

The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Tuesday, June 11, 2013, at Westfield City Hall. Members present included Dan Degnan, Randy Graham, Martin Raines and Ron Rothrock. Also present were Jesse Pohlman, Senior Planner; Sarah Reed, Associate Planner; and Brian Zaiger, City Attorney.

### **APPROVAL OF MINUTES**

Degnan moved to approve the April 29, 2013 minutes as presented.

Rothrock seconded, and the motion passed by voice vote.

Pohlman reviewed the Public Hearing Rules and Procedures.

### **NEW BUSINESS**

**1306-VS-05                      Northeast Corner SR 32 and Wheeler Road  
Wellbrooke of Westfield**

The petitioner is requesting a Variance of Standard from the Westfield-Washington Township Zoning Ordinance for the location, removal and quantity of a temporary real estate sign (WC 16.08.010.K.4.c. Nonresidential Real Estate Sign).

Reed explained the petitioner desires to install a Nonresidential Real Estate sign on the property for the Wellbrooke of Westfield assisted living facility. Wellbrooke of Westfield is the first business to locate in the Grand Park area, and the road network to get patrons to the facility is not yet completed. The new Wheeler Road extension currently under construction by INDOT, when completed, will be the primary access to the facility from State Road 32. The requested sign will assist in traffic patterns to the site and will allow the site to be marketed during the construction of the road. The property is located on the northeast corner of State Road 32 and Wheeler Road and is approximately one acre in size. The property is zoned general business (GB) District and is surrounded by property zoned Enclosed Industrial (EI) to the north, east and west.

Reed confirmed the variance request has been properly advertised for public hearing and Staff recommends approval of the requested variance, subject to the recommended conditions set forth in the staff report.

Phillip Heer, a representative from Wellbrooke of Westfield, was available for questions.

A Public Hearing for 1306-VS-05 opened at 7:06 p.m.

There were no public comments.

The Public Hearing closed at 7:07 p.m.

Degnan moved to approve 1306-VS-05 with Staff's recommendations:

1. That the approval of the variance shall expire in six (6) months (December 11, 2013).
2. That any request to extend the time limit for the variance shall be reviewed and approved by the Board of Zoning Appeals prior to December 11, 2013.
3. 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.

Raines seconded, and the motion passed 4-0.

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

Graham seconded and the motion passed.

**1306-VS-06**                    **2750 East 146<sup>th</sup> Street (Cool Creek Village)**  
**Salon Lofts by Thompson Thrift Development**  
The petitioner is requesting a Variance of Standard from the Westfield-Washington Township Zoning Ordinance for second floor tenant space signs (WC 16.08.010.I.6.b. Second Floor Tenant Signage) (Front Elevation Wall Sign).

**1306-VS-07**                    **2750 East 146<sup>th</sup> Street (Cool Creek Village)**  
**Salon Lofts by Thompson Thrift Development**  
The petitioner is requesting a Variance of Standard from the Westfield-Washington Township Zoning Ordinance for second floor tenant space signs (WC 16.08.010.I.6.b. Second Floor Tenant Signage) (Projecting Sign).

**1306-VS-08**                    **2750 East 146<sup>th</sup> Street (Cool Creek Village)**  
**Salon Lofts by Thompson Thrift Development**  
The petitioner is requesting a Variance of Standard from the Westfield-Washington Township Zoning Ordinance for second floor tenant space signs (WC 16.08.010.I.6.b. Second Floor Tenant Signage) (Rear Elevation Wall Sign).

Reed presented details of the three (3) requested variances for Salon Lofts, to be located on the second floor of Thompson Thrift's building in the Cool Creek Village Center. The property is zoned Special Business Planned Development (SB-PD) and surrounded by property zoned SB-PD to the north (residential), east (residential), and west (commercial). The property abuts 146<sup>th</sup> Street on the south and the property across 146<sup>th</sup> Street is in the City of Carmel. Reed presented that Staff recommends approval of 1306-VS-06 (Front Façade Wall Sign) and 1306-VS-07 (Projecting Sign) based on the findings and conditions in the staff report. Staff does not support the approval of 1306-VS-08(Rear Façade Wall Sign); however, if the Board does approve 1306-VS-08, then Staff recommends the variance be subject to the conditions outlined in the staff

report. Reed confirmed the petitions were properly advertised for a public hearing and recommended holding one public hearing for all three variances, but then voting separately for each variance request.

Mr. Eric Quigley, representative with Salon Lofts, presented the request in more detail, including Salon Lofts' desire for modifications to the signs that were submitted with their variance request.

Cory Williams, representative with Thompson Thrift Development, the owner of the building, presented additional details about the building's existing signs and access to the second floor space to be occupied by Salon Lofts.

Discussion was had about the requested modifications to the variances as filed. Pohlman explained to Mr. Quigley that the existing signs already maxed out the permitted signage for second story tenants; as a result, any new sign for a second floor tenant would require a variance in order to be permitted. Pohlman further explained that if the petitioner desired to modify its variance request or desired to request a different sign than what was included with their variance petition, then the petitioner should consider requesting a continuance and amend its petition or submit a new variance petition.

A Public Hearing for 1306-VS-06, 13-06-VS-07 and 1306-VS-08 opened at 7:33 p.m.

There were no public comments.

The Public Hearing closed at 7:34 p.m.

Mr. Quigley requested a continuance to allow them time to reconsider their requested variances and amend their petition as necessary.

Motion was made and unanimously approved to continue 1306-VS-06, 1306-VS-07, and 1306-VS-08, to the Board's July 9, 2013 meeting.

## **REPORTS/COMMENTS**

APC LIASON: No report.

EDC STAFF: Pohlman reported that the Development Plan for the Shooting Academy that the Board approved the Use Variance for just had its public hearing by the Plan Commission and will be considered by the Plan Commission for approval at its June 18<sup>th</sup> meeting.

The meeting adjourned at 7:47 p.m.

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Chairperson  
Randy Graham

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Secretary  
Matthew Skelton, Director