



CITY OF WESTFIELD, IN
Board of Zoning Appeals Meeting Agenda - 6/10/2025
Tuesday, June 10, 2025 at 7:00 PM

BOARD OR COMMISSION: Board of Zoning Appeals Meeting
MEETING DATE: Tuesday, June 10, 2025 at 7:00 PM
MEETING PLACE: Westfield City Hall - Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF BOARD OF ZONING APPEALS

OPENING OF REGULAR MEETING

[Online viewable](#)

Note the presence of a quorum

Approval of Minutes - February 11, 2025 & May 13, 2025

Review Rules of Procedure

ITEMS OF BUSINESS

2504-VS-06 [ADOPTION OF FINDINGS OF FACT]

720 Liberty Drive

Cornerstone Bible Church by KJG Architecture, Inc.

Request by the Petitioner to withdraw petition 2504-VS-06 and for the Board to suspend Rules of Procedure, Articles XI(1) and (4) so that the Board is not required to adopt Findings of Fact for petition 2504-VS-06 and so that the Petitioner may file a new petition within six (6) months after the date of the Board's decision.

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

ITEMS CONTINUED TO A FUTURE MEETING

REPORTS/COMMENTS

Plan Commission Liaison

Community Development Department

ADJOURNMENT

Adjourn



Online viewable @ <https://www.youtube.com/user/CityofWestfieldIN>

OPENING OF REGULAR MEETING

[YouTube Time: 0:02](#)

Note the presence of a quorum

BZA Members Present In-Person: Jake Plummer, Larry Clarino, Jeff Boller, Mark Keen.

BZA Members Present Virtually: None.

BZA Members Absent: Billy Bunkowfst.

City Staff Present In-Person: Daine Crabtree, Current Planning Manager; Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present In-Person: Chou-il Lee, Taft Stettinius & Hollister LLP.

Election of Officers[YouTube Time: 0:32](#)

Motion: Election of Officers

By: Larry Clarino

Seconded: Jake Plummer

Yes: Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen

No: None

Abstain: None

Motion Determination: Passed

President: Dr. Mark Keen

Vice President: William Bunkowfst

Pro-tempore: Jeff Boller

Approval of Minutes - December 10, 2024

Motion: Approve

By: Larry Clarino

Seconded: Jake Plummer

Yes: Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen

No: None

Abstain: None

Motion Determination: Passed

Review Rules & Procedures

Crabtree reviewed BZA rules and procedures.

ITEMS OF BUSINESS

2501-VS-01

17233 Joliet Road

Hass Jackson

The Petitioner requests Variances of Development Standard to modify Building Setback, Minimum Lot Size, and Minimum Road Frontage Standards to make a 1.0 acre +/- legal, nonconforming lot compliant and to encroach thirteen (13) feet into the thirty (30) foot Minimum Side Yard Building Setback and two (2) feet into the thirty (30) foot Minimum Rear Yard Building Setback to accommodate a new detached garage in the AG-SF1: Agriculture/Single-Family Rural District (Article 4.2(C), (D) & (E)(2))

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

[YouTube Time: 4:09](#)

Staff presentation / BZA comments / Staff responses.

Public Hearing for 2501-VS-01 opened at 7:06 p.m.

-No public comments.

Public Hearing for 2501-VS-01 closed at 7:07 p.m.

BZA comments / Petitioner responses.

Motion: Approve

By: Jake Plummer

Seconded: Jeff Boller

Yes: Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen

No: None

Abstain: None

Motion Determination: Passed

Motion: Finding of Fact

By: Jeff Boller

Seconded: Larry Clarino

Yes: Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen

No: None

Abstain: None

Motion Determination: Passed

2502-VU-01 & 2502-VS-02 [PUBLIC HEARING]

421 S. Union Street

Dunville & Associates

The Petitioner requests a Variance of Use to make the existing legal, nonconforming Single-Family Dwelling a permitted use in the MF-Multi-Family Low-Density District and Variances of Development Standard to modify Minimum Lot Width to bring an existing nonconforming lot into compliance and for a new accessory building to encroach seventeen (17) feet and a new building addition to encroach ten (10) feet into the twenty (20) foot Minimum Side Yard Setback on 0.20 acres +/- (Article 4.10(H)(2), Article 4.10(I)(2),

[YouTube Time: 11:24](#)

Staff presentation / BZA comments / Staff responses.
Public Hearing for 2502-VU-01 & 2502-VS-02 opened at 7:14 p.m.
-No public comments.
Public Hearing for 2502-VU-01 & 2502-VS-02 closed at 7:15 p.m.
BZA comments / Petitioner responses.

Motion: Approve 2502-VU-01
By: Jeff Boller
Seconded: Larry Clarino

Yes: Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen
No: None
Abstain: None

Motion Determination: Passed

Motion: Finding of Fact 2502-VU-01
By: Larry Clarino
Seconded: Jake Plummer

Yes: Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen
No: None
Abstain: None

Motion Determination: Passed

Motion: Approve 2502-VS-02
By: Larry Clarino
Seconded: Jeff Boller

Yes: Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen
No: None
Abstain: None

Motion Determination: Passed

Motion: Finding of Fact 2502-VS-02
By: Jeff Boller
Seconded: Jake Plummer

Yes: Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen
No: None
Abstain: None

Motion Determination: Passed

2502-VS-03 [PUBLIC HEARING]

20565 Six Points Road

City of Westfield by StudioAXIS

The Petitioner requests Variances of Development Standard to modify Landscape Standards and Building Orientation Standards in order to construct a new fire station on 8.3 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District (Articles 6.3(D)(1)(a), Article 6.8(M)(2), and Article 6.8(N)).

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

[YouTube Time:](#)

[16:48](#)

Staff presentation / BZA comments / Staff responses.

Public Hearing for 2502-VS-03 opened at 7:19 p.m.

-Two (2) public comments.

Public Hearing for 2502-VS-03 closed at 7:27 p.m.

BZA comments / Petitioner responses.

Motion: Approve

By: Larry Clarino

Seconded: Jeff Boller

Yes: Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen

No: None

Abstain: None

Motion Determination: Passed

Motion: Finding of Fact

By: Jeff Boller

Seconded: Jake Plummer

Yes: Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen

No: None

Abstain: None

Motion Determination: Passed

2502-VS-04 [PUBLIC HEARING]

KidCity USA

William Tres Development, LLC by Church, Church, Hittle + Antrim

The Petitioner requests a Variance of Development Standard to permit a playground fence to be located within the Established Front

Yard on 1.54 acres +/- in the Springmill Trails Planned Unit Development (PUD) District (Article 5.3(M)(3)(c))
(Planner: Weston Rogers – wrogers@westfield.in.gov)

[YouTube Time: 27:57](#)

Staff presentation / BZA comments / Staff responses.
Public Hearing for 2502-VS-04 opened at 7:29 p.m.
-No public comments.
Public Hearing for 2502-VS-04 closed at 7:30 p.m.
BZA comments / Petitioner responses.

Motion: Approve
By: Jake Plummer
Seconded: Jeff Boller

Yes: Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen
No: None
Abstain: None

Motion Determination: Passed

Motion: Finding of Fact
By: Jeff Boller
Seconded: Jake Plummer

Yes: Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen
No: None
Abstain: None

Motion Determination: Passed

2502-VS-05 [PUBLIC HEARING]

18425 Wheeler Road

Stakkd Storage, LLC by Nelson & Frankenberger, LLC

The Petitioner requests Variances of Development Standard to modify Minimum Lot Width and Maximum Lot Coverage standards required by the US Highway 31 Overlay District for the development of a self-storage facility on 5.9 acres +/- in the Grand Park Village Planned Unit Development (PUD) District (Article 5.2(E)(7) and Article 5.2(E)(9)(c)).

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

[YouTube Time: 31:44](#)

Staff presentation / BZA comments / Staff responses.
Public Hearing for 2502-VS-05 opened at 7:38 p.m.
-No public comments.
Public Hearing for 2502-VS-05 closed at 7:40 p.m.
BZA comments / Petitioner responses.

Motion: Approve
By: Larry Clarino
Seconded: Jake Plummer

Yes: Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen
No: None
Abstain: None

Motion Determination: Passed

Motion: Finding of Fact
By: Jeff Boller
Seconded: Jake Plummer

Yes: Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen
No: None
Abstain: None

Motion Determination: Passed

ITEMS CONTINUED TO A FUTURE MEETING

None.

REPORTS/COMMENTS

[YouTube Time: 44:16](#)

Plan Commission Liaison

Economic and Community Development Department

ADJOURNMENT

Adjourned 7:48 p.m.

Motion: Adjourn
By: Jeff Boller
Seconded: Jake Plummer

Yes: Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen
No: None
Abstain: None

Motion Determination: Passed



OPENING OF REGULAR MEETING

[YouTube Time: 0:00](#)

Note the presence of a quorum

BZA Members Present In-Person: Billy Bunkowfst, Jake Plummer, Larry Clarino, Jeff Boller, Mark Keen.

BZA Members Present Virtually: None.

BZA Members Absent: None.

City Staff Present In-Person: Daine Crabtree, Current Planning Manager.

City Staff Present Virtually: None.

Legal Counsel Present In-Person: Nicole Buskill, City of Westfield.

Approval of Minutes - February 11, 2025

Motion: Postpone until Later Meeting

By: William Bunkowfst

Seconded: Jake Plummer

Yes: William Bunkowfst, Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Crabtree reviewed BZA rules and procedures.

ITEMS OF BUSINESS

2504-VS-06 [CONTINUED]

720 Liberty Drive

Cornerstone Bible Church by KJG Architecture, Inc.

The Petitioner requests a Variance of Development Standard to increase the maximum building height from twenty-five (25) feet to thirty-three (33) feet to accommodate the expansion of an existing Religious Institution on 4.1 acres +/- in the SF-3: Medium Density District (Article 4.6(G)).

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

[YouTube Time: 2:49](#)

Staff presentation / BZA comments / Staff responses.

Public Hearing for 2504-VS-06 opened at 7:12 p.m.

-One (1) comment.
Public Hearing for 2504-VS-06 closed at 7:15 p.m.
BZA comments / Petitioner responses.

Motion: Disapprove
By: Jake Plummer
Seconded: Jeff Boller

Yes: Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen
No: William Bunkowfst
Abstain: None

Motion Determination: Passed

2505-VS-07 [PUBLIC HEARING]

19010 Spring Mill Road

Courtney & Jeffrey Browne

The Petitioner requests Variances of Development Standard to modify Minimum Lot Frontage standard from 250 feet to 0 feet for an existing illegal nonconforming lot on 6 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District

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

Presented By: Daine Crabtree – dcrabtree@westfield.in.gov)

[YouTube Time: 28:51](#)

Staff presentation / BZA comments / Staff responses.
Public Hearing for 2505-VS-07 opened at 7:30 p.m.
-One (1) public comment.
Public Hearing for 2505-VS-07 closed at 7:35 p.m.
BZA comments / Petitioner responses.

Motion: Approve
By: William Bunkowfst
Seconded: Jeff Boller

Yes: William Bunkowfst, Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen
No: None
Abstain: None

Motion Determination: Passed

Motion: Approve
By: William Bunkowfst
Seconded: Jeff Boller

Yes: William Bunkowfst, Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen
No: None
Abstain: None

Motion Determination: Passed

REPORTS/COMMENTS

Plan Commission Liaison

Economic and Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn

By: William Bunkowfst

Seconded: Jeff Boller

Yes: William Bunkowfst, Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen

No: None

Abstain: None

Motion Determination: Passed