



CITY OF WESTFIELD, IN
BoardofZoningAppeals_Meeting_Agenda_06_08_2021

Tuesday, June 08, 2021 at 07:00 PM

BOARD OR COMMISSION: Board of Zoning Appeals (BZA)

MEETING DATE: Tuesday, June 08, 2021 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

Viewable online at: <https://www.youtube.com/user/CityofWestfieldIN>

To submit a comment for the record on any Public Hearing item, please email planners@westfield.in.gov

OPENING OF REGULAR MEETING

Documents: [Viewable online at: https://www.youtube.com/user/CityofWestfieldIN](https://www.youtube.com/user/CityofWestfieldIN)

Note the presence of a quorum

Approval of Minutes

May 11, 2021

Documents: [BZA Minutes - May 11, 2021](#)

Review Rules & Procedures

ITEMS OF BUSINESS:

2105-SE-01 & 2105-VS-12

17319 Joliet Road

The Chris Center

The Petitioner requests a Special Exception to permit an Agritourism Use and a Variance of Development Standard to exempt the Development Plan Requirement for a proposed Agritourism Facility on 6.62 acres +/- in the AG-SF1: Agriculture/Single-family Rural District (Articles 4.2(J) and 13.2)

(Planner: Pam Howard - phoward@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Site](#)

[Plan](#) | [Exhibit 4: Proposed Building](#) | [Exhibit 5: Application Packet](#) | [Exhibit 6: Summary of Neighbor Meeting](#) | [Exhibit 7: Written Public Comments presented at Public Hearing](#) | [Proposed Conditions](#)

2106-VS-20 [PUBLIC HEARING]

Hunt Estates

Miller Surveying

The Petitioner requests a Variance of Development Standard to modify the Minimum Lot Size from 3 acres to 2.72 acres +/- for the subject property in the AG-SF1: Agriculture/Single-Family Rural District (Article 4.2(C)).

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Lot 1 Exhibit](#) | [Exhibit 4: Lot 1 Plus Lot 2 Exhibit](#)

2106-VS-21 [PUBLIC HEARING]

3750 Birkdale Drive

Jamie Goetz Mills

The Petitioner requests a Variance of Development Standard to encroach ten (10) feet into the thirty (30) foot Minimum Rear Yard Setback on 0.32 acres +/- in the Bridgewater PUD to accommodate a swimming pool and deck.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Current Site Layout](#) | [Exhibit 4: Site Plan](#) | [Exhibit 5: HOA Approval](#)

ITEMS CONTINUED TO A FUTURE MEETING:

No Continued Items

REPORTS/COMMENTS:

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

June 8, 2021

2106-VS-20

Exhibit 1

Petition Number: 2106-VS-20

Subject Site Address: East side of Anthony Road, approximately ¼ mile north of State Road 38 ("the Property")

Petitioner: Miller Surveying ("the Petitioner")

Request: The Petitioner requests a Variance of Development Standard to modify the Minimum Lot Size from 3.0 acres +/- to 2.72 acres for the subject Property in the AG-SF1: Agriculture/Single-Family Rural District

Current Zoning: AG-SF1: Agriculture/Single-Family Rural

Current Land Use: Vacant

Approximate Acreage: 2.72 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Lot 1 Exhibit
4. Lot 1 Plus Lot 2 Exhibit

Staff Reviewer: Daine Crabtree, Associate Planner

OVERVIEW

Location: The subject property is 2.72 acres +/- in size (the "Property") and located on the east side of Anthony Road approximately 0.25 miles north of State Road 38 (see **Exhibit 2**). The Property is zoned AG-SF1: Agriculture/Single-Family Rural. Adjacent properties are also zoned AG-SF1.

Property History: The Property has never been platted or developed.

Requested Variances: The petitioner is requesting a Variance of Development Standard to modify the Minimum Lot Size From 3.0 acres to 2.72 acres +/- for the subject Property.

SUMMARY OF VARIANCE

The Property is currently subject to the AG-SF1: Agriculture/Single-Family Rural¹ zoning set forth by the Westfield-Washington Township Unified Development Ordinance (the "UDO").

¹ Article 4.2: AG-SF1: Agriculture/Single-Family Rural District



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

June 8, 2021

2106-VS-20

Exhibit 1

The Petitioner is requesting a Variance of Development Standard to modify the Minimum Lot Size for the subject Property from 3.0 acres to 2.72 acres +/- . The requested modified acreage, 2.72 acres +/- is the standard required acreage (3.0 acres) minus the amount of land required to be dedicated for the Right-of-way of Anthony Road. The Property would be subdivided from an existing 85.92 acre +/- parcel (see Exhibit 4).

The proposed subdivision plat (the "plat") of the Property (docketed as petition **2103-SFP-19**) has been reviewed by City of Westfield Staff as part of the standard Technical Advisory Committee (TAC) review process. The plat will be recorded at the Hamilton County Recorder's Office prior to the issuance of an Improvement Location Permit (ILP).

PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of a Variance of Development Standard. This petition is scheduled to receive its public hearing at the June 8, 2021, Board of Zoning Appeals meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Board of Zoning Appeals' Rules of Procedure.

Conditions: The UDO² and Indiana law provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO upon any Lot benefited by a variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject Lot or upon public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

Acknowledgement of Variance: If the Board of Zoning Appeals approves this petition, then the UDO³ requires that the approval of the variance shall be memorialized in an acknowledgement of variance instrument prepared by the Department. The acknowledgement shall: (i) specify the granted variance and any commitments made or conditions imposed in granting of the variance; (ii) be signed by the Director, Property Owner and Applicant (if Applicant is different than Property Owner); and (iii) be recorded against the subject property in the Office of the Recorder of Hamilton County, Indiana. A copy of the recorded acknowledgement shall be provided to the Department prior to the issuance of any subsequent permit or commencement of uses pursuant to the granted variance.

Variances of Development Standard: The Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the underlying zoning

² Article 10.14(I) Processes and Permits; Variances; Conditions of the UDO.

³ Article 10.14(K) Processes and Permits; Variances; Acknowledgement of Variance of the UDO.



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

June 8, 2021
2106-VS-20
Exhibit 1

ordinance. A variance may be approved under Indiana Code § 36-7-4-918.5 only upon a determination in writing that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.

DEPARTMENT COMMENTS:

Recommended Findings for Approval: If the Board is inclined to approve the Variance of Development Standards (2106-VS-20), then the Department recommends the following written findings of fact and condition:

- 1) **Criteria:** The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

Finding: It is unlikely that approving the requested variance would be injurious to the public health, safety, morals, and general welfare of the community because the existing use and proposed improvements will otherwise comply with the applicable standards of the AG-SF1: Agriculture/Single-Family Rural District.

- 2) **Criteria:** The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. The proposed variance should not have a negative impact on surrounding properties because the use of the property will not change.

- 3) **Criteria:** The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property:

Finding: Strict adherence to the zoning ordinance would result in a Property that does not suit the needs of the Petitioner.

Recommended Conditions:

- That the Property be developed in substantial compliance with the **Exhibits 3** and **4** accompanying this Petition.



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

June 8, 2021

2106-VS-20

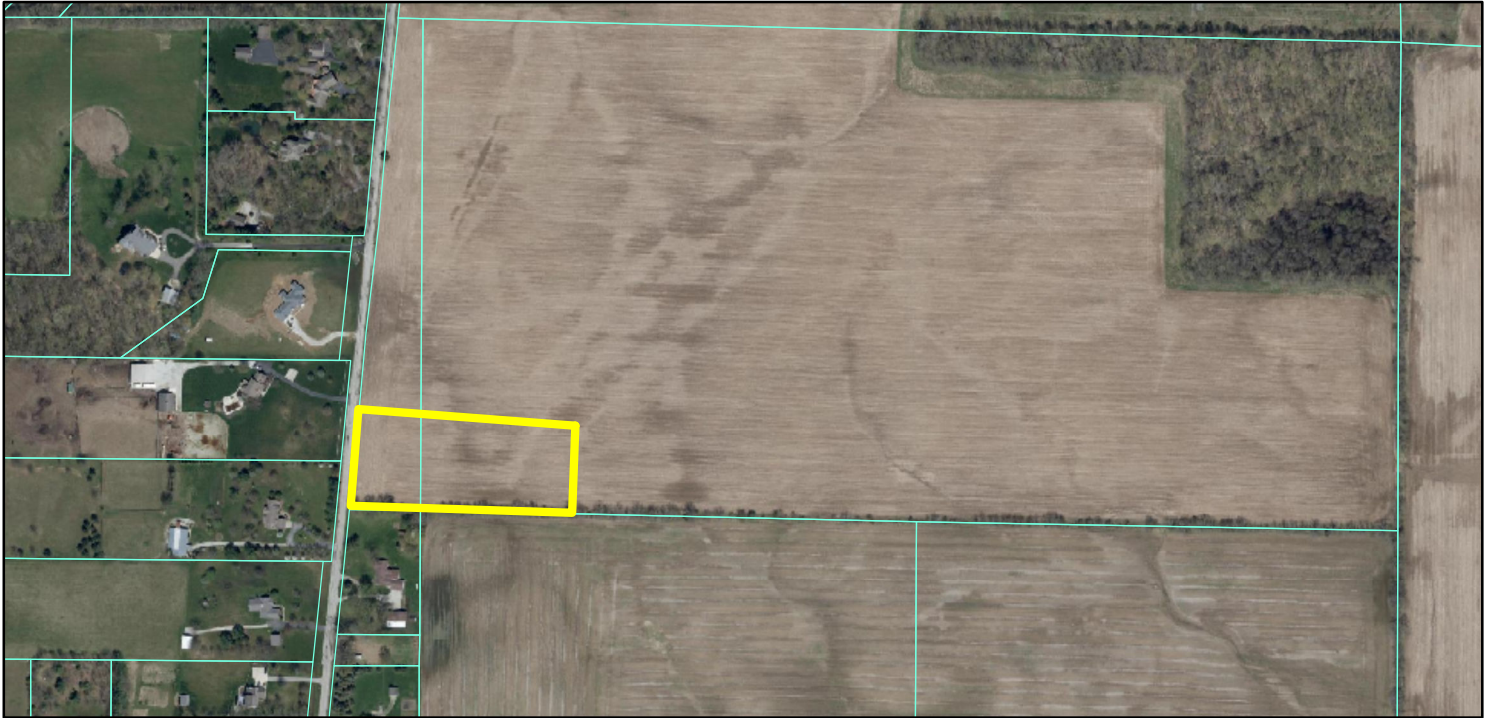
Exhibit 1

- That the Petitioner shall record an acknowledgement of this approval with the County Recorder's Office and return a copy of the recorded instrument to the Economic and Community Development Department.

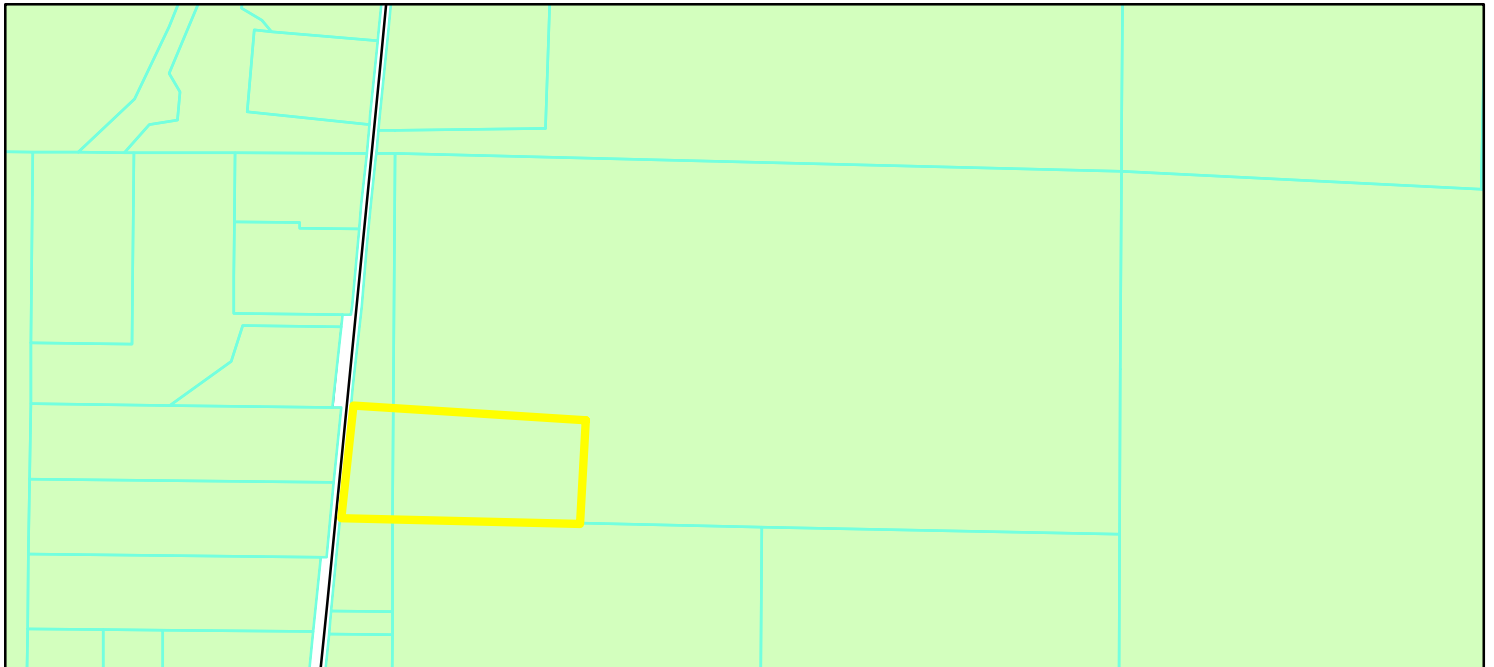
Denial: If the Board is inclined to deny the requested variance, then the Department recommends denying the variance, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.

Aerial Location Map

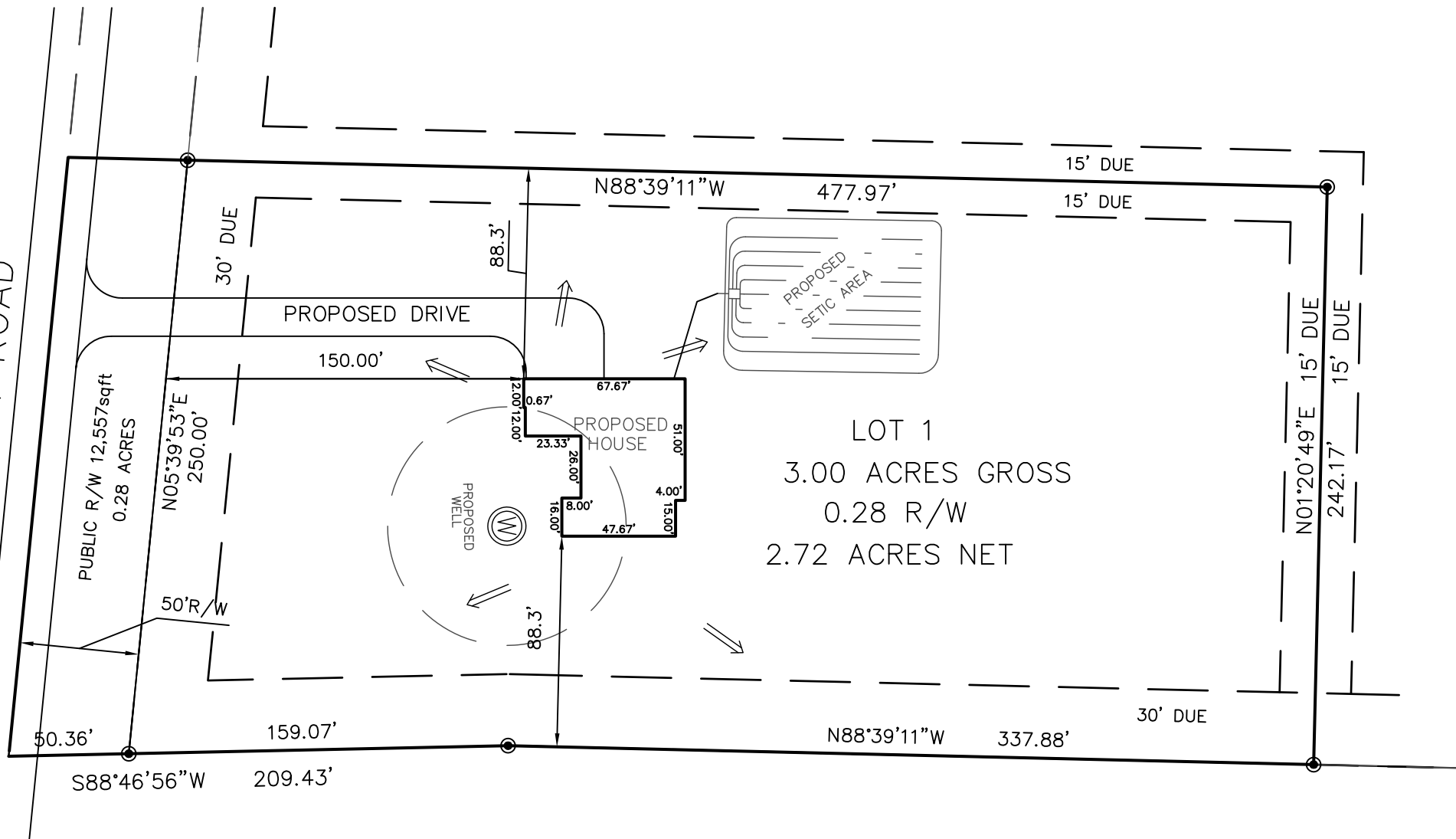
 Site

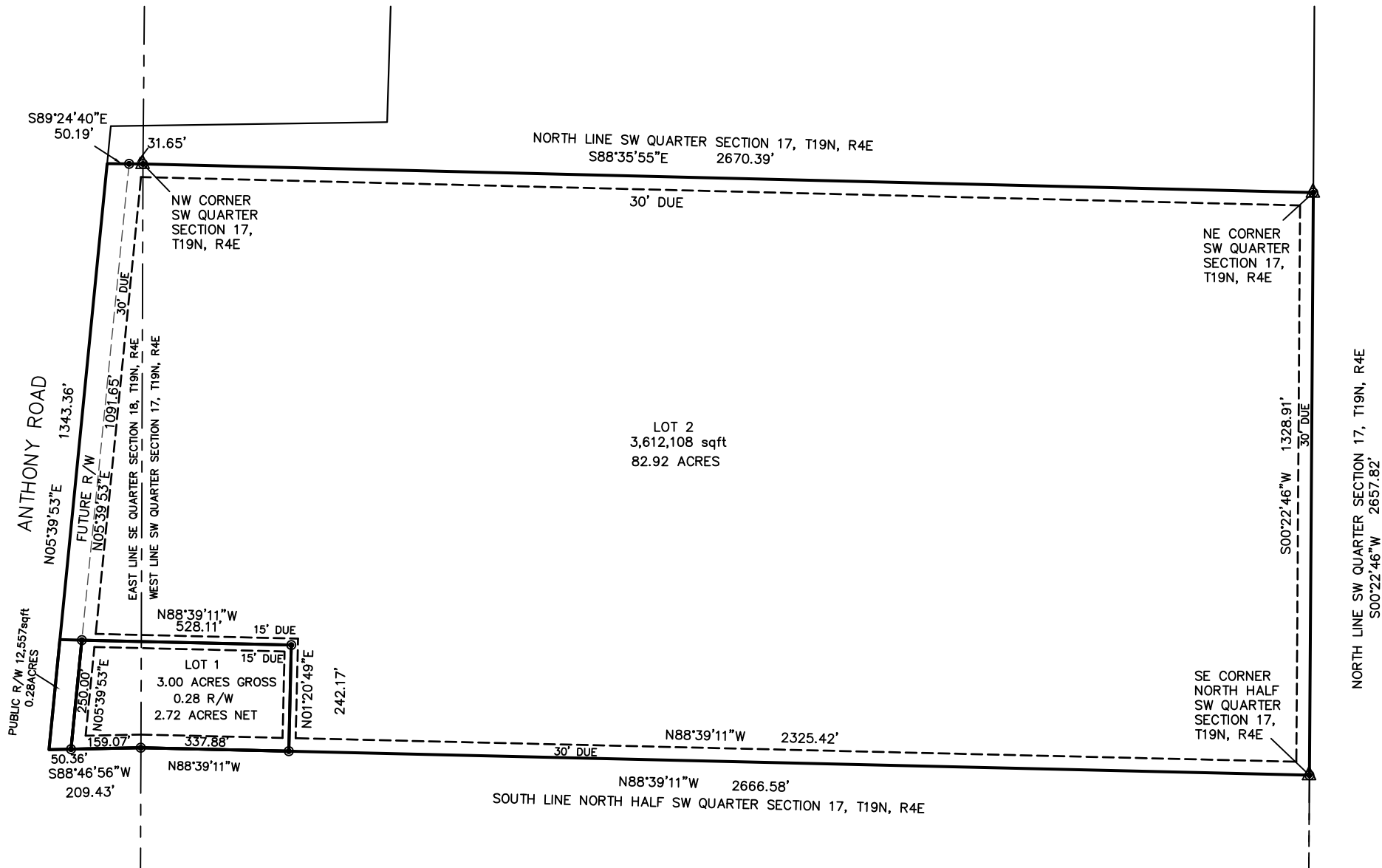


Zoning Map



ANTHONY ROAD







WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

June 8, 2021

2106-VS-21

Exhibit 1

Petition Number: 2106-VS-21

Subject Site Address: 3750 Birkdale Drive ("the Property")

Petitioner: Jamie Goetz Mills ("the Petitioner")

Request: The Petitioner requests a Variance of Development Standard to encroach ten (10) feet into the thirty (30) foot Rear Yard Setback

Current Zoning: Bridgewater PUD (Ord. 06-49)

Current Land Use: Residential

Approximate Acreage: 0.32 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Current Site Layout
4. Site Plan
5. HOA Approval

Staff Reviewer: Daine Crabtree, Associate Planner

OVERVIEW

Location: The subject property is 0.32 acres +/- in size (the "Property") and located at 3750 Birkdale Drive in the Bridgewater PUD (see **Exhibit 2**).

Requested Variances: The petitioner is requesting a Variance of Development Standard to encroach ten (10) feet into the thirty (30) foot Minimum Rear Yard Setback as further described herein.

SUMMARY OF VARIANCE

The Property is currently subject to Zoning Standards for Bridgewater PUD District as set forth in Ordinance 06-49. The zoning sets forth a minimum rear yard setback line of thirty (30) feet. The Petitioner is requesting this variance to encroach ten (10) feet into the thirty (30) foot Minimum Rear Yard Setback to accommodate a swimming pool and deck, as illustrated on the Site Plan (see **Exhibit 3**).

A request for a Variance of Development Standard to encroach twelve (12) feet into the thirty (30) foot Minimum Rear Yard setback at nearby 3650 Birkdale Drive was approved at the October 13, 2020, BZA meeting.



COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (The “Plan”) identifies the property within the “Existing Suburban” land use classification¹. The vision for the Suburban Residential classification is contemplated for future residential growth of the community, generally to the west and north of the Existing Suburban area.²

The Existing Suburban classification is designed to accommodate detached dwellings, attached dwellings, institutional uses, and recreational uses³. The Plan also contemplates Existing Suburban to:

- Ensure that new development occurs in a way that it is contiguous with existing development:
- Prevent monotony of design and color. Recognize that quality in design applies not just to individual homes, but to the collective impact of an entire development:
- Encourage a diverse range of homes styles in individual subdivisions, using innovative architecture of a character appropriate to Westfield, and:
- Emphasize connectivity between subdivisions, and avoid creating isolated islands of development.

PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of a Variance of Development Standard. This petition is scheduled to receive its public hearing at the June 8, 2021, Board of Zoning Appeals meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Board of Zoning Appeals’ Rules of Procedure.

Conditions: The UDO⁴ and Indiana law provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO upon any Lot benefited by a variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject Lot or upon

¹ Page 24 of the Westfield and Washington Township Comprehensive Plan; Chapter 2; Land Use Plan: Land Use Classifications and Development Policies.

² Page 38 of the Westfield and Washington Township Comprehensive Plan; Chapter 2; Land Use Plan: Background.

³ Pages 38-39 of the Westfield and Washington Township Comprehensive Plan; Chapter 2; Land Use Plan; New Suburban.

⁴ Article 10.14(l) Processes and Permits; Variances; Conditions of the UDO.



WESTFIELD-WASHINGTON TOWNSHIP
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June 8, 2021

2106-VS-21

Exhibit 1

public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

Acknowledgement of Variance: If the Board of Zoning Appeals approves this petition, then the UDO⁵ requires that the approval of the variance shall be memorialized in an acknowledgement of variance instrument prepared by the Department. The acknowledgement shall: (i) specify the granted variance and any commitments made or conditions imposed in granting of the variance; (ii) be signed by the Director, Property Owner and Applicant (if Applicant is different than Property Owner); and (iii) be recorded against the subject property in the Office of the Recorder of Hamilton County, Indiana. A copy of the recorded acknowledgement shall be provided to the Department prior to the issuance of any subsequent permit or commencement of uses pursuant to the granted variance.

Variances of Development Standard: The Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the underlying zoning ordinance. A variance may be approved under Indiana Code § 36-7-4-918.5 only upon a determination in writing that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.

DEPARTMENT COMMENTS:

Recommended Findings for Approval: If the Board is inclined to approve the Variance of Development Standards (2106-VS-21), then the Department recommends the following written findings of fact and condition:

- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community:*

Finding: It is unlikely that approving the requested variance would be injurious to the public health, safety, morals, and general welfare of the community because the existing use and proposed improvements will otherwise comply with the applicable standards of the zoning of the Bridgewater PUD.

⁵ Article 10.14(K) Processes and Permits; Variances; Acknowledgement of Variance of the UDO.



WESTFIELD-WASHINGTON TOWNSHIP
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June 8, 2021

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Exhibit 1

- 2) *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:*

Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. The proposed variance should not have a negative impact on adjacent surrounding properties because the use of the Property will not change.

- 3) *The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property:*

Finding: Strict adherence to the zoning ordinance would result in the inability to improve the property as proposed and would result in the construction of a swimming pool and deck that would not suit the needs of the Petitioner.

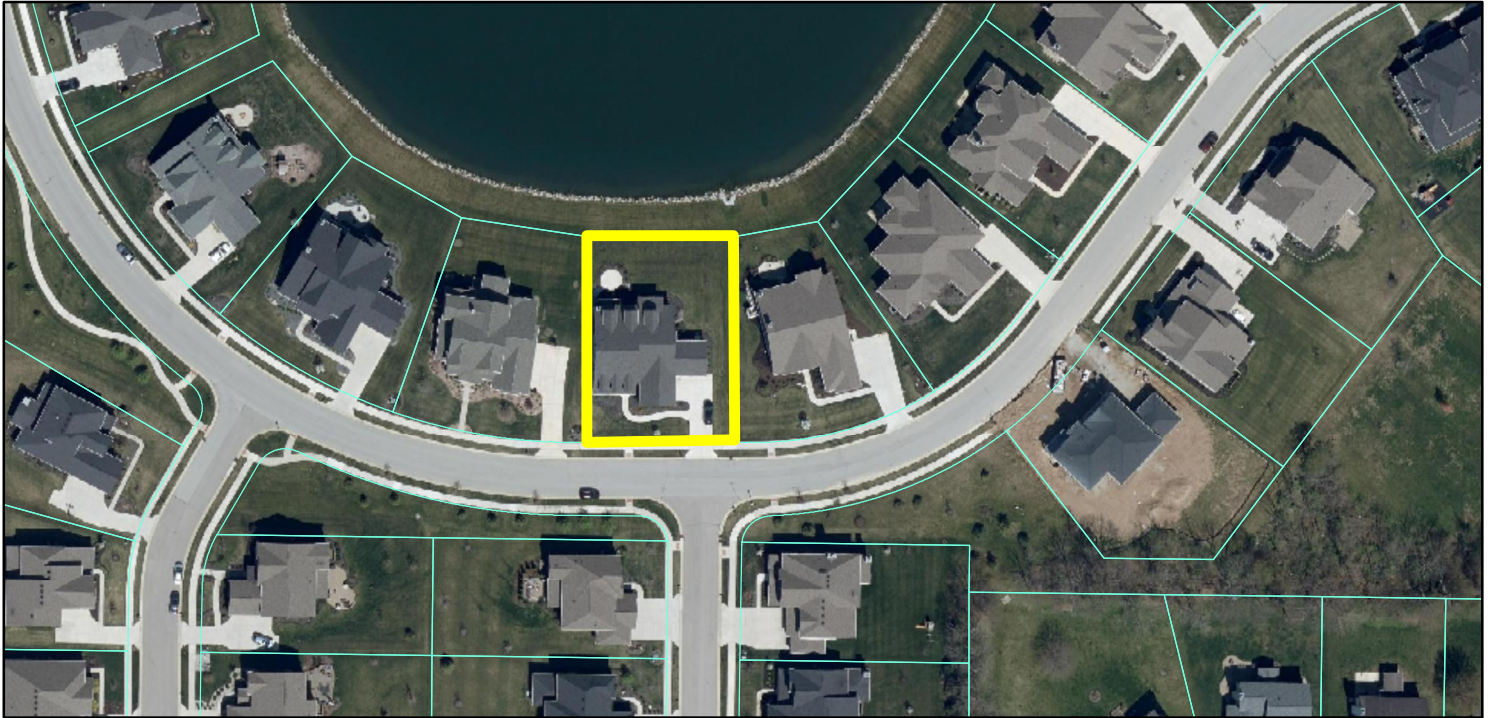
Recommended Conditions:

- That the Property be developed in substantial compliance with **Exhibit 4**.
- That the Petitioner shall record an acknowledgement of this approval with the County Recorder's Office and return a copy of the recorded instrument to the Economic and Community Development Department.

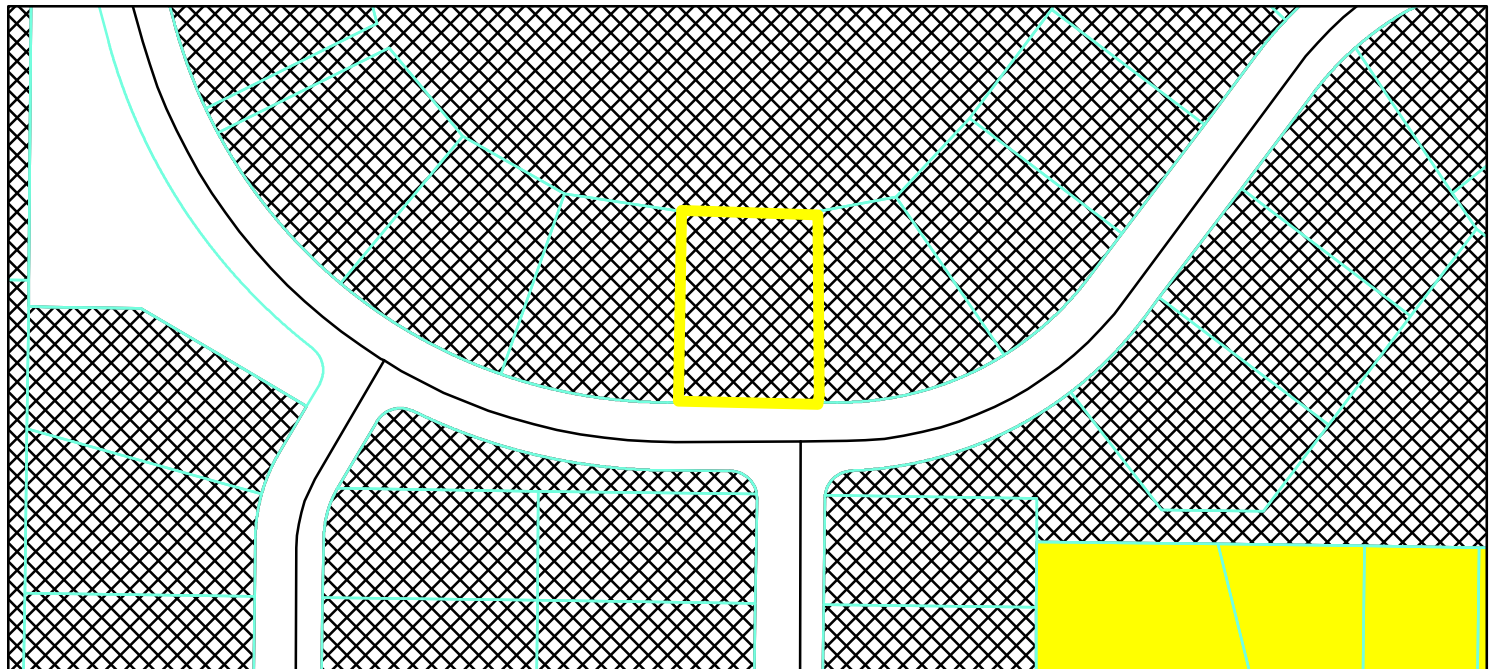
Denial: If the Board is inclined to deny the requested variance, then the Department recommends denying the variance, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.

Aerial Location Map

 Site



Zoning Map



GIS.DBO.PW_Streets Zoning
Parcel
Parcel
Zoning - All
 PUD (Planned Unit Development)
 SF-3 (Single Family - 3)

0 0.02 0.04
Miles



SURVEYOR LOCATION REPORT

This report was prepared only for:

CHICAGO TITLE COMPANY, LLC-CARMEL (#501482)

AND

UNION SAVINGS AND LOAN ASSOCIATION GREENFIELD.

THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES. THIS REPORT IS NOT INTENDED TO REPRESENT A SURVEY, NOR IS IT INTENDED TO BE USED BY AND/OR BENEFIT THE BORROWER(S).



PROPERTY ADDRESS: 3750 Birkdale Drive, Carmel, Indiana 46033

PROPERTY DESCRIPTION: Lot Number 14 in the Waterford At The Bridgewater Club, as per plat thereof, recorded October 30, 2013 as Instrument Number 2013066637, and in Plat Cabinet 5, Slide 150, in the Office of the Recorder of Hamilton County, Indiana.

This is to certify that the subject property does not lie within that Special Flood Hazard Area Zone "A". The accuracy is subject to map scale uncertainty and to any other uncertainty in location or elevation on Community Panel Number 18057C 0138G of the Flood Insurance Rate Maps, effective date 11/19/2014.

BORROWER(S): Aaron L. & Pamela S. Schacht



**HAHN SURVEYING
GROUP, INC.**

Surveyors & Engineers

2850 E. 96th St., Indianapolis, IN 46240

PHONE: (317) 846-0840 or (317) 846-4119

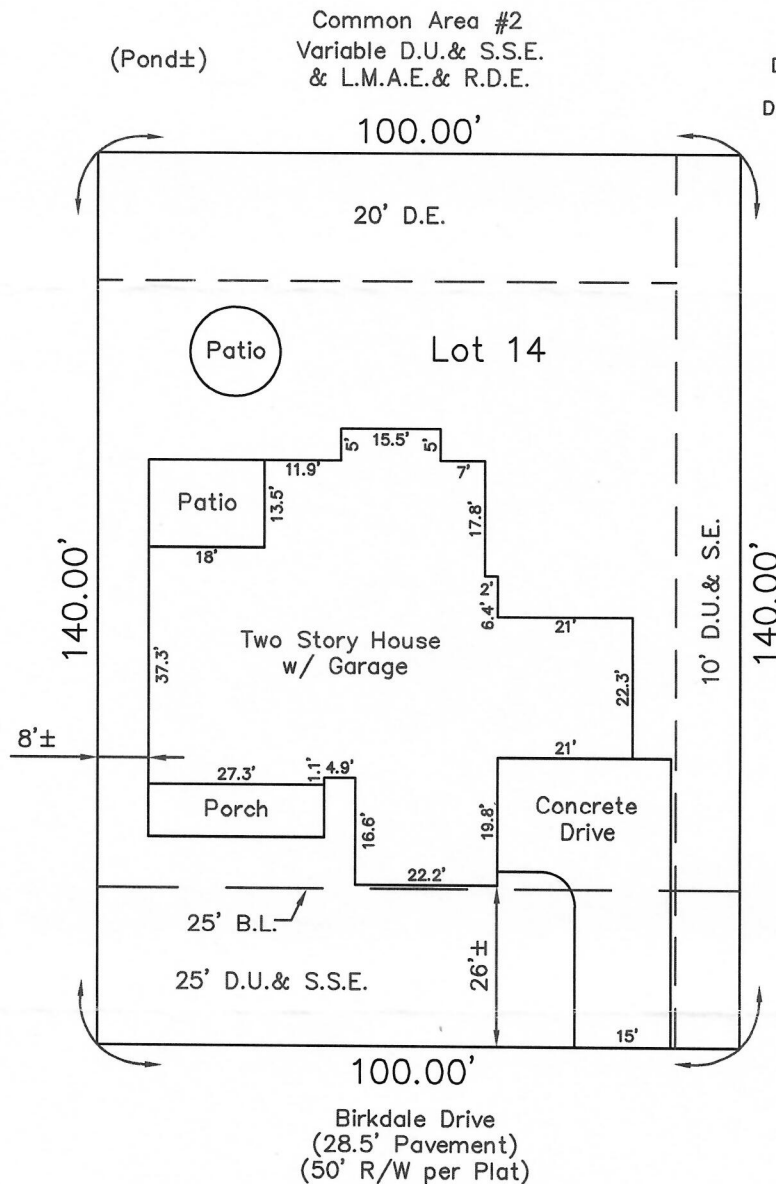
FAX: (317) 846-4298 or (317) 582-0662

Job No.: 2017121103

Sheet 1 of 2

I hereby certify to the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that to the best of my knowledge, this report conforms with the requirements contained in Sections 27 through 29 of 865 IAC 1-1-12 for a SURVEYOR LOCATION REPORT. Unless otherwise noted there is no visible evidence of possession lines found.

B.L.	Building Line
D.E.	Drainage Easement
R.D.E.	Regulated Drain Easement
D.U. & S.E.	Drainage, Utility & Sewer Easement
D.U. & S.S.E.	Drainage, Utility & Sanitary Sewer Easement
L.M.A.E.	Landscape, Maintenance Access Easement



Scale: 1"=30'



FAX: (317) 846-4298 or (317) 582-0662



Chad D Hahn

Chad D. Hahn
Registered Land Surveyor,
Indiana #20300031
Job No.: 2017121103
Sheet 2 of 2



Black Hills Spruce



Incrediball Hydrangea



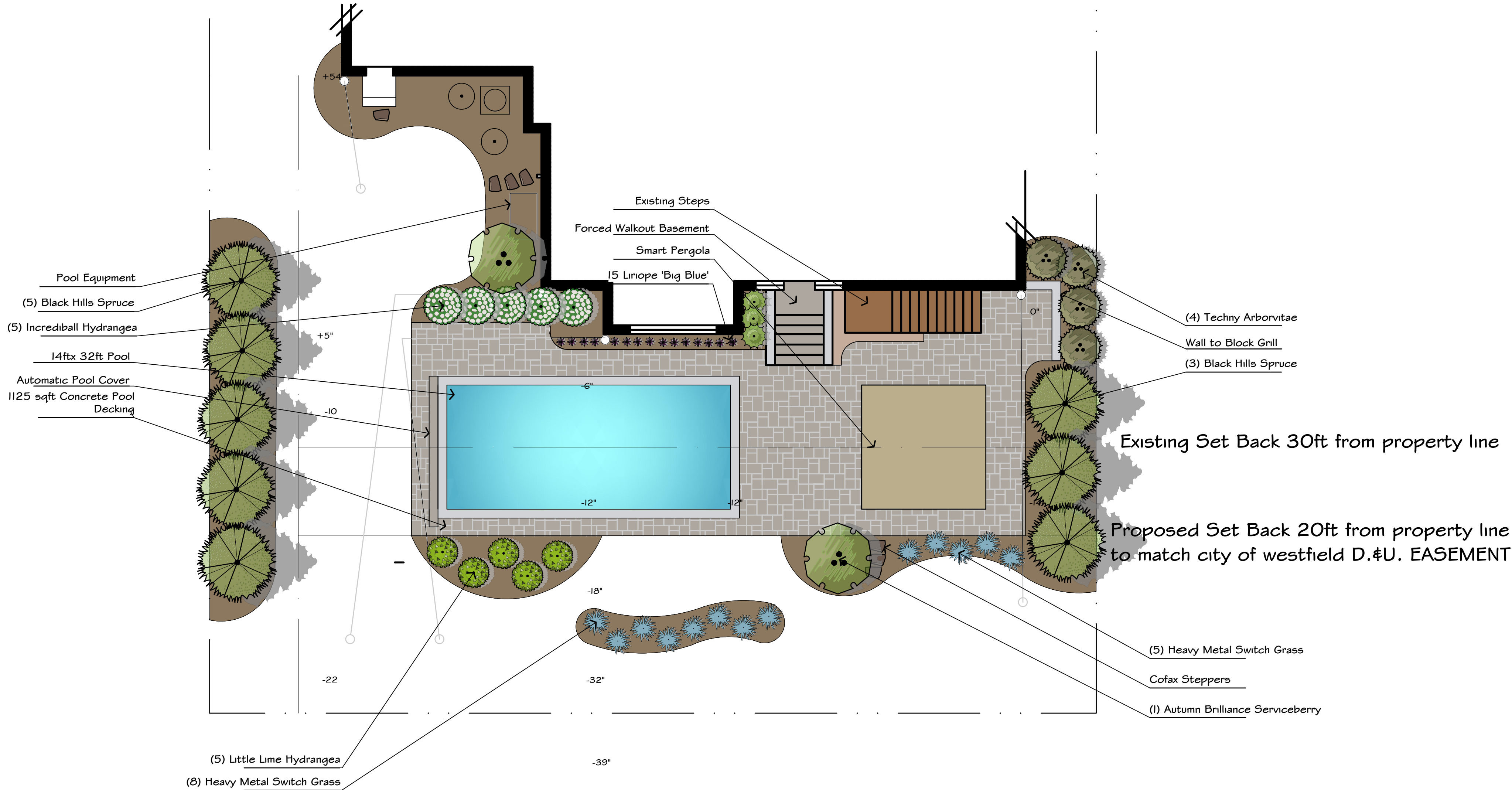
Little Lime Hydrangea



Heavy Metal Switchgrass



Linope 'Big Blue'



Boxwood 'Green Velvet'

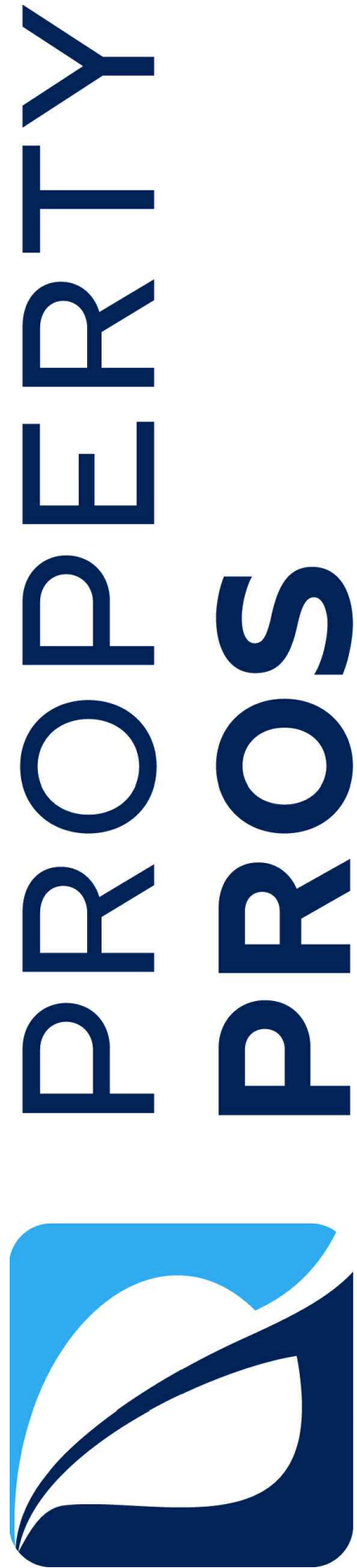


Techny Arborvitae



Serviceberry

PREPARED FOR:
**MILLS
RESIDENCE**
3750 Birkdale Dr.
Carmel, IN 46033



ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS REPRESENTED BY THIS DRAWING ARE PROPERTY OF PROPERTY PROS LAND MANAGEMENT, LLC AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PROPERTY PROS LAND MANAGEMENT, LLC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DESIGNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

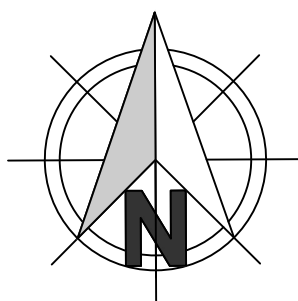
ISSUED APRIL 29, 2021

REVISIONS		
No.	Date	Issue

DRAWN BY: K. MARTINEZ
CHECKED BY: J. MULL

SHEET TITLE
**LANDSCAPE &
HARDSCAPE PLAN**

SCALE IN FEET 1/8" = 1'-0"
0' 4' 8' 24'



REQUEST FOR ARCHITECTURAL CHANGE

Please Print

1. Community: The Bridgewater Club Master Owners Association Lot #: _____

Name: Jamie Goetz Mills _____ Address: 3750 Birkdale Drive Carmel, IN 46033

Phone: 317-468-5414 _____ Fax: _____ EMAIL ADDRESS: jamiegoetzmills@gmail.com

FOR ALL SUBMISSIONS THE FOLLOWING ATTACHMENTS ARE REQUIRED:

- ☐ A Plot Plan or a Surveyors Location Report of your lot should have been provided at closing.
Please indicate the location of the proposed addition/improvement will be installed (on a copy).
- ☐ Please include Elevations and Blueprints or working drawings indicating all dimensions.
- ☐ If available, a photograph or drawing of a similar completed project.

THE COMMITTEE MAY TAKE UP TO 30 DAYS TO REPLY – PLEASE PLAN ACCORDINGLY – THANK YOU!

2. Requesting architectural approval of the following: ☒ Improvement ☒ Addition ☐ Repair/Replacement

Briefly describe the proposed change: Requesting approval for in-ground swimming pool and back yard landscaping.
Pool and landscaping designs attached.

Location: Backyard. See design plans _____ Dimensions: _____

Please list below the major construction materials that will be used in this project. Be as specific as possible: _____
Pool construction. Backyard Landscaping. Install of covered area (~10X13)

*Requests for exterior color/materials changes MUST submit samples of color, paint, brick, etc.
(Exterior materials must conform to the original construction or be sufficiently compatible.)*

4 Project schedule:

A. The work will be performed by: Homeowner _____ or Contractor Name Property Pros

B. Subsequent to the committee approval,

please indicate the projected start date August/September 2021

please indicate the projected end date October 2021

C. Please indicate all required permits (building, etc.) Submitted Variance to City of Westfield.

June 8th planning meeting date.

5. Will any part of the proposed improvement extend beyond your property line? Yes _____ No ☒

6 Will any part of the proposed improvement extend into any Common Area, any Utility, Drainage or Sewer Easement, Landscape, Preservation or Lake Easement shown on the plot plan of your lot? Yes _____ No ☒

30 foot Setback variance – yes.

ARCHITECTURAL CHANGE STANDARDS

I understand that under the Declaration and the rules and regulations, the Board will act on this request and provide me with a written response of their decision. I further understand and agree to the following provisions:

1. No work or commitment of work will be made by me until I have received written approval from the Association.
2. All work will be done at my expense and all future upkeep will remain at my expense.
3. All work will be done expeditiously once commenced and will be done in a good workman-like manner by myself and/or a licensed and insured contractor.
4. All work will be performed at a time and in a manner to minimize interference and inconvenience to other owners.
5. I assume all liability and responsibility for all damage and/or injury which may result from performance of this work.
6. I will be responsible for the conduct of all persons, agents, contractors, and employees connected with this work.
7. I understand that any and all improvements placed in a drainage, utility, sewer, landscape or other easement is at my risk. I accept the responsibility for repair and/or replacement of improvements when utility, drainage or sewer principals, developer or other authorized party removes improvements for access to the easement.
8. I will be responsible for complying with, and will comply with, all applicable federal, state and local laws, codes, the community governing documents, regulations and requirements in connection with this work, and I will obtain any necessary governmental permits and approvals for the work. I understand and agree that the Association, it's Board of Directors, its Agent and/or the Committee have no responsibility with respect to such compliance and that the Board of Director's and/or its designated Committee's approval of this request shall not be understood as the making of any representation or warranty that the plans, specifications or work comply with any law, code, covenant, regulation and/or requirement.

I hereby acknowledge that I have read and understand the ARCHITECTURAL CHANGE STANDARDS set forth by the Board, as well as the Declaration of Covenants and Restrictions.

Homeowner's Signature: Jamie Goetz Mills
Date: 5/27/2021

NOTE: All submitted materials shall remain the property of the Association.
You may wish to make a copy for your personal records.

For ALL Submissions
Be sure to include the requested attachments listed on the previous page.

Please return the completed documents to:
The Bridgewater Club Master Association
Attn: Architectural Review Board, David Mennel
3535 East 161st St
Carmel, IN 46033
Email; david.mennel@thebridgewaterclub.com
Phone; 317-399-2490

..... For Office Use Only
Architectural Committee Action: _____ Date received: 6/2/2021

- () Approved as submitted
- (☒) Approved with restrictions as follows: After installation, condom buffer
between Lake & Pool is Adequate.
- () Deferred: Please supply additional information: _____
- () Denied: ARB Comments: _____

Committee Signature: David Mennel Date: 6/2/2021

Dear Homeowner:

Any lot improvement made or installed within an easement is at the owner's risk regardless of the approval by the Architectural Control Committee. If for any reason repairs and or maintenance are required in the easement, any improvement(s) that are removed will not be reinstalled by the utility company or contractor.

This waiver must be signed and returned with the Request for Architectural Change, to protect you and the HOA of your community. It is to verify that you have a full understanding of the responsibilities and risk of developing an improvement into an easement.

If you are developing into an easement, it is also your responsibility to have the utilities marked prior to commencing by calling "Holey Moley" Indiana Underground Services @ 811.

EASEMENT WAIVER

This document is an acknowledgment that I/we, Jamie Goetz Mills
NAME OF HOMEOWNER (S)

the owner(s) of the property located at 3750 Birkdale Drive Carmel, IN 46033
STREET ADDRESS CITY

of the Waterford @ Bridgewater Homeowners Association Lot # _____
will be
NAME OF SUBDIVISION

installing Inground Pool

that extends into a drainage and/or utility and/or sewage easement and accepts full responsibility of any cost to replace this improvement if the utility company, developer or other authorized party needs to gain access to that area by removal of said improvement

[Signature]
Signature of Homeowner

5/27/21
Date

Signature of Homeowner

Date

Return all required documentation to: The Bridgewater Club Master Association
Attn: Architectural Review Board, David Mennel
3635 East 161st St
Carmel, IN 46033
Email; david.mennel@thebridgewaterclub.com
Phone; 317-399-2490

SURVEYOR LOCATION REPORT

This report was prepared only for:

CHICAGO TITLE COMPANY, LLC-CARMEL (#501482)
AND
UNION SAVINGS AND LOAN ASSOCIATION GREENFIELD.

THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES. THIS REPORT IS NOT INTENDED TO REPRESENT A SURVEY, NOR IS IT INTENDED TO BE USED BY AND/OR BENEFIT THE BORROWER(S).



PROPERTY ADDRESS: 3750 Birkdale Drive, Carmel, Indiana 46033

PROPERTY DESCRIPTION: Lot Number 14 in the Waterford At The Bridgewater Club, as per plat thereof, recorded October 30, 2013 as Instrument Number 2013066637, and in Plat Cabinet 5, Slide 150, in the Office of the Recorder of Hamilton County, Indiana.

This is to certify that the subject property does not lie within that Special Flood Hazard Area Zone "A". The accuracy is subject to map scale uncertainty and to any other uncertainty in location or elevation on Community Panel Number 18057C 0138G of the Flood Insurance Rate Maps, effective date 11/19/2014.

BORROWER(S): Aaron L. & Pamela S. Schacht



HAHN SURVEYING
GROUP, INC.

Surveyors & Engineers

2850 E. 96th St., Indianapolis, IN 46240

PHONE: (317) 846-0840 or (317) 846-4119

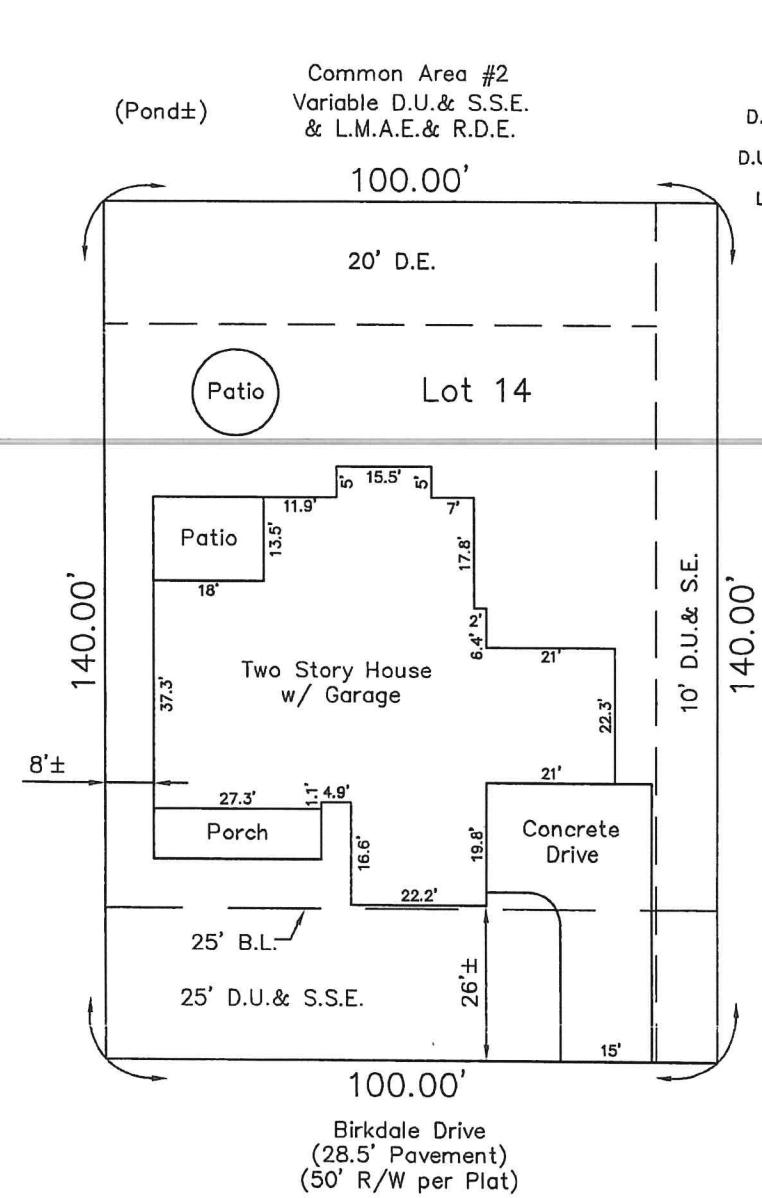
FAX: (317) 846-4298 or (317) 582-0662

Job No.: 2017121103

Sheet 1 of 2

SURVEYOR LOCATION REPORT

I hereby certify to the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that to the best of my knowledge, this report conforms with the requirements contained in Sections 27 through 29 of 865 IAC 1-1-12 for a SURVEYOR LOCATION REPORT. Unless otherwise noted there is no visible evidence of possession lines found.



Legend	
B.L.	Building Line
D.E.	Drainage Easement
R.D.E.	Regulated Drain Easement
D.U. & S.E.	Drainage, Utility & Sewer Easement
D.U. & S.S.E.	Drainage, Utility & Sanitary Sewer Easement
L.M.A.E.	Landscape, Maintenance Access Easement



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FAX: (317) 846-4298 or (317) 582-0662



CERTIFIED: 12/08/2017
Chad D. Hahn
Chad D. Hahn
Registered Land Surveyor,
Indiana #20300031
Job No.: 2017121103
Sheet 2 of 2



Black Hills Spruce



Incrediball Hydrangea



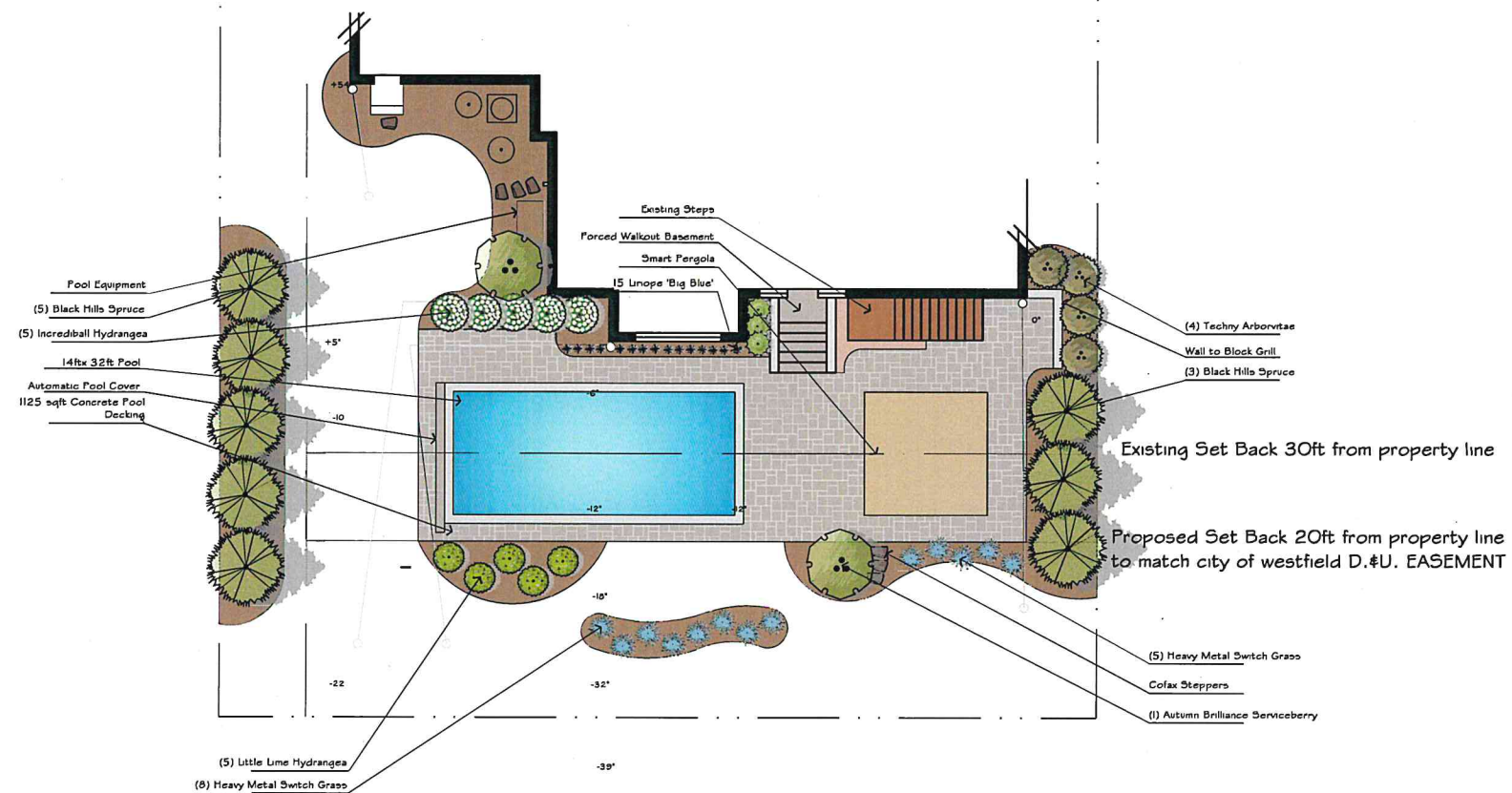
Little Lime Hydrangea



Heavy Metal Switchgrass



Linope 'Big Blue'



Boxwood 'Green Velvet'

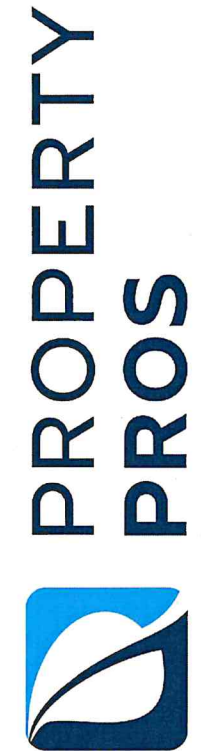


Techny Arborvitae



Serviceberry

PREPARED FOR:
**MILLS
RESIDENCE**
3750 Birkdale Dr.
Carmel, IN 46033



ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS REPRESENTED BY THIS DRAWING ARE PROPERTY OF PROPERTY PROS LAND MANAGEMENT, LLC AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PROPERTY PROS LAND MANAGEMENT, LLC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DESIGNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ISSUED APRIL 29, 2021

REVISIONS		
No.	Date	Issue

DRAWN BY: K. MARTINEZ
CHECKED BY: J. MULL

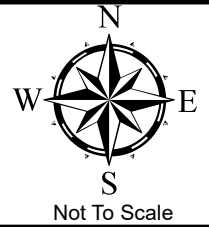
SHEET TITLE
**LANDSCAPE &
HARDSCAPE PLAN**

SCALE IN FEET 1/8" = 1'-0"
0' 4' 8' 24'

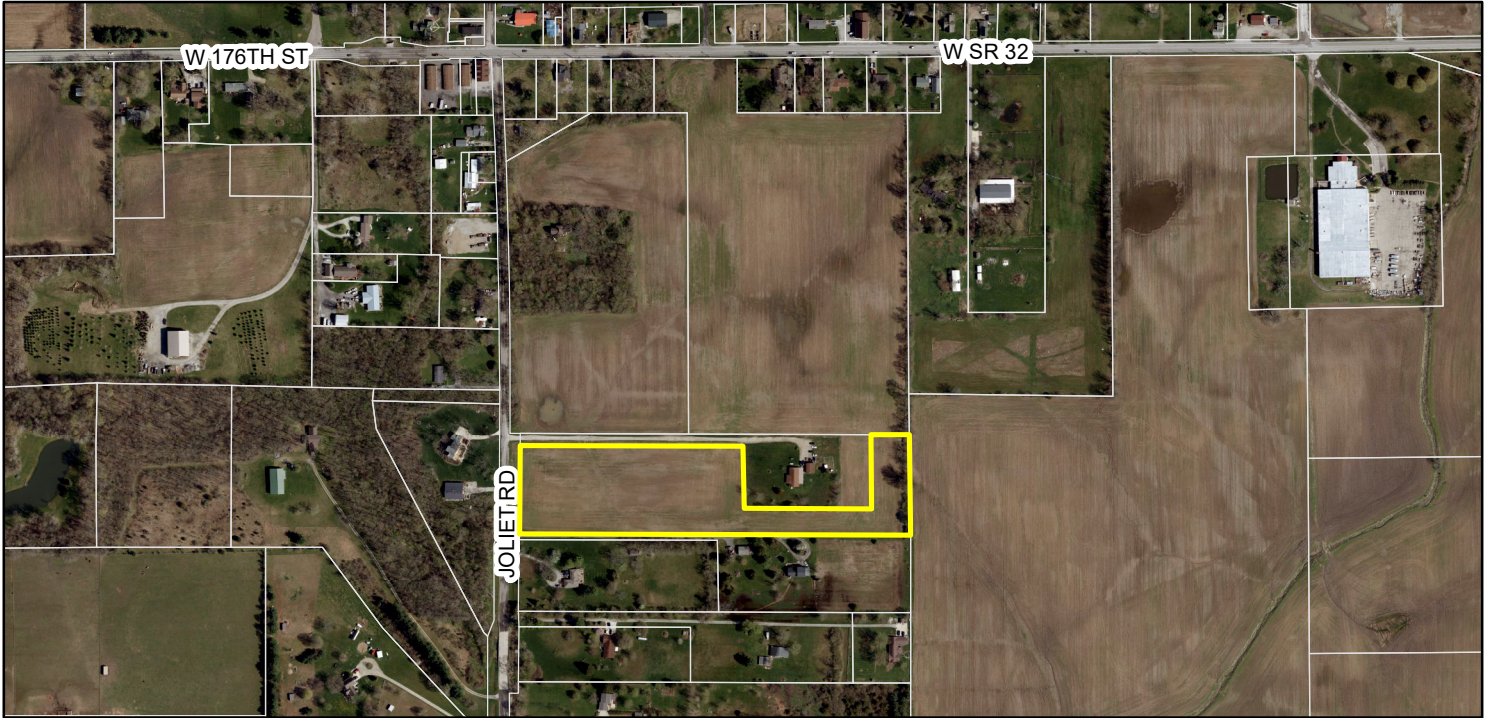




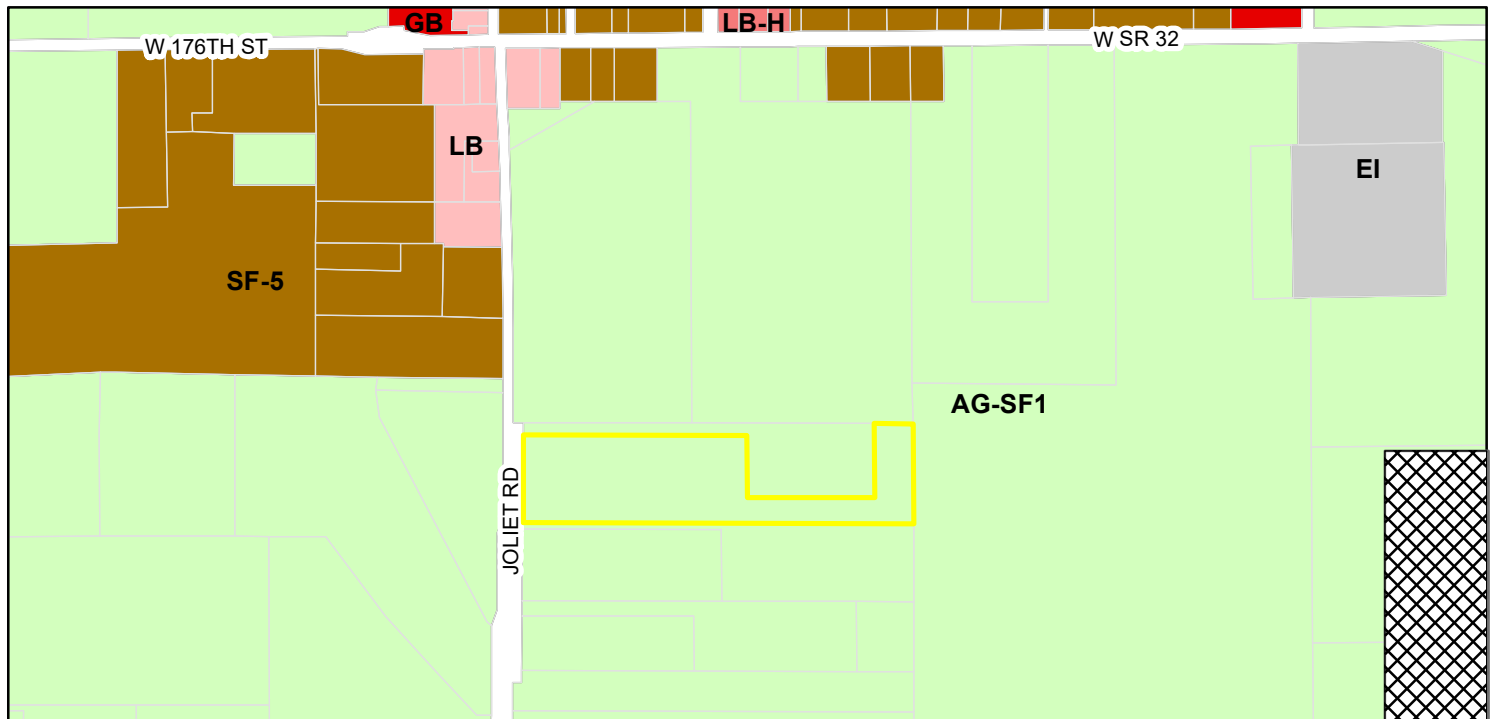
Property Location Map
The Chris Center
2105-SE-01 & 2105-VS-12



Aerial Location Map



Zoning Map



Zoning

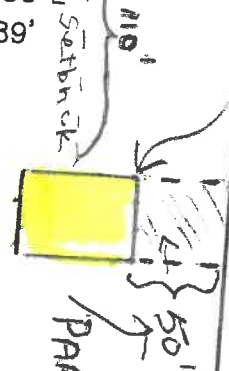
- | | |
|--|------------------------------------|
| AG-SF1 (Agriculture - Single Family - 1) | LB (Local Business) |
| EI (Enclosed Industrial) | LB-H (Local Business - Historical) |
| SF-5 (Single Family - 5) | GB (General Business) |

JOLIET ROAD
WEST LINE OF THE NORTHEAST QUARTER
OF SEC. 6-T18N-R3E
N 00°21'30" W 2440.98'
N00°21'30"W 327.89'

P.O.B.

R/W 16,394.5 sqft
0.38 ACRES

S00°21'30"E
287.89'



64' x 42' Pole Ag Building
FBI Building

See
attached
plan to
scale

LOT 2
288,347 sqft
6.62 ACRES

S89°34'15"E 734.00'

N89°34'15"W 1151.79'

S89°34'15"E 1328.89'

S89°34'15"E 1278.46'

N89°34'15"W 1328.46'

30' DUE

S00°21'30"E
203.00'

GRASS LINE

LOT 1
130,871 sq
3.00 ACRE
148.79'

EXISTING
HOUSE

S89°34'15"



WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM
SPECIAL EXCEPTION APPLICATION



OFFICE
USE ONLY

DOCKET #: _____
FILING FEE: \$ _____

FILING DATE: _____

PRE-FILING CONFERENCE

PRE-FILING CONFERENCE WITH: Pamela Howard (STAFF NAME) DATE: 3/25/21

PRIOR OR RELATED DOCKET NUMBERS

CHANGE OF ZONING: _____ AMENDMENTS: _____ DEVELOPMENT PLAN: _____

PRIMARY PLAT: _____ SECONDARY PLAT: _____ VARIANCE(S): Special exception

APPLICANT INFORMATION

APPLICANT'S NAME: The Chris Center, INC TELEPHONE: 630-363-1400
ADDRESS: 1721 Wood Valley Dr Carmel EMAIL: ntombs78@gmail.com
PROPERTY OWNER'S NAME: Renee C. Beckner TELEPHONE: 317-217-9911
ADDRESS: 15340 Shelbourne Rd Westfield EMAIL: m.beckner44@gmail.com
REPRESENTATIVE'S NAME: Nancy Elbert TELEPHONE: 630-363-1400
COMPANY: The Chris Center, INC EMAIL: ntombs78@gmail.com
ADDRESS: 1721 Wood Valley Dr Carmel, IN 46032

PROPERTY AND PROJECT INFORMATION

ADDRESS OR PROPERTY LOCATION: 17319 Juliet Rd Westfield, IN 46074
COUNTY PARCEL ID #(S): 08-09-06-00-00-001
EXISTING ZONING DISTRICT(S): AG-SF1 Agriculture EXISTING LAND USE(S): Farm Ground

SPECIAL EXCEPTION REQUEST

CODE CITATION: _____ FINDINGS OF FACT: _____ (PLEASE SEE ATTACHED)

STATEMENT OF INTENT (EXPLANATION OF REQUEST - ATTACH SEPARATE SHEET IF NECESSARY):

See attachment - A

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM
FINDINGS OF FACT (SPECIAL EXCEPTION)



APPLICANT: The Chris Center, Inc DOCKET #: _____

In taking action on a special exception, the Board of Zoning Appeals uses the following decision criteria to approve or deny a special exception. The applicant must address the criteria below. The Board may impose reasonable conditions as part of its approval. A special exception may be approved by the Board only upon a determination that the Board finds all of the following to be true:

- A. The establishment, maintenance, or operation of the special exception will not be detrimental to or endanger the public health safety morals or general welfare because: See Attachment A
- B. The special exception will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property value within the neighborhood because: See Attachment A
- C. The establishment of the special exception will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district because: See Attachment A
- D. Adequate utilities, streets drainage and other necessary facilities have been or are being improved: See Attachment A
- E. Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion: See Attachment A
- F. The special exception will be located in a district where such use is permitted and that all other requirements set forth, applicable to such special exception, will be met: See Attachment A

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM

SPECIAL EXCEPTION APPLICATIONS



GENERAL INSTRUCTIONS

- A. **Pre-Filing Conference:** A pre-filing conference is required for all petitions. An appointment must be made with the Economic and Community Development Department (the "Department") to discuss a petition prior to filing. An application will not be considered filed until a pre-filing conference has occurred. Applicants are encouraged to incorporate the Department's comments into the application prior to filing.
- B. **Filing Petition:** A petition shall be filed with the Department by the filing deadline in accordance with the Schedule of Meeting and Filing Dates. In order to be deemed a complete petition, a petition shall include the following:
- | | |
|---|---|
| ☒ Completed Application | ☒ Legal Description |
| ☒ Draft Public Notice | ☒ List of Adjoining Property Owners (as provided by County) |
| ☒ Property Owner Consent | ☒ TAC Delivery Affidavit (if TAC is determined to be necessary) |
| ☒ Site Plan (to scale) | ☒ Vicinity Map (including property within 500 feet) |
| ☒ Statement of Intent | ☒ Covenants and commitments (if any) <i>NONE</i> |
| ☒ Copy of Property Deed | |
| ☒ Elevations, photographs, service reports or other supporting information necessary to explain the nature of the special exception use | |
- C. **Filing Fee Check:** After the filing of an application, the Department will advise the applicant of the applicable filing fee amount, which is due and payable (checks made out to "City of Westfield") within two (2) weeks of filing.
- D. **Technical Advisory Committee (TAC):** The applicant is responsible for submitting a copy of the application and related information to Technical Advisory Committee members prior to filing. An affidavit confirming delivery of information is required to be completed and signed by the applicant and submitted with the petition. Technical Advisory Committee meetings are held in the City Services Building (2728 East 171st Street, Westfield, IN 46074) in accordance with the Schedule of Meeting and Filing Dates. A representative must be present at this meeting.
- E. **Public Hearing and Notice:** All special exception petitions require a public hearing by the Board of Zoning Appeals. The public hearing is held at City Hall, 130 Penn Street, Westfield, Indiana, in accordance with the Schedule of Meeting and Filing Dates. Notice of the hearing is required in accordance with the Board's [Rules of Procedure](#):
1. **Newspaper Publication:** Notice of the hearing will be published in the Hamilton County Reporter and The Times. The Department will handle the newspaper publication requirement.
 2. **Mailed Public Notice:** The applicant is responsible to send public notice by certified mail with proof of mailing (certificate of mailing) to all interested parties, postmarked at least ten (10) days prior to the hearing. A list of adjacent property owners may be obtained from the **Hamilton County Auditor, Office of Transfers and Mapping** (33 North 9th Street, Noblesville, IN 46060, (317) 776-9624), and shall include all owners of property to a depth of two (2) ownerships of no direct or indirect financial or other interest to the applicant or property owner or one-eighth of a mile (1/8), whichever is less.
 3. **Public Notice Sign:** The applicant is responsible to post a public notice sign(s) on the property at least ten (10) days prior to the public hearing. The Department will determine sign locations and will make signs available for the applicant to obtain in the office of the Department.
 4. **Affidavit of Notice of Public Hearing:** The applicant shall deliver a copy of the mailed notice and a signed affidavit, verifying that the notices were mailed and the public notice sign(s) was posted on the subject property, to the Department at least four (4) calendar days prior to the public hearing.
- F. **Ex-parte Communication:** In no event shall applicants or other interested parties contact or attempt to communicate with members of the Board in regard to a filed variance petition prior to the public hearing.
- G. **Revised Materials:** If the applicant wishes to submit additional or revised information than what is filed, then the applicant shall submit those to the Department no later than ten (10) days prior to the public hearing.
- H. **Board's Consideration:** Following the public hearing, the Board may either approve, approve with conditions, deny or continue the petition.
- I. **Resource:** Please see the Board's [Rules of Procedure](#) for more detailed procedural information.

APPLICANT AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says that above information is true and correct as he/she is informed and believes and that Applicant owns or controls the property involved in this application.

[Signature]
Applicant/Representative (signature)

Nancy Elbert
Applicant/Representative (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the above party, who having been duly sworn acknowledged the execution of the foregoing Application.

Witness my hand and Notarial Seal this 29 day of MARCH, 2021.

State of Indiana County of Hamilton ss:

BONNIE M. RILEY
Notary Public, State of Indiana
Hamilton County State of Indiana
Commission Number 0673871
My Commission Expires October 23, 2023

[Signature]
Notary Public Signature
Bonnie M. Riley
Notary Public (printed)

PROPERTY OWNER AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says they are the owners of the property involved in this application and that they hereby acknowledge and consent to the foregoing Application.

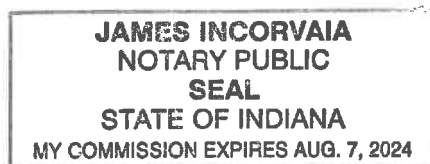
[Signature]
Property Owner (signature)*

Renee C. Beckner
Property Owner (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the Property Owner, who having been duly sworn acknowledged and consents to the execution of the foregoing Application.

Witness my hand and Notarial Seal this 30 day of March, 2021.

State of IN County of Hamilton ss:



[Signature]
Notary Public Signature
James Incorvaia
Notary Public (printed)

*A signature from each party having interest in the property involved in this application is required. If the Property Owner's signature cannot be obtained on the application, then a notarized statement by each Property Owner acknowledging and consenting to the filing of this application is required with the application.

VARIANCE APPLICATION

OFFICE USE ONLY

DOCKET #:

FILING DATE:

FILING FEE: \$

FEE PLUS \$

PER ADDITIONAL VARIANCE (@) = \$

PRE-FILING CONFERENCE

PRE-FILING CONFERENCE WITH:

Pam Howard

(STAFF NAME)

DATE: 4/16/21

PRIOR OR RELATED DOCKET NUMBERS

CHANGE OF ZONING:

AMENDMENTS:

DEVELOPMENT PLAN:

PRIMARY PLAT:

SECONDARY PLAT:

VARIANCE(S): Special Exception

APPLICANT INFORMATION

APPLICANT'S NAME: Nancy Elbert

ADDRESS: 1721 Wood Valley Dr. Carmel 46032

TELEPHONE: 630-363-1400

EMAIL: n.toombs78@gmail.com

PROPERTY OWNER'S NAME: Renee Beckner

ADDRESS: 15340 Shelbourne Rd Westfield

TELEPHONE: 317-216-9911

EMAIL: m.beckner44@gmail.com

REPRESENTATIVE'S NAME: Nancy Elbert

COMPANY: The Chas Center

ADDRESS: 1721 Wood Valley Dr Carmel, IN 46032

TELEPHONE: 630-363-1400

EMAIL: n.toombs78@gmail.com

PROPERTY AND PROJECT INFORMATION

ADDRESS OR PROPERTY LOCATION: 17319 Juliet Rd Westfield, IN 46074

COUNTY PARCEL ID #(S): 08-09-06-00-00-001

EXISTING ZONING DISTRICT(S): AG-SFI agriculture

EXISTING LAND USE(S): Farm Ground

PROPERTY AND PROJECT INFORMATION

☒ VARIANCE OF LAND USE

CODE CITATION: 4.2.J

☐ VARIANCE OF DEVELOPMENT STANDARD(S)

CODE CITATION:

FINDINGS OF FACT: (PLEASE SEE ATTACHED)

STATEMENT OF INTENT (EXPLANATION OF REQUEST - ATTACH SEPARATE SHEET IF NECESSARY):

See Attached Exhibit
SAMEAS Special Exception

APPLICANT AFFIDAVIT

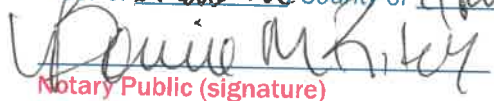
IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says that above information is true and correct as he/she is informed and believes and that Applicant owns or controls the property involved in this application.


Applicant/Representative (signature)

Nancy Elbert
Applicant/Representative (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the above party, who having been duly sworn acknowledged the execution of the foregoing Application.

Witness my hand and Notarial Seal this 19th day of April, 2021
State of Indiana County of Hamilton SS:

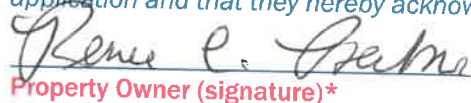

Notary Public (signature)

Bonnie M. Riley
Notary Public (printed)

BONNIE M. RILEY
Notary Public, State of Indiana
Hamilton County State of Indiana
Commission Number 0673871
My Commission Expires October 23, 2023

PROPERTY OWNER AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says they are the owners of the property involved in this application and that they hereby acknowledge and consent to the foregoing Application.


Property Owner (signature)*

Renee E. Beckner
Property Owner (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the Property Owner, who having been duly sworn acknowledged and consents to the execution of the foregoing Application.

Witness my hand and Notarial Seal this _____ day of _____, 20____.
State of _____, County of _____, SS: _____

Notary Public (signature)

Notary Public (printed)

*A signature from each party having interest in the property involved in this application is required. If the Property Owner's signature cannot be obtained on the application, then a notarized statement by each Property Owner acknowledging and consenting to the filing of this application is required with the application.

DONT DO

FINDINGS OF FACT (VARIANCE OF USE)

APPLICANT: _____

DOCKET #: _____

In taking action on a variance request, the Board of Zoning Appeals uses the following decision criteria to approve or deny a variance, as established by Indiana Code, and the Board may impose reasonable conditions as part of its approval. The applicant must address the criteria below. A variance of land use may be approved by the Board of Zoning Appeals only upon a determination that the Board finds all of the following to be true:

A. The use will not be injurious to the public health, safety, morals, and general welfare of the community because: _____

See Attached

B. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because: _____

C. The need for the variance arises from some condition particular to the property involved because: _____

D. The strict application of the terms of the Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought because: _____

E. The variance of use does not interfere substantially with the Comprehensive Plan because: _____

GENERAL INSTRUCTIONS

- A. **Pre-Filing Conference:** A pre-filing conference is required for all petitions. An appointment must be made with the Community Development Department (the "Department") to discuss a petition prior to filing. An application will not be considered filed until a pre-filing conference has occurred. Applicants are encouraged to incorporate the Department's comments into the application prior to filing.
- B. **Filing Petition:** A petition shall be filed with the Department by the filing deadline in accordance with the Schedule of Meeting and Filing Dates. In order to be deemed a complete petition, a petition shall include the following:
- | | |
|--|--|
| ☒ Completed Application | ☒ Legal Description |
| ☒ Draft Public Notice | ☒ List of Adjoining Property Owners (as provided by County) |
| ☒ Property Owner Consent | ☒ TAC Delivery Affidavit (if TAC is determined to be necessary) |
| ☒ Site Plan (to scale) | ☒ Copy of Property Deed |
| ☒ Statement of Intent | Elevations, photographs or other supporting information necessary to explain the nature of the requested variance(s) |
- C. **Filing Fee Check:** After the filing of an application, the Department will advise the applicant of the applicable filing fee amount, which is due and payable (checks made out to "City of Westfield") within two (2) weeks of filing.
- D. **Technical Advisory Committee (TAC):** The applicant is responsible for submitting a copy of the application and related information to Technical Advisory Committee members prior to filing, if determined by the Department to be necessary. An affidavit confirming delivery of information is required to be completed and signed by the applicant and submitted with the petition. Technical Advisory Committee meetings are held in the City Services Building (2728 East 171st Street, Westfield, IN 46074) in accordance with the Schedule of Meeting and Filing Dates. A representative must be present at this meeting.
- E. **Public Hearing and Notice:** All variance petitions require a public hearing by the Board of Zoning Appeals. The public hearing is held at City Hall, 130 Penn Street, Westfield, Indiana, in accordance with the Schedule of Meeting and Filing Dates. Notice of the hearing is required in accordance with the Board's Rules of Procedure:
1. **Newspaper Publication:** Notice of the hearing will be published in the Hamilton County Reporter and The Times. The Department will handle the newspaper publication requirement.
 2. **Mailed Public Notice:** The applicant is responsible to send public notice by certified mail with proof of mailing (certificate of mailing) to all interested parties, postmarked at least ten (10) days prior to the hearing. A list of adjacent property owners may be obtained from the **Hamilton County Auditor, Office of Transfers and Mapping** (33 North 9th Street, Noblesville, IN 46060, (317) 776-9624), and shall include all owners of property to a depth of two (2) ownerships of no direct or indirect financial or other interest to the applicant or property owner or one eighth of a mile (1/8), whichever is less.
 3. **Public Notice Sign:** The applicant is responsible to post a public notice sign(s) on the property at least ten (10) days prior to the public hearing. The Department will determine sign locations and will make signs available for the applicant to obtain in the office of the Department.
 4. **Affidavit of Notice of Public Hearing:** The applicant shall deliver a copy of the mailed notice and a signed affidavit, verifying that the notices were mailed and the public notice sign(s) was posted on the subject property, to the Department at least four (4) calendar days prior to the public hearing.
- F. **Ex-parte Communication:** In no event shall applicants or other interested parties contact or attempt to communicate with members of the Board in regard to a filed variance petition prior to the public hearing.
- G. **Revised Materials:** If the applicant wishes to submit additional or revised information than what is filed, then the applicant shall submit those to the Department no later than ten (10) days prior to the public hearing.
- H. **Board's Consideration:** Following the public hearing, the Board may either approve, approve with conditions, deny or continue the petition.
- I. **Resource:** Please see the Board's Rules of Procedure for more detailed procedural information.

Application for Special Exception Info:

Parcel # 08-09-06-00-00-016-001

Existing Zoning AG-SF1 Agriculture

Explanation for request: The initial Ag Barn and other ag related structures will be used by the Chris Center to acquire, raise, house and display domestic farm animals to accomplish the stated mission of the Chris Center. Enrolled students of the Chris Center will participate with proper instruction in the raising, feeding and caring for the animals. All of the above activities would be included in the present Zoning (AG-F1) except the Chris Center has requested the Agritourism Special Variance in order to conduct fundraising functions several time a year. As noted the Chris Center is a not-for-profit and supported by student fees and Charitable donations. The Chris Center may also allow various school and youth groups to tour the facilities from time to time. This facility will not be open to the public and will be attended by enrolled students. The Chris Center will have an operational farm with raising of crops as well as livestock. The operational farm will sell crops and possibly animals to help sustain the organization.

Please see the attachment hereto which explains the mission and purpose of the Chris Center.

Finding of facts:

- A. All activities as to the AG structures will conform to all state and county rules and regulations. The AG barns will house considerably less animals than a traditional livestock operation that is already allowed in this Zoning area. There is adequate acres in the tract to spread all manure produced in the operation. All animals will be contained in the Barns or in fenced areas. The additional traffic on Joliet Road should be negligible in that The Chris Center anticipates only 10-12 students per day using the facility.
- B. As can be seen from the arial view of the tract, the Ag Structures will be place in a location that is not close to any residence or subdivision. Any odor from the activities should be very minimal if any.

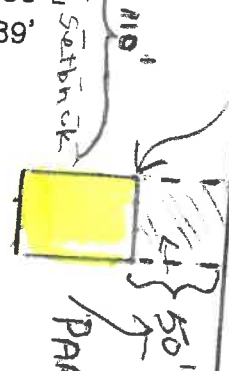
- C. This use should not preclude any development since it is zoned Agriculture and will be used as such. There are no existing subdivisions in close proximity and there is no development real estate close by.
- D. This tract has complete road frontage and accessible electric service. A septic and well will be used for water and the structures will be placed so as not to interfere with the natural ground water drainage.
- E. The requested Special Exception (Agritourism) is permitted in the SG-F1 area.

JOLIET ROAD
WEST LINE OF THE NORTHEAST QUARTER
OF SEC. 6-T18N-R3E
N 00°21'30" W 2440.98'
N00°21'30"W 327.89'

P.O.B.

R/W 16,394.5 sqft
0.38 ACRES

S00°21'30"E
287.89'



64' x 42' Pole Ag Building

See
attached
plan to
scale

LOT 2
288,347 sqft
6.62 ACRES

S89°34'15"E 734.00'

N89°34'15"W 1151.79'

1328.89'

S89°34'15"E 1278.46'

N89°34'15"W 1328.46'

30' DUE

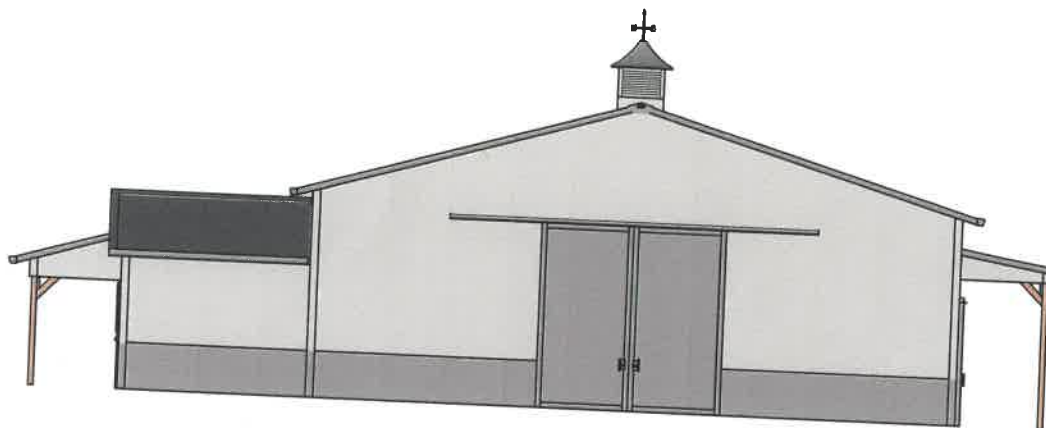
S00°21'30"E
203.00'

GRASS LINE

LOT 1
130,871 sq
3.00 ACRE
148.79'

EXISTING
HOUSE

S89°34'15"



END ELEVATION



SIDE ELEVATION

Copyright:
FBI Buildings, Inc.

Building may not be shown to scale.
(Colors shown may not match actual colors.
Refer to color samples for actual colors.)

X: Purchaser Approval Date
X: Seller Approval Date
Drawing #

Martin Beckner
17319 Joliet Rd
Westfield, IN, 46074

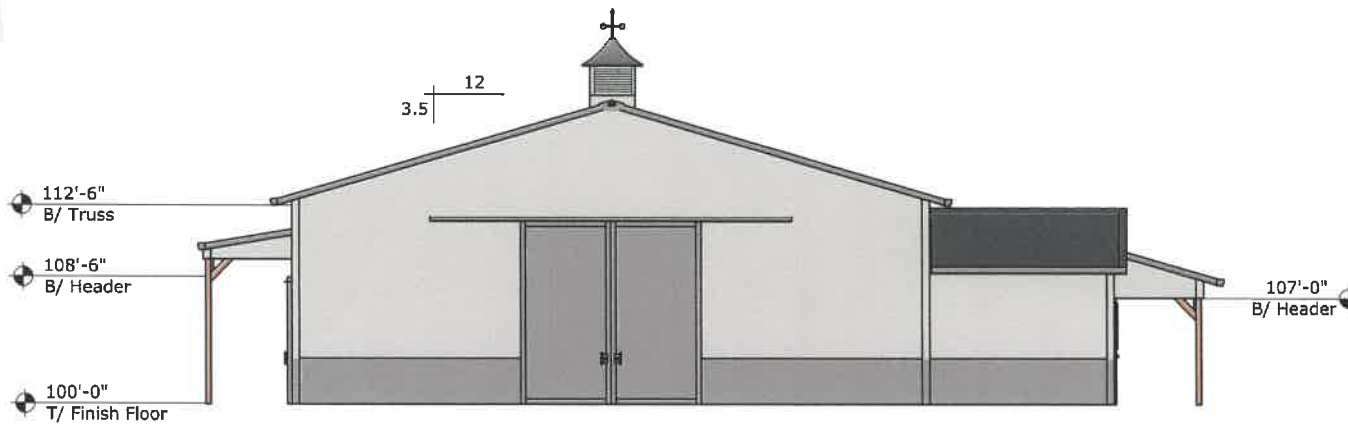
Elevation Plan

FBI
Buildings, Inc.
3823 W 1800 S
Remington, IN 47977
219-261-2157
www.fbibuildings.com

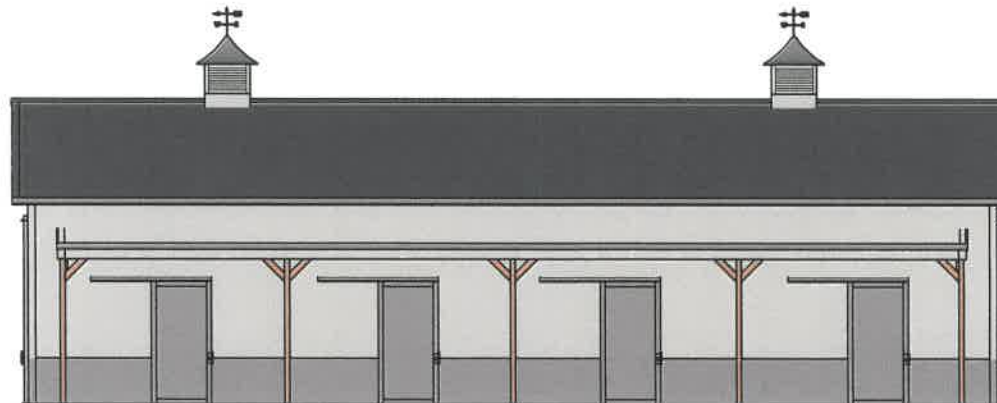
Date : 00/00/00
Name: XXX
Rev 0

PRELIMINARY
THESE DRAWINGS
ARE FOR
REVIEW
ONLY
These drawings are
not complete and
are not to be used
for construction.

A-202



END ELEVATION



SIDE ELEVATION

Copyright:
FBI Buildings, Inc.

Building may not be shown to scale.
(Colors shown may not match actual colors.
Refer to color samples for actual colors.)

X: Purchaser Approval	Date
X: Seller Approval	Date
Drawing #	

Martin Beckner
17319 Joliet Rd
Westfield, IN, 46074

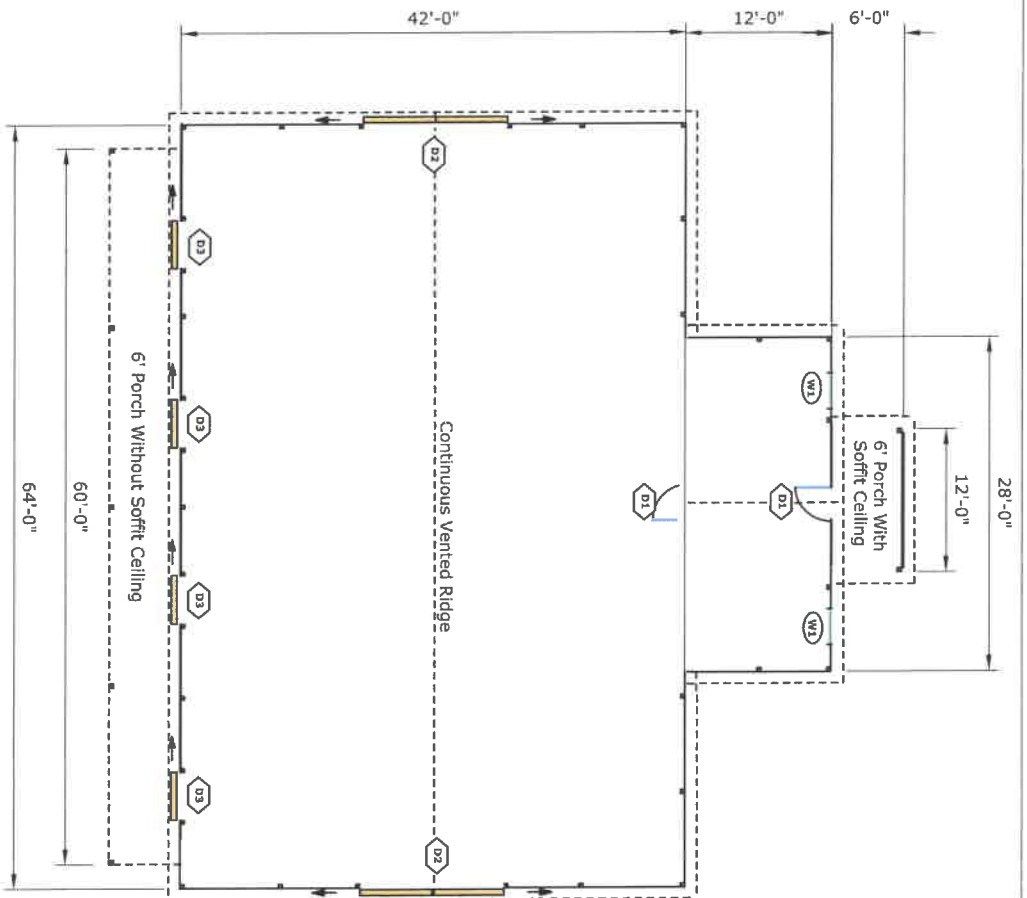
Elevation Plan

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Date : 00/00/00
Name : XXX
Rev 0

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for construction.

A-201



FLOOR PLAN

FBI Building 42' x 64' x 12' I.C. w/28' x 12' x 8' Office addition

Sidewall Columns & Trusses Space at 8' O.C. Designed for 20 psf Ground Snow Load

General Notes:

Gutters - 6"

Building may not be shown to scale.

(Colors shown may not match actual colors.

Refer to color samples for actual colors.)

Door Schedule:

D1 - 3' x 6'-8" Steel Insulated Walk Door

D2 - 12' x 12' Split Sliding Door

D3 - 4' x 8' Solid Sliding Door

Window Schedule:

W1 - 4' x 3' Insulated Sliding Window With Screen

North

Martin Beckner
17319 Joliet Rd
Westfield, IN, 46074

Floor Plan

X: Purchaser Approval _____ Date _____

X: Seller Approval _____ Date _____

Drawing # _____

FBI
FBI Buildings, Inc.
3823 W 1800 S
Remington, IN 47977
219-261-2157
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Date : 00/00/00
Name: XXX
Rev 0
PRELIMINARY
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are not to be used
for construction.

A-101



San Diego

Enter Address or Parcel No...



County

General

Viewer

BECKNER
ESTATES

Joliet Rd



0 200 400ft

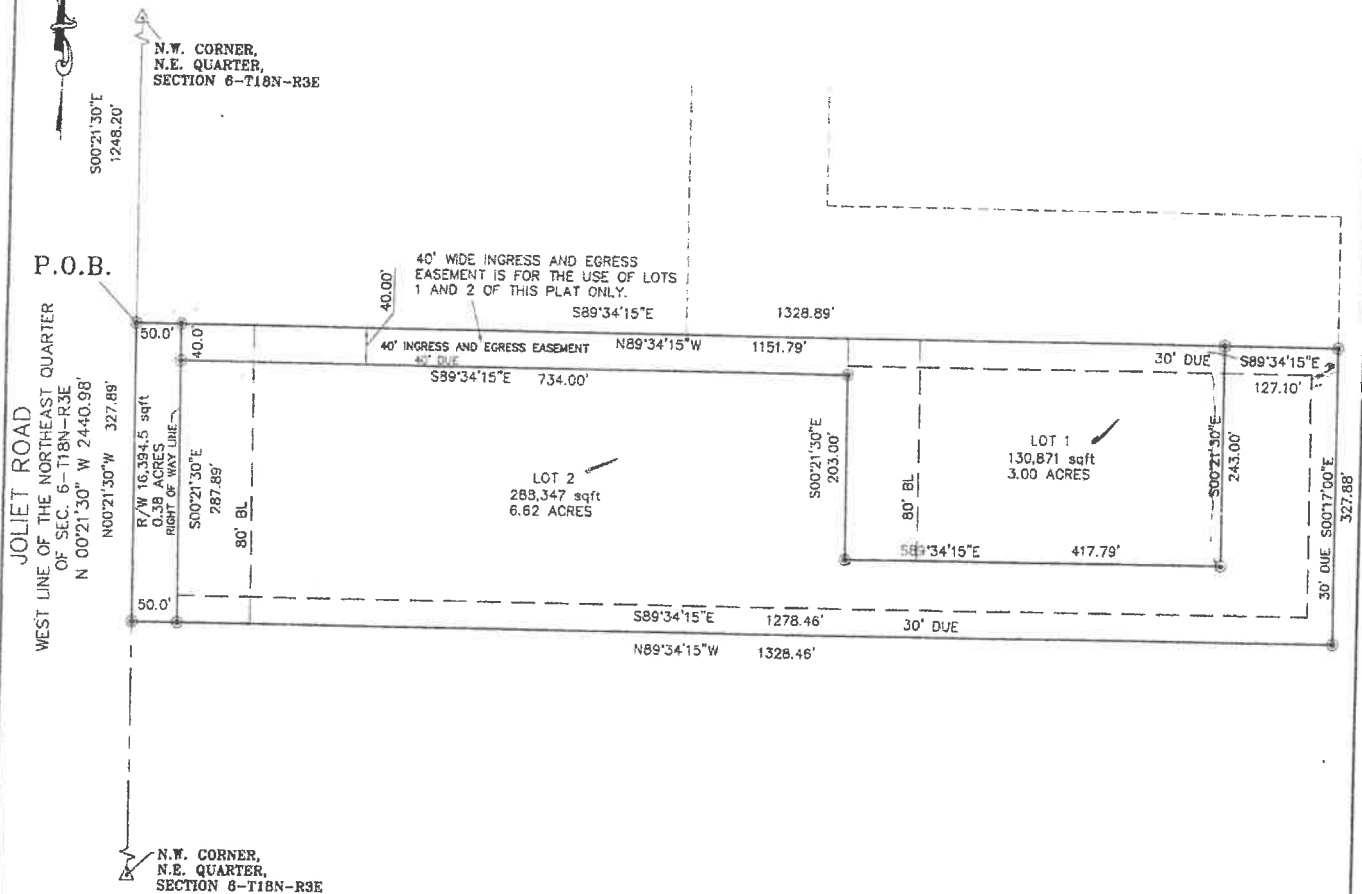


MINOR PLAT
BECKNER ESTATES

PART OF THE N.E. QUARTER, SECTION 6, TOWNSHIP 18 NORTH, RANGE 3 EAST
WASHINGTON RIVER TOWNSHIP, HAMILTON COUNTY, INDIANA

2018037777 PLAT
08/15/2018 01:45:54P \$30.00
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

DUTY ENTERED FOR TAXATION
Subject to final acceptance for transfer
15 Aug 19 18
Robert M. Thibault
Parcel #



SOURCE OF TITLE

RENEE C BECKNER
INSTRUMENT No. 2010003855

THIS INSTRUMENT PREPARED BY:
K. NATHAN ALTHOUSE
MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, IND. 46060
Ph 773-2844 Fx 773-2694
DATE: MARCH 14, 2018
Job No. B37666

OWNER / SUBDIVIDER /
DEVELOPER

Beckner, Renee C
15340 Shelborne Rd
Westfield, IN 46074

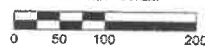
SURVEYOR

MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, INDIANA
PH: (317) 773-2644

ZONE

AG-SF1
Decorative signs, sprinkler systems, trees, landscaping mounds, fences, light poles or other such amenities are not permitted within the R/W.

GRAPHIC SCALE



SCALE : 1" = 100' PAGE 1 OF 2

WITNESS MY SIGNATURE THIS 26TH DAY OF MARCH 2018


K. NATHAN ALTHOUSE, PLS
PROFESSIONAL LAND SURVEYOR No. LS 20400007
STATE OF INDIANA

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THE DOCUMENT, UNLESS REQUIRED BY LAW. (KEITH NATHAN ALTHOUSE)

**MINOR PLAT
BECKNER ESTATES**

**PART OF THE N.E. QUARTER, SECTION 6, TOWNSHIP 18 NORTH, RANGE 3 EAST
WASHINGTON RIVER TOWNSHIP, HAMILTON COUNTY, INDIANA**

2016037777 PLAT \$30.00
08/15/2018 01:45:54P 2 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE:

PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 3 EAST; THENCE ON THE WEST LINE OF SAID NORTHEAST QUARTER SOUTH 00 DEGREES 21 MINUTES 30 SECONDS EAST (ASSUMED BEARING) 1248.20 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 89 DEGREES 34 MINUTES 15 SECONDS EAST 1328.89 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 17 MINUTES 00 SECONDS EAST 327.88 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 15 SECONDS WEST 1328.46 FEET TO THE WEST LINE SAID NORTHEAST QUARTER; THENCE ON SAID WEST LINE NORTH 00 DEGREES 21 MINUTES 30 SECONDS WEST 327.89 FEET TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES, MORE OR LESS.

CERTIFICATE OF SURVEY

THIS SUBDIVISION CONSISTS OF 2 LOTS NUMBERED LOT 1, AND 2.

THE SIZE OF LOTS AND WIDTH OF STREET ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I, K. NATHAN ALTHOUSE, THE UNDERSIGNED CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF THE LANDS SURVEYED WITHIN THE CROSS REFERENCED SURVEY PLAT, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF THE SURVEY REVEALED BY THE CROSS-REFERENCE SURVEY AND ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.

WITNESS MY SIGNATURE THIS 26TH DAY OF MARCH 2018.

K. Nathan Althouse

K. NATHAN ALTHOUSE, PLS
PROFESSIONAL LAND SURVEYOR No. LS 20400007
STATE OF INDIANA



SOURCE OF TITLE

RENEE C BECKNER
INSTRUMENT No. 2010003855

THIS INSTRUMENT PREPARED BY:
K. NATHAN ALTHOUSE
MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, IND. 46060
PH 773-2844 Fx 773-2894
DATE: MARCH 14, 2018
Job No. B37666

**OWNER / SUBDIVIDER /
DEVELOPER**

Beckner, Renee C
15340 Shelborne Rd
Westfield, IN 46074

SURVEYOR

MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, INDIANA
PH: (317) 773-2844

DEED OF CERTIFICATE

THE UNDERSIGNED RENEE C BECKNER, OWNER OF THE REAL ESTATE SHOWN HEREIN AND RECORDED IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA AS INSTRUMENT No. 2010003855, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS **BECKNER ESTATES**

ALL RIGHT OF WAYS SHOWN AND NOT HEREFOR DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

IN TESTIMONY WHEREOF, WITNESS THE SIGNATURES OF OWNER AND DECLARANT

THIS 24 DAY OF May 2018.

RENEE C BECKNER

Renee C Beckner
RENEE C BECKNER

STATE OF INDIANA }
COUNTY OF HAMILTON } SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED AND ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT AS HIS VOLUNTARY ACT AND DEED AND AFFIX HIS SIGNATURE THERETO.

WITNESS MY SIGNATURE AND SEAL THIS 24 DAY OF May 2018

Kyra Miller
NOTARY PUBLIC
Kyra Miller
PRINTED NAME

COUNTY OF RESIDENCE: Madison
MY COMMISSION EXPIRES: 3-11-2026



PLAN COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY I.C. 36-7, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION, AS FOLLOWS:

APPROVED BY THE DIRECTOR OF THE ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, PURSUANT TO THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE, ON THE 30th DAY OF July 2018

WESTFIELD-WASHINGTON TOWNSHIP PLAN COMMISSION

BY: *Matt Skelton*
MATT SKELTON, DIRECTOR
ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

COUNTY COMMISSIONERS CERTIFICATE:

"UNDER AUTHORITY PROVIDED BY INDIANA CODE 36-7-3, AS AMENDED, THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF COMMISSIONERS FOR THE COUNTY OF HAMILTON, STATE OF INDIANA, AT A MEETING HELD ON THE 19th DAY OF August, 2018."

Yvonne H. Brickett
PRESIDENT
Alan Alt
MEMBER

L. O. Dillinger
VICE PRESIDENT
Robin M. Mills
AUDITOR ROBIN M. MILLS

AFFIDAVIT OF NOTICE OF PUBLIC HEARING

DOCKET #: _____

PUBLIC HEARING DATE: May 11, 2021APPLICANT'S NAME: The Chris Center, INCREPRESENTATIVE'S NAME: Nancy Elbert COMPANY: The Chris Center, INCPROJECT TO BE KNOWN AS: The Chris Center, INC.

APPLICATION TYPE: ☐ CHANGE OF ZONING ☐ TEXT AMENDMENT ☐ COMMITMENTS ☐ PRIMARY PLAT
☐ DEVELOPMENT PLAN (SITE PLAN) ☒ BOARD OF ZONING APPEALS (VARIANCE, SPECIAL EXCEPTION)

PUBLIC NOTICE AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath does hereby certify that notice of public hearing to consider above petition was sent by certified, registered or first class mail to the last known address of each of the following persons, as attached hereto as **Exhibit A**, they being all persons to whom notice was required to be sent by the Plan Commission or Board of Zoning Appeals' Rules of Procedure (as applicable), and that said notices were postmarked on the 29th day of March, 2021, being at least ten (10) days prior the scheduled public hearing.

I (We) further certify that the notice required to be posted on the subject property described in the above petition was posted on the subject property in accordance with the Plan Commission's or Board of Zoning Appeals' Rules of Procedures (as applicable) on the 29th day of March, 2021, being at least ten (10) days prior the scheduled public hearing.

[Signature]
Applicant/Representative (signature)*

Nancy Elbert
Applicant/Representative (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the above party, who having been duly sworn acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial Seal this 29th day of March, 2021.

State of Indiana County of Hamilton SS: _____

BONNIE M. RILEY
Notary Public, State of Indiana
Hamilton County State of Indiana
Commission Number 0673871
My Commission Expires October 23, 2023

[Signature]
Notary Public Signature

Bonnie M. Riley
Notary Public (printed)

September 2020

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM
TECHNICAL ADVISORY COMMITTEE



DOCKET #: _____ FILING DATE: 4/1/21

APPLICANT'S NAME: The Chris Center, INC TELEPHONE: 630-363-1400

REPRESENTATIVE'S NAME: Nancy Elbert TELEPHONE: 630-363-1400

PROJECT TO BE KNOWN AS: The Chris Center, INC

ADDRESS OR PROPERTY LOCATION: 17319 Juliet Rd, Westfield 46074

APPLICATION TYPE: ☐ STANDARD ZONING DISTRICT ☐ PLANNED UNIT DEVELOPMENT DISTRICT ☐ TEXT AMENDMENT
☐ PRIMARY PLAT ☐ SECONDARY PLAT ☐ DEVELOPMENT PLAN ☒ BOARD OF ZONING APPEALS

DELIVERY AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath certifies that on behalf of the above application, that I caused copies of said application and supporting plans and materials to be delivered electronically or in hardcopy on the 29th day of March, 2021 to the members of the Westfield-Washington Township Technical Advisory Committee members as set forth in the attached.

Nancy Elbert
Applicant/Representative (signature)*

Nancy Elbert
Applicant/Representative (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the above party, who having been duly sworn acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial Seal, this 29th day of March, 2021.

State of Indiana County of Hamilton SS:

BONNIE M. RILEY
Notary Public, State of Indiana
Hamilton County State of Indiana
Commission Number 0673871
My Commission Expires October 23, 2023

Bonnie M. Riley
Notary Public Signature

Bonnie M. Riley
Notary Public (printed)

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM
TECHNICAL ADVISORY COMMITTEE MEMBERS



SERVICE PROVIDERS (CONT.)

Duke Energy (Noblesville Office) (C) 100 South Mill Creek Road Noblesville, Indiana 46062 Bill Oldham (317) 776-5331 / (317) 617-9099 (cell) william.oldham@duke-energy.com	Duke Energy (Carmel Office) (H) (C) 16475 Southpark Drive Westfield, Indiana 46074 Matt Dayhuff (317) 896-6704 matt.dayhuff@duke-energy.com	Duke Energy: Asset Protection (H) (C) WF500 / 2727 Central Avenue Columbus, Indiana 47201 Ryan Daugherty (812) 375-2021 ryan.daugherty@duke-energy.com
Panhandle Eastern Pipeline Company 9371 Zionsville Road Indianapolis, Indiana 46268 Troy Yackle (317) 733-3213 troy.yackle@energytransfer.com Mark Wood (317) 733-3232 mark.wood@energytransfer.com	Indiana Gas / Vectren (P) (C) P.O. Box 1700 Noblesville, Indiana 46061 Chad Miller (317) 776-5590 crmiller@vectren.com	Comcast Cable 5330 East 65th Street Indianapolis, Indiana 46220 Earl Small, Jr (317) 982-1161 Earl.Small@cable.comcast.com
Level 3 Communications 1902 South East Street Indianapolis, Indiana 46225 Dewayne Hamilton (317) 916-2708 dewayne.hamilton@level3.com	Spectrum 3030 Roosevelt Avenue Indianapolis, Indiana 46218 Matt Filson (317) 713-3899 / (317) 618.2822 (cell) Mathew.Filson@charter.com	Buckeye Partners, L.P. 5521 W Lincoln Highway, Suite 305 Crown Point, Indiana 46307 Jana Olthoff (219) 796-8226 / (219) 741-0201 (cell) jolthoff@buckeye.com
Marathon Pipeline LLC 10722 East County Road 300 North Indianapolis, Indiana 46234 Brian Phillips (317) 291-9460 BrPhillips@marathonpetroleum.com	Frontier Communication 20905 Hague Road Noblesville, Indiana 46060 Steve Costlow (317) 984-9010 steve.costlow@ftr.com	AT&T 240 North Meridian Street Indianapolis, Indiana 46204 Brian Wente (317) 610-5440 / (317) 525-4894 (cell) Bw1917@att.com
Zayo Group 5200 East 64th Street Indianapolis, Indiana 46220 Waylon Higgins (765) 341-1199 waylon.higgins@zayo.com	Indiana Fiber Network 722 North High School Road Indianapolis, Indiana 46214 Shawn Wright (317) 777-7119 / (317) 605-2564 (cell) swright@intelligentfiber.com	MetroNet (C) 12415 Old Meridian Street Carmel, Indiana 46032 Marc Hill (317) 670-7995 Marc.Hill@metronetinc.com

(H) = agencies/departments that require hardcopies of plans; otherwise electronic copies of plans suffice.
(C) = denotes agencies/departments that require CAD files of plans.
(P) = PDF

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM
TECHNICAL ADVISORY COMMITTEE



DOCKET #: _____ FILING DATE: 4/1/21

APPLICANT'S NAME: The Chris Center, INC TELEPHONE: 630-363-7400

REPRESENTATIVE'S NAME: Nancy Elbert TELEPHONE: 630-363-1400

PROJECT TO BE KNOWN AS: The Chris Center, INC

ADDRESS OR PROPERTY LOCATION: 17319 Joliet Rd, Westfield 46074

APPLICATION TYPE: ☐ STANDARD ZONING DISTRICT ☐ PLANNED UNIT DEVELOPMENT DISTRICT ☐ TEXT AMENDMENT
☐ PRIMARY PLAT ☐ SECONDARY PLAT ☐ DEVELOPMENT PLAN ☒ BOARD OF ZONING APPEALS

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Nancy Elbert
Applicant/Representative (signature)*

Nancy Elbert
Applicant/Representative (printed)

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State of Indiana County of Hamilton SS:

BONNIE M. RILEY
Notary Public, State of Indiana
Hamilton County State of Indiana
Commission Number 0673871
My Commission Expires October 23, 2023

Bonnie M. Riley
Notary Public Signature

Bonnie M. Riley
Notary Public (printed)

" Exhibit A "



A Place for Paws at The Chris Center, Inc.

Our mission at The Chris Center, Inc. is to promote the mental and emotional wellness of teenagers. We recognize the severity of the teen mental health epidemic and are passionate about providing innovative solutions to support teen wellness. We are working to launch our care farm, A Place for Paws, as a unique wellness resource to support teens in Hamilton County, IN.

The idea behind a care farm is that mental and emotional well-being can be improved by connecting to nature, interacting with animals, and participating in farm activities. This concept is well-accepted in Europe, and research supports the mental health benefits associated with care farming. Our goal is to bring this care farm model to adolescents in our own community.

Our vision is to provide a safe, supportive community where teens can take a pause from the stressors of their everyday lives, connect to nature, and experience the healing power of human-animal interaction.

Key Activities and Services:

- Teens will participate in basic farm activities such as gardening and animal care (feeding, grooming, and nurturing animals such as miniature donkeys, goats, rabbits, and guinea pigs)
- Educational programs and wellness classes (examples include mindfulness classes, goat yoga, arts and crafts)
- Field trips and tours (schools, girl/boy scout troops, community centers)
- Fundraising events may take place on site
- Farmers market and produce stand (selling flowers and produce to help support nonprofit mission)
- Summer enrichment programs



Nancy Elbert, Founder and CEO

630-363-1400

Chriscenterpaws.com

aplaceforpaws4@gmail.com

A PLACE FOR PAWS

AT THE CHRIS CENTER, INC.

WHERE TEENS FIND PEACE AND
WELLNESS THROUGH NATURE

A PLACE FOR PAWS

A CARE FARM FOR TEENS

Mission: To promote mental and emotional wellness in teenagers

The Care Farm Model:

- Improving wellness through participation in farm activities
- Connecting to nature and interacting with animals
- Proven track record in Europe

Vision: To provide a safe, supportive community where teens can take a pause from their everyday lives, connect to nature, and experience the healing power of human-animal interaction



THE OPPORTUNITY TO MAKE A DIFFERENCE IN THE TEEN MENTAL HEALTH EPIDEMIC

- Increasing incidence of anxiety and depression among adolescents in the US
- Research shows that animal-assisted activities:
 - Decrease symptoms of anxiety and depression
 - Support people during times of crisis
- Our care farm can support the mental health of teens in our community



■ Anxiety



■ Depression



■ Suicidal Ideation



THE PROBLEM:
Teens with anxiety and depression are not getting the help they need

Perceived stigma of mental illness

Long wait times for mental health providers

Lack of affordable treatment options



THE SOLUTION:
A care farm that promotes teen
wellness

Overcomes the stigma

Accessible

Affordable



HOW A CARE FARM WORKS

Members participate in routine farm activities:

- Feeding, grooming, nurturing animals
- Land care and gardening



Benefits of care farming:

- Decreased symptoms of anxiety and depression
- Improved self-esteem and mood
- Increased social contact and sense of belonging
- Acquisition of new skills and personal achievement

WHO WE SERVE

- SERVING TEENS (12-19 YEARS OLD)
 - Symptoms of anxiety or depression
 - No formal diagnosis required
 - May or may not be receiving counseling or medical treatment
- PROVIDING HOPE FOR PARENTS
 - Worried about their struggling teens
 - Frustrated by barriers to mental health resources
 - Searching for an additional resource to help their children



PROGRESS TO DATE

Formed
executive
team
11/20

Located
7-acre
site
12/20

Filed articles
of
incorporation
1/21

Filed for
501c3
status
2/21

Tentative
1st Board
Meeting
3/21

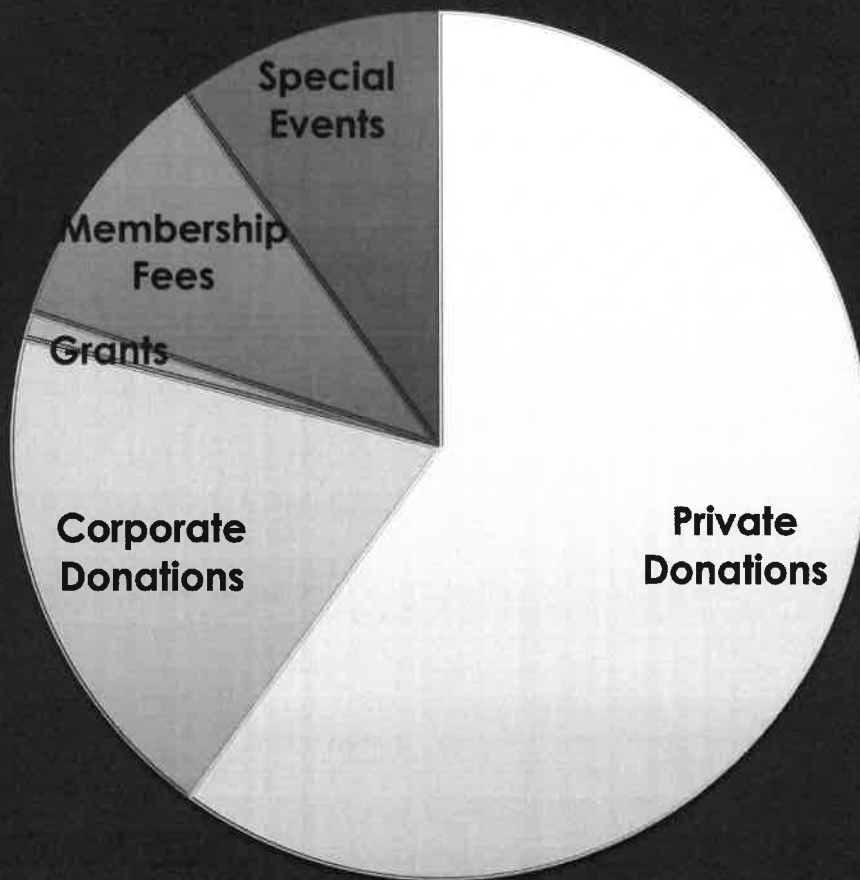
Case
Study
12/20

Formed
initial
Board of
Directors
12/20

Drafted
Bylaws
1/21

Secured
website
domain
2/21

REVENUE SOURCES



Startup Costs: \$125,000

Monthly Membership Fees:

- \$50-100/ month for charter members
- Reassess after pilot period

OTHERS IN THIS SPACE

**Counseling
&
Medication**

**Equine
Therapy**

**Crisis
Centers &
Hotlines**

**Petting Zoos
and Pet
Stores**

- **No other organization in Hamilton County supports teen mental wellness through animal activities.**
- **A Place for Paws is a nonclinical resource that can complement traditional therapies such as counseling and medication**

FOUNDING TEAM



Nancy Elbert
Chief Executive
Officer,
Advocate of the
Non-profit World



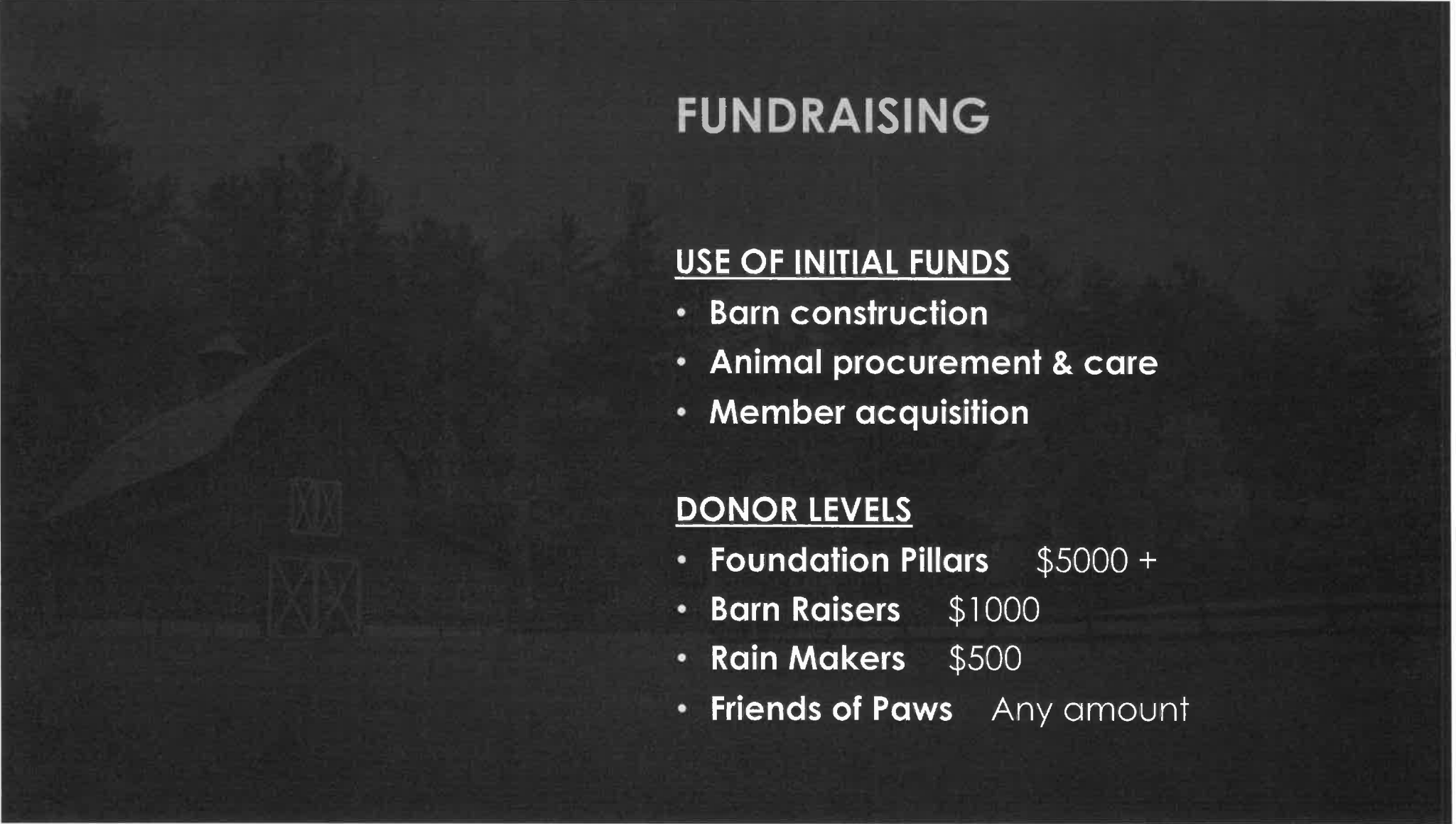
Sandra Moreira, MD
Chief Strategy
Officer,
Animal Aficionado



Janet Witzman
Chief Operating
Officer,
Organizing
Wizard



Jill Zaniker
VP of
Development,
Event Magician



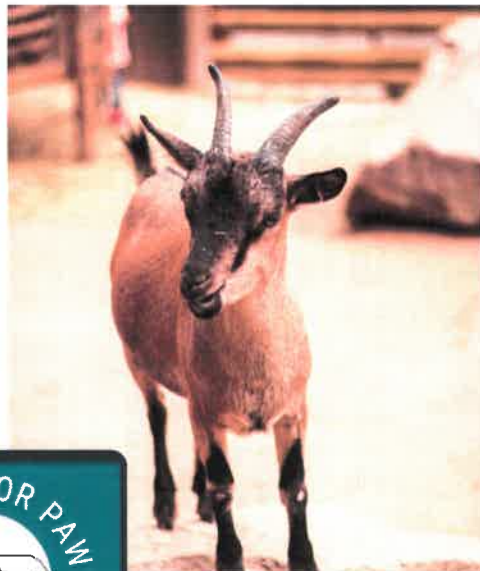
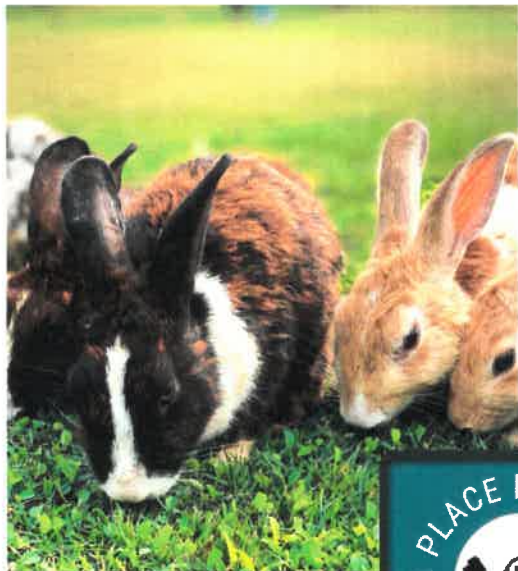
FUNDRAISING

USE OF INITIAL FUNDS

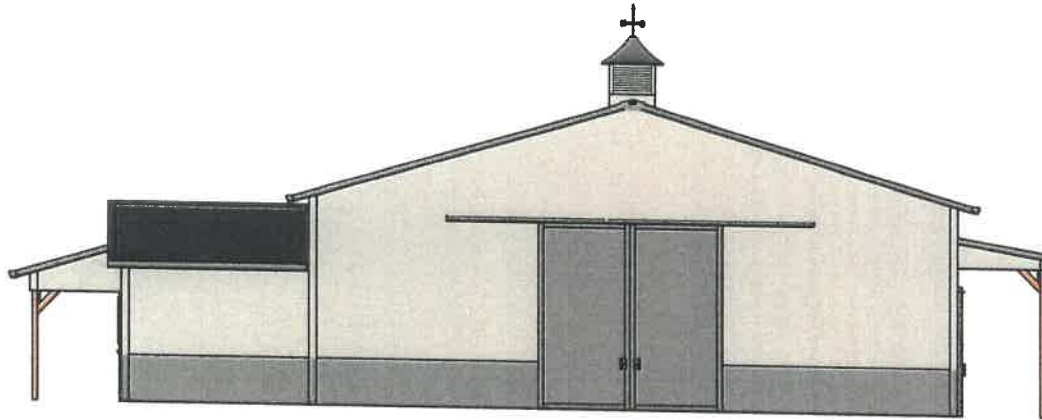
- Barn construction
- Animal procurement & care
- Member acquisition

DONOR LEVELS

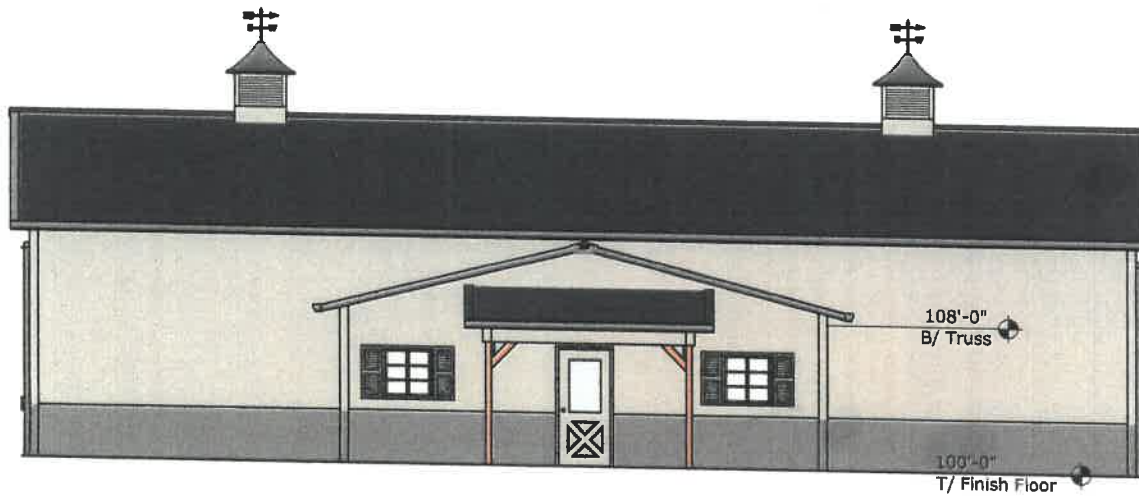
- **Foundation Pillars** \$5000 +
- **Barn Raisers** \$1000
- **Rain Makers** \$500
- **Friends of Paws** Any amount



THANK YOU



END ELEVATION



SIDE ELEVATION

Copyright:
FBI Buildings, Inc.

Building may not be shown to scale.
(Colors shown may not match actual colors.
Refer to color samples for actual colors.)

XC: Purchaser Approval	Date
XC: Seller Approval	Date
Drawing #	

Martin Beckner
17319 Joliet Rd
Westfield, IN, 46074

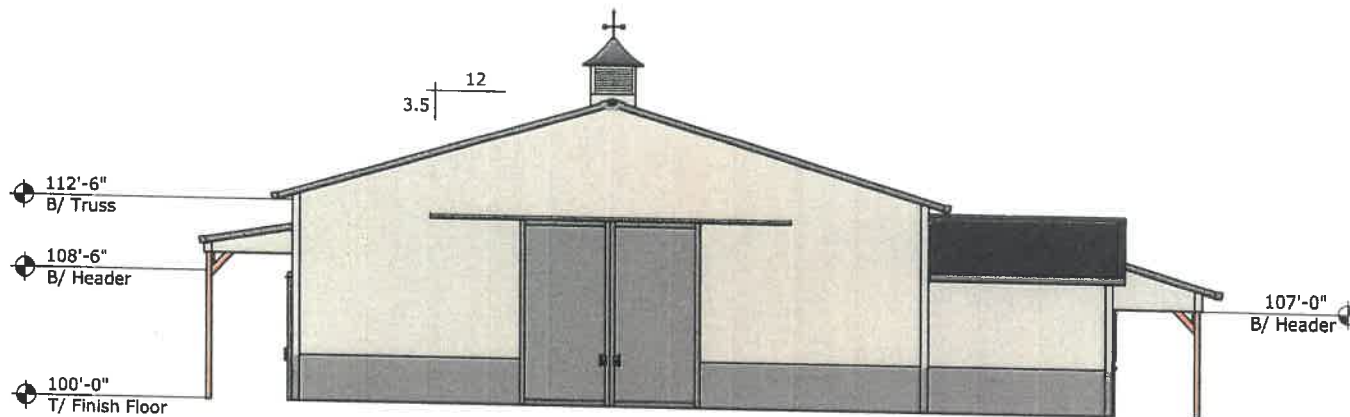
Elevation Plan

FBI
FBI Buildings, Inc.
3823 W 1800 S
Remington, IN 47977
219-261-2157
www.fbibuildings.com

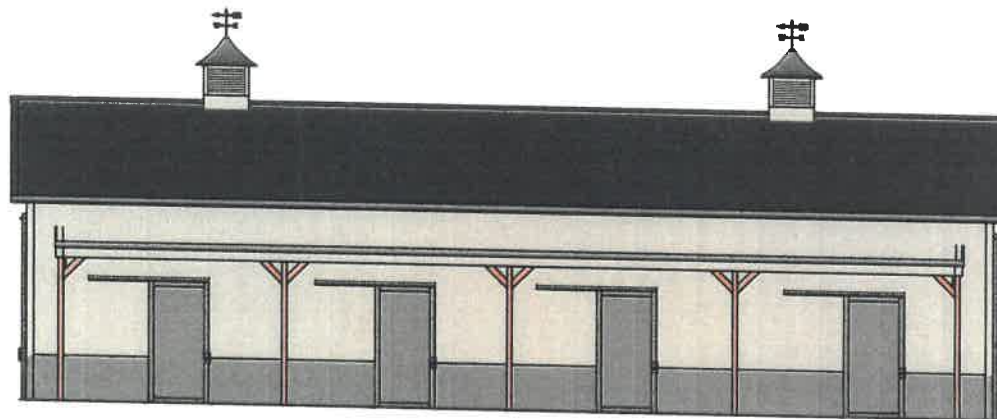
Date : 00/00/00
Name: XXX
Rev 0

PRELIMINARY
THESE DRAWINGS
ARE FOR
REVIEW
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These drawings are
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for construction.

A-202



END ELEVATION



SIDE ELEVATION

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Purchase Approval	Date
Seller Approval	Date
Drawing #	

Martin Beckner 17319 Joliet Rd Westfield, IN, 46074	Elevation Plan
--	----------------

FBI
 FBI Buildings, Inc.
 3823 W 1800 S
 Remington, IN 47977
 219-261-2157
www.fbibuildings.com

Date : 00/00/00
 Name: XXX
 Rev 0

PRELIMINARY
 THESE DRAWINGS
 ARE FOR
REVIEW
ONLY
 These drawings are
 not complete and
 are not to be used
 for construction.

A-201

April 14, 2021

Pamela Howard
Senior Planner
Community Development
Westfield, IN 46704

Re: Additional Information for File-The Chris center, Inc.

Under the present zoning for the subject real estate (AG-SF1) Agriculture, the owner is permitted by definition Chapter 12.1 to the " use of land for farming, including plowing, tilling, cropping----seeding, cultivating or harvesting of crops-----the grazing or raising of livestock". The Chris Center, Inc. intends to operate a small agriculture farm within the 12.1 definition including the raising of livestock and the growing of crops. The Farm will be operated for a profit which will be used for charitable purpose in line with the established goals outline in filed materials. The main limitation for livestock would be that the Chris could not operate a Confined Feeding Operation that would come under the jurisdiction of IDEM. Chris will in no times be close to being considered a CFO in that all categories of livestock shall not exceed the number of 600 in any category whether that be sheep, goats, horses, donkeys, mini-mules, chickens or other domesticated farm animals. Of course, this small operational farm would be subject to all rules and regulation as any Indiana farm- that being the Indiana Board of Animal Health (developing care standards for all Indiana Livestock including health and disease), the Office of the State Chemist (OISC) is charged with ensuring that fertilizers and livestock manure are "handled and applied in a manner that will help ensure protection of our environment (OISC 2013). The Chris Center, Inc. is aware of all regulations governing the raising of livestock and growing of crops and will comply.

As stated in the materials submitted to the Planning Division, Chris intends to also cultivate garden plots and other crops. Bedding will be via straw or wood chips with no manure pits. The minimal amount of manure produced will be incorporated into the soil according to required practices in order not to contaminate ground or surface water according to the rules of the OISC.

The present zoning allows Chris to operate everything above described. We have asked for the Special Exception of Agritourism so that we may share our farm experience with various school and Church groups. The Chris center will not be open to the public. Also, since the Chris Center will be receiving donations from corporations and citizens, we would like our donors to visit the farm for fund raising events occasionally. The Chris Center, Inc. has asked for the Agritourism Special Exception for this purpose.

Also, pursuant to Chapter 4.2 (J) a Development Pan review is not required. Question-Do we need to complete Variance Application and then site the Code where Agricultural and Ag uses are exempt?

Thanks

Martin Beckner
President of Board of Directors, The Chris Center

Hi Jen and Ginny,

First let me say what a delight it is to meet you and I appreciate your support and knowledge on this endeavor. It is my complete desire to create a facility to support our local teens but in the most ethical and sensible manner. You have my word that I'm mindful of the neighbors and will be considerate of the manner in which we run this nonprofit. Liz Coit and I have discussed these issues and she is a wealth of knowledge, she is happy to sit down with you as well.

To summarize:

We will have a site plan that will lay out the location of the barn and storage facility, parking areas, septic etc. We will have the proper setbacks and put the facility toward the back of the property while also considering the washout area. Fencing and paddocks for the animals will be central on the lot, away from lot lines and agricultural beds along the perimeter. Most of the agricultural plants will be in raised beds.

For traffic flow, see below possible hours of operation, and number of members on-site. We don't envision any more than 24 teens at one time, but they could also be staggered throughout the day. There will be no parents on-site during the times the teens are there, but would be appropriate number of volunteers and staff. If there is a school field trip, there would only be allowed one bus and the parking will be sufficient for a bus turnaround. We will have a maximum of 24 kids plus supervisors allowed on a school visit.

For the number of animals, we will be governed by zoning ordinances but as we discussed, we will have all "minis" such as donkeys, goats and cows. We will not have horses. There will also be small animals such as rabbits and guinea pigs. We may also have a chicken coop but it will be small and manageable. There will be no dogs and cats left alone on-site.

Sustainability is so important for keeping the nonprofit functioning therefore we will have fundraising events, We would have between four and six per year total; 2-3 smaller events to accommodate people to not overflow the parking lot. For a bigger event, we would have offsite parking and shuttles will be arranged.

All signage will comply with ordinances and permits will be obtained.

We will not have a person on-site around the clock, however we plan a security system that will allow several of us to view video cameras and surveillance of the property.

We will have husbandry and small animal experts assist us with pasture management of the animals. We will provide necessary means for their comfort and safety (generator etc).

There will be bathrooms inside the facility and we will obtain permits and it will be ADA accessible.

Manure will be hauled away by a trash service.

Accessory buildings will be built as needed and proper permits will be obtained. There will not be a kitchen for cooking food.

The schedule and times below are a possible scenario, but this is what we envision.

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
7:00 AM	Animal feeding and care, General barn duties						
8:00 AM							
9:00 AM							
10:00 AM							
11:00 AM	Administrative duties: Volunteer training, Program Development, Marketing						
12:00 PM						Open Care Farm Weekend Shift 1	Open Care Farm Weekend Shift 1
1:00 PM							
2:00 PM							
3:00 PM							
4:00 PM	Open Care Farm Hours	Open Care Farm Hours	Open Care Farm Hours	Open Care Farm Hours	Open Care Farm Hours		
5:00 PM						Open Care Farm Weekend Shift 2	Open Care Farm Weekend Shift 2
6:00 PM							
7:00 PM							
8:00 PM							
9:00 PM							

Morning hours will be reserved for animal care and general barn duties to be performed by a hired farm worker. The middle of the day will largely be for administrative duties by the executive staff such as volunteer training, marketing, and program development. The PAW members will be able to access the farm during open care farm hours, typically from 3:30pm to 8:30pm on weekdays and 12pm to 8pm on weekends (with expanded hours during the summer). Monthly membership will allow PAW members to access the farm 2 times per week for as long as they would like during operating hours. On weekends, we will split the operating hours into two separate shifts to accommodate more teens.

Each weekday block or weekend shift will serve 12 PAW members and require the presence of 1 executive staff member and 2 adult volunteers at all times. This will provide an adult to teen ratio of 1:4 on the care farm. Adult volunteers will be trained in our policies and procedures and undergo mandatory background checks before helping on the farm. There will be two volunteer shifts on weekdays (3-6pm and 6-9pm) and 2 volunteer shifts on weekend days (11:30am-4pm, 4-8:30pm).

WRITTEN PUBLIC COMMENTS

Docket Number: 2105-SE-01 & 2105-VS-12

Petitioner: The Chris Center

Request: A Special Exception to permit an Agritourism Use and a Variance of Development Standard to exempt the Development Plan Requirement for a proposed Agritourism Facility, to allow the use to be regulated as an Agricultural Use, on 6.62 acres +/- in the AG-SF1: Agriculture / Single-Family Rural District (Article 13.5 & 4.2(J)).

Enclosed Attachments:

May 11, 2021, Public Hearing

1. Hoskins, Julia	05/09/2021
2. Smith, Jen	05/11/2021
3. Kelleher, Ginny	05/11/2021
4. Sullivan, Linda	05/11/2021

Pamela Howard

From: Cowpen3 <cowpen3@aol.com>
Sent: Sunday, May 9, 2021 11:47 AM
To: Pamela Howard
Subject: The Chris Center

Warning: This external email is from cowpen3@aol.com. Do not click on unexpected or untrusted links and attachments.

I am opposed to the request for the variance of Agritourism Special Variance for The Chris Center to conduct the following. Exhibit A shows they plan to do:

Field Trips and tours
Farmers market and produce stand

This is a rural residential neighborhood and does not have the infrastructure to support that. The road is narrow, it is hard to see to get out onto SR 32 from Joliet Road as there is a hill to the east. Traffic is heavy on SR 32 from 7:00 a.m. to 7:30 p.m. every day of the week and it would pose a traffic hazard to add additional traffic trying to turn west onto SR 32 from Joliet Road. There are farmer markets in Noblesville, Zionsville and Carmel that The Chris Center can utilize to sell their product without having people come to their place on Joliet Road adding to the already busy traffic pattern. We do not have police out there on a daily basis patrolling and controlling traffic. It is a problem that all the residents have complained about for the past several years.

I also request that there be a full time resident at the Chris Center. I didn't see anything that mentioned that. This is a rural area and should a fire break out there needs to be a resident on the property to start evacuating the animals should a fire start in the barn. The Chris Center will be on well water. If the power goes out (which it does often out here and the last time we were out 2 1/2 days) there would be no way to get water from the well unless there is a generator. I would suggest that the barn plans include a generator that would run the facility should power go out. Many of the residents have invested in a generac home generator for that very reason.

The information in the packet on line is a little confusing in that in one place it talks about the field trips, tours and farmers market and in another place it doesn't mention it at all.

I respectfully request that the variance be denied for the farmers market and produce stand as there are other avenues within a 10 miles radius to accommodate sales. In regards to the field trips and tours if the variance is allowed I ask that there be police at SR 32 and Joliet Road directing traffic coming and going from the event to avoid any potential of an accident due to poor visibility.

Thank you.

Julia Hoskins
18384 Joliet Road
Sheridan, IN

Pamela Howard

From: jsmith2728@aol.com
Sent: Tuesday, May 11, 2021 1:24 PM
To: Pamela Howard
Subject: the two variance requests for The Chris Center on the agenda for tonight., letter for the bza meeting attached
Attachments: chriscenter.docx

Warning: This external email is from jsmith2728@aol.com. Do not click on unexpected or untrusted links and attachments.

Hi Pam,

Attached is an email related to tonight's BZA agenda, Tuesday May 11, 2021. It pertains to item 2105-SE-01 & 2105-VS-12 at 17319 Joliet Road, The Chris Center. Please share it with the BZA tonight at public comment before they make any decisions to proceed. As noted in the letter, I only became aware of the request yesterday, and have not had much opportunity to work with Nancy Elbert to help better understand their business model and provide input. Nor have I had much opportunity to speak with neighbors. The following neighbors are in agreement with the letter I am attaching to this email: Ginny Kelleher, Shelly Brown, Jenny Burger, Chris Burger, Ray Head, Debbie Head, Mark Strickland, Jessica Strickland. However, knowing my neighbors and living here for 30 years I feel confident the vast majority of my neighbors would also agree, and many of them run a public stable as a for profit business enterprise (as opposed to a charitable business enterprise) and understand the type of commitment that needs to be made for that business model and the customers it serves as well as the community that surrounds the business.

Thanks,
Jen Smith
317 965-7033

TO: Westfield Washington BZA

FROM: Jen Smith

DATE: 5-11-2021

RE: The Chris Center, A Place for Paws, 2 variance requests 2105-SE-01 & 2105-VS-12

Apologies for the late write up, but I've been out of town, and only found out yesterday about the request for variance of Development Standard and the Special Exception. There are two thoughts that I immediately had related to these requests. The first is that this is a great idea, and something that I cannot only get behind, but would likely want to participate in, in the future. My first degree was in psychology, and I worked in mental health for much of my life. I've been a park director who believes that kids are best served by being connected to nature, and I've lived on Joliet Rd for over 30 years as a farmer. I understand the connection between positive mental health and nature. Additionally, having written the comp plan portion of the rural southwest, this is a worthy ag enterprise, that could fit well within the type of ag and rural future envisioned for the southwest area.

The second thought is that these two variance requests are not typical. The exception and variance should be better understood before signing off on them with a carte blanche approach to the running of a business that is not yet well defined. Per the documentation the idea for the Chris center was born in late 2020, incorporated in January of 2021, and that this is a pilot project to determine how they will adapt and proceed. The nature of granting such variances ties it into perpetuity for the land. That means this idea of a small agritourism pilot that may or may not succeed could be used by a future owner to have large numbers of animals and people on a small 6 acre property with not enough land to support the number of animals, or proper facilities to support the number of customers. The difficulty is that granting a carte blanche variance for a public stable and a business whose business offerings and customer base is ill defined makes it incredibly difficult to sign off on. The difficulty is in how to thread the needle so that The Chris Center can pursue what is an idea for a small enterprise that everyone can get behind, but also protect the neighbors from living next to a small 6 acre property that cannot sustain a large number of animals, has no onsite animal management, and could end up as a business serving hundreds or even thousands of customers. Figuratively, and literally the cart and horse need to be better lined up, before the BZA grants either variance.

These are some of the questions that should be able to be answered and understood by neighbors before any variance (both waiving the development plan requirement, as well as a special exception for an agritourism use) is granted:

Questions for a public stable operation:

1. Is it a public stable that should be held accountable to the same scrutiny as any public stable? In the UDO, 12-28 the definition is " STABLE, PUBLIC: A stable incidental to a business operation such as an Agritourism Use or Equestrian Facility." Since this is predominantly a business, the business should be better defined and understood and a development plan requirement waiver should not be granted unless and until that business is better defined.
2. What are the number and type of animals planned for this public stable?

3. Do you have at least a 200 foot setback from any existing home as required for any public or private stable that is an accessory building? Whether it is primary or accessory the same nuisance issues apply that were intended to protect neighboring homes (flies, manure, smells, noise, etc).
4. What are the hours of operation for members coming and going from the property?
5. What is the manure management plan (picked up daily and kept in enclosed containers is expected)?
6. Will you spread manure on the property, how frequently? Again, the number of animals allowed determines whether a small six acre property can handle the manure load.
7. What is the pasture management (A typical accepted pasture rotation practice for those with animals in this area means limiting animals to 1 per acre of pasture)? By example, I have a private stable on 10 acres and my variance granted limits me to 4 animals.
8. How many acres will be dedicated to crops, and how many to animal pastures, and what is the proposed layout of those pastures and crop fields?
9. If the barn is 40X60, how will it accommodate members, animals, tack, hay storage, tractors and other farm, equipment, sufficient bathrooms for all members, and parking for all members?
10. How will the neighboring homes be screened and buffered from flies, manure, cars, car lights, vast numbers of people participating in group activities on the 6 acres?
11. Are there plans for other accessory buildings, like farm market stands, kitchens for utilizing produce cooking classes, or creating value added products from the farm produce, camping or residence facilities for members to stay or live on site?

Questions for a business operation:

1. What is the business customer base? The numbers of customers visiting the site changes radically depending on who you are serving, and the needs for facilities, street access, bathrooms, parking, etc. changes significantly depending on those numbers. It seems that should be better defined before waiving development plan requirement standards.
2. Will there be summer camps? That might include 12 to 16 weeks of daily camp attendance by 30 kids?
3. Will there be school or church tour groups or field trips, and in what frequency and numbers?
4. How often and for how many would girl scout and/or boy scout activities be conducted?
5. Will there be buses bringing customers to the field trips?
6. What is the target number and limit for the club membership? Nancy indicated to me yesterday that the Chris Center plans on a membership base of 20-30 children and their parents. That is a business serving 90 people coming and going from the 6 acre property. That is also very different than adding tour groups for schools, churches, scouting groups, yoga classes, mindfulness classes, etc., etc, etc.
7. What are the hours of operation?
8. Will there be overnight camping outside or overnight in the barn for members or scouting groups?
9. What are the parking and bathroom facility plans for both normal flow of members and the maximum number of customers who may be onsite at any point in time?
10. What type of screening/buffering for neighbors will be offered to protect them from the sights, sounds and activities of the customers?

11. How often would there be mindfulness classes, yoga, arts and crafts, other class activities?
What are the class limits for that number of customers?
12. Is it an event center that could host hundreds at fund raising opportunities with music, festivals, tents, lots of cars, traffic, and noise?
13. What other facilities would be built to accommodate the customers? Where would the market to sell vegetables and farm produce be located? How many customers would visit the market that your members would be serving?

In conclusion, this is a difficult needle to thread, as it is an idea that we all would like to see happen. At this point in time I would recommend tabling the variance requests in order to better define the business goals for The Chris Center. There are several of us who live here that would be happy to help the Chris Center Board with that definition, and likely volunteers for them in the future. I do not see it as good decision to waive any of the development plan requirements for something so loosely defined. The implication for both future customers of The Chris Center and the neighbors are just not well enough defined to understand the impact of that decision. If this pilot study for the Chris Center does not pan out, you have given an open ended interpretation of an agritourism venture with no development standards for a future membership that could be serving thousands of customers. However, if The Chris Center desires is to move forward at this point in time I would suggest the following limits be attached to any approval:

- No more than 4 large animals on site including goats, llamas, pigs, horses, cattle, donkeys, mules, basically any large farm animal.
- Manure from large animals will be picked up daily, and stored in covered containers.
- The barn should be moved as far east as possible, and at least 200 feet from existing homes per requirements for any stable that is an accessory building. The best setback would be equidistant from any home existing homes that are west, east, directly south and southeast of the proposed barn.
- No limits on small animal numbers, chickens, ducks, geese, guinea pigs, etc.. That small animals are kept in secure pens.
- Dogs and cats should probably not be allowed as there is no one who lives on the property, but at least a limit of 2 dogs and 2 cats who are kept indoors when no one is on property.
- Limiting the membership base to 20 students, and no other member/customers for field trips, scouting groups, schools, churches, classes, tours, etc.
- No bus parking. Parking area designed for 10 cars with evergreen and native plant screening for neighbors west, south, southeast and east of the property. No parking on the ground outside of the defined parking facility.
- At least 2 bathrooms with 1 toilet each and a sink each.
- First aid kits for animals and humans on site in the barn.
- Limiting the fund raising activities on site to 1 day event per quarter, and 4 per year.
- Hours of operation for farm stand selling of produce should be stated, but 8am:5pm is a start. Farm stand location should not be served directly off of Joliet Road as it would disrupt traffic. n.

While I've not had but a few hours to speak with neighbors, the following are in agreement with this letter: Ginny Kelleher, Shelly Brown, Jenny Burger, Chris Burger, Mark Strickland, Jessica Strickland, Ray

Head, Debbie Head. It is worth noting that the Burgers are the owners of a stable and the Palomino event venue and understand the business implications of such an enterprise.

Pamela Howard

From: Ginny Kelleher <ginnykelleher@gmail.com>
Sent: Tuesday, May 11, 2021 1:51 PM
To: Pamela Howard; Smith Jen
Subject: BZA tonight petition 2105-SE-01 & 2105-VS-12

Warning: This external email is from ginnykelleher@gmail.com. Do not click on unexpected or untrusted links and attachments.

Attached letter for the BZA. Can you print it off for them?

Thanks,
Ginny

Petition 2105-SE-01 & 2105-VS-12

May 11, 2021

Ginny Kelleher

3920 W 166th Street

Westfield, IN 46074

BZA members:

First of all, I want to say that I support this project, but not in its current form. My concern is that it is not well enough defined and limited in scope and therefore has the potential to lower property values, destroy the neighbor's enjoyment of their property and the essential character of the area. Think Urban Vines.

My request is that this be tabled until your next meeting so that my neighborhood can work with the petitioner to come up with a list of acceptable conditions that the BZA might impose. My neighborhood has done this several times before on both SE and Variance requests to the satisfaction of both the neighbors and the petitioner. We are reasonable and thoughtful people.

First and foremost, this is a SE, it is not simply agricultural as they say in their request for a variance. It is now a business that they describe in Exhibit A as:

- Educational programs and wellness classes (examples include mindfulness classes, goat yoga, arts and crafts)
- Field trips and tours (schools, girl/boy scout troops, community centers)
- Fundraising events
- Farmer's market and produce stand (selling flowers and produce to help support nonprofit mission)
- Summer enrichment programs

It is a business that serves clients. Its primary purpose is to serve those clients, not grow crops.

There are no limits on hours of operation, how many people will be on the site, how many fundraising events they will hold, whether there will be music, how many tours and field trips they will entertain, how many summer enrichment programs (summer camps?) they will hold or how many people can attend.

I hope you will all recall another SE that the BZA granted, Urban Vines. It was to be small and quiet with grape vines out front, but became so successful that it grew; more people, traffic, parking on the street, a parking lot out front instead of the promised vines, evening music and two porta potties!

Without limitations or conditions placed on it, we could end up not with just a little farm that helps youth, but a busy business with tours, summer camps, fundraising, etc.

Without a **well thought out list of conditions** (which I don't believe can be made in a rush tonight), this will be

- injurious to the use and enjoyment of other property in the immediate vicinity and
- substantially change the essential character of the area

I would prefer that the petitioner and the neighbors work together to come up with that list rather than leaving it to the BZA to do this evening with little time to think them through.

As for the variance, the other two SE for Agritourism that you granted (Urban Vines and Stuckey Farm) went through the process, so I see no reason to allow this one to avoid proper procedure.

Question

If the BZA were to allow that variance, does the BZA know what it is allowing to happen? At least get a list from staff of all of the things they will not be required to do before you make a recommendation!

I know that some of my neighbors have written a letter that suggests some conditions. Maybe these can be modified with the petitioner for a better fit. Let them have the chance to do that!

Thank you,

Ginny Kelleher

Pamela Howard

From: Linda Sullivan <Linda@adminstrat.com>
Sent: Tuesday, May 11, 2021 5:34 PM
To: jsmith2728@aol.com; Pamela Howard
Subject: RE: The Chris Center BZA requests 2105-SE-01 & 2105-VS-12
Attachments: Special Exception - The Chris Center.docx

Warning: This external email is from Linda@adminstrat.com. Do not click on unexpected or untrusted links and attachments.

Apologies for the late response, attached are my questions/comments for this evening's meeting.

Thank you for your kind consideration.

Linda

Linda A. Sullivan
President
Administrative Strategies, LLC
Office: 888.787-7811
Fax: 800.878.5989



Visit us on our Website: www.administrative-strategies.com

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From: jsmith2728@aol.com <jsmith2728@aol.com>
Sent: Tuesday, May 11, 2021 4:56 PM
To: Linda Sullivan <Linda@adminstrat.com>; phoward@westfield.in.gov
Subject: The Chris Center BZA requests 2105-SE-01 & 2105-VS-12

Hi Linda,
Attached is the document I shared with Pam Howard, the community development staff who is in charge of The Chris Center at the BZA hearing tonight at 7:00. I've copied Pam on the email so you can directly give her your comments for input for tonight's meeting. As someone who had to go through this process for your stable and business, I know you can relate to the feelings the process can cause! I also thought you had looked into the documentation with a good

understanding, have good contacts who have done a very similar not for profit enterprise, and the risk management practices that are important to have in place for such an endeavor.

At any rate, feel free to read what I wrote, and then comment directly to Pam with any of your own input.

Thanks,

Jen

TO: Westfield Washington BZA

FROM: Linda Sullivan

DATE: 5-11-2021

RE: The Chris Center, A Place for Paws, 2 variance requests 2105-SE-01 & 2105-VS-12

While I welcome a non-profit dedicated to assisting youth, I am not familiar with this organization and its mission. In the special exception request, they are asking for the exception to accomplish the stated mission of the Chris Center. I'm not sure what that mission is and I could not locate a website or Facebook page or any mention of this organization and its stated mission. As a neighbor, it would be helpful to have additional information in order to determine if that mission fits with the neighborhood and use of land currently in existence on Joliet Road.

As I am not familiar with non-profits in general, I reached out to a friend of mine whose non-profit I support. Her name is Debbie Anderson and she runs Strides To Success in Plainfield, IN. Strides is a PATH Premier Accredited Facility and non-profit organization that is committed to positively impact the emotional, mental, behavioral and social challenges of both adults and children that have at-risk behaviors or need special support services. Strides to Success was the first PATH program in the United States to earn accreditation incorporating mental health standards. Strides also serves as a valuable industry resource by hosting workshops, developing curricula and online classes.

As a similar type business (from the limited information I have about the Chris Center), she indicated that considerations for this type of facility include the following:

1. Students – What are the ages and types? Will they arrive and leave together at set times or a different times? What type of supervision will there be?
2. What is the nature of the program?
3. Is this youth at risk? Are they pre-system or in-system?
4. Are there counselors or instructors and what are their qualifications?
5. How do they arrive at the facility? Transportation?
6. Is the facility accredited? Certified?
7. Will there be outside oversight of the facility by an independent organization? Such as PATH International (Professional Association of Therapeutic Horsemanship) or similar.
8. Risk management – how will youth be kept on the property?
9. What about safety precautions?
10. Additional information about the facility with regard to safety.
11. Insurance? Type & who protected. Umbrella policy?
12. Fundraising events – how many people in attendance? Noise? Traffic?
13. What type of fencing will be used?

My apologies for the lateness of this request for additional information. Debbie Anderson of Strides indicated she would welcome the opportunity to discuss the various considerations inherent in running an agricultural enterprise in a mostly residential area. I believe additional information is needed to make an informed decision on this variance request.



WESTFIELD-WASHINGTON
BOARD OF ZONING APPEALS

June 7, 2021
2105-SE-01 & 2105-VS-12
Exhibit 1

Petition Number: 2105-SE-01 & 2105-VS-12

Subject Site Address: 17319 Joliet Road (the "Property")

Petitioner: The Chris Center (the "Petitioner")

Request: The petitioner is requesting a Special Exception to permit an Agritourism Use and a Variance of Development Standard to exempt the Development Plan Requirement for a proposed Agritourism Facility, to allow the use to be regulated as an Agricultural Use, on 6.62 acres +/- in the AG-SF1: Agriculture / Single-Family Rural District.

Current Zoning: AG-SF1: Agriculture / Single-Family Rural District

Current Land Use: Agriculture / Rural Residential

Approximate Acreage: 6.62 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Site Plan
4. Proposed Building
5. Application Packet
6. Summary of Neighbor Meeting
7. Written Public Comments presented at Public Hearing

Staff Reviewer: Pam Howard, Senior Planner

OVERVIEW

Location: The subject property is 6.62 acres +/- in size and located at 17319 Joliet Road (see **Exhibit 2**). The Property is zoned the AG-SF1: Agriculture / Single-Family Rural District (the "AG-SF1 District"). The Property is currently undeveloped. The surrounding properties include residential and agricultural uses.

Request: The petitioner is requesting a Special Exception to permit an Agritourism Use and a Variance of Development Standard to exempt the Development Plan Requirement for a proposed Agritourism Facility, to allow the use to be regulated as an Agricultural Use, on 6.62 acres +/- in the AG-SF1: Agriculture / Single-Family Rural District.

Update: The petitioner met with some of the neighbors who provided written comments. A summary of that meeting has been provided and included as **Exhibit 6**.

SPECIAL EXCEPTIONS: PROCESS AND ANALYSIS

Definition: Chapter 12 (Definitions) of the Unified Development Ordinance (the "UDO") defines a "Special Exception" as "[a] use that requires a greater degree of scrutiny and review because of its potential adverse impact upon the immediate neighborhood and the community that is reviewed by the Board of



Zoning Appeals for its characteristics and impacts to determine its suitability in a given location for the Zoning District in which it is permitted.”

Use Table: Chapter 13 (Use Table) of the UDO provides that “[a] Special Exception designation is not meant to imply that the use will be disallowed, but that the use requires a greater degree of scrutiny and review because of its potential adverse impact upon the immediate neighborhood and the community. The Board of Zoning Appeals reviews a Special Exception and its characteristics and impacts to determine its suitability in a given location for those Zoning Districts in which it is permitted. The determination of whether the Special Exception may be approved shall be subject to a public hearing by the Board of Zoning Appeals and review in accordance with Article 10.11 Special Exceptions.”

Purpose: Article 10.11(B) (Processes and Permits; Special Exceptions; Purpose) of the UDO states “[a] Special Exception is a use that requires a greater degree of scrutiny and review because of its potential adverse impact upon the immediate neighborhood and the community. The Board reviews a Special Exception and its characteristics and impacts to determine its suitability in a given location for the Zoning District in which it is permitted. The determination of whether the Special Exception is approved shall be contingent upon: (i) the Special Exception meeting the standards of this Ordinance and those standards as set forth in this Article; and (ii) the Board weighing, in each case, the public need and benefit against the local impact, giving effect to the proposals of the Applicant for ameliorating adverse impacts through special site planning and development techniques and contributions to the provisions of public improvements, sites, right-of-way and services.”

Proposed Use: As summarized in the Application Packet (see **Exhibit 5**) and depicted on the Proposed Site Plan and Proposed Building exhibit (see **Exhibits 3 & 4**) the Petitioner intends to open a non-profit operational farm where enrolled teens would participate in gardening and caring for the livestock. This could also include educational programs, field trip visits from local schools or organizations, fundraising events, a farmer’s market and produce stand, and summer enrichment programs.

The UDO does not contain a defined use that perfectly aligned with the proposal. The Department has determined that Agritourism¹ is the closest option, which is permitted as a Special Exception within the AG-SF1 District. The UDO² provides that the purpose of the AG-SF1 District is to “accommodate agricultural land uses and large-lot Single-family Dwellings.” The AG-SF1 District currently permits uses such as: farms and farm buildings, churches, golf courses, nurseries and greenhouses, schools, stables and single-family dwellings. In addition to Agritourism, other Special Exception uses contemplated in the AG-SF1 District include: Kennels, large animal hospitals, private clubs and lodges, schools with dormitories, stockyards, riding stables, and zoos.

¹ The UDO defines Use, Agritourism as “[a]n agriculturally-based operation or activity that brings visitors to an operational farm, and that may include, but is not limited to, Uses and activities such as: pumpkin patches, Christmas tree sales, animal interaction exhibits (i.e., petting zoo, pony rides), apple or strawberry picking, seasonal or holiday activities (i.e., corn mazes, hay or wagon rides, straw piles, haunted houses), family-oriented activities (i.e., bounce houses, pedal cars, kiddie rides), creamery, vineyards, breweries, educational experiences or tours, limited retail sales of products not produced on-site (i.e., country store, activity ticket sales), related beverage or food sales (i.e., tasting facilities, lunch counters, dairy bar, refreshment or specialty food stands), and related ancillary Uses and buildings.

² Article 4.2(A): AG-SF1: Agriculture / Single-Family Rural District; Purpose and Intent.



ANALYSIS OF VARIANCE REQUEST

The UDO requires Development Plan Review for all projects not exempt under the below standard.

Article 4.2(J) AG-SF1-Agriculture / Single-family Rural District; Development Plan Review:
Required except for Single-family Dwellings, Agricultural Uses³ and associated Accessory Uses⁴.

The proposed project does not fall under this exemption as Agritourism Use is separately defined in the UDO, as opposed to being considered an Agricultural Use with associated Accessory Uses. Approval of this variance would allow the project to be processed as an Agricultural Use meaning that it would go straight to the Improvement Location Permit.

COMPREHENSIVE PLAN

The Westfield-Washington Township [Comprehensive Plan](#) identifies this Property within the “Existing Rural Southwest” area within the “Rural Residential” land use classification.

Development policies of this land use classification include⁵: (i) Encourage artisan farms and equestrian uses to maintain the rural, country-like atmosphere; (ii) protect and enhance the Eagle Creek Trail as a recreational amenity; (iii) allow the continuation of the historic rural patterns (single-family houses on large parcels); (iv) utilize subdivision street standards for new development that are appropriate to the rural context (open ditches, no curb and gutter); and (v) preserve historically significant buildings and resources (barns, houses, etc.). A sub-point is included for the last policy that states:

“Recognize that the southwestern area of the township identified as rural on the map is unique relative to the other rural areas. Specifically, the character and pattern of development in this area is committed to small-scale equestrian-oriented and related rural uses, as contrasted with the large-scale agricultural patterns in the northwest. As such, the policy of this plan is that the character of the southwest rural area should remain essentially unchanged. New growth and development in this area should be reviewed with the intent of ensuring that it is compatible both from a use and density perspective, with minimal impact on the natural and visual environment.”

³ The UDO defines Use, Agricultural as “[t]he use of land for farming, including plowing, tilling, cropping, installation of best management practices, seeding, cultivating, or harvesting for the production of food and fiber products (except commercial logging and timber harvesting operations); the grazing or raising of Livestock (except in confined feed yards); dairy farming; sod production; horticulture; orchards; tree farms; and related building (e.g., barns, Stables, sheds, feeding bins).”

⁴ The UDO defines Use, Accessory as “[a] Use incidental to and customarily associated with a Use otherwise permitted and located on the same Lot or parcel.”

⁵ Westfield-Washington Township Comprehensive Plan, pages 25-30.



The Comprehensive Plan identifies appropriate land uses in this land use classification to include: (i) Single-family detached houses on large lots or in a Rural or Conservation Subdivision; (ii) Accessory Dwellings; (iii) Equestrian Uses; and (iv) Agriculture, including artisan farms⁶.

PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of a Special Exception or Variance. This petition received its public hearing at the May 11, 2021, Board of Zoning Appeals meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Board of Zoning Appeals' Rules of Procedure.

Conditions on a Special Exception: The UDO⁷ and Indiana law provide that the Board of Zoning Appeals in granting a Special Exception, may prescribe conditions and limitations concerning the use, construction, character, location, landscaping, screening, parking and other matters relating to the purposes and objectives of this Ordinance upon the premises benefited by a Special Exception as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject property or upon public facilities and services. Any conditions prescribed by the Board shall be recorded in the Office of the Recorder of Hamilton County, Indiana. Violation of any such condition or limitation shall be a violation of this Ordinance and shall constitute grounds for revocation of the Special Exception or related Improvement Location Permit, pursuant to Chapter 11: Enforcement & Penalties.

Conditions on a Variance: The UDO and Indiana Code § 36-7-4-918.4 provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO upon any Lot benefited by a variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject Lot or upon public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

Review Criteria for Special Exceptions: The Board of Zoning Appeals may approve a Special Exception only upon a determination that the Special Exception at the proposed location meets the following⁸:

1. The establishment, maintenance, or operation of the Special Exception will not be detrimental to or endanger the public health, safety, morals, or general welfare.
2. The Special Exception will be designed, constructed, operated, and maintained so as to: (i) not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted; (ii) not substantially diminish and impair property value within the neighborhood; (iii) be harmonious and appropriate in appearance with the existing or intended character of the immediate vicinity; and (iv) not change the essential character of the area.

⁶ Appendix A of the Westfield-Washington Township Comprehensive Plan defines "Artisan Farm" as "[a] small farm with owners living on site that produces goods or services for the local table market (not the commodity market). This term includes but is not limited to orchards, tree nurseries, hay, vegetables, and the raising of limited numbers of animals such as horses, llamas, alpacas, sheep, goats, and chickens.

⁷ Article 10.11(I) Processes and Permits; Special Exceptions; Conditions of the UDO.

⁸ Article 10.11 Processes and Permits; Special Exceptions; Review Criteria of the UDO.



3. The establishment of the Special Exception will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the Zoning District.
4. Adequate public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools have been or are being provided and the Special Exception will not result in excessive additional requirements at public expense for such public facilities and services.
5. Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion and have vehicular approaches are designed as not to create an interference with traffic on surrounding rights-of-way.
6. The Special Exception will be harmonious with and in accordance with the objectives of the Comprehensive Plan.
7. The Special Exception will be located in a Zoning District where such use is permitted and that all other requirements of the Zoning District and this Ordinance, and as may be applicable to such use, will be met.

Review Criteria for Variances of Development Standard: The Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the underlying zoning ordinance. A variance may be approved under Indiana Code § 36-7-4-918.5 only upon a determination in writing that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.

DEPARTMENT COMMENTS

Special Exception: If the Board is inclined to approve the Special Exception, then the Department Recommends the following conditions and Review Criteria findings:

Recommended Condition:

1. That the approval be limited to the operations as described in the Proposed Conditions Exhibit that will be provided at the meeting.
2. The Petitioner shall record an acknowledgement of this approval with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Community Development Department.

Review Criteria:

Criteria #1: The establishment, maintenance, or operation of the Special Exception will not be detrimental to or endanger the public health, safety, morals, or general welfare.



Finding: It is unlikely that approving the requested Special Exception would be injurious to the public health, safety, morals, and general welfare of the community because the use as proposed is agricultural in nature and the number of animals kept on site is less than a traditional livestock operation.

Criteria #2: The Special Exception will be designed, constructed, operated, and maintained so as to: (i) not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted; (ii) not substantially diminish and impair property value within the neighborhood; (iii) be harmonious and appropriate in appearance with the existing or intended character of the immediate vicinity; and (iv) not change the essential character of the area.

Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner because: (i) the proposed use is agriculturally based; (ii) the operation and design of the use should not impact surrounding properties; (iii) the design of the proposed structure is consistent with other agricultural buildings, and (iv) the development of the site would otherwise comply with applicable regulations.

Criteria #3: The establishment of the Special Exception will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the Zoning District.

Finding: The Unified Development Ordinance contemplates the proposed use within the AG-SF1 District. The proposed operation and design of the use should not impact surrounding properties and will not impede the use and development of adjacent properties. The property will continue to maintain its agricultural character and the proposed Special Exception would be compatible with other permitted uses of the AG-SF1 District. Potential conflicts resulting from other future and adjacent uses should be diminutive.

Criteria #4: Adequate public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools have been or are being provided and the Special Exception will not result in excessive additional requirements at public expense for such public facilities and services.

Finding: The proposed use would be required to comply with any county and state requirements related to the project.

Criteria #5: Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion and have vehicular approaches are designed as not to create an interference with traffic on surrounding rights-of-way.

Finding: The proposed facility would not be open to the general public on an ongoing basis. The primary use of the facility would be limited to enrolled students. A gravel parking area will be provided. The project would be required to comply with any county requirements regarding any necessary adjacent roadway improvements.



Criteria #6: The Special Exception will be harmonious with and in accordance with the objectives of the Comprehensive Plan.

Finding: As summarized in the Comprehensive Plan section of this report, the Special Exception is generally consistent with the goals and objectives of the Comprehensive Plan.

Criteria #7: The Special Exception will be located in a Zoning District where such use is permitted and that all other requirements of the Zoning District and the Unified Development Ordinance, and as may be applicable to such use, will be met.

Finding: The Unified Development Ordinance contemplates the use within the AG-SF1 District. The use and property will otherwise comply with or exceed the applicable standards of the AG-SF1 District.

Variance of Development Standard: If the Board is inclined to approve the Variance of Development Standard, then the Department recommends the following conditions and findings:

Recommended Conditions:

1. That the approval shall be limited to the use permitted by Special Exception 2105-SE-01.
2. That the approval be limited to:
 - a. The building shown in the Proposed Building exhibit (**Exhibit 4**);
 - b. Any future non-vertical improvements for the use permitted by Special Exception 2105-SE-01;
 - c. Any future Accessory Buildings⁹, as defined in the Unified Development Ordinance, for the use permitted by Special Exception 2105-SE-01.
3. That this approval shall not apply to any future Principal Buildings¹⁰, as defined in the Unified Development Ordinance.
4. That the Petitioner comply with the Lighting Standards of the Unified Development Ordinance (Article 6.9, inclusively).
5. That the Petitioner obtain any and all necessary approvals from applicable City and County Departments; including but not limited to Westfield Fire Department, Westfield Public Work Department, Hamilton County Surveyors Office, Hamilton County Highway Department, and

⁹ The UDO defines Building, Accessory as “[a] subordinate building or structure, the Use of which is incidental to and customary in connection with the Principal Building or Use and which is located on the same Lot with such Principal Building or Use and is under the same ownership. Buildings which are portable and do not have permanent foundations are also classified as Accessory Buildings, but shall not require an Improvement Location Permit.”

¹⁰ The UDO defines Building, Principal as “[a] building in which is conducted the main or primary Use of the Lot on which said building is located. Where a substantial portion of an ancillary building is attached to the Principal Building in a substantial manner, as by a roof, then such ancillary building shall be counted as a part of the Principal Building and not as an Accessory Building.”



Hamilton County Health Department; prior to the issuance of any Improvement Location Permit for the Property.

6. The Petitioner shall record an acknowledgement of this approval with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Community Development Department.

Recommended Findings for Approval:

1. *The approval will not be injurious to the public health, safety, morals, and general welfare of the community:*

Finding: It is unlikely that approving the requested variance would be injurious to the public health, safety, morals, and general welfare of the community because the proposed use of the property is agricultural in nature and the number of animals kept on site is less than a traditional livestock operation.

2. *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:*

Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner because: (i) the proposed use is agriculturally based; (ii) the operation and design of the use should not impact surrounding properties; (iii) the design of the proposed structure is consistent with other agricultural buildings, and (iv) the development of the site would otherwise comply with applicable regulations.

3. *The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property:*

Finding: Strict adherence to the zoning ordinance would result in the inability to improve the property in a manner that is consistent with surrounding properties.

Denial: If the Board is inclined to reject or deny the Special Exception and/or Variance of Development Standard, then the Department recommends denying the Special Exception, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.



Westfield–Washington Township Board of Zoning Appeals (BZA)
Minutes of the May 11, 2021 BZA Meeting
Presented for approval: June 8, 2021

The Westfield-Washington Township Board of Zoning Appeals (BZA)
met both in-person and virtually at 7:00 p.m. on Tuesday, May 11, 2021.

OPENING OF MEETING: 7:00 PM

ROLL CALL No Audio for Roll Call/Attendance

Present In-Person: Jeff Boller, Jeannine Fortier, Ken Kingshill, Victor McCarty, and Dave Schmitz.

Present Virtually: All present in-person.

Absent: All present.

City Staff Present: Kevin Todd, Director; Pam Howard, Senior Planner; and Caleb Ernest, Associate Planner.

Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

AMENDMENT TO THE OF BZA RULES AND PROCEDURES

Copeland overview the two updates:

- Article 9, Conduct of Hearings, 1b: Clarification of the requirement of administering Oaths.
- Article 10, Notice, Sub-section 7: Definition of required timing of Notices and the timing of those.

She said that all necessary bodies had reviewed these proposed changes.

Schmitz motioned to adopt the Amendment as presented.

McCarty seconded. Motion passed. Vote 4-1. (Kingshill)

APPROVAL OF MINUTES

Kingshill motioned to approve the March 9, 2021 Minutes.

Fortier seconded. Motion passed. Vote 5-0.

REVIEW RULES AND PROCEDURES

Howard reviewed BZA rules and procedures.

ITEMS OF BUSINESS:

2105-SE-01 &

2105-VS-12

[PUBLIC HEARING]

17319 Joliet Road

The Chris Center

The Petitioner requests a Special Exception to permit an Agritourism Use and a Variance of Development Standard to exempt the Development Plan Requirement for a proposed Agritourism Facility on 6.62 acres +/- in the AG-SF1: Agriculture/Single-family Rural District (Articles 4.2(J) and 13.2)

(Planner: Pam Howard – phoward@westfield.in.gov)

Howard overviewed this request to permit an Agritourism Use and a Variance of Development Standard. She said that four public comments had been received and provided to the BZA Board.

Nancy Elbert and Martin Beckner, the Petitioners, summarized the details of this proposal for a Care Farm designed to assist teens with mental health challenges and overall wellness. Elbert gave a background of her experience and an overview of her professional partners. Beckner addressed his partnership with this

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proposal and the shared vision of the Petitioners. He said that the Chris Center would be more like a hobby farm specializing in agricultural education and wellness. He added that the animals would be very limited in numbers and suited for this use. He said that the Center would not be open to the public but would be a private education institution.

Kingshill asked how many animals would the Petitioner have.

- The Petitioner responded that would depend on the type of animal, but that they would be permitted more animals if they had just an agricultural use/designation.

Beckner said the immediate neighbors had not submitted any objections.

Howard clarified the application packet that was uploaded to the BZA agenda contained the exhibit the Petitioner referenced along with supplemental exhibits which included a larger description of the proposed use. She added that the special exception, if approved as written currently, would also encompass those items. The Board could further limit those specifics that were currently written, the staff report would tie the business of the nonprofit to the entire exhibit.

Kingshill asked why this was being called agritourism, as it sounded like education.

Howard and Todd said that there was not a use that encompassed all that the Petitioner was requesting, categorizing it as Education would also require a variance and could create issues with some of the elements of the proposed use. Additionally, the proposed use fits the first portion of the Agritourism definition, it just doesn't fall into one of the example uses provided in the definition.

Schmitz suggested limiting the scope of the request.

Todd agreed with Schmitz.

Public Hearing for 2105-SE-01 & 2105-VS-12 opened at 7:37 p.m.

Ginny Kelleher, 3920 W. 166th Street; said that there was a desire for the organization to come to Westfield; however, there was a need for more restrictive conditions. She said she wanted time to work with the neighbors and come up with appropriate conditions. She said she had submitted a letter to the Board.

Public Hearing for 2105-SE-01 & 2105-VS-12 closed at 7:41 p.m.

Petitioner's responses:

- Elbert said that she had a lot of those questions answered, but didn't realize they would need to have a full business plan at that time.
- Elbert said that she wanted to get the barn built so they could get started.

Kingshill asked if a 30-day delay would be an issue.

Petitioner's responses:

- Elbert said that she thought that a 30-day delay was a good idea, and that she could share the strategic plan.
- Beckner, the Petitioner's legal counsel, stated that they need to close on the property by June 1, 2021.

Schmitz said he thought that the proposal needed to be nailed down more as the approval would run with the land and the Board wanted to ensure that it isn't too broad.

McCarty said that he respected the mission of the project. He added that he would like to see it located in the Westfield community but thought that the plan needed to be nailed down more.

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Fortier said she would like to see the Petitioner collaborate with the neighbors and further clarify the use.

Boller agreed that the proposal was too broad in scope and needed further refinement since it would run with the land. He said he was completely behind what the Petitioner wanted to do with this project.

Schmitz motioned to table 2105-SE-01 & 2105-VS-12 until the next BZA meeting.

- Copeland said that if the Petitioner requested the continuance then they would not need to re-notice.

Schmitz withdrew the motion to table 2105-SE-01 & 2105-VS-12.

Beckner asked what the Board what exactly the board wanted the Petitioner to do in the next month.

- Schmitz responded that the board would like the Petitioner meet with the neighbors and discuss nailing down conditions.

The Petitioner requested a continuance.

2105-VS-13
[PUBLIC HEARING]

E 169th Street OI Building

Patch Development, LLC

The Petitioner requests Variances of Development Standard to encroach fifty (50) feet into the one hundred (100) foot Minimum Front Yard Setback, to encroach twenty (20) feet into the forty (40) foot Minimum Rear Yard Setback, to not require building offsets and to utilize split-face concrete block in-lieu of Masonry Materials on 5.85 acres +/- in OI: Open Industrial District (Articles 4.25(E)(1)(a), 4.25(E)(3), 6.3(G)(2)(a)(i) and 6.3(G)(2)(a)(ii)).

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

Howard overviewed this request for a Variance of Development Standard. She said Staff had received one comment that was made available to board members.

The Petitioner, Andrew Greenwood with Patch Development, summarized the details of this request. He said that irregular shaped parcel would be an infill project. He said the setbacks would be consistent with existing buildings in the area, and that they would like to remove the architectural offsets requirements and use split face block in lieu of Masonry Materials.

Kingshill asked about the material that would be used.

- The Petitioner replied that it would be split face concrete block which is not considered masonry in the UDO.

Kingshill asked about the offset requirement.

Todd read the associated UDO standard.

Boller asked the Petitioner if they had any users.

- Pat Chittenden with Patch Development replied that they were working with Dyna-Fog as that business needs to relocate.

McCarty asked if there would be outdoor storage.

- The Petitioner responded that the parcel was one of the last remaining OI zoned areas. He added that if someone needed outdoor storage, it would go in the northwest area. He said that no current users would utilize outdoor storage.

Todd addressed outdoor storage standards.

Public Hearing for 2105-VS-13 opened at 8:06 p.m.

No public comments.

Public Hearing for 2105-VS-13 closed at 8:08 p.m.

Kingshill presented some background about the purpose of the offset requirement. He said that it included other architectural features and that maybe that there was a need to revisit that point in the UDO.

Schmitz motioned to approve 2105-VS-13 with the following Staff conditions:

- That the Property be developed in substantial compliance with the Site Plan (Exhibit 3) and consistently with the illustrated character exhibits (Exhibit 5).
- That the Petitioner shall record an acknowledgement of this approval with the County Recorder's Office and return a copy of the recorded instrument to the Economic and Community Development Department.

McCarty seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2105-VS-13.

Fortier seconded. Motion passed. Vote 5-0.

2105-VS-14
[PUBLIC HEARING]

NWC 175th Street & Wheeler Road 1:21

City of Westfield

The Petitioner requests a Variance of Development Standard to permit an Electronic Sign in the Right-of-way of the Monon Trail at the SR 32 Trailhead (Article 6.17)

(Planner: Kevin Todd – ktodd@westfield.in.gov)

Todd overviewed this request for a Variance of Development Standard.

Christopher Larsen, Director of IT for the City of Westfield, summarized the details of the kiosk. He said it would electronically deliver City information to trail users and public safety, including the use of cameras and phones for emergency use. He said that the screen will dim at certain times.

Public Hearing for 2105-VS-14 opened at 8:19 p.m.

No public comments.

Public Hearing for 2105-VS-14 closed at 8:20 p.m.

Kingshill asked if there are moving pictures of if it was static

- Larsen replied that they would be mostly static; however, one area could be a scrolling information bar. He added that the City had a partnership with Hamilton County Tourism to provide visitor activities and information to trail users.

Boller mentioned the one in Village Farms

Kingshill asked how it the screen would be oriented

- Larsen replied that screen would face northeast toward the trail.

Boller asked if there would be seating or other things around it like the one on Greyhound Pass that served as screening.

- Larsen replied that it was largely open due to traffic site lines. He said there were benches there. He added that this was not a bright light due to visibility, and that the one at Greyhound may be changed out in the future.

McCarty asked about operating system

- Larsen replied it was Android based and was customizable.

Fortier asked if there was an AED included.

- Larsen replied there was no AED at this time, but that was that was a future goal along with the possibility of including a first aid kit.

Kingshill motioned to approve 2105-VS-14.

Boller seconded. Motion passed. Vote 5-0

Schmitz motioned to adopt Staff's Findings of Fact for 2105-VS-14.

McCarty seconded. Motion passed. Vote 5-0.

2105-VS-15
[PUBLIC HEARING]

525 David Brown Drive

Tom Roush, Inc.

The Petitioner requests a Variance of Development Standard from the Architectural Standards to permit refacing on an existing Auto Dealership on 8 acres +/- in the GB-PD: General Business/Planned Development District and US Highway 31 Overlay District (Article 6.3(F)).

(Planner: Pam Howard – phoward@westfield.in.gov)

Howard overviewed this request for a Variance of Development Standard. She said that Staff had received no comments regarding this request.

The Petitioner, Jeff Roush with Tom Roush, summarized the details of this request to exempt the masonry standard listed in the UDO. He explained the remodel was a branding exercise with required manufacturer standards from Mazda.

Schmitz asked about the materials that would be used.

- The Petitioner's architect Mike Balay, with Balay Architects, displayed and explained the drawings of the proposed materials. He said that the materials would be metallic with different colors.

Public Hearing for 2105-VS-15 opened at 8:26 p.m.

No public comments.

Public Hearing for 2105-VS-15 closed at 8:28 p.m.

McCarty motioned to approve 2105-VS-15 with the following Staff conditions:

- That the Variance only applies to the improvements being reviewed under Improvement Location Permit 21-CRM-009-562.
- That the Building be constructed in substantial compliance with the Proposed Elevations (Exhibit 4).
- That the Petitioner shall record an acknowledgement of this approval with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Community Development Department.

Boller seconded. Motion passed. Vote 5-0

Schmitz motioned to adopt Staff's Findings of Fact for 2105-VS-15.

Fortier seconded. Motion passed. Vote 5-0.

2105-VS-17
[PUBLIC HEARING]

1820 Bastian Court

Circle City Lighting, Inc.

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The Petitioner requests Variances of Development Standard to modify Circulation Sign Standards from two (2) square feet of Sign Area to sixteen (16) square feet double-sided as well as the Maximum Sign Height for Circulation Signs from three (3) feet to five (5) feet six (6) inches on 20 acres +/- in the Northpoint PUD District (Article 6.17(H)(3)(a) and (b)).
(Planner: Caleb Ernest – cernest@westfield.in.gov)

Ernest overviewed this request for Variances of Development Standard. He said that Staff had received no comments regarding this request.

The Petitioner, Bryan Durr with Circle City Lighting, summarized the details of this request for the monument sign.

Kingshill confirmed that this area would only be traveled by visitors of Northpoint and not the general public.

McCarty asked if the sign would be lit.

The Petitioner replied the sign would not be lit.

Public Hearing for 2105-VS-17 opened at 8:320 p.m.

No public comments.

Public Hearing for 2105-VS-17 closed at 8:33 p.m.

Kingshill motioned to approve 2105-VS-17 with the following Staff conditions:

1. That the approval of this Variance shall only apply to the Property as shown on Exhibit 4.
2. That the Petitioner shall record an acknowledgement of this approval with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Community Development Department.

Fortier seconded. Motion passed. Vote 5-0

Schmitz motioned to adopt Staff's Findings of Fact for 2105-VS-17.

Fortier seconded. Motion passed. Vote 5-0.

2105-VS-18
[PUBLIC HEARING]

18843 Abigail Drive

Kurt and Patricia Lang

The Petitioners request a Variance of Development Standard to encroach three and one half (3.5) feet into the seven and one half (7.5) foot Side Yard Setback on 0.23 acres +/- in the Andover North PUD District (Ord. 06-12, Section 7(A)).

(Planner: Caleb Ernest – cernest@westfield.in.gov)

Ernest overviewed this request for a Variance of Development Standard. He said staff had received an approval letter from the HOA, otherwise no other comments had been received.

The Petitioner, Patricia Lang, summarized the need for the variance for the addition of a sunroom. She said the plan had been approved by the HOA.

Public Hearing for 2105-VS-18 opened at 8:39 p.m.

No public comments.

Public Hearing for 2105-VS-18 closed at 8:41 p.m.

Kingshill motioned to approve 2105-VS-18 with the following Staff conditions:

1. That the approval of this Variance shall only apply to the north Side Yard Setback.
2. That the Petitioner shall record an acknowledgement of this approval with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Community Development Department.

McCarty seconded. Motion passed. Vote 5-0

Schmitz motioned to adopt Staff's Findings of Fact for 2105-VS-18.

Fortier seconded. Motion passed. Vote 5-0.

ITEMS CONTINUED TO A FUTURE MEETING

NONE

REPORTS/COMMENTS:

- Plan Commission Liaison
- Community Development Department

ADJOURNMENT

Fortier motioned to adjourn the meeting.

McCarty seconded. Motion passed. Vote 5-0.

The meeting adjourned at 8:45 p.m.

Chairperson
Dave Schmitz

Secretary
Kevin M. Todd, AICP
Director

1. The Special Exception is for this use only, as described on page 22 of the Application Packet (**Exhibit 5**), also included as page 2 of this document.
2. We will hold no more than 4 large events per year that will end by 10:00pm. Larger number of people attending these events are expected and allowed to exceed the operational maximum number limit. A Temporary Use and Event Permit will be required for each event.
3. Manure will not be spread on-site.
4. Number of members on-site during regular programming will be 24. Field trips will be limited to 24 students. Appropriate numbers of staff/volunteers to support the visitors will always be present.
5. Hours of operation will be from 8:30 A.M.- 8:30 P.M. and 10 A.M.- 8:30 P.M. on weekends, except for special events. (Animal care professionals may be there very early in the day). Multiple shifts may come and go during hours of operation.
6. For the number of animals, we will not exceed 12 small livestock. We will have all “minis” such as donkeys, goats, cows, llamas, or ponies. We will not have large horses or cows. There will also be small animals such as rabbits and guinea pigs.
7. We will comply with all lighting ordinances. Our site plan will follow all required setbacks and permits will be obtained.
8. All animals will be kept in enclosed areas.
9. The Chris Center will follow all noise ordinances per city and county rules.

"Exhibit A"



A Place for Paws at The Chris Center, Inc.

Our mission at The Chris Center, Inc. is to promote the mental and emotional wellness of teenagers. We recognize the severity of the teen mental health epidemic and are passionate about providing innovative solutions to support teen wellness. We are working to launch our care farm, A Place for Paws, as a unique wellness resource to support teens in Hamilton County, IN.

The idea behind a care farm is that mental and emotional well-being can be improved by connecting to nature, interacting with animals, and participating in farm activities. This concept is well-accepted in Europe, and research supports the mental health benefits associated with care farming. Our goal is to bring this care farm model to adolescents in our own community.

Our vision is to provide a safe, supportive community where teens can take a pause from the stressors of their everyday lives, connect to nature, and experience the healing power of human-animal interaction.

Key Activities and Services:

- Teens will participate in basic farm activities such as gardening and animal care (feeding, grooming, and nurturing animals such as miniature donkeys, goats, rabbits, and guinea pigs)
- Educational programs and wellness classes (examples include mindfulness classes, goat yoga, arts and crafts)
- Field trips and tours (schools, girl/boy scout troops, community centers)
- Fundraising events may take place on site
- Farmers market and produce stand (selling flowers and produce to help support nonprofit mission)
- Summer enrichment programs