

The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Tuesday, April 9, 2013, at Westfield City Hall. Members present included Dan Degnan, Randy Graham and Martin Raines. Also present were Jesse Pohlman, Senior Planner; Kevin Todd, Senior Planner; and Brian Zaiger, City Attorney.

### **APPROVAL OF MINUTES**

Degnan moved to approve the April 9, 2013 minutes as presented.

Raines seconded, and the motion passed by voice vote.

Pohlman reviewed the Public Hearing Rules and Procedures.

### **NEW BUSINESS**

**1304-VU-02**

**17924 US 31 North, Christopher Woodard**

The petitioner is requesting a Variance of Use from the Westfield-Washington Township Zoning Ordinance to allow a landscaping business to be permitted in the Enclosed Industrial (EI) District (WC 16.04.060.B.1).

**1304-VS-04**

**17924 US 31 North, Christopher Woodard**

The petitioner is requesting a Variance of Standard from the Westfield-Washington Township Zoning Ordinance to allow temporary relief from the US Highway 31 Overlay Zone (WC 16.04.070).

Todd explained that these two variances are related and will be presented together. The Property is within the northwest quadrant of the U.S. 31 and State Road 32 future interchange. It is anticipated that the northwest quadrant of this intersection will redevelop as hospitality and service uses after the Major Moves project is completed.

Mr. Chris Woodard presented the request in more detail.

A Public Hearing for 1304-VU-02 opened at 7:16 p.m.

There were no public comments.

The Public Hearing closed at 7:17 p.m.

Raines moved to approve 1304-VU-02 with Staff's recommendations:

1. That the approval of this variance shall expire on December 31, 2015;
2. That any request to extend the time limit for this variance shall be reviewed and approved by the Board of Zoning Appeals prior to December 31, 2015;

3. That a new application shall be submitted by June 30, 2015 to the Community Development Department if an extension to the time limit for the variance is requested;
4. That the outdoor storage area for mulch be screened from view from U.S. 31 using opaque material; and
5. That the Petitioner records an Acknowledgement of Variance with the Hamilton County Recorder's Office and returns a copy of the recorded instrument to the Economic and Community Development Department.

Degnan seconded, and the motion passed 3-0.

Degnan moved to adopt the staff's findings of facts.

Graham seconded and the motion passed.

A Public Hearing for 1304-VS-04 opened at 7:18 p.m.

There were no public comments.

The Public Hearing closed at 7:19 p.m.

Raines moved to approve 1304-VS-04 with Staff's recommendations:

1. That the approval of this variance shall expire on December 31, 2015;
2. That any request to extend the time limit for this variance shall be reviewed and approved by the Board of Zoning Appeals prior to December 31, 2015;
3. That a new application shall be submitted by June 30, 2015 to the Community Development Department if an extension to the time limit for the variance is requested; and
4. That the Petitioner records an Acknowledgement of Variance with the Hamilton County Recorder's Office and returns a copy of the recorded instrument to the Economic and Community Development Department.

Degnan seconded and the motion passed 3-0.

Degnan moved to adopt the staff's findings of facts.

Raines seconded and the motion passed by voice vote.

**REPORTS/COMMENTS:**

No reports.

The meeting adjourned at 7:22 p.m.

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Chairperson  
Randy Graham

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Secretary  
Matthew Skelton, Director