

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Tuesday, March 2, 2015, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Nathan Day, Randy Graham, Steve Hoover, Robert Horkay, Ken Kingshill, Andre Maue, Bill Sanders, Robert Smith and Bob Spratz.

City Staff Present: Jesse Pohlman, Senior Planner; Andrew Murray, Associate Planner; Jeffrey Lauer, Associate Planner; Pamela Howard, Associate Planner; and Brian Zaiger, Attorney.

Approval of Minutes: January 20, 2015, APC Meeting Minutes

Motion: To approve the February 2, 2015 minutes

Motion: Smith; Second: Maue; Vote: Approved 9-0

Pohlman reviewed the Policy and Procedures.

Case No. 1502-SPP-07 & 1502-ODP-01 [CONTINUED TO MARCH 16, 2015]

Description: *Harmony, Section 3*

Northeast corner of Ditch Road and 151st Street

Estridge Development Management LLC by Innovative Engineering & Consulting, Inc. requests Primary Plat and Overall Development Plan and associated requested plat waiver approval for 97 single-family residential lots on an approximately 36.84 acres +/- in the Harmony PUD District.

Case No. 1503-PUD-03 & 1503-DDP-04 [PUBLIC HEARING]

Description: *Grand Park Fieldhouse PUD*

North side of 186th Street, west of Grand Park Boulevard

Grand Park Fieldhouse, LLC by Faegre Baker Daniels LLP requests a change in zoning of approximately 8 acres from the AG-SF1 District to the Grand Park Fieldhouse PUD District and Detailed Development Plan review for a new 86,930 square-foot indoor athletic facility.

Murray presented a project overview, as summarized in the staff report.

Joseph Scimia, Faegre Baker Daniels, LLP on behalf of the petitioner, gave a presentation overview of the proposed Grand Park Fieldhouse including location, building size and design, landscaping, vehicular access, and pedestrian connectivity.

Sanders inquired about the internal circulation of the site with regards to the entrances onto 186th Street, and whether there was any specific parking planned for buses. Sanders complimented the building's architecture.

Scimia explained that buses typically drop off and then return back to the hotel or park off-site; however, the parking spaces are designed as pull through spaces so bus parking can be accommodated on an event by event basis if needed.

Hoover also complimented the architecture but expressed concerns regarding the west side and rear elevations.

Public Hearing opened at 7:28 p.m.

Marla Ailer, 1602 East 203rd Street, congratulated everyone working on the Grand Park Fieldhouse for helping to bring the development to fruition and for the economic impact it will bring to Westfield.

Ray Schneider, 4455 Whitney Road, suggested building a pedestrian bridge from the building across the pond to the parking lot to west would create a win/win for both the community and private investors.

Linda Naas, 1122 East 161st Street, indicated she read the comprehensive plan and thinks the development meets all the objectives set forth for Grand Park. She commented this was a great all around sports facility, supported by private investors.

Ron Thomas, 7 Cool Creek Circle, commented he likes the new development and specifically the use of private development rather than using tax dollars to construct the facility.

Public Hearing closed at 7:34 p.m.

No action is required at this time.

Case No. 1503-DDP-01 [PUBLIC HEARING]

Description: *Ricker's*

Ricker's by Weihe Engineers, Inc. requests Detailed Development plan review for a new 5,000 square-foot gasoline service station on approximately 1.6 acres +/- in the Hall & House PUD District.

Lauer presented a project overview, as summarized in the staff report.

Brad Schoeff, Weihe Engineers on behalf of the petition, gave an overview presentation of the proposed development plan. Matt Yates, R & R Architects, presented architectural highlights of the proposed building.

Kingshill asked about the existing sidewalk within the state's right-of-way and the SR32 Overlay's required perimeter path and whether there will be landscaping between the two pedestrian ways.

Schoeff responded the landscaping for the entire site is being revised.

Public Hearing opened at 7:47 p.m.

Mic Mead, 15466 Oak Road, asked if this was in the SR32 Overlay and if it is, does it not require

four-sided architecture because the side and rear elevations are not very interesting.

Public Hearing closed at 7:48 p.m.

Hoover commented he agreed with Mr. Mead that the architecture is lacking and needs variation to the materials. He suggested consideration to incorporate faux windows to façades and that the canopy structure should be duplicated for the petitioner's facility at 146th Street and Carey Road.

No action is required at this time.

Case No. 1503-DDP-02 [PUBLIC HEARING]

Description: *Monon Marketplace*
17407 Wheeler Road
Pritzke & Davis, LLP by Weihe Engineers, Inc. requests Detailed Development Plan review for a new 13,000 square-foot commercial building and a new 8,500 square-foot commercial building on approximately 4.4 acres +/- in the Hall & House PUD District.

Lauer presented a project overview and update, as summarized in the staff report.

Brad Schoeff, Weihe Engineers on behalf of the petition, gave an overview presentation of the proposed development plan. Chuck Cotterman presented architectural highlights of the proposed building.

Public Hearing opened at 8:01 p.m.

Linda Naas, 1122 East 161st Street, commented she saw a lot of red comments in the staff report. She believes the pipe line running through the property seems problematic.

Public Hearing closed at 8:03 p.m.

Hoover said that if there cannot be faux windows, then some variation to the materials is needed, that the front elevation looks good, but the other three are lacking to comply with the four sided architecture standard.

Kingshill likes the different materials and having it go around the whole building but it still needs some architectural design.

Maue wanted to know if there is a grade change between the Ricker's site and the Monon Marketplace.

Schoeff said that there are some elevation challenges but they are working on getting them corrected.

No action is required at this time.

Case No. 1503-PUD-02 [PUBLIC HEARING]

Description: *Andover North PUD Amendment*
Northwest corner of 186th Street and Moontown Road
Site Solutions Property Group, LLC requests amendments to the Andover North PUD.

Howard presented a project overview, as summarized in the staff report.

Russell Brown, Clark, Quinn Law on behalf of the petitioner, stated that public notice signs were posted on the property five days prior to the public hearing, not ten days as required. As a result, Brown requested the public hearing remain open until the next Plan Commission meeting. Brown gave a presentation highlighting that the requested amendment was with regard to the following general areas:

- Update landscaping to the new Unified Development Ordinance standards.
- Update the amenities list to clarify for the accounted open space, including striking a requirement for a club house, but then increasing alternative types of permitted amenities.
- Reduce the number of units permitted and remove the previously permitted townhomes.

Brown further described drainage scenarios for the pond and buffer standards.

Public Hearing opened at 8:19 p.m.

Mary Hession, 18945 Moontown Road, explained her house backs up to this project on the north and just shared concerns that there is a proper buffer between the two areas and that she has and will continue to work with the petitioner.

Larry Forrer, 18848 Moontown Road, noted that several questions have not been answered, including how many builders, what are the siding materials, are these ranches or two-story, and what are the home values?

Graham adjourned the public hearing and noted it will be continued until the March 16, 2015, Plan Commission meeting.

Brown responded that the builder has not been identified, but that the homes would comply with the PUD Ordinance's architectural standards and no changes in the architecture are being requested. He commented homes could be one or two-story. He noted the standards are stringent regarding buffering for Moontown Road.

Hoover asked about the church property because that was developed first and it shows required amenities in that area that have not yet been constructed. Will these ever happen, when and what assurances are there that this will happen.

Howard explained that the PUD Ordinance includes requirements for the construction of those amenities through various phase benchmarks of the development and that the Department will contact the church to further administer the PUD Ordinance and enforce the construction of the various amenities as may be necessary.

Case No. 1503-ODP-05 & 1503-SPP-05 [PUBLIC HEARING]

Description: *Grassy Branch Commercial Subdivision*
Northeast corner of SR 32 and Grassy Branch Road
First Merchants Bank by Maurer Surveying, Inc. requests Overall Development Plan and Primary Plat review of approximately 13.16 acres +/- in the LB-PD District.

Case No. 1503-DDP-03 [PUBLIC HEARING]

Description: *First Merchants Bank*
3300 E State Road 32
First Merchants Bank by Maurer Surveying, Inc. requests Detailed Development Plan and associated waiver review for a 2,659 square-foot building on approximately 1.47 acres +/- on Lot 1 in the Grassy Branch Commercial Subdivision in the LB-PD District.

Pohlman presented these two items together and provided project overviews, as summarized in the staff reports.

Boyd Zoccola, Hokanson Companies, Inc. on behalf of the petition, gave an overview of the proposed development.

Public Hearing opened at 8:36 p.m.

No public comments.

Public Hearing closed at 8:37 p.m.

Hoover and Kingshill both noted no objections to the proposed building size being less than five thousand square feet due to the lot constraints and drive-through canopy that increases the building's mass.

Hoover complimented the architecture of the building and the angle that the building is oriented towards the intersection.

Horkay and Kingshill noted a preference to see better screening the ground mounted mechanical equipment.

No action is required at this time.

Case No. 1506-ODP-06 & 1503-SPP-03 [PUBLIC HEARING]

Description: *Sheffield Park*
West side of Shady Nook Road, North of SR 32
Langston Development Co., Inc. by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat review for one hundred twenty-five (125) single-family lots on approximately 53.3 acres +/- in the Sheffield Park PUD District.

Howard presented a project overview, as summarized in the staff report.

Steve Hardin, Faegre Baker Daniels, LLP on behalf of the petition, provided a brief introduction and was available for questions.

Public Hearing opened at 8:45 p.m.

No public comment.

Public Hearing closed at 8:46 p.m.

No action is required at this time.

Case No. 1503-ODP-04 & 1503-SPP-04 [PUBLIC HEARING]

Description: *Mapleridge*

East side of Oak Road, North of 151st Street

Langston Development Co. Inc. by Terra Site Development, Inc. requests Overall Development Plan and Primary Plat review of 69 single-family lots on approximately 59.45 acres +/- in the Mapleridge PUD Distirct.

Pohlman presented a project overview, as summarized in the staff report.

Steve Hardin, Faegre Baker Daniels, LLP on behalf of the petition, provided a brief introduction and was available for questions.

Public Hearing opened at 8:48 p.m.

Terri Park, 15525 Oak Road, commented her property backs up to part of the proposed development. She noted she had sent a letter to all parties involved requesting a fence due to trespassing on her and neighbors' properties but that she had not heard any response to her request.

Rick Robertson, 15340 Oak Road, noted he owns the property across Oak Road and expressed the same concern he had during the last public hearing for the change of zoning about the entrance location in proximity to his driveway. He believes that there should be an additional entrance for this development and has concerns that Cool Creek cannot handle any more water.

Ben Baxter, 15443 Oak Road, noted he is part of the family selling the land for this development and explained that the petitioner was chosen by the family because they believed in preserving the features of the land. Baxter noted the referenced letter about the requested fence included his family's name but his family never received the letter nor agreed to the requested fence and that they were against the fence because it contradicts their desire of keeping the natural aesthetics of the property, including wild life paths and overall community along Oak Road. Langston's other properties show quality homes on a natural open setting and if someone feels they need a privacy fence, and he hopes they don't, then those owners can place a fence on their property.

Public Hearing closed at 8:57 p.m.

Hardin explained they have had neighborhood meetings during the change of zoning process and agreed to almost all of the requests from the neighbors with the exception of the privacy fence, which is a detriment to this type of subdivision. Hardin noted the entrance to the subdivision was

moved as far south as possible without being in the floodplain.

Spraetz encouraged the neighbors and petitioner communicate to ensure all parties have the most current plans and are communicated their concerns.

Hoover understands the concerns about trespassing but does not feel a fence is necessary. If a homeowner wants a fence, then it should be their responsibility.

No action is required at this time.

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

Report provided by Hoover.

BZA LIAISON

No report.

ECD STAFF

No report.

ADJOURNMENT (9:05 pm)

Vote: 9-0 to adjourn.

President, Randy Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton