The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Tuesday, May 13, 2008 at Westfield Town Hall. Members present included Dan Degnan, Randy Graham, Martin Raines, William Sanders, and Craig Wood. Also present were Kevin Todd, Planner II; Jeremy Miller; Planner I, and City Attorney, Brian Zaiger.

APPROVAL OF MINUTES

Wood moved to approve the April 15, 2008 minutes as presented.

Graham seconded, and the motion passed by voice vote.

Sanders reviewed the Public Hearing Rules and Procedures.

NEW BUSINESS

0805-VU-01 231 Poplar Street; *Artus Realty & Development, Inc., David Leazenby*
The Appellant is requesting a Variance of Use from the Westfield-Washington Zoning Ordinance (WC 16.04.040, A1) to allow for office uses in the MF-1 District.

Todd reviewed the staff report and the variance of use request which is to allow for office uses on the subject property. He stated staff recommends approval of this variance.

Mr. David Leazenby, representing the owner of the property, presented the details of the variance of use request.

Sanders asked for clarification on whether this is an interim use.

Leazenby stated this is believed to be in interim use, but cannot really say at this point.

Degnan asked if the petitioner is comfortable with the proposed staff conditions.

Leazenby responded yes.

Sanders asked what would happen if the small number of parking spaces becomes a problem.

Todd stated there is sufficient room on the west side of the property for parking and does not see this as a future problem.

A Public Hearing opened at 7:18 p.m.

No one spoke, and the Public Hearing closed at 7:19 p.m.

Raines moved to approve 0805-VU-01 with the following conditions:

1. That any wall signage shall comply with the Home Occupation signage standards, as prescribed in WC 16.08.010, F2 and F3;
2. That any monument signage shall comply with the following:
    a. One (1) monument sign shall be permitted for the business;
    b. The display area shall not exceed sixteen (16) square feet per face;
    c. The monument sign, including any base and cap feature, shall not exceed four (4) feet in height from grade;
    d. The monument sign shall not be internally lit;
3. That awning and projecting signs are prohibited;
4. That WC 16.08,010, J (Sign Area Bonus) shall not be available to this site;
5. That the structure and any additional site improvements comply with all ADA accessibility requirements;
6. That any HVAC unit (existing or new) be completely screened from view with fencing or dense shrubs;
7. That foundation plantings be installed as follows:
    a. One (1) shrub per five (5) feet on all sides of the structure;
    b. At least three (3) different varieties of plants shall be used;
    c. No shrub with a mature height of ten (10) feet or more shall be used;
8. Plants may be clustered or grouped to create a more aesthetic appearance; and,
9. That any additional parking areas be screened using the Perimeter Parking Lot Landscaping standards, as prescribed in WC 16.06.070, B2.

Wood seconded, and the motion passed unanimously.

Raines moved to adopt the staff's finding of fact.

Graham seconded, and the motion passed by voice vote.

0805-VS-06 2809 State Road 38 East; *Balanced Bodywork, Janet A. Tarr*
The Appellant is requesting a Variance of Standard from the Westfield-Washington Zoning Ordinance (WC 16.08.010, F3) to allow a monument sign for a home occupation in the AG-SF1 District.

0805-VS-07 2809 State Road 38 East; *Balanced Bodywork, Janet A. Tarr*
The Appellant is requesting a Variance of Standard from the Westfield-Washington Zoning Ordinance (WC 16.08.010, F2) to allow for an increase in allowable signage from 4 square feet to 24 square feet for a home occupation in the AG-SF1 District.

Ms. Janet Tarr presented the details of the variance requests for a monument sign and an increase in the size of the sign.

Sanders asked staff for clarification on the sign ordinance.

Todd responded.

Tarr stated she would like all the square footage to go toward the monument sign.

Sanders asked if this could be a condition of approval.

Todd responded yes.

Sanders asked if Tarr was planning to have a sign company erect the sign.

Tarr responded she will get prices, but she envisioned a wood sign covered with a vinyl banner and framed in.

Degnan asked about the location of the signs.

Tarr stated probably to the west of the telephone pole.

Sanders advised to make sure the sign does not block the view coming in the drive.

Raines suggested Tarr submit an additional sign plan and come back before the BZA next month at the June meeting.

Discussion followed on whether to continue the item or amend the item at a later date.

These two items will be continued to the June BZA meeting at the request of the petitioner.

A Public Hearing opened at 7:52 p.m.

No one spoke, and the Public Hearing closed at 7:53 p.m.

Sanders moved to continue 0805-VS-06 and 0805-VS-07 to the next scheduled meeting of the Westfield Washington Board of Zoning Appeals.

Raines seconded, and the motion passed 5-0.

MISCELLANEOUS

Sanders offered a training tool for staff review which was presented back in February, 2002 by Baker & Daniels regarding Indiana Planning and Zoning Statute with emphasis toward the BZA and expressed the desire for Baker & Daniels to return and give an updated presentation.

Todd reminded the Board to submit answer sheets from the CD training provided to the Board last month.

Todd presented the Board with the idea of starting the Board meetings earlier in the evening, i.e. 6:30 PM.

Discussion followed with varied opinions, but for the most part seemed positive.

Sanders stated he would not be in attendance at the June BZA meeting.

Degnan also stated he would not be available at the June BZA meeting.

Graham may also be unavailable on June 10.

Todd stated the Board may change the date of the meeting or continue all items to the July meeting. He stated he would follow up with an email to the Board to settle the meeting date issue.

Todd introduced the Community Development Summer Interns, Adam Peaper and Tyler Hilton.

The meeting adjourned at 8:05 p.m.

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Chairman Secretary