



**CITY OF WESTFIELD, IN**  
**Board of Zoning Appeals Meeting Minutes - 4/14/2026**  
Tuesday, April 14, 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, Jake Plummer, Larry Clarino, Billy Bunkowfst, Jeff Boller.  
**BZA Members Present Virtually:** None.  
**BZA Members Absent:** None.  
**City Staff Present In-Person:** Daine Crabtree, Current Planning Manager.  
**City Staff Present Virtually:** None.  
**Legal Counsel Present In-Person:** Nicole Buskill, City of Westfield.

**Approval of Minutes - March 10, 2026**

Motion: Approve March 10, 2026 BZA Meeting Minutes  
By: Jake Plummer  
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**

**2604-VS-03**  
**225 South 1200 East**  
***Greg and Lora Bankert***  
The Petitioners request a Variance of Development Standard to modify the Minimum Lot Frontage from 250 feet to 35 feet on an existing legal, nonconforming lot on 9 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District (Article 4.2(D)).  
***(Planner: Daine Crabtree – Dcrabtree@westfield.in.gov)***

[YouTube Time: 2:09](#)

Staff presentation / BZA comments / Staff responses.  
Public Hearing for 2604-VS-03 opened at 7:04 p.m.  
-No public comments.

Public Hearing for 2604-VS-03 closed at 7:05 p.m.  
BZA comments / Petitioner responses / Staff responses.

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Motion: Approve 2604-VS-03  
By: Jeff Boller  
Seconded: Jake Plummer

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

Motion Determination: Passed

Motion: Adopt Staff's Findings of Fact for 2604-VS-03  
By: William Bunkowfst  
Seconded: Jeff Boller

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

Motion Determination: Passed

#### **2604-VS-04**

#### **16311 Canterwood Court**

#### ***The Smart Pergola***

**The Petitioner requests a Variance of Development Standard to encroach two (2) feet into the five (5) foot Side Yard Setback to accommodate a smart pergola on 0.16 acres +/- in the Courtyards of Cielo Ranch Planned Unit Development (PUD) District  
(Planner: Ryan Collingwood – [Rcollingwood@westfield.in.gov](mailto:Rcollingwood@westfield.in.gov))**

[YouTube Time: 8:55](#)

Staff presentation / BZA comments / Staff responses.  
Public Hearing for 2604-VS-04 opened at 7:10 p.m.  
-No public comments.  
Public Hearing for 2604-VS-04 closed at 7:11 p.m.  
BZA comments / Petitioner responses / Staff responses.

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Motion: Approve 2604-VS-04  
By: Jake Plummer  
Seconded: Jeff Boller

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

Motion Determination: Passed

Motion: Adopt Staff's Findings of Fact for 2604-VS-04  
By: Larry Clarino  
Seconded: Jeff Boller

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

Motion Determination: Passed

## **REPORTS/COMMENTS**

[YouTube Time: 13:55](#)

### **Plan Commission Liaison**

**Economic and Community Development Department**

## **ADJOURNMENT**

### **Adjourn**

Motion: Adjourn  
By: William Bunkowfst  
Seconded: Jeff Boller

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

Motion Determination: Passed

## Signature Page for BZA Minutes for April 14, 2026

A handwritten signature in black ink that reads "Mark Keen". The signature is written in a cursive style and is positioned above a horizontal line.

Mark Keen  
Chairperson

A handwritten signature in blue ink that reads "Kevin M. Todd". The signature is written in a cursive style and is positioned above a horizontal line.

Secretary  
Kevin M. Todd, AICP  
Director