

Westfield-Washington Advisory Plan Commission held a meeting on Monday, April 1, 2013 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Robert Smith, Robert Horkay, Bob Spraez, Ken Kingshill, Charles Lehman, and, Steve Hoover.

City Staff Present: Matt Skelton, Director; Jennifer Miller, Assistant Director; Ryan Clark, Planner; and Brian Zaiger, City Attorney.

Minutes:

Motion: To approve the minutes for the March 18, 2013 APC meeting as presented.

Motion: Smith; Second: Hoover; Vote: Passed by voice vote

Clark reviewed APC Rules of Procedure.

ITEMS OF BUSINESS

Case No. 1303-DP-05 & 1303-SIT-03
Petitioner Justus at Bridgewater, LLC
Description South side of 151st Street, approximately 700' west of Gray Road; Petitioner requests Development Plan and Site Plan review for 240 multifamily units and a clubhouse on approximately 23 acres in the Bridgewater PUD District.

Clark reviewed the details of the proposed Development Plan for 240 multi-family units and a clubhouse on approximately 23 acres. The project is consistent with the terms of the Bridgewater PUD Amendment, Ordinance 13-08, adopted by City Council last Monday. All landscaping plans have been submitted and are compliant.

Motion: To approve 1303-DP-05 and 1303-SIT-03.

Motion: Smith; Second: Spraez; Vote: 7-0

Case No. 1304-SPP-04
Petitioner Henke Development Group
Description Northwest corner of SR 32 and Sun Park Drive
Petitioner requests Primary Plat review for the 32 at 31-Henke Center on approximately 5.7 acres in the GB District.

Clark presented the details of the petition, stating the plat divides the 5.7 acres into three separate parcels approximately 3.3, 1.4 and 1.3 acres in size. A connector street between Wheeler Road and Sun Park drive is currently under construction by INDOT and will serve as the access point for the parcels.

A Public Hearing opened at 7:12 p.m.

Ms. Sharon Williams expressed concern regarding building in the flood plain.

The Public Hearing closed at 7:19 p.m.

Case No. 1304-DP-06 & 1304-SIT-04
Petitioner Southern Bells, Inc./Bell American Group
Description Taco Bell; Northwest Corner of SR 32 and Sun Park Drive
Petitioner requests Development Plan and Site Plan review for a 2,760 square foot building on approximately 1.3 acres in the GB District.

Clark reviewed the petition of the Development Plan and Site Plan for the Taco Bell drive thru structure located on lot 2 of the Henke Center Primary Plat. For reference, the 1.3 acre parcel is located within the SR 32 Overlay district. The drive through structure includes a large outdoor pergola dining area and includes the required linear path running along SR 32. Work is being done with petitioner on enhanced building materials and architectural design to meet the overlay requirements so that the next meeting the plans will be in full compliance.

Mr. Mike Thompson, EMH&T, discussed the changes for the SR 32 overlay requirements including pushing the site north 10 feet, the drive through structure and outdoor pergola dining area. reducing building surface will be 60% masonry per the requirements. This is a New Image building for Taco Bell which will address building materials and architectural design to meet the overlay requirements.

A Public Hearing opened at 7:26 p.m.

Ms. Sharon Williams expressed concern about building in the flood plain.

Mr. Mic Mead expressed concern regarding the non-compliance with standards, but noted these items were addressed in the petitioner's presentation and by the Commission.

The Public Hearing closed at 7:28 p.m.

APC MEMBERS

No comments.

CITY COUNCIL LIAISON

Council approved adoption of the Bridgewater PUD amendment for Parcel M4.

BZA LIAISON

No business recently; however, there is a full agenda next month.

ECD STAFF

The City has been short listed for a potential re-use of the former Verizon Building on U.S. 31.

ADJOURNMENT (7:38 p.m.)

Motion: Smith, Second: Sanders

President, Ken Kingshill

Vice President, Charles Lehman

Secretary, Matthew S. Skelton, Esq.