



**CITY OF WESTFIELD, IN**  
**Board of Zoning Appeals Meeting Minutes - 2/11/2025**  
*Tuesday, February 11, 2025 at 7:00 PM*

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**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](#)

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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](mailto:dcrabtree@westfield.in.gov))

[YouTube Time: 4:09](#)

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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.

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Motion: Approve

By: Jake Plummer

Seconded: Jeff Boller

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

No: None

Abstain: None

Motion Determination: Passed

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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](#)

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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.

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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

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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

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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

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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](mailto:rcollingwood@westfield.in.gov))

YouTube Time:

16:48

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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.

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Motion: Approve

By: Larry Clarino

Seconded: Jeff Boller

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

No: None

Abstain: None

Motion Determination: Passed

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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](mailto:wrogers@westfield.in.gov))

[YouTube Time: 27:57](#)

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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.

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Motion: Approve  
By: Jake Plummer  
Seconded: Jeff Boller

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

Motion Determination: Passed

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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](mailto:dcrabtree@westfield.in.gov))

[YouTube Time: 31:44](#)

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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.

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Motion: Approve  
By: Larry Clarino  
Seconded: Jake Plummer

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

Motion Determination: Passed

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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

## Signature Page for BZA Minutes for February 11, 2025

A handwritten signature in black ink, appearing to read 'Mark Keen', written over a horizontal line.

Mark Keen  
Chairperson

A handwritten signature in black ink, appearing to read 'Kevin M. Todd', written over a horizontal line.

Secretary  
Kevin M. Todd, AICP  
Director