

The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Tuesday, October 10, 2014, at Westfield City Hall. Members present included Dan Degnan, Randy Graham, Martin Raines, Ron Rothrock and Bill Sanders. Also present were Jesse Pohlman, Senior Planner; Jeffrey Lauer, Associate Planner; and, Brian Zaiger, City Attorney.

APPROVAL OF MINUTES

Sanders moved to approve the September 9, 2014, minutes.

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

Pohlman reviewed the Public Hearing Rules and Procedures.

NEW BUSINESS

1409-VS-11
(CONTINUED)

1950 E. Greyhound Pass (NWC 146th 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.

1410-VS-12
(PUBLIC HEARING)

2480 East 146th Street

Westfield One, LLC by Kite Realty Group

The petitioner is requesting approval of a Variance of Standard from the Westfield-Washington Township Unified Development Ordinance to allow a Monument Sign (Article 6.17(J)(2)) in the Special Business-Planned Development (SB-PD) District.

Pohlman presented an overview of the requested Variance of Standard to allow an additional Monument Sign in the Special Business-Planned Development (SB-PD) District.

Davis Bethel, Asset Manager, on behalf of the Petitioner, gave an additional overview and rationale for the request.

Public Hearing opened at 7:07 p.m.

No public comment.

Public Hearing closed at 7:08 p.m.

Raines motioned to approve 1410-VS-12 with the following conditions:

1. The Monument Sign shall otherwise comply with all applicable sign standards of the Zoning Ordinance, as amended, for a Nonresidential Center Monument Sign (i.e. identifying with the City of Westfield, maximum sign height, sign area, etc.).
2. The Monument Sign shall be substantially similar to, or exceed, the quality, character and materials illustrated on the Proposed Sign Exhibit.
3. 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 the issuance of any subsequent sign permit for the Property.

Rothrock seconded, and the motion was passed 4-1 (Sanders).

Graham moved to adopt the Staff's recommended findings of fact for approval.

Raines seconded, and the motion passed 5-0.

REPORTS/COMMENTS

APC LIASON:

No report.

EDC STAFF:

No report

The meeting adjourned at 7:10 p.m.

Chairperson
Dan Degnan

Secretary
Matthew Skelton, Director