



CITY OF WESTFIELD, IN
Board of Zoning Appeals Meeting Minutes - 9/9/2025
Tuesday, September 9, 2025 at 7:00 PM

OPENING OF REGULAR MEETING

7:00PM

[YouTube Time: 0:00](#)

Note the presence of a quorum

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

BZA Members Present Virtually: None.

BZA Members Absent: Jeff Boller.

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 - August 12, 2025

Motion: Approve 7/8/2025 Meeting Minutes

By: Jake Plummer

Seconded: Larry Clarino

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

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Crabtree reviewed the rules and procedures.

ITEMS OF BUSINESS

2509-VS-12

19714 Chatham Shore Lane

David Weekly Homes

The Petitioner requests a Variance of Development Standard to encroach eight (8) feet into the 30-foot Minimum Rear Yard setback to accommodate a new single-family detached residence on 0.26 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.

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

[YouTube Time: 2:41](#)

Staff presentation / BZA comments / Staff responses.

Public Hearing for 2509-VS-12 opened at 7:04 p.m.

-No public comments.

Public Hearing for 2509-VS-12 closed at 7:05 p.m.

BZA comments / Petitioner responses.

Motion: Approve

By: William Bunkowfst

Seconded: Jake Plummer

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

No: None

Abstain: None

Motion Determination: Passed

Motion: Adopt Staff's Findings of Fact

By: Jake Plummer

Seconded: Larry Clarino

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

No: None

Abstain: None

Motion Determination: Passed

2509-VS-13

15793 Oak Park Lane

Jared Houser by Homes by CM Watson

The Petitioner requests a Variance of Development Standard to encroach eleven (11) feet into the twenty (20) foot Minimum Side Yard setback to construct a detached Accessory Structure on 0.98 acres +/- in the SF1: Single-Family Large Lot District(Article 4.4(E)(2)).

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

Presented by: Daine Crabtree – dcrabtree@westfield.in.gov

[YouTube Time: 13:46](#)

Staff presentation / BZA comments / Staff responses.

Public Hearing for 2509-VS-13 opened at 7:22 p.m.

-No public comments.

Public Hearing for 2509-VS-13 closed at 7:23 p.m.

BZA comments / Petitioner responses.

Motion: Approve

By: William Bunkowfst

Seconded: Larry Clarino

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

No: None

Abstain: None

Motion Determination: Passed

Motion: Adopt Staff's Findings of Fact

By: Jake Plummer

Seconded: William Bunkowfst

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

No: None

Abstain: None

Motion Determination: Passed

REPORTS/COMMENTS

[YouTube Time: 24:53](#)

Plan Commission Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn

By: Jake Plummer

Seconded: William Bunkowfst

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

No: None

Abstain: None

Motion Determination: Passed

Signature Page for BZA Minutes for September 9, 2025



Mark Keen
Chairperson



Secretary
Kevin M. Todd, AICP
Director