



**CITY OF WESTFIELD, IN**  
**Board of Zoning Appeals Meeting Minutes - 1/13/2026**  
*Tuesday, January 13, 2026 at 7:00 PM*

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**OPENING OF REGULAR MEETING**

7:00pm

[YouTube Time: 0:00](#)

**Note the presence of a quorum**

**BZA Members Present In-Person:** Mark Keen, Billy Bunkowfst, Jeff Boller (*arrived 7:00pm*), Jake Plummer, Larry Clarino.

**BZA Members Present Virtually:** None.

**BZA Members Absent:** None.

**City Staff Present In-Person:** Daine Crabtree, Current Planning Manager; Ryan Collingwood, Senior Associate Planner.

**City Staff Present Virtually:** None.

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

**Election of Officers**

[YouTube Time: 0:15](#)

Nominations

President: Mark Keen

Vice President: Billy Bunkowfst

Pro Tempre: Jeff Boller

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Motion: Elect Officers

By: Larry Clarino

Seconded: Jeff Boller

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

No: None

Abstain: None

Motion Determination: Passed

**Approval of Minutes - December 9, 2025**

Motion: Approve BZA Meeting Minutes

By: Jeff Boller

Seconded: Larry Clarino

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

No: None

Abstain: None

Motion Determination: Passed

**Review Rules of Procedure**

Crabtree reviewed the rules and procedures.

**ITEMS OF BUSINESS**

**2512-VS-20 [PUBLIC HEARING]**

**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](mailto:Dcrabtree@westfield.in.gov))**

[YouTube Time: 4:00](#)

Staff presentation / BZA comments / Staff responses.

Public Hearing for 2512-VS-20 opened at 7:12 p.m.

-No public comments.

Public Hearing for 2512-VS-20 closed at 7:13 p.m.

BZA comments / Petitioner responses / Staff responses.

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Motion: Approve

By: Jake Plummer

Seconded: Larry Clarino

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

No: None

Abstain: None

Motion Determination: Passed

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Motion: Adopt Staff's Findings of Fact

By: Jeff Boller

Seconded: Jake Plummer

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

No: None

Abstain: None

Motion Determination: Passed

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**2601-VS-01 [PUBLIC HEARING]**

**Hidden Pines**

***East Side of Shelbourne Road, approximately 0.2 miles south of Little Eagle Creek Avenue.***

**The Petitioner requests approval of a Variance of Development Standard to modify Minimum Lot Frontage from 250 feet to zero (0) feet for five (5) of six (6) proposed lots of a Minor Subdivision on 20.8 acres +/- in the AG-SF1: Agricultural / Single-family Rural District (Article 4.2(D)).**

**(Planner: Daine Crabtree - [Dcrabtree@westfield.in.gov](mailto:Dcrabtree@westfield.in.gov))**

[YouTube Time: 15:36](#)

Staff presentation / BZA comments / Staff responses.

Public Hearing for 2601-VS-01 opened at 7:17 p.m.

-One (1) public comment.

Public Hearing for 2601-VS-01 closed at 7:19 p.m.

BZA comments / Petitioner responses / Staff responses.

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Motion: Approve

By: Larry Clarino

Seconded: Jeff Boller

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

Motion Determination: Passed

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Motion: Adopt Staff's Findings of Fact  
By: Jake Plummer  
Seconded: Jeff Boller

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

Motion Determination: Passed

### **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 Side Yard Setback to accommodate a new attached garage 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](mailto:Rcollingwood@westfield.in.gov))**

[YouTube Time: 27:05](#)

Staff presentation / BZA comments / Staff responses.  
Public Hearing for 2512-VS-18 opened at 7:28 p.m.  
-No public comments.  
Public Hearing for 2512-VS-18 closed at 7:28 p.m.  
BZA comments / Petitioner responses / Staff responses.

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Motion: Approve  
By: Jake Plummer  
Seconded: William Bunkowfst

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

Motion Determination: Passed

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

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

Motion Determination: Passed

## **ITEMS CONTINUED TO A FUTURE MEETING**

None.

## **REPORTS/COMMENTS**

[YouTube Time: 31:53](#)

**Plan Commission Liaison**

**Community Development Department**

## **ADJOURNMENT**

### **Adjourn**

Motion: Adjourn

By: Larry Clarino

Seconded: Jake Plummer

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

No: None

Abstain: None

Motion Determination: Passed

## Signature Page for BZA Minutes for January 13, 2026



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Mark Keen  
Chairperson



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Secretary  
Kevin M. Todd, AICP  
Director