



# Westfield-Washington Township Board of Zoning Appeals (BZA)

Minutes of the Tuesday, May 10, 2022 BZA Meeting

*Presented for approval: June 14, 2022*

The Westfield-Washington Township Board of Zoning Appeals met at 7:00 p.m. on Tuesday, May 10, 2022 at Westfield City Hall.

Active Links for this Meeting:

[May 10, 2022 BZA Agenda & Exhibits](#)

[May 10, 2022 YouTube Video](#)

## OPENING OF MEETING

[YouTube Time: 0:48](#)

### Roll Call

**BZA Members Present In-Person:** Jeff Boller, Victor McCarty, and Dave Schmitz.  
*BZA Member Brian Morales resigned prior to this meeting.*

**BZA Members Present Virtually:** None

**BZA Members Absent:** Jeannine Fortier.

**City Staff Present:** Kevin Todd, Director; Daine Crabtree, Senior Planner; Ryan Collingwood, Associate Planner; and Weston Rogers; Associate Planner.

**City Staff Present Virtually:** None

**Legal Counsel Present:** Beth Copeland with Taft Stettinius & Hollister LLP.

## APPROVAL OF MINUTES

Boller motioned to approve the April 12, 2022 Minutes.

McCarty seconded. Motion passed. Vote 3-0.

## REVIEW RULES AND PROCEDURES

Crabtree reviewed BZA rules and procedures.

## ITEMS OF BUSINESS

### **2205-VS-18 [PUBLIC HEARING]**

[YouTube Time: 3:26](#)

#### **833 East Tournament Trail / Star Financial Bank by Sign Art, LLC**

The Petitioner requests a Variance of Development Standard to increase the maximum allowable sign area from one (1) square foot of sign area per one (1) linear foot of building fronting a public Right-of-Way to (2.3) square feet within the Wheeler Landing PUD District.

*(Planner: Weston Rogers – wrogers@westfield.in.gov)*

Staff presentation / Petitioner presentation.

Public Hearing for 2205-VS-18 opened at 7:10 p.m.

- No public comments.

Public Hearing for 2205-VS-18 closed at 7:11 p.m.

Petitioner response / BZA comments / Staff Responses.

McCarty motioned to approve 2205-VS-18 subject to the two recommended conditions stated in the motion.

Boller seconded. Motion passed. Vote 3-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2205-VS-18.

Boller seconded. Motion passed. Vote 3-0.

*Agendas and minutes for all City meetings are updated and available at the City's website.*

Website: [www.westfield.in.gov](http://www.westfield.in.gov) / Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)

**2205-VS-15 [PUBLIC HEARING]**

[YouTube Time: 16:26](#)

**14621 Parkhurst Drive / Elizabeth Lehr Stetzer**

The Petitioner requests a Variance of Development Standard to encroach six (6) feet into the twenty-five (25) foot Minimum Rear Yard Setback on 0.27 acres +/- in the Centennial South PUD District to accommodate a swimming pool and deck.

*(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)*

Staff presentation

Public Hearing for 2205-VS-15 opened at 7:17 p.m.

- No public comments.

Public Hearing for 2205-VS-15 closed at 7:18 p.m.

BZA comments / Petitioner responses.

Boller motioned to approve 2205-VS-15 subject to the recommended condition stated in the motion.

McCarty seconded. Motion passed. Vote 3-0.

Schmitz motioned to adopt Staff’s Findings of Fact for 2205-VS-15.

McCarty seconded. Motion passed. Vote 3-0.

**2205-VS-16 [PUBLIC HEARING]**

[YouTube Time: 21:19](#)

**223 Genesis Drive / Angelica Galtier-Ross**

The Petitioner requests a Variance of Development Standard to encroach ten (10) feet into the thirty (30) foot Minimum Rear Yard Setback on 0.34 acres +/- in the SF2: Single-Family Low-Density District to accommodate a swimming pool and deck.

*(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)*

Staff presentation.

Public Hearing for 2205-VS-16 opened at 7:22 p.m.

- No public comments.

Public Hearing for 2205-VS-16 closed at 7:24 p.m.

BZA comments / Petitioner responses.

McCarty motioned to approve 2205-VS-16 subject to the two recommended conditions stated in the motion.

Boller seconded. Motion passed. Vote 3-0.

Schmitz motioned to adopt Staff’s Findings of Fact for 2205-VS-16.

Boller seconded. Motion passed. Vote 3-0

**2205-VU-08 [PUBLIC HEARING]**

[YouTube Time: 26:02](#)

**17821 Joliet Road / Matthew Schiller**

The Petitioner requests a Variance of Use to permit a private athletic training facility on 6.62 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District (Article 13.2)

*(Planner: Ryan Collingwood – rcollingwood@westfield.in.gov)*

Staff presentation / Petitioner presentation.

Public Hearing for 2205-VU-08 opened at 7:32 p.m.

- Four public comments.

Public Hearing for 2205-VU-08 closed at 7:42 p.m.

BZA comments / Petitioner responses.

Schmitz motioned to table 2205-VU-08 to a future meeting.

McCarty seconded. Motion passed. Vote 3-0.

*Agendas and minutes for all City meetings are updated and available at the City’s website.*

Website: [www.westfield.in.gov](http://www.westfield.in.gov) / Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)

**2204-VU-05 & 2204-VS-14 [PUBLIC HEARING]**

[YouTube Time: 1:12:48](#)

**North of 193<sup>rd</sup> Street, approximately 700 feet east of Centennial Road / Custom Concrete by Gordon D. Byers**

The Petitioner requests a Variance of Use and a Variance of Development Standard to permit the outdoor storage of gravel and associated materials on 4.85 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District. (Article 13.2 and Article 6.12)

(Planner: Rachel Riemenschneider – rriemenschneider@westfield.in.gov)

(Presenter: Planner: Kevin Todd – ktodd@westfield.in.gov)

Petitioner remarks / Staff remarks / Staff presentation

Public Hearing for 2204-VU-05 & 2204-VS-14 opened at 8:26 p.m.

- Thirteen (13) public comments.

Public Hearing for 2204-VU-05 & 2204-VS-14 closed at 9:31p.m.

Petitioner responses.

McCarty motioned to deny 2204-VU-05 & 2204-VS-14.

Boller seconded. Motion passed. Vote 3-0.

Schmitz motioned to table consideration of Staff’s Findings of Fact for 2204-VU-05 & 2204-VS-14 to the next BZA meeting.

Boller seconded. Motion passed. Vote 3-0

**ITEMS CONTINUED TO A FUTURE MEETING**

**2202-VU-02 [TABLED]**

**2907 West SR 32 / Alan Hodgeson**

The Petitioner requests a Variance of Use to permit a temporary Very High Intensity Retail (used vehicle sales) use on 1.50 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District.

(Planner: Caleb Ernest – cernest@westfield.in.gov)

**REPORTS/COMMENTS:**

[YouTube Time: 2:51:22](#)

- Plan Commission Liaison
- Community Development Department

**ADJOURNMENT**

Boller motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 3-0.

The meeting adjourned at 9:53 p.m.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**Signature Page for BZA Minutes for May 10, 2022**

A handwritten signature in blue ink, appearing to be 'DS', written over a horizontal line.

Chairperson  
Dave Schmitz

A handwritten signature in blue ink, appearing to be 'KMT', written over a horizontal line.

Secretary  
Kevin M. Todd, AICP  
Director