



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

Signature Page for BZA Minutes for May 13, 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