

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, April 4, 2016, scheduled for 7:00 p.m. at Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Nathan Day, Randell Graham, Steve Hoover, Robert Horkay, Tom Smith, Andre Maue, David Schmitz and Robert Smith.

City Staff Present: Jesse Pohlman, Senior Planner; Amanda Rubadue, Associate Planner; Pam Howard, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: March 21, 2016, Meeting Minutes

Motion: Approve the March 21, 2016, minutes.

Motion: Horkay; Second: Maue; Vote: Approved 8-0.

Pohlman reviewed the meeting rules and procedures.

Case No. 1604-CPA-02 [PUBLIC HEARING]

Description: Village Farms Neighborhood Plan

The City of Westfield requests approval of the Village Farms Neighborhood Plan, an amendment to the Westfield-Washington Township Comprehensive Plan.

Pohlman presented an overview of the amendment to the Westfield-Washington Township Comprehensive Plan, as outlined in the Department report.

Larry Hutson, Vice President with the Village Farms Homeowners' Association Board of Directors, gave a brief presentation.

Public Hearing opened at 7:09 p.m.

No public comment.

Public Hearing closed at 7:10 p.m.

Motion: Approve and certify the Comprehensive Plan amendment to the Council for adoption.

Motion: Horkay; Second: T. Smith; Vote: 8-0.

Case No. 1604-PUD-04 [PUBLIC HEARING]

Description: Indianapolis Hebrew Congregation
Northwest Corner of US31 and 161st Street
Indianapolis Hebrew Congregation, Inc. by Nelson & Frankenger requests a change in zoning from SF2: Single-Family Low Density District to the IHC Planned Unit Development (PUD) District for the expansion of an existing cemetery.

Howard presented an overview of the change in zoning, as outlined in the Department report.

Jon Dobosiewicz, Nelson and Frankenger, on behalf of the petitioner, gave a brief presentation.

Public Hearing opened at 7:16 p.m.

Linda Naas, 1122 East 161st Street on behalf of the 161st Street Neighbors group: Inquired if there were any updates on grading and drainage since the neighbors' meeting. Expressed concern with the right-of-way being dedicated and how it effects the neighborhood.

Public Hearing closed at 7:21 p.m.

Dobosiewicz responded that the right-of-way was being further discussed with the City and will be resolved prior to coming back for approval and that drainage has been addressed.

No further action required at this time.

Case No. 1604-PUD-05 & 1604-DDP-15 [PUBLIC HEARING]

Description: Northview Christian Life Church
Southeast Corner of 186th Street and Casey Road
Northview Christian Life Church, Inc. by Nelson & Frankenger requests an amendment to the Springmill Trails Planned Unit Development (PUD) District and approval of a Detailed Development Plan for a new church on 11 acres +/- in the Springmill Trails Planned Unit Development (PUD) District.

Rubadue presented an overview of the amendment and the detailed development plan, as outlined in the Department report.

Jon Dobosiewicz, Nelson and Frankenger, on behalf of the petitioner, gave a brief presentation.

T. Smith asked about different uses within the building and if there will be a school or daycare.

Dobosiewicz explained the various areas designated for the sanctuary, gym, classrooms and offices and that there is not a school or daycare.

Public Hearing opened at 7:36 p.m.

No public comment.

Public Hearing closed at 7:37 p.m.

R. Smith inquired about the landscaping.

Dobosiewicz presented the landscape plan and explained the screening and buffering around the perimeter and parking lot.

T. Smith asked about the building elevations and when revised plans would be available.

Dobosiewicz said they would have the final plans complete by the deadline for the next meeting.

Day asked about signage, particularly if there would be a ground sign at the entrance.

Dobosiewicz responded the sign would likely be a wall sign and maybe a ground sign in the future.

No further action is required at this time.

Case No. 1604-DDP-09 [PUBLIC HEARING]

Description: Oak Trace Kindergarten Expansion
16504 Oak Ridge Road
Westfield Washington Schools by Schmidt Associates requests approval of a Detailed Development Plan for a 14,900 sq. ft. expansion on 21.61 acres +/- in the SF2: Single-Family Low Density District.

Rubadue presented an overview of the detailed development plan, as outlined in the Department report.

Nick Verheff, Director of Business and Operation for the petitioner, gave a brief presentation regarding the expansion projects.

Public Hearing opened at 7:45 p.m.

No public comment.

Public Hearing closed at 7:46 p.m.

No further action is required at this time.

Case No. 1604-DDP-10 [PUBLIC HEARING]

Description: Washington Woods Kindergarten Expansion
17950 Grassy Branch
Westfield Washington Schools by Schmidt Associates requests approval of a Detailed Development Plan for a 14,900 sq. ft. expansion on 50.17 acres +/- in the SF2: Single-Family Low Density District.

Rubadue presented an overview of the detailed development plan, as outlined in the Department report.

Nick Verheff, Director of Business and Operation for the petitioner, gave a brief presentation regarding the expansion projects.

Public Hearing opened at 7:46 p.m.

No public comment.

Public Hearing closed at 7:47 p.m.

No further action is required at this time.

Case No. 1604-DDP-11 [PUBLIC HEARING]

Description: Westfield Business Centre

17001 Oak Ridge Road

Jackson Development, LLC by Kimley-Horn & Associates, Inc. requests approval of Detailed Development Plan for a 132,936 sq. ft. building on 8.5 acres +/- in the OI: Open Industrial District.

Rubadue presented an overview of the detailed development plan, as outlined in the Department report.

Alex Beatty, Faegre Baker Daniels, LLP, representing the petitioner, gave a brief presentation.

Public Hearing opened at 7:48 p.m.

Beatie Cummings, 17009 Fulton Place; Does not object to the development but trees were removed for the project and she would like trees replanted as a buffer and screen along Oak Ridge Road.

Public Hearing closed at 7:50 p.m.

Bill Butz, Kimley-Horn & Associates, Inc., presented the landscape plan and highlighted the mounding and landscaping proposed along Oak Ridge Road that would address the concern.

T. Smith asked about increased traffic.

Butz responded that the building's end users are not yet known, but they are only anticipating a couple of trucks a day.

R. Smith inquired about whether the proposed dock doors faced a residential area.

Butz responded each anticipated tenant space only had four docks, and that those were on the east side of the building facing industrially zoned property.

No further action is required at this time.

Case No. 1604-DDP-12 [PUBLIC HEARING]

Description: Circle K
1821 East 151st Street
MAC's Convenience Stores LLC by Wellert Corporation requests approval of a Detailed Development Plan for a Gasoline Service Station on 1.5 acres +/- in the SB-PD: Special Business / Planned Development District and US Highway 31 Overlay District.

Howard presented an overview of the detailed development plan, as outlined in the Department report, and noted the petitioner has also filed Variances of Development Standard that are being heard by the Board of Zoning Appeals on April 12, 2016.

Robert Wellert, Wellert Corporation on behalf of the petitioner, gave a brief presentation.

Maue asked about curb cut locations and if existing cuts were being removed or used.

Wellert said they are working on the driveways not being as steep, but they are planning to continue to use the existing locations and not move them.

Public Hearing opened at 8:01 p.m.

Mic Mead, 15466 Oak Road; Not impressed with the architecture and lack of four-sided design and concerned with the roof mechanicals that can be seen from the highway.

Noah Herron, 158 Paragon Lane; Agrees that this building is not very impressive when seen from the highway. Also concerned with the roof mechanicals and dumpster needing to be enclosed and not visible from the highway.

Public Hearing closed at 8:05 p.m.

Wellert said that they have been working with the architect and staff and made changes to the façades by adding faux windows and enhanced masonry details. He explained the dumpster is enclosed and gated on the front.

Graham asked about the existing and proposed number of pumps, whether the canopy fascia was backlit and if the canopy roof pitch complied. He expressed a concerned with plain elevations and that the rooftop mechanicals would be seen from the highway.

Wellert responded that they are fourteen existing pumps and they are proposing to increase that to twenty and that the canopy fascia would be backlit.

Howard confirmed the canopy roof pitch has been revised to comply and that the Department will continue to work with the petitioner regarding revisions to elevations and mechanicals on the roof.

T. Smith agrees with the concerns expressed by the other Plan Commission members.

No further action is required at this time.

Case No. 1604-CPA-03 [PUBLIC HEARING]

Description: Junction Sub-District Addendum

The City of Westfield requests approval of the Junction Sub-District Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

Pohlman presented a PowerPoint overview of the Westfield-Washington Township Comprehensive Plan amendment, as outlined in the Department report, and the City's planning efforts for downtown over the last twenty-four years.

Public Hearing opened at 8:28 p.m.

Mic Mead, 15466 Oak Road, on behalf of the Grand Junction Task Group, spoke about the project and the many people and time that has gone into this project and the Group's support.

Mark Wright, 2952 Cross Creek Circle; Concerned with the environmental impact of the potential mass transit concepts noted in the addendum.

Jack Russell, 1707 Ashley Wood Drive; Noted he sits on a mass transit board and agrees with its need, and he agreed with the vision to bring the right businesses downtown and not just used car lots.

Public Hearing closed at 8:33 p.m.

Hoover noted the committees and groups that have been involved in preparing this amendment, however, he encouraged Plan Commission members to review and shared any additional comments with the Department prior to the next meeting.

No further action is required at this time.

Case No. 1603-DDP-07 [CONTINUED]

Description: Riverview Hospital

Northeast Corner of US31 and SR32

Riverview Hospital by American Structurepoint, Inc. requests approval of Detailed Development Plan for a 103,000 sq. ft. +/- building on 8.53 acres +/- on Lot 1 in the Gateway Northeast Quadrant Subdivision in the Junction Planned Unit Development (PUD) District.

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

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

Case No. 1602-CPA-01 [CONTINUED]

Description: The Conservancy Addendum
The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

Case No. 1601-ODP-01 & 1601-SPP-01 [CONTINUED]

Description: The Trails
East of Oak Ridge Road, South of SR32
Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres +/- in the Trails Planned Unit Development (PUD) District

Case No. 1512-PUD-27 [CONTINUED]

Description: Bridgewater PUD Amendment – Bridgewater Marketplace
Northwest Corner of 146th Street and Gray Road
KRG Bridgewater, LLC by Bose McKinney & Evans LLP requests an amendment to the Bridgewater Planned Unit Development (PUD) District Ordinance to allow a discount store, in excess of 10,000 sq. ft. of gross floor area, but not to exceed 20,000 sq. ft. of gross floor area, within Bridgewater Marketplace.

REPORTS/COMMENTS

Plan Commission Members

No report.

City Council Liaison

No report

Board of Zoning Appeals Liaison

No report

Economic and Community Development Department

No report.

ADJOURNMENT (8:37 pm)

Motion: Schmitz; Second: Smith; Vote: 8-0

President, Randell Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton