



CITY OF WESTFIELD, IN
Board of Zoning Appeals Meeting Minutes - 12/9/2025
Tuesday, December 9, 2025 at 7:00 PM

OPENING OF REGULAR MEETING

7:00PM

[YouTube Time: 0:00](#)

Note the presence of a quorum

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

BZA Members Present Virtually: None.

BZA Members Absent: Billy Bunkowfst.

City Staff Present In-Person: Lauren Gillingham-Teague, Senior Planner.

City Staff Present Virtually: None.

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

Approval of Minutes - November 11, 2025

Motion: Approve BZA Meeting Minutes

By: Larry Clarino

Seconded: Jake Plummer

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

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Gillingham-Teague reviewed the rules and procedures.

ITEMS OF BUSINESS

2512-VS-18 [PUBLIC HEARING]

17531 Joliet Road

Dmytro Sudak by Direct Homes, LLC

The Petitioner requests Variances of Development Standard to modify Minimum Lot Area, Minimum Lot Frontage, Minimum Lot Width, and Minimum Front Yard Building Setback for an existing legal nonconforming lot as well as an existing legal nonconforming structure and to encroach twenty-seven (27) feet into the thirty (30) foot Minimum Rear Yard Setback to accommodate a new detached Accessory Structure on 0.5 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District (Articles 4.2(C), 4.2(D), 4.2(E) & 4.2(F)

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

Continued to future meeting.

2512-VS-19 [PUBLIC HEARING]

21204 Freemont Moore Road

Scott Daugherty

The Petitioner requests a Variance of Development Standard to encroach forty (40) feet into the eighty (80) foot Minimum Front Yard Setback Line to accommodate a new agricultural barn on 4.98 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District (Article 4.2(E)(1).

(Planner: Lauren Gillingham-Teague – lgillingham@westfield.in.gov)

[YouTube Time: 2:56](#)

Staff presentation / BZA comments / Staff responses.
Public Hearing for 2512-VS-19 opened at 7:06 p.m.
-No public comments.
Public Hearing for 2512-VS-19 closed at 7:07 p.m.
BZA comments / Petitioner responses / Staff responses.

Motion: Approve
By: Jake Plummer
Seconded: Jeff Boller

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

Motion Determination: Passed

Motion: Adopt Staff's Findings of Fact
By: Jeff Boller
Seconded: Larry Clarino

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

Motion Determination: Passed

ITEMS CONTINUED TO A FUTURE MEETING

2512-VS-20

19900 East Street

Community Health Network by Staley Signs, Inc.

**The Petitioner requests a Variance of Development Standard to modify sign Standards on 53 acres +/- in the GB: General Business District
(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)**

REPORTS/COMMENTS

[YouTube Time: 8:48](#)

Plan Commission Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn
By: Jeff Boller
Seconded: Larry Clarino

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

Motion Determination: Passed

Signature Page for BZA Minutes for December 9, 2025



Mark Keen
Chairperson



Secretary
Kevin M. Todd, AICP
Director