

The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Tuesday, July 8, 2014, at Westfield City Hall. Members present included Dan Degnan, Randy Graham, Martin Raines, Ron Rothrock and Bill Sanders. Also present were Jennifer Miller, Assistant Director; Andrew Murray, Associate Planner; and Brian Zaiger, City Attorney.

APPROVAL OF MINUTES

Graham moved to approve the April 8, 2014, minutes.

Rothrock seconded, and the motion passed by 5-0 vote.

Miller reviewed the Public Hearing Rules and Procedures.

NEW BUSINESS

1407-VS-09

(PUBLIC HEARING)

18250 Union Street

Westfield-Washington School Corporation

The petitioner is requesting Variances of Standard from the Westfield-Washington Zoning Ordinance for an exemption from the building materials standard for the proposed high school stadium grandstands (WC 16.04.165.3.f).

Murray presented an overview of the requested Variance of Standard for an exemption from the building materials standard for the proposed high school stadium grandstands, specifically for the west façade of the home grandstands facing U.S. Highway 31.

Public Hearing opened at 7:11 p.m.

There were no public comments.

Public Hearing closed at 7:12 p.m.

Graham motioned to approve 1407-VS-09 with the condition 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 prior to the issuance of a building permit for the Property and to adopt Staff's findings of fact.

Rothrock seconded, and the motion passed 5-0.

1407-SE-02
(PUBLIC HEARING)

19606 Joliet Road

Jennifer Fodera

The petitioner is requesting approval of a Special Exception to the Westfield-Washington Township Zoning Ordinance to allow a kennel in the Agriculture-Single Family Rural (AG-SF1) District (WC 16.04.180).

Murray presented an overview of the requested Special Exception to allow a kennel in the Agriculture-Single Family Rural (AG-SF1) District. Murray distributed written comments submitted to the Department in opposition to the requested Special Exception.

The Board reviewed the written comments.

Jennifer Fodera, on behalf of the petition, presented an additional overview of the proposed use.

Public Hearing opened at 7:29 p.m.

The following sixteen (16) individuals presented comments opposing the Special Exception:

Beth Moon, 19061 Joliet Road
Ed Little, 19115 Joliet Road
Rhonda Raleigh, 19175 Joliet Road
Dan Raleigh, 19175 Joliet Road
Myra Wilson, 19591 Joliet Road
Clyde Riley, 19609 Joliet Road
James O'Malley, 19633 Joliet Road
Rhonda O'Malley, 19633 Joliet Road
Morgan O'Malley, 19633 Joliet Road
Ed Baker, 20005 Joliet Road
Sandra Hopper, 3840 West 193rd Street
Mark Hopper, 3840 West 193rd Street
Brent Emerick, 3909 West 193rd Street
Jerry Hammel, 3910 West 193rd Street
Joseph Peyton, 4004 West 193rd Street
Mari Briggs, 4450 West 196th Street

Comments in opposition included concerns regarding noise, property values, increased traffic and public safety. In addition, a signed petition was submitted to the Board opposing the requested Special Exception.

Laura Fodera, 19606 Joliet Road, spoke in favor of the Special Exception.

Public Hearing closed at 7:57 p.m.

Graham motioned to deny 1407-SE-02.

Raines seconded, and the motion was denied 5-0.

Degnan moved to adopt the Staff's recommended findings of fact.

Sanders seconded, and the motion passed 5-0.

REPORTS/COMMENTS

APC LIASON:

No report.

EDC STAFF:

No report.

The meeting adjourned at 8:09 p.m.

Chairperson
Dan Degnan

Secretary
Matthew Skelton, Director