

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, June 6, 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, Robert Smith and Chris Woodard.

City Staff Present: Jennifer Miller, Assistant Director; Jesse Pohlman, Senior Planner; Kevin Todd, Senior Planner; Pam Howard, Associate Planner; Amanda Rubadue, Associate Planner; Daine Crabtree, Associate Planner; Matt Pleasant, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: May 2, 2016, Meeting Minutes

Motion: Approve the May 2, 2016, minutes.

Motion: Woodard; Second: Horkay; Vote: Approved 9-0.

Pohlman reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

Case No. 1605-DDP-16

Description: IU Health at Spring Mill Station
380 South Junction Crossing

Cooperstown Partners, LLC requests approval of a Detailed Development Plan for a 9,800 sq. ft. +/- medical office building on 1.15 acres +/- in the Spring Mill Station SEC Planned Unit Development (PUD) District.

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

Hoover wanted to thank the petitioner and staff for working with the Springmill Station Task Group on this project.

Motion: Approve petition 1605-DDP-16.

Motion: Schmitz; Second: T. Smith; Vote: 9-0.

Case No. 1506-ODP-16 & 1506-SPP-15

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.

Todd presented an overview of the changes to the proposed plans and associated waivers, as outlined in the Department report.

Motion: Approve waivers to: (1) Allow cul-de-sac lengths be greater than six hundred (600) feet; and, (2) Reduce the number of required pedestrian connections extending from cul-de-sacs.

Schmitz; Second: Maue; Vote: 9-0.

Motion: Approve additional written commitment regarding Common Area #13.

Schmitz; Second: Horkay; Vote: 9-0.

Motion: Approve petition 1506-ODP-16 & 1506-SPP-15 with the following conditions:

- In lieu of performing an independent traffic impact study, the developer has agreed to participate with the City's broader study of this geographic area of the community. As such, the developer shall pay up to ten thousand dollars (\$10,000), as determined by the Westfield Public Works Department, for the developer's participation in this study prior to the issuance of an improvement location permit.
- The following improvements to the north side of 159th Street (between Towne Road and Rippling Creek Way) shall be made prior to construction/installation of any infrastructure or lots south of the John Edwards Drain:
 - 159th Street be widened and paved with a total of twenty-four (24) feet of asphalt (eleven-foot (11') wide travel lanes with one-foot (1') wide paved shoulders);
 - All existing, impacted culverts shall be properly extended;
 - Any existing impacted utilities shall be relocated; and,
 - All public improvements shall be made in accordance with the Westfield Construction Standards.
- All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Graham; Second: R. Smith; Vote: 9-0.

Case No. 1604-DDP-11

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.

Motion: Approve petition 1604-DDP-11.

Motion: Horkay; Second: Woodard; Vote: 9-0.

Case No. 1604-DDP-12

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.

Schmitz asked for a summary of the changes that were made to the proposed architecture.

Howard summarized the rear elevation revisions that included an increase in the façade offset and the incorporation of the masonry wraparound.

Motion: Approve petition 1604-DDP-12 with the conditions that all necessary approvals be received by the Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Maue; Second; Woodard; Vote: 9-0.

Woodard recused himself.

Case No. 1605-SPP-06 & 1605-ODP-06

Description: Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road
Estridge Development Management, LLC by Innovative Engineering & Consulting, Inc. requests approval of a Primary Plat and an Overall Development Plan for the Mixed Use District on 32.82 acres +/- in the Harmony Planned Unit Development (PUD) District.

Pohlman presented an overview of the primary plat and overall development plan, as outlined in the Department report.

Motion: Approve petitions 1605-SPP-06 and 1605-ODP-06 with the following conditions:

- All necessary approvals be obtained from the Westfield Public Works Department and the County Surveyor's Offices prior to the approval of a Secondary Plat.
- The final location and design of the 146th Street access from Block B be approved by the Hamilton County Highway Department prior to the approval of a Secondary Plat.

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

Woodard returned to the meeting.

Case No. 1605-SPP-07, 1605-ODP-08 & 1605-DDP-17

Description: Retreat on the Monon
South Side of 161st Street and Moon Trail
Pulte Homes of Indiana, LLC by Weihe Engineers, Inc. requests approval of a Primary Plat, Overall Development Plan and Detailed Development Plan for eighty-six (86) townhouse dwellings on 13.52 acres +/- in the Viking Meadows Planned Unit Development (PUD) District.

Pohlman presented an overview of the primary plat, overall detailed development plan and detailed development plan, as outlined in the Department report, and noted the changes made since the public hearing.

R. Smith inquired about the safety of the crossing design of the Monon Trail.

Pohlman explained the existing PUD Ordinance permits the crossing and that the City's engineer has dictated the preliminary design of the crossing that will include a median and be signed.

Hoover asked the petitioner whether they've further considered the neighbors' requests to phase the development east to west rather than west to east.

Ashley Bedell, on behalf of the petitioner, responded that they are proposing to phase west to east because the east parcel's access goes through land owned by the Indiana Department of Transportation (INDOT) and they don't yet have the necessary approvals.

Hoover inquired what happens if approval of that access is not granted.

Pohlman responded that in working with the City's Public Works Department, preliminary approval has been provided by INDOT, but that formal approval by INDOT was subject to the approval of the detailed development plan and INDOT's review and approval timeline.

T. Smith asked about the revised elevations, particularly visible from 161st Street.

Bedell explained the elevations have been revised and that all buildings now have a masonry wrap around the first floor.

Motion: Approve 1605-SPP-07, 1605-ODP-08, and 1605-DDP-17 with the following conditions:

- All necessary permits and approvals be obtained from the Public Works Department and the County Surveyor's Offices prior to the issuance of an Improvement Location Permit.
- The final design of the Barringer Drive crossing of the Monon Trail shall be determined and approved by the Public Works Department prior to the issuance of an Improvement Location Permit.

Motion: T. Smith; Second; Hoover; Vote: 8-1 (R. Smith).

PUBLIC HEARINGS

Case No. 1606-PUD-06 [PUBLIC HEARING]

Description: Open Doors PUD District

19400 Tomlinson Road (Monon Trail Elementary School Campus)

Open Doors of Washington Township, Inc. by Nelson & Frankenberger requests a change in zoning from the AG-SF1: Agriculture/Single-Family Rural District to the Open Doors Planned Unit Development (PUD) District.

Todd presented an overview of the petition, as outlined in the Department report.

Jon Dobosiewicz, Nelson & Frankenberger, gave a brief presentation. Jerry Rosenberger, on behalf of Open Doors, gave a presentation about the organization and their service model.

Public Hearing opened at 7:42 p.m.

Bill Sanders, 1050 East 191st Street: Stated he was not opposed to this project, but was concerned with its location, number of parking spaces with direct access on the bus's internal driveway, and that the architecture is not consistent with the school and surrounding neighborhood.

Jerry McGuire, stated he owns property across the street at the southeast corner of Tomlinson Road and 196th Street and is very supportive of the project.

Public Hearing closed at 7:45 p.m.

Dobosiewicz responded they will take into advisement the concerns of the circular driveway and the parking and noted that the colors and materials of the building are intended to complement the surrounding school buildings. He noted they were asked to consider incorporating masonry at the entrance of the building, which they will consider prior to the next meeting.

R. Smith expressed a concern about the location.

Maue asked about its location on the school property and accessibility for clients.

Dobosiewicz further explained the location of the site in the context of the Township the organization serves and that their clients are automobile centric and this site provides easy access and is conveniently located.

No action is required at this time.

Case No. 1606-DDP-21 [PUBLIC HEARING]

Description: Urban Vines
303 East 161st Street
Noah Herron of Urban Vines, LLC requests approval of a Detailed Development Plan for a vineyard and winery on 5 acres +/- in the AG-SF1; Agriculture/Single Family Rural District.

Pohlman presented an overview of the petition, as outlined in the Department report.

Noah Herron, on behalf Urban Vines, gave a brief presentation.

Public Hearing opened at 7:56 p.m.

No public comment.

Public Hearing closed at 7:57 p.m.

Maue commented that the parking lot and driveway were gravel and acknowledged the approved variance; however, he requested the petitioner consider an asphalt apron along 161st Street to minimize gravel being carried onto 161st Street.

Hoover noted a concern with parking and overflow and requested the petitioner's consideration to enhance the building's rooflines and siding colors.

Herron noted he will revise the plans in response to the comments.

No action is required at this time.

Case No. 1606-PUD-07 [PUBLIC HEARING]

Description: Harmony PUD District Amendment (Mixed-Use District)
Northwest Corner of 146th Street and Ditch Road
TMC Developers, LLC by Nelson & Frankengerger requests an amendment to the Mixed-Use District of the Harmony Planned Unit Development (PUD) District.

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

Jon Dobosiewicz, Nelson & Frankengerger, on behalf of the petitioner, presented details of the proposed amendment.

T. Smith inquired when alternative elevations for the proposed CVS that reflected the discussed residential architecture would be available.

Dobosiewicz responded they were waiting to compile all the comments from the public hearing and then determine whether to make revisions.

Pohlman noted the written remonstrance comments that were submitted prior to the public hearing that were compiled and included with the Plan Commission's materials.

Public Hearing opened at 8:18 p.m.

The following spoke in opposition to the petition:

- Joe Plankis, 514 Stockbridge Drive, on behalf of the Centennial Homeowners' Association: Opposed to a gas station and additional fast food uses; concerned with architecture not having a village feel; desires to see set hours of operation and concerned about light and noise pollution. Indicated the homeowners' association is willing to work with the developers for a final result that works for everyone.
- Amy Anderson, 14466 Welford Way: Opposed to a gas station and fast food uses and businesses being open twenty-four hours.
- Bruce Watson, 1355 Trescott Drive: Opposed to a gas station and fast food uses. Concerned with incompatibility of commercial architecture that should fit in with the neighborhood and village architecture. Concerned with headlights and impact on surrounding homes.
- Marc Goldstein, 1375 Kirklees Drive: Opposed to a gas station and concerned with the commercialization, light and noise pollution. Opposed to business being open twenty-four hours.
- Sanford Horn, 1388 Somerville Drive: Concerned with the design and location of the roundabout, proposed size of the CVS, and lighting.
- Becky Cage, 1461 West 151st Street: Concerned with lack of buffering on the north side of the proposed apartments. Concerned with incompatibility of the development's architecture that should fit in with the neighborhood. Opposed to a gas station.
- Mark Sell, 1611 West 146th Street: Opposed to the gas station and concerned with

insufficient landscaping and screening along old 146th Street abutting the residential properties. Concerned with the health, safety and environmental impact of the gas station.

- Steve Goodere, 1393 Bridgeport Drive: Opposed to a gas station and fast food uses and requested what has changed to warrant changes to previously agreed upon uses. Desires to see a more village architectural theme.
- Steve Gerke, 14460 Welford Way: Opposed to the proposed development but understands the zoning already allows aspects of the development but believes it is an invasion of the surrounding neighborhoods. Opposed to a gas station because it doesn't complement the neighborhood nor does it offer services that the other proposed uses won't otherwise provide.
- David Hughes, 14486 Baldwin Lane: Opposed to a gas station because of air and water pollution. Concerned with traffic and timing of deliveries and the impact on Ditch Road for school buses and other commuter traffic.
- Carla Schaaf, 14925 Pollard Drive: Agreed with all prior public comments. Opposed to a gas station. Concerned with uses and architecture not having a village feel that complements the surrounding residential neighborhoods.
- Mark Schaaf, 14925 Pollard Drive: Referenced recent article regarding the founding principles to Westfield and that three of the principles that stood out in this situation include: responsibility from everyone including businesses; integrity, businesses need to cooperate with their neighbors/neighborhoods; and, mutual respect. Concerned about size of signage.
- Walt Jones, 1326 Trescott Drive: Agreed with all prior public comments. Opposed to fast food uses.
- Janet Ashman, 1354 Mesmouth Drive: Harmony was supposed to be a village-type community and what is being proposed is not consistent with this vision. Concerned with uses and architecture not having a village feel that complements the surrounding residential neighborhoods. Opposed to gas station because of issues related to environmental, light, sound, etc.
- Shane Towne, 1617 Rose Bank Drive: Opposed to a gas station and fast food uses. Harmony was supposed to be a village-type community and what is being proposed is not consistent with this vision. Concerned with uses and architecture not having a village feel that complements the surrounding residential neighborhoods.
- Michelle Curdimen, 14917 Pollard Drive: Concerned with aesthetics, hours of operation, increased traffic, loitering and crime with the gas station and fast food uses. Concerned with uses and architecture not having a village feel that complements the surrounding residential neighborhoods.
- Karen Bridges, 1514 Waterleaf Drive: Harmony was supposed to be a village-type community with a healthy lifestyle, and quiet family neighborhood, and what is being proposed is not consistent with this vision.
- James Sperlik, 1346 Anapolis Drive: Agreed with all prior public comments.
- Laura Anderson, 14466 Welford Way: Opposed to a gas station.

- Barbara Simonson, 15290 Seneca Circle: Opposed to a gas station and fast food uses. Harmony was supposed to be a village-type community and what is being proposed is not consistent with this vision.
- Tara Magnuson, 1400 Waterleaf Drive: Opposed to a gas station and fast food uses.
- Clifford Helsel, 14546 Baldwin Lane: Opposed to a gas station and fast food uses because of aesthetics and pollution. Opposed to any of the changes.
- Mic Mead, 15466 Oak Road: Opposed to the petition.
- Jennifer Barker, 1486 Waterleaf Drive: Harmony was supposed to be a village-type community and what is being proposed is not consistent with this vision. Desires to see commercial uses that offer a healthier alternative and complement the neighborhood, such as her salon in Broad Ripple. Opposed to a gas station and fast food uses.

Public Hearing closed at 9:26 p.m.

Dobosiewicz commented that he will take all the comments written and spoken and work to resolve the issues, specifically concerns regarding access, lighting, and architectural design. He responded that he heard a lot of what was told to individuals for one of their biggest investment of their life in their homes, but most of what is being proposed is consistent with the layout adopted in 2012 by the Council. He stated he could not verify what the residential builders promised those who bought in Harmony or who have lived in Centennial for years, but he can say the Harmony PUD Ordinance approved in 2012 clearly permits the intensity at this intersection, and the proposed design is much less intense than what is currently permitted by the ordinance.

Hoover stated he would prefer to see the entire development incorporate a village architecture that blends with the neighborhood rather than just meeting the minimum requirements of the SR32 Overlay architectural standards.

R. Smith, T. Smith and Woodard stated their agreement with Hoover's comments.

No action is required at this time.

Case No. 1606-PUD-07 [PUBLIC HEARING]

Description: CVS, Harmony

Northwest Corner of 146th Street and Ditch Road

TMC Developers, LLC by Nelson & Frankenberger requests approval of a Detailed Development Plan for a 12,900 sq. ft. +/- building on 1.96 acres +/- on Lot 1 in the Harmony Mixed Use District Subdivision in the Harmony Planned Unit Development (PUD) District.

Pohlman presented an overview of the development plan, as outlined in the Department report, and noted the pending amendment and that the Department report includes both the current standards as well as the proposed standards.

Public Hearing opened at 9:42 p.m.

Pohlman noted the public hearing comments that were provided with the prior agenda item, both written and verbal, that relate to the proposed CVS would be carried over and included for the record with this petition item too.

David Hughes, 14486 Baldwin Lane: Concerned with traffic and timing of deliveries and the impact on Ditch Road for school buses and other commuter traffic.

Walt Jones, 1326 Trescott Drive: Concerned with the architectural design because he doesn't believe the SR32 Overlay standards are appropriate for this location.

Public Hearing closed at 9:44 p.m.

Schmitz wants to make sure that the proposed architecture for commercial uses match the architectural style of the single-family area of Harmony.

Hoover stated his agreement with Schmitz's comment.

No action is required at this time.

CONTINUED ITEMS

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, Hoover provided a report.

Economic and Community Development Department, no report.

Board of Zoning Appeals Liaison, Schmitz provided a report.

Motion: Adjourn meeting.

Woodard; T. Smith seconded. Vote: 9-0.

The meeting adjourned at 9:48 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary