



Westfield-Washington Township Board of Zoning Appeals (BZA)

Minutes of the Tuesday, January 10, 2023 BZA Meeting

Presented for approval: February 14, 2023

The Westfield-Washington Township Board of Zoning Appeals met at 7:00 p.m. on Tuesday, January 10, 2023 at Westfield City Hall.

Active Links for this meeting:

[January 10, 2023 BZA Agenda & Exhibits](#)

[January 10, 2023 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:10](#)

Roll Call

BZA Members Present In-Person: Jeff Boller, Noble Hatfield, Victor McCarty, and Dave Schmitz.

BZA Members Present Virtually: Jeannine Fortier.

BZA Members Absent: None.

City Staff Present: Daine Crabtree, Senior Planner and Lauren Gillingham, Senior Planner.

City Staff Present Virtually: None

Legal Counsel Present Virtually: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

ELECTION OF OFFICERS

[YouTube Time: 0:36](#)

Motion: Nominate Dave Schmitz as BZA Chair for 2023.

Motion by: McCarty; Second: Boller. Motion passed. Vote 5-0.

Motion: Nominate Victor McCarty as BZA Vice-Chair for 2023.

Motion by: Boller; Second: Hatfield. Motion passed. Vote 5-0.

Motion: Nominate Jeannine Fortier as BZA Pro-Tempore for 2023.

Motion by: Hatfield; Second: Boller. Motion passed. Vote 5-0.

APPROVAL OF MINUTES

Boller motioned to approve the December 13, 2022 Minutes.

[YouTube Time: 3:37](#)

McCarty seconded. Motion passed. Vote 5-0.

REVIEW RULES AND PROCEDURES

Crabtree reviewed BZA rules and procedures.

ITEMS OF BUSINESS

2301-VS-01 [PUBLIC HEARING]

[YouTube Time: 6:00](#)

1549 Chatham Villages Boulevard / CHLL, LLC by V3 Companies

The Petitioner requests a Variance of Development Standard to modify the required minimum number of parking spaces on 14.4 acres +/- in the Chatham Villages PUD (underlying UDO Article 6.14(G)(11)(c)).

(Planner: Lauren Gillingham – lgillingham@westfield.in.gov)

Staff presentation / Petitioner presentation / BZA comments.

Public Hearing for 2301-VS-01 opened at 7:09 p.m.

- No public comments.

Public Hearing for 2301-VS-01 closed at 7:11 p.m.

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

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

BZA comments / Petitioner responses.

McCarty motioned to approve 2301-VS-01 subject to the two recommended conditions stated in the motion.

Boller seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2301-VS-01.

Boller seconded. Motion passed. Vote 5-0.

2301-VU-01 [PUBLIC HEARING]

[YouTube Time: 27:09](#)

16708 Dean Road / Esler Properties, LLC by Morse & Bickel

The Petitioner requests the temporary extension of existing Variances of Use to permit the following: 1) an auto service facility; 2) Outside Storage vehicles, boats and trailers; 3) Warehouse (inside storage); and 4) a Trucking Company; on 4.59 acres +/- in the EI: Enclosed Industrial District and U.S. Highway 31 Overlay District (Article 13.2).

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

Staff presentation / Petitioner presentation / BZA comments.

Public Hearing for 2301-VU-01 opened at 7:37 p.m.

- No public comments.

Public Hearing for 2301-VU-01 closed at 7:39 p.m.

BZA comments / Petitioner responses.

Hatfield motioned to approve 2301-VU-01 subject to the recommended conditions stated in the motion.

McCarty seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2301-VU-01.

Hatfield seconded. Motion passed. Vote 5-0.

ITEMS CONTINUED TO A FUTURE MEETING

No Continued Items.

REPORTS/COMMENTS:

[YouTube Time: 44:30](#)

- Plan Commission Liaison
- Community Development Department

ADJOURNMENT

Boller motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 5-0.

The meeting adjourned at 7:46 p.m.

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Signature Page for BZA Minutes for January 10, 2023



Chairperson
Dave Schmitz



Secretary
Kevin M. Todd, AICP
Director