

The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Tuesday, July 9, 2013, at Westfield City Hall. Members present included Dan Degnan, Randy Graham, Martin Raines, Ron Rothrock and Bill Sanders (arrived at 7:04 p.m.). Also present were Kevin Todd, Senior Planner; Sarah Reed, Associate Planner; and Brian Zaiger, City Attorney.

APPROVAL OF MINUTES

Degnan moved to approve the June 11, 2013 minutes as presented.

Raines seconded, and the motion passed by voice vote.

Previously reviewed the Public Hearing Rules and Procedures.

NEW BUSINESS

1306-VS-06 **2750 East 146th 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 146th 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) (West Elevation Wall Sign).

1306-VS-08 **2750 East 146th Street (Cool Creek Village)**
(WITHDRAWN) **Salon Loft by Thompson Thrift Development**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 amended Variance of Standards request for 1306-VS-06 and 1306-VS-07 for a front elevation wall sign and a west elevation wall sign. She noted that 1306-VS-08 has been withdrawn by the Petitioner and that there are other signs proposed which do not require variances that are outlined in the Staff Report. Reed stated Staff supports approval of 1306-VS-06 and 1306-VS-07 based on the findings and recommendations in the Staff Report.

Representatives from both Thompson Thrift and Salon Lofts were present. Corey Williams, Thompson Thrift Development, explained the primary reason for modifying the requested west

elevation sign from a projecting sign to the requested wall sign was visibility from 146th Street.

Raines moved to approve 1306-VS-06 and 1306-VS-07 with Staff's recommendations:

1. That the approval of this variance runs with the property, not a specific tenant.
2. That the sign shall only be permitted for a second floor tenant.
3. That the Petitioner records and 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 prior to the issuance of any new sign permit for the Property.

Rothrock seconded, and the motion passed 4-1 (Sanders).

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

Graham seconded and the motion passed 5-0.

REPORTS/COMMENTS

APC LIASON:

No report.

EDC STAFF:

No report.

The meeting adjourned at 7:11 p.m.

Chairperson
Randy Graham

Secretary
Matthew Skelton, Director