

The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Tuesday, September 9, 2014, at Westfield City Hall. Members present included Dan Degnan, Ron Rothrock and Bill Sanders. Also present were Jesse Pohlman, Senior Planner; Jeffrey Lauer, Associate Planner; and, Brian Zaiger, City Attorney.

### **APPROVAL OF MINUTES**

Rothrock moved to approve the August 12, 2014, minutes.

Sanders seconded, and the motion passed by 3-0 vote.

Pohlman reviewed the Public Hearing Rules and Procedures.

### **NEW BUSINESS**

**1409-VS-11**  
(CONTINUED)

**1950 E. Greyhound Pass (NWC 146<sup>th</sup> St & Greyhound Pass)**  
*Village Park Plaza, LLC by Ice Miller, LLP*

The petitioner is requesting Variances of Standard from the Westfield-Washington Township Zoning Ordinance to allow a Monument Sign (WC16.08.010.I.2) in the Special Business-Planned Development (SB-PD) District.

Pohlman noted the Petitioner requested a one month continuance to allow them time to consider alternative options pursuant to the comments in the staff report.

**1409-VU-03**  
(PUBLIC HEARING)

**3002 E. State Highway 32**  
*Renee Fritz*

The petitioner is requesting approval of a Variance of Use to allow a pet obedience school in the Local Business (LB) District (WC 16.04.050.D.2).

Lauer presented an overview of the requested Variance of Use to allow a pet obedience school in the Local Business (LB) District.

Renee Fritz, Petitioner, gave a detailed overview of the use and proposed operation.

Sanders asked whether animals will be boarded overnight or if animals would be kept on the property without someone being on the property.

Fritz responded the only time an animal will be kept on the property will be after it has been groomed and waiting to be picked up by its owners but that someone will always be on the premises when any animals are present. She confirmed there will be no overnight boarding of animals.

Degnan asked the Petitioner to elaborate on how they worked with local rescue groups as stated in the narrative with their petition. Rothrock inquired about the use of the space.

Fritz described the space and how it would be used for grooming with retail up front, and that a large portion of the space would be used for training. She further explained that when the larger space is not being used for training, then it could be used to host local rescues that could bring in their animals for an event where people could meet and adopt the animals.

Public Hearing opened at 7:09 p.m.

No public comment.

Public Hearing closed at 7:10 p.m.

Rothrock motioned to approve 1409-VU-03 with the following conditions:

1. The Petitioner shall record an Acknowledgement of Variance with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Economic and Community Development Department prior to approval of an Improvement Location Permit for the Property.
2. The use shall be limited in scope and operation to the Petitioner's Statement of Intent. In addition, the requested variance of use shall not exceed two thousand (2,000) square feet. Any expansion or substantial alteration to the scope and operation of the Variance of Use, as determined by the Director, shall require approval by the Board of Zoning Appeals.
3. The use shall be developed and operated in substantial compliance to the Petitioner's Narrative, subject to review and approval for compliance with applicable ordinances.
4. There shall be no overnight boarding of animals.

Sanders seconded, and the motion was passed 3-0.

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

Sanders seconded, and the motion passed 3-0.

**1408-VU-01**  
(CONTINUED)

**1030 E. 169<sup>th</sup> Street**

*John Laughlin, Jr.*

The petitioner is requesting approval of a Variance of Use to allow auto sales in the Enclosed Industrial (EI) District (WC 16.04.060.B.1).

**REPORTS/COMMENTS**

**APC LIASON:**

No report.

**EDC STAFF:**

No report.

The meeting adjourned at 7:12 p.m.

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Chairperson  
Dan Degnan

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Secretary  
Matthew Skelton, Director