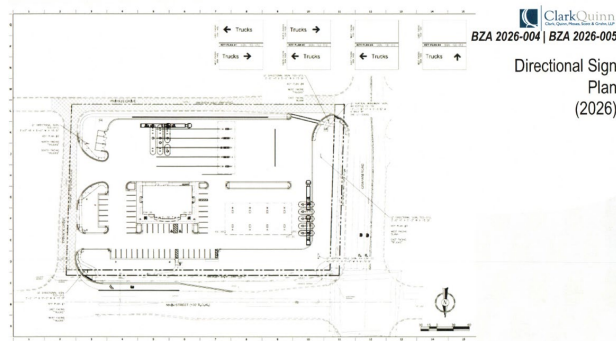
Impervious Surface Exhibit (2023)



ClarkQuinn  
 BZA 2026-004 | BZA 2026-005

Updated Plan & Impervious Surface Exhibit (2026)

SITE AREA TABLE	
TOTAL AREA	102,000 SF
ASPH. DRIVEWAY	10,000 SF (9.8%)
ASPH. DRIVE	10,000 SF (9.8%)
PERVIOUS DRIVEWAY	20,000 SF (19.6%)
PERVIOUS DRIVE	10,000 SF (9.8%)
PERVIOUS SIDEWALK	1,000 SF (1.0%)
PERVIOUS SIDEWALK	10,000 SF (9.8%)
PERVIOUS WALK	10,000 SF (9.8%)
PERVIOUS WALK	10,000 SF (9.8%)



Mr. Nelson stated staff is favorable of the special exception, ordinance change no longer restricts the size of the convenience store.

Motion by Mr. Mull to admit all relevant evidence presented to the Board at the hearing related to Variance Petition Number BZA2026-004. Seconded by Mr. Peters. Vote: Ayes: Mr. King, Mr. Mull, Mr. Milbourn, Mr. Boyce, and Mr. Peters (5-0). **MOTION CARRIED.**

Motion by Mr. Mull to approve the special exception with following conditions:

1. All structures shall meet Commercial Building Design Standards, as amended
2. Parking and/or storage of semi-tractors, trailers, or semi-tractor trailer rigs, shall be prohibited on the subject property

3. Showers, lounges, and sleeping facilities for truck drivers or other members of the traveling public shall be prohibited on the property  
Seconded by Mr. Milbourn. Vote: Ayes: Mr. King, Mr. Mull, Mr. Milbourn, Mr. Boyce, and Mr. Peters (5-0). **MOTION CARRIED.**

Motion by Mr. Mull to direct the Corporation Counsel's Office to draft written Findings of Fact, regarding our decision on the variance presented in Variance Petition Number BZA2026-004. Seconded by Mr. Peters. Vote: Ayes: Mr. King, Mr. Mull, Mr. Milbourn, Mr. Boyce, and Mr. Peters (5-0). **MOTION CARRIED.**

B. [BZA2026-005 Development Standards Variance](#), Petitioner, Joe Csikos, on behalf of QuikTrip Corporation, is requesting relief from the following sections of the Unified Development Ordinance:

- i. Section 10-03-16 (L)(1) to construct 12 fueling stations and 20 pumps;
- ii. Section 10-03-08 (D)(7) to install four (4) directional signs to be 15 square feet in area;
- iii. Section 10-02-24 (A) to exceed the impervious lot coverage maximum from 70% to 77%.

Mr. Nelson stated in regard to the development standard variance, staff is favorable of fueling pumps. Staff is unfavorable in the request for the increase in the directional signage and impervious surface request. The adjacent neighbors are in compliance. By reducing the amount of hard surface and requesting additional pumps beyond the requirement offers less open green space causing hardship.

Should the Board find that a practical difficulty exists, Staff recommends the following conditions:

1. The row of parking along the southern property be eliminated completely to better align with impervious surface limitations.

Mr. Brown respectfully disagrees with staff comments. Due to the amount of impervious surface, Petitioner attempted to reduce and create 30 ft buffer area.

Ms. Keen stated by making this request we are looking for ways to prepare for future volumes including numerous dimension standards for tankers.

Discussion amongst the board.

Mr. Boyce request clarification from Mr. Nelson on the sign and directional signage. Petitioner is requesting 15 ft. Per Unified Development Ordinance, signage cannot be greater than 3x6 ft. This request is more than doubling the standard. Concerns of consistency were raised.

Mr. Mull had concerns about the private drive affecting plot lines. This was a platted

subdivision with private streets. The sidewalks count toward the impervious surface for the site.

Mr. Nelson stated the association would need to approach us and go before BPWS to change public roadways and make sure they are developed to City standards.

Mr. King stated he has been to QuikTrip locations in Georgia while travelling and the gas station is very clean and well lit.

Motion by Mr. Mull to admit all relevant evidence presented to the Board at the hearing related to Variance Petition Number BZA2026-005. Seconded by Mr. Milbourn. Vote: Ayes: Mr. King, Mr. Mull, Mr. Milbourn, Mr. Boyce, and Mr. Peters (5-0). **MOTION CARRIED.**

Motion by Mr. Mull to approve the request under Section 10-03-16 (L)(1) to construct 12 fueling stations and 20 pumps with no conditions. Seconded by Mr. Peters. Vote: Ayes: Mr. King, Mr. Mull, Mr. Milbourn, Mr. Boyce, and Mr. Peters (5-0). **MOTION CARRIED.**

Motion by Mr. Mull to deny the request under Section 10-03-08 (D)(7) to install four (4) directional signs to be 15 square feet in area. Seconded by Mr. Boyce. Vote: Ayes: Mr. King, Mr. Mull, Mr. Milbourn, Mr. Boyce, and Mr. Peters (5-0). **MOTION CARRIED.**

Motion by Mr. Mull to approve the request under Section 10-02-24 (A) to exceed the impervious lot coverage maximum from 70% to 77%. Seconded by Mr. Boyce. Vote: Ayes: Mr. King, Mr. Mull, Mr. Milbourn, Mr. Boyce, and Mr. Peters (5-0). **MOTION CARRIED.**

Motion by Mr. Mull to direct the Corporation Counsel's Office to draft written Findings of Fact, regarding our decision on the variance requests presented in Variance Petition Number BZA2026-005. Seconded by Mr. Milbourn. Vote: Ayes: Mr. King, Mr. Mull, Mr. Milbourn, Mr. Boyce, and Mr. Peters (5-0). **MOTION CARRIED.**

### **New Business from the Floor**

None.

### **Announcements**

None.

### **Adjournment**

Motion by Mr. Mull to adjourn. Meeting adjourned at 6:40 pm

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Josh King, Chair

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Becky Monroe,  
Acting Recording Secretary

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