

May 16, 1988

The Westfield-Washington Board of Zoning Appeals held a meeting on Monday, May 16, 1988 at 7:30 p.m. in the City Building. Present were Norman Wagoner, Jim Heinzman, Byron Barker and Ann Lloyd. Attorney Mike Antrim was also present.

The minutes from the April meeting were approved.

Vicki Deckart and Tracy Hagen, appeared as guests to request an amendment of previously-approved plans (84-V-3). The property in question is located at 21223 and 21227 Lamong Road. The petitioners are proposing to build a single family residence on each of two parcels. The Board requested that the petitioners bring an updated plan to the Board of Zoning Appeals next month.

#84-V-3.

A petition by Melvin Simon and Associates had contained six requests for the Board of Zoning Appeals to consider: Variance to allow sign criteria for small shops (Exhibit "B"), 12% of uncovered front of anchor tenant be allowed for signage, out lots be regulated by standard (attached here as Exhibit "C"), and that the use of two pylon signs (Exhibit "D") be granted the (shopping) Center, a sign board for a motion picture theatre located on U.S. 31, and Exemption from Special Exceptions procedures for use in Sections 4A and 4B Subsection V (F) as provided in Subsection V (F) 4C. Ron Wright and Fred Smoot, representing the petitioners gave a detailed description of each of the petitions. The Public Hearing was opened at 8:18 p.m. and closed at 8:19 p.m. Jim Heinzman made a motion to approve a variance of sign criteria for small shops (Exhibit "B"). Norman Wagoner seconded. Vote: Yes-4, No-0. Motion approved. Norman Wagoner made a motion to approve a variance allowing 12% of the entire front wall space for an anchor tenant (15,000 sq. ft. store or larger) be allowed for signage. Jim Heinzman seconded. Vote: Yes-4, No-0. Motion approved. Byron Barker made a motion to table until next month the third request, that the out lots be regulated by standard (attached here as Exhibit "C"). Norman Wagoner seconded. Motion passed by voice vote. Byron Barker made a motion to grant the use of two pylon signs (see Exhibit "D") as per plans filed. Jim Heinzman seconded. Vote: Yes-4, No-0. Motion carried. Jim Heinzman made a motion to table until next month the fifth request, for a motion picture theatre Sign Board to be located on U.S. (31). Byron Barker seconded. Vote: Yes-4, No-0. Motion approved. The sixth and last request was for exemption from Special Exception procedures for uses listed in Sections 4A and 4B of Subsection V (F) as provided in Subsection V-(F) 4C. Norman Wagoner made a motion to table this request until next month with the petitioners preparing a list of Special Exceptions and presenting them to the BZA. Byron Barker seconded. Vote: Yes-4, No-0. Motion carried. #88-V-9.

Bill Wendling, representing Borden Crews, requested a land use variance to allow the manufacture of cloth products (drapery) from finished cloth in the LB (Local Business) District. The operation would be undertaken at the existing building with no significant changes to the site to accommodate the new use as per plans filed at 800 E. Main St. The two owners, Ivan Burch and Frank Miller stated there would be approximately 25-30 employees. Public hearing opened at 9:30 p.m. and closed at 9:31 p.m. There were no remonstrators. Ann Lloyd made a motion to grant the variance with the following conditions: "1) the (land) use (variance) only be extended to the petitioner, Miller Drapery. 2) that upon the completion of the use, the land use will return to a (LB) local business classification." Byron Barker seconded. Vote: Yes-3, No-1 (Lloyd) Motion passed.

88-V-11

Ron Wright, representing Brown A.C.E., requested a variance of minimum tract and frontage requirements (and a variance of the application procedure requirements) to permit development of a manufacture housing sales facility as per plans filed at 3737 State Road 32 East. Mr. Wright explained the hardships of the site, along with the past history of this property. Copies of construction information on manufactured homes were distributed to the Board members. Public hearing was opened at 9:58 p.m. A letter written by Stephen Bell stating that he has no opposition to this plan as filed was read by the Chairman. There were no remonstrators present. Norman Wagoner expressed some concern over septic system use for the business. Public hearing closed at 10:04 p.m. A motion was made by Ann Lloyd to deny the variance request (88-V-10). Norman Wagoner seconded. Vote: Yes-4, No-0. Motion passed.

#88-V-10.

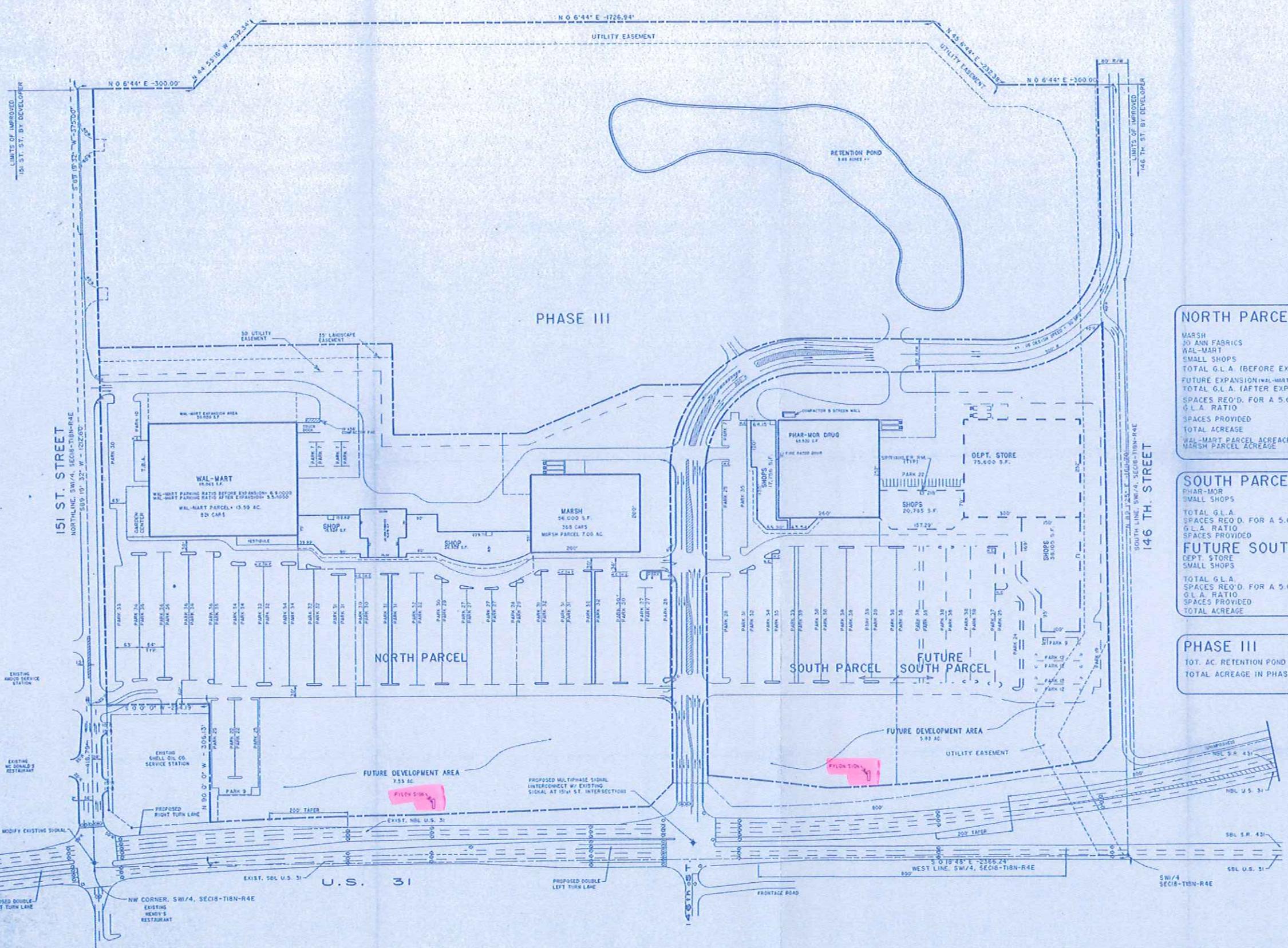
July 18, 1988

The Westfield-Washington Board of Zoning Appeals held a meeting on Monday, July 18, 1988, at 7:30 p.m. in the City Building. Present were members Byron Barker, Jim Heinzman, Dian Saettel, Norman Wagoner, Ann Lloyd and Attorney Mike Antrim.

The minutes of the June 20, 1988 meeting were approved.

Ronald Wright, Fred Smoot, and John Kitterman presented a request for variance from the Sign Ordinance requirements on behalf of Melvin Simon & Associates. Initially presented at the Board's May meeting, consideration of the remaining signage requests had been tabled until now. The petitioner plans to develop a shopping center on the subject property and has previously received a variance of the wall signage requirements and a variance to allow the use of two pylon signs. In addition, there will be outlots developed along U.S. 31 in the Overlay Sign Corridor. The petitioner has proposed a set of standards (attached to the application as Exhibit "C") to control the out-lot signage in lieu of the Sign Ordinance requirements and has also requested approval of a sign board, located on U.S. 31, for a planned motion picture theater at the shopping Center. The Center's sign design was explained using models and renderings. After some discussion, Ann Lloyd suggested that members make two motions in the consideration of this request: 1 for outlot signage and 1 for the cinema sign. Dian Saettel made a motion to approve 88V-9 Exhibit "C" with these restrictions. The outlot signs are to be 10 ft. above grade on U.S. 31 to a maximum height of 16', the maximum overall size for each sign is 60 sq. ft. and each sign shall have a 1:2 ratio of base width to sign width; a maximum number of up to 9 outlot sign structures will be permitted. Jim Heinzman seconded. Vote: Yes-5, No-0. Motion passed. Jim Heinzman made a motion to approve the motion picture sign proposed in 88V-9 as per plans filed with conditions that the sign's maximum size not exceed 90 sq. ft. and that the sign's maximum height be no more than 12 feet above the grade of U.S. 31. Byron Barker seconded. Vote: Yes-5, No-0. Motion passed.

88-V-9



**NORTH PARCEL**

MARSH	56,000
30 ANN FABRICS	12,976
WAL-MART	18,063
SMALL SHOPS	42,457
TOTAL G.L.A. (BEFORE EXP.)	229,496
FUTURE EXPANSION (WAL-MART EXPANSION)	30,020
TOTAL G.L.A. (AFTER EXP.)	259,516
SPACES REQ'D. FOR A 5.0/1000 S.F. G.L.A. RATIO	1,297
SPACES PROVIDED	1,572
TOTAL ACREAGE	35.69
WAL-MART PARCEL ACREAGE	13.59
MARSH PARCEL ACREAGE	7.00

**SOUTH PARCEL**

PHAR-MOR	65,520
SMALL SHOPS	17,756
TOTAL G.L.A.	83,276
SPACES REQ'D. FOR A 5.0/1000 S.F. G.L.A. RATIO	416
SPACES PROVIDED	541

**FUTURE SOUTH PARCEL**

DEPT. STORE	75,600
SMALL SHOPS	58,900
TOTAL G.L.A.	134,500
SPACES REQ'D. FOR A 5.0/1000 S.F. G.L.A. RATIO	672
SPACES PROVIDED	437
TOTAL ACREAGE	24.73

**PHASE III**

TOT. AC. RETENTION POND AREA	3.89
TOTAL ACREAGE IN PHASE III	49.38

NOTES:

**SIMON**  
 MELVIN SIMON & ASSOCIATES, INC.  
 MERCHANTS PLAZA, P.O. BOX 7099,  
 INDIANAPOLIS, IN 46207  
 (317) 656-1600

PROJECT  
**VILLAGE PARK PLAZA**

LOCATION  
**WESTFIELD, INDIANA**

DESCRIPTION  
**SITE PLAN**

SITE PLAN

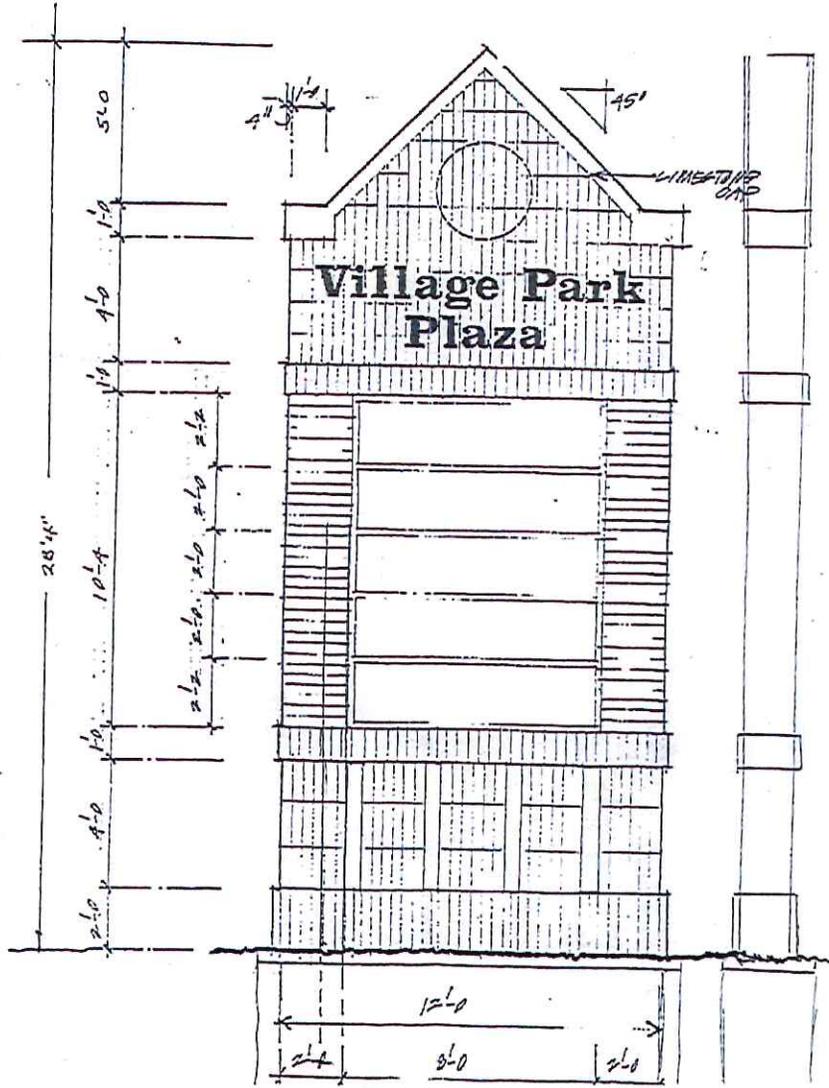


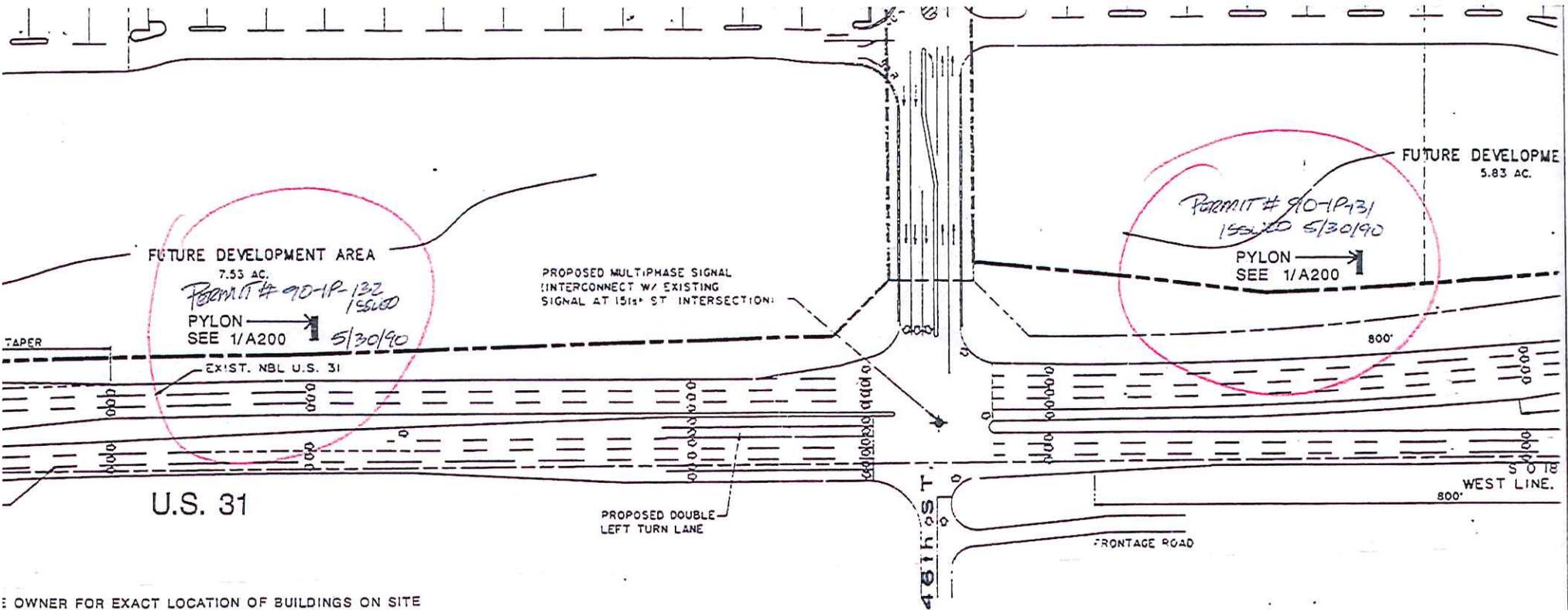
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# Village Park Plaza

CSO





OWNER FOR EXACT LOCATION OF BUILDINGS ON SITE



**LOCATION PLAN**  
SCALE: 1"=100'-0"