

The Westfield Washington Township Board of Zoning Appeals met in regular session at 7:00 p.m. on Monday, November 15, 2004 at Westfield Town Hall. Members present included David Mueller, Steve Riley, and William Sanders. Also present were Planner Tom Higgins and Attorney Brian Zaiger.

Higgins called the meeting to order at 7:08 p.m.; because there were three of the five board members present, and neither the President nor the Vice President was present, he asked for nominations to elect a President Pro-Tem in order to conduct business.

Riley moved to nominate Sanders as President Pro-Tem.

Mueller seconded, and the motion passed by voice vote.

### **OLD BUSINESS**

**0410-VS-031** 20495 Horton Road – Michael and Lydia Brunner are the appellants and requesting a Variance of Development Standard from WC 16-04-030-(B) 5 (a), Residential Districts, Agriculture/Single Family 1, Minimum Lot Frontage on Road, a minimum of two hundreds fifty feet (250). The request is to allow the minimum road frontage to be reduced from 250 feet to 101 feet on a 9.257 acre parcel. **Continued for six months; October 18, 2004 to April 18, 2005**

Higgins announced that he had received correspondence from Brunner prior to the meeting requesting to come before the BZA in January.

The Board did not object to this.

**0410-VS-032** 20478 Horton Road - The site is on the east side of Horton Road, in the 20000 block of Horton Road, just south of Hortonville, Indiana. The owner, Orus Stephen Harvey and appellants Tim and Melanie Bales are requesting a Development Variance from WC 16.04.030 (B) (5) (a), Minimum Lot Frontage on a Road. The parcel is zoned AG-SF1 Agricultural-Single Family One. The appellant is reporting no frontage on either Horton Road or 206<sup>th</sup> Street. The variance is to reduce the road frontage requirement of two hundred fifty feet on the frontage of the parcel to zero (0). They are proposing an access easement of twenty-five feet (25') starting at the northwest corner of the lot running  $\pm$  eight hundred twenty- five feet (825') to 206<sup>th</sup> Street. All appropriate utilities would be contained within this easement. **Continued from: October 18, 2004**

Mr. Timothy Bales was present and withdrew his petition stating that the property owner has decided to not sell his property.

**0410-VU-009** 21414 Horton Road – Tim Batman - The appellant is requesting a use variance to allow Assembly Hall activities to occur on a residential site, 21414 Horton Road. The parcel is zoned Agricultural-Single Family One (AG-SF1). The parcel is ± twelve (12) acres with an 8,200 square foot home and pond located on site. The assembly hall activities reported by the appellant are executive training, conferencing and retreat events.  
**Continued from: October 18, 2004**

Higgins stated that this item was withdrawn via email from Ms. Carla Levi at 5:05 p.m., November 15, 2004.

### **NEW BUSINESS**

**0411-VS-035** 318 North Union Street - Christ United Methodist Church- The Appellant is requesting a variance of Development Standards of Maximum Building Height requirement, WC 16-04-030-E-7. The variance calls for an increase in the height of the building to ninety-six feet (96'). The addition itself will have a gable height of fifty-eight feet five inches (58' 5") and the steeple will rise another thirty-eight feet seven inches (38' 7"). The parcel is zoned Single Family Three (SF3). The appellant is reporting this is an expansion of the facility to accommodate partisans. **Appellant is requesting a continuance until January, 2005 as other Variances will be filed.**

Higgins stated that after further review and conversations with the Church as well as their representatives, there will be additional variances in the future; therefore, this item is continued until January, 2005.

The Board took a twenty-minute recess at 7:17 p.m. Higgins explained the reason for the recess is that the final two matters on the agenda are of interest to Sanders. Therefore, he would have to recuse himself from any discussion which would eliminate the quorum. The recess was to hopefully give Wood enough time to arrive at the meeting.

The Board reconvened at 7:37 p.m.

Zaiger stated that, due to the fact that Sanders has to recuse himself for consideration of the final two matters on the agenda, there is no quorum, and therefore, it is impossible to conduct further business.

Riley moved for a special meeting to be held at 6:00 p.m. on November 22, 2004, in the Town Hall.

Mueller seconded and the motion passed unanimously.

**0411-VS-036** 14931 Greyhound Court - BJS Investments, William Sanders – The Appellant is requesting a development standard variance to allow retail signage on the rear side of a new structure, 14931 Greyhound Court, Westfield, Indiana. The parcel is located in the US Highway 31 Overlay Zone and the signage requested is documented by the appellant. These types of signs are prohibited and called out in the US Highway 31 Overlay Zone (WC 16-080-10-I-4-d). The parcel's underlying zoning is General Business (GB). The parcel is ± one and a quarter (1.26) acres. The site is undeveloped and abuts U S Highway 31 and Greyhound Court. The development standard variance is being requested in an effort to expand the number of visitors/patrons to the site. **Public Hearing**

This item was continued to Monday, November 22, at 6:00 p.m. in the Town Hall.

**0411-VU-010** 14931 Greyhound Court - BJS Investments, William Sanders – The Appellant is requesting a use variance to allow a list of prohibited land uses to occur on site at 14931 Greyhound Court, Westfield, Indiana. The parcel is located in the US Highway 31 Overlay Zone and the list of requested uses is documented by the appellant. These uses are prohibited and called out in the US Highway 31 Overlay Zone. The parcels' underlying zoning is General Business (GB). The parcel is ± one and a quarter (1.26) acres. The site is undeveloped and abuts US Highway 31 and Greyhound Court. The Use Variance is being requested in an effort to expand the number of potential lease opportunities at the site. **Public Hearing**

This item was continued to Monday, November 22, at 6:00 p.m. in the Town Hall.

The meeting adjourned at 7:45 p.m.

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Chairman

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Secretary