

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, November 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, Randell Graham, Steve Hoover, Robert Horkay, Ken Kingshill, Andre Maue, David Schmitz, and Robert Spraezt.

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

**Approval of Minutes:** October 19, 2015 APC Meeting Minutes

Motion: To approve the October 19, 2015 minutes.

Motion: Schmitz; Second: Day; Vote: Approved 8-0.

Kevin Todd reviewed the meeting rules and procedures.

**Case No. 1510-DDP-18 [PUBLIC HEARING]**

Description: Haven at Grand Park Hotel  
Lot 2 of the Grand Park Subdivision  
Hagerman Group by Kimley-Horn and Associates, Inc. requests Detailed Development Plan review for a 180-room hotel on approximately 5.26 acres +/- on Lot 2 in the Grand Park Subdivision in the Grand Park Indoor Sports and Recreation Facility Planned Unit Development (PUD) District.

Pohlman presented an overview of the detailed development plan, as outlined in the staff report.

Terry Greene, Hagerman Group; Michael Garringer, MSKTD & Associates; and Bryan Sheward, Kimley-Horn & Associates, presented the details of the proposed development.

Maue asked if the connector is still being proposed to the adjacent indoor facility.

Pohlman explained the connection is being shown for approval as a future phase.

Public Hearing opened at 7:20 p.m.

Craig Wood, 167 East 191<sup>st</sup> Street; noted he sold this property to the City and when the project began with the change of zoning that he had given the Council a list of questions and feels most of those were address but still has questions about the two driveways. He also asked about the price point for the rooms and also price or value point for the building itself so that he can figure out a price to put on the remaining property.

Public Hearing closed at 7:22 p.m.

Pohlman noted it is unlikely that Mr. Wood's parcel would have its own drive cut onto 191<sup>st</sup> Street, but rather, the two adjacent drives on both sides of his parcel would likely accommodate a shared access to 191<sup>st</sup> Street, and the City's ordinances require cross-access between adjacent non-residential properties.

Hoover requested that cross-access be incorporated into the staff's proposed condition of approval.

Greene responded the room rates will be market value and the project value is still currently a private enterprise and the petitioner prefers to not disclose that information yet.

Kingshill asked if this was a full service or limited service hotel.

Greene confirmed it was limited service with the food service being provided from next door.

Kingshill complemented the variety of building materials, but requested the petitioner's consideration for design alternatives to minimize the boxy look.

Hoover agreed and shared a concern about the north elevation that faces 191<sup>st</sup> Street and requested the petitioner's consideration to incorporate windows in the stair tower section. He also requested consideration to enhance the west elevation parapet wall with the main entrance by increasing the height or projection, or further enhancing the cornice treatment.

Sheward explained the site constraints with the parcel shape and size.

Garringer explained the interior floor plan layout that due to needed functionality creates some restrictions on the exterior too, but noted a willingness that revisions could be considered to respond to the Plan Commission's suggestions.

No action is required at this time.

**Case No. 1511-PUD-22 (PUBLIC HEARING)**

Description: Centennial North PUD Amendment/West Rail PUD  
North side of 156<sup>th</sup> Street, East side of Ditch Road  
Beazer Homes Indiana, LLP by Nelson & Frankenberger requests amendments to the Centennial North PUD Ordinance to modify the concept plan and associated development standards on approximately 108.2 acres +/-, located in the Centennial North PUD District.

Pohlman presented an overview of the proposed amendment, as outlined in the staff report.

David Compton, Beazer Homes, gave a brief presentation of the proposed neighborhood.

Kingshill asked if this is independent of Centennial and whether it will have its own homeowners'

association and amenities.

Compton responded that this neighborhood will have no affiliation and will be independent.

Kingshill asked about the lots in the northeast corner and whether the petitioner was aware of the recently approved cell tower that will be installed near those lots.

Compton responded it is likely the cell tower will be installed before they are ready to sell and build homes, so a disclosure clause shouldn't be necessary.

Public Hearing opened at 7:53 p.m.

Sandy Wilds, 15919 Ditch Road; Wanted to make sure the buffer on Ditch Road is consistent with the proposed buffers along 146<sup>th</sup> Street and 156<sup>th</sup> Street. She expressed a concern about traffic flow with new subdivisions and schools in the area and the impact on the roads.

Chris Bluto, 16438 Lakeville Xing; Commented the petitioner approached the Spring Mill Station Task Group, even though this property is outside the Spring Mill Station area. He supported the proposal and complemented how this neighborhood will match surrounding neighborhoods and is designed with the desired use of trails and natural wetlands and promotes walk ability to the schools and neighborhoods.

Public Hearing closed at 7:58 p.m.

Jon Dobosiewicz, on behalf of Beazer Homes, responded to the traffic concern and explained the City is working with traffic engineers in this area and other areas to alleviate traffic flow concerns through a new round-about on 161<sup>st</sup> Street, the City's Thoroughfare Plan, the developer's dedication of right-of-way and the payment of road impact fees with each new home in the neighborhood. He noted further that the development will have three points of access which will help disburse the traffic more efficiently.

No action is required at this time.

**Case No. 1510-ODP-20 & 1510-SPP-20 [PUBLIC HEARING]**

Description: Waters Edge West

MI Homes of Indiana, LP by Terra Site Development requests Overall Development Plan and Primary Plat review for 88 single-family lots on approximately 55.83 acres +/-, located in the Spring Mill Trails PUD District.

Lauer presented an overview of the overall development plan and primary plat, as outlined in the staff report. Due to a scrivener's error in the Public Notices that were sent out, he recommended that the APC hold a second Public Hearing at the November 16, 2015 7:00 pm APC Meeting for those that were unable to attend tonight's meeting.

Kingshill asked about the intentions for outlot 1 and 2.

Lauer responded that these lots will be developed as estate lots at a later time, and are included in the Overall Development Plan and Primary Plat because they are a part of the parent parcel.

Public Hearing opened at 8:03 pm

Andrew Hammond, 1314 Timber Bluff Rd; Expressed concerns with construction traffic only having access through the existing Waters Edge development.

Public Hearing closed at 8:05 pm

Hoover asked if there were any other options for construction traffic than going through existing neighborhood.

Ann Walker-Kloc Petitioner, stated that there will be 3 access points to Waters Edge West, one through Williams Trace and the other two from Waters Edge.

No action is required at this time.

**Case No. 1511-PUD-24 (PUBLIC HEARING)**

Description: Bridgewater Parks Area  
SWC of 161<sup>st</sup> Street and Gray Road  
BWC Management, LLC by Nelson & Frankenberger requests amendments to the Bridgewater PUD Ordinance to incorporate an additional 12.758 acres +/- into the Bridgewater Club PUD District.

AND

**Case No. 1511-ODP-23 & 1511-SPP-23 (PUBLIC HEARING)**

Description: Bridgewater Parks Area  
SWC of 161<sup>st</sup> Street and Gray Road  
BWC Management, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat review for 10 residential lots and 3 blocks on approximately 12.7 acres +/-, located in the Bridgewater Club PUD District.

AND

**Case No. 1511-DDP-22 (PUBLIC HEARING)**

Description: Bridgewater Golf Facility Building  
SWC of 161<sup>st</sup> Street and Gray Road  
BWC Management, LLC by Nelson & Frankenberger requests Detailed Development Plan review for a golf course maintenance facility on approximately 2.4 acres +/-, located in the Bridgewater Club PUD District.

Murray presented an overview of the PUD, overall development plan, primary plat and detailed development plans, as outlined in the staff report.

Jon Dobosiewicz, Nelson & Frankenberger/Petitioner, gave a brief presentation regarding the Bridgewater Parks Area and Bridgewater Golf Facility Building.

Public Hearing opened at 8:17 pm

Jon Helms, 15738 Bethpage Trl; Supports this project but the only concern is the timing of the Golf Facility, he would rather see it done sooner rather than later.

Public Hearing closed at 8:19 pm

No action is required at this time.

**Case No. 1511-PUD-21 (PUBLIC HEARING)**

Description: Bridgewater PUD Amendment – Parcel L2  
SWC of 151<sup>st</sup> Street and Carey Road  
Throgmartin Henke Development LLP by Nelson & Frankenberger requests amendments to the Bridgewater PUD Ordinance to modify the district standards for a portion of Parcel L2, specifically to incorporate the property into Area X of the Bridgewater Club PUD District.

Lauer presented an overview of the PUD amendment, as outlined in the staff report.

Jon Dobosiewicz gave a brief presentation.

Public Hearing opened at 8:23 pm

Gerry Traicoff, 14927 Windmill Drive; Stated that he supports changing this for a single residence, but has some concerns: 1) What are the height restrictions for residential; 2) Will there be enough retention for the water from this development; 3) The drawing does not show a brick wall surrounding the area, would like to make sure that one is not built around this area like other Bridgewater developments; 4) The drawing shows that access is coming from the existing property developed to the east. Would like to ensure that there is no access from Carey Road in order minimize traffic disruption on Carey Road; and, 5) Concern with construction noise, traffic and disruption along Carey Road. Would prefer construction traffic use 151<sup>st</sup> Street.

John Wallace, 14910 Harbour Ridge Circle; Supports this project and the change from commercial to residential.

Public Hearing closed at 8:28 pm

Dobosiewicz responded that the height limitation will follow the same height requirements as all other Bridgewater subdivisions. He said that drainage discharges to the east into the pond, which subsequently discharges into west side of Carey Road. He added that drainage for this project will be reviewed by TAC when the plat, development plan, and construction documents are submitted to ensure compliance with the drainage requirements. Dobosiewicz stated that there will not be a brick wall along Carey Road, but a corner entry monument is planned for the intersection of Carey

Road and 151<sup>st</sup> Street. He added that the plan will otherwise comply with the landscaping requirements of the PUD Ordinance. Lastly, he noted that will work with the Public Works Department to determine a construction traffic access point during subsequent approval stages.

No action is required at this time.

Schmitz recused himself.

**Case No. 1509-PUD-18**

Description: The Trails PUD

East side of Oak Ridge Road, south of State Road 32

EdgeRock Development requests a change in zoning of approximately 13.75 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to The Trails PUD District.

Todd presented an overview of the PUD request, as outlined in the staff report and highlighted changes that were made to the petition since the public hearing at the September 8, 2015 meeting.

Birch Dalton, EdgeRock Development/Petitioner, gave a brief presentation regarding the revised renderings and materials proposal for the family entertainment center.

Hoover expressed concerned with including multi-family as a permitted use on Lot 2.

Kingshill agreed with Hoover's comment.

Hoover expressed additional concerns with the renderings that were shown for the Lot 2/family entertainment center building. He stated that that they lacked detail and was concerned that the actual building may not have the architectural look and detail that the community desires.

Dalton said that he would be happy to work with the City on the design of the building during the development plan stage. He agreed to remove multi-family dwellings as a permitted use on Lot 2.

Kingshill stated that he preferred the previous rendering of commercial building.

Hoover asked if the State Highway 32 Overlay standards would apply to this project.

Todd stated that except as modified by the Trails PUD Ordinance, the State Highway 32 Overlay standards would apply.

Hoover stated that the State Highway 32 Overlay standards applying gave him greater comfort in ensuring desirable architecture.

Motion: Approve 1509-PUD-18 with the following condition: That Section 3.2 of the PUD Ordinance be modified so that Multi-Family is not included as a permitted use on Lot 2.

Motion: Hoover: Second: Kingshill: Vote: 7-0

Schmitz returned to the meeting.

**Case No. Plan Commission Order 15-05**

Description: East Side EDA

The Westfield Redevelopment Commission is seeking an order from the Westfield-Washington Township Advisory Plan Commission to determine that the Redevelopment Commission Declaratory Resolution to remove parcels from the East Side Economic Development Area conforms to the Westfield-Washington Township Comprehensive Plan.

AND

Case No. Plan Commission Order 15-06

Description: Southside EDA

The Westfield Redevelopment Commission is seeking an order from the Westfield-Washington Township Advisory Plan Commission to determine that the Redevelopment Commission Declaratory Resolution to remove parcels from the Southside Economic Development Area conforms to the Westfield-Washington Township Comprehensive Plan.

AND

Case No. Plan Commission Order 15-07

Description: Grand Junction EDA

The Westfield Redevelopment Commission is seeking an order from the Westfield-Washington Township Advisory Plan Commission to determine that the Redevelopment Commission Declaratory Resolution to remove parcels from the Grand Junction Economic Development Area conforms to the Westfield-Washington Township Comprehensive Plan.

Murray presented an overview of the Plan Commission Orders: 15-05, 15-06 and 15-07, as outlined in the staff report.

Hoover asked if Plan Commission Orders 15-05, 15-06 and 15-07 were residential areas.

Murray explained that some properties being removed were residential and tax exempt.

Motion: To approve Plan Commission Orders: 15-05, 15-06 and 15-07.

Motion: Kingshill: Second: Maue: Vote: 8-0.

Case No. Plan Commission Order 15-08  
Description: Spring Mill Station EDA  
The Westfield Redevelopment Commission is seeking an order from the Westfield-Washington Township Advisory Plan Commission to determine that the Redevelopment Commission Declaratory Resolution to amend the Spring Mill Station Economic Development Area conforms to the Westfield-Washington Township Comprehensive Plan.

Murray presented an overview of the Plan Commission Order 15-08, as outlined in the staff report.

Motion: To approve Plan Commission Order 15-08.

Motion: Kingshill: Second: Spraezt: Vote: 8-0.

**Case No. 1506-ZC-02 [CONTINUED]**

Description: Bent Creek Commitment Modification  
Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

**Case No. 1506-ODP-16 & 1506-SPP-15 [CONTINUED]**

Description: Bent Creek  
*Northwest corner of 159<sup>th</sup> Street and Town Road*  
Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

## **REPORTS/COMMENTS**

### **APC MEMBERS**

No report

### **CITY COUNCIL LIAISON**

No report.

### **BZA LIAISON**

No report.

### **ECD STAFF**

No report

**ADJOURNMENT** (9:20 pm)

Motion: Spraetz Second: Day: Vote: 8-0

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President, Randell Graham

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Vice President, Andre Maue

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Secretary, Matthew S. Skelton