

Westfield-Washington Advisory Plan Commission held a meeting on Monday, November 4, 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: Daniel Degnan, Randy Graham, Steve Hoover, Ken Kingshill, Bill Sanders, and Danielle Tolan.

City Staff Present: Jesse Pohlman, Senior Planner; Ryan Clark, Assistant Planner; and Brian Zaiger, City Attorney

Approval of Minutes:

Motion: To approve the minutes for the October 21, 2013 APC Meeting.

Motion: Tolan: Second: Sanders: Vote: Approved 6-0.

Pohlman reviewed APC Rules & Procedures.

Case No. 13-PUD-11 (Public Hearing)

Description: *Chatham Hills PUD District*

Horton Road and US31 and 199th Street and SR 38

Chatham Oaks, LLP requests change in zoning of approximately 746 acres +/- from the Agriculture-Single Family 1 (AG-SF1) District to the Chatham Hills PUD District for a mixed-use golf course development known as Chatham Hills, generally located between the southwest corner of Horton Road and 206th Street, 199th Street and State Road 38 and US31 and Horton Road.

Pohlman presented an overview of the change of zoning to a Planned Unit Development District to be known as Chatham Hills. He noted that the staff's review comments have been incorporated into the ordinance being presented.

Steve Henke, with Chatham Oaks, LLP and the Henke Development Group, presented a PowerPoint presentation of Chatham Hills as a mixed-use golf course development.

The Plan Commission asked what the dairy farm would be if it ceased to operate and Henke responded it would be residential or a neighborhood amenity.

The Plan Commission asked about the exempt parcels that Chatham Hills surrounds and Henke explain that the owners of the different parcels are not interested in selling at this time.

Public Hearing opened at 7:26 pm.

Lori Shuman, 1019 East 199th Street, presented a letter and spoke on behalf of her neighbors along 199th Street about concerns of the road conditions and traffic impact the development will have on 199th Street. Shuman shared she recently met with Henke and was told that they would be working with the neighbors regarding these concerns. Shuman requested the Plan Commission withhold their recommendation for Chatham Hills until an adequate plan for 199th Street is created.

Gary Richter, 145 East 199th Street, agreed with the concerns presented by Mrs. Shuman and is concerned about losing trees along his frontage if 199th Street is improved.

Bryan Swager, 1551 East State Highway 38, expressed concerns regarding drainage and a need for controlled drainage and channeling, as his yard tends to flood already.

Mark Bettinger, 19814 Tomlinson Road, expressed concerns with the amount of traffic that will be created and with regard to US Highway 31, specifically, the impact Chatham Hills will have on Tomlinson Road. Inquired if there will be a dark skies philosophy for the development lights at night for the golf course and homes.

Karen Keinsley, 21019 Oak Ridge Road, also expressed concerns about the existing road conditions surrounding Chatham Hills and their ability to support the impact of the development.

Emily Swager, 1551 State Highway 38, asked if there has been any analysis on the economic impact of the development and if the increase in tax revenue would lower the tax responsibility of current property owners.

Public Hearing closed at 7:40 pm.

Henke provided responses that this project will provide a very large tax base due to empty-nesters who have a low impact on the system (e.g., schools) but high value homes and that Chatham Hills would be approximately a \$500 million development.

Henke committed that if 199th Street were to be widened, that he would agree to dedicate the additional right-of-way on the north side of 199th Street along the Chatham Hills frontage.

Henke commented that they are doing preliminary work with engineers on a comprehensive drainage plan and on retention ponds and the creating of lakes.

Henke expressed they are mindful of the concern of the lights from the golf course and the homes, as the future homeowners in Chatham Hills share the same concerns.

Pohlman noted that no further action is required at this time and that the petition will be further reviewed at the next Plan Commission meeting.

Case No. 1310-DP-14 & 1310-SPP-06 (Public Hearing)

Description: *Springmill Pointe*
Southwest Corner of State Road 32 and Austrian Pine Way
Beau Wilfong requests Development Plan and Primary Plat review for a new commercial subdivision on 20.595 acres+/-; zoned Maple Knoll PUD.

Case No. 1310-DP-15 & 1310-SIT-10 (Public Hearing)

Description: *Tractor Supply Co.*
Tractor Supply Co. requests Development Plan and Site Plan review for a new building on a 3.64 acres=-/ lot within the Springmill Pointe commercial subdivision; zoned Maple Knoll PUD.

Clark presented an overview of the two agenda items together.

Hoover asked if there were any changes to the Maple Knoll PUD Ordinance and Clark confirmed that no amendments to the ordinance were being requested.

Jim Shinaver, Nelson & Frankenberger, presented an overview of the Springmill Pointe and Tractor Supply Co. petitions on behalf of Beau Wilfong, Westfield Investment Company, and Steve Younger, Tractor Supply Co. The petitioners' engineers Brady Kuhn, Weihe Engineers, Inc., and Jim Shumate, CDS Associates, Inc., were also in attendance.

Kingshill inquired about the frontage road and connectivity to State Highway 32 and the property to the west. Pohlman explained the SR32 Overlay District's intent and prohibition on direct access.

Sanders inquired about the design of the loading area and if the outdoor storage area will be visible from outside the perimeter. Shinaver explained that the perimeter consisted of masonry columns and wrought iron fencing, so it would be partially visible. Young further explained the loading area design and screening and the site circulation for deliveries.

Degnan commented about outside storage and asked if it complies with the applicable standards. Clark responded explaining the applicable standards. He further noted that the proposed design is a result of the staff and a few members of the Plan Commission working with the petitioner over the last several months and that staff believes the proposed design will result in a defined area for outdoor storage and display that complies with the applicable ordinances.

Public Hearing opened at 8:06 pm.

No public comments.

Public Hearing closed at 8:07 pm.

Clark noted that no further action is required at this time and that the petition will be further reviewed at the next Plan Commission meeting.

Case No. 1311-PUD-10 (Continued)

Description: 181st Street PUD
Hall and House, LLC requests change in zoning of approximately 25.64 acres +/-
From the Enclosed Industrial (EI) District to the 181st Street PUD District for a commercial/industrial development.

Case No. 1209-PUD-11 (Continued)

Description: Springmill Corner PUD
SE corner of Springmill Road and 161st Street; Cooperstown Partners, LLC request a change in zoning of approximately 6.5 acres from AG-SF1 to the Springmill Corner PUD.

REPORTS/COMMENTS

No report.

APC MEMBERS

No report.

CITY COUNCIL LIAISON

Report provided by Hoover.

BZA LIAISON

Report provided by Degnan.

ECD STAFF

Report provided by Pohlman

ADJOURNMENT (8:30p.m.)

Motion by Degnan. Seconded by Tolan. Motion passed by voice vote.

President, Ken Kingshill

Secretary, Matthew S. Skelton