

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, February 26, 2007 at Westfield Town Hall. Members present were Jim Carey, Gloria Del Greco, Bob Horkay, Ginny Kelleher, Ken Kingshill, Joe Plankis, Bill Sanders, Cindy Spoljaric, and Carolyn Stevenson. Also present were Al Salzman, Jennifer Miller, Tom Higgins, and Attorney Brian Zaiger.

### **REVIEW OF MINUTES**

Plankis suggested the Standards Committee continue to meet once a month until necessary to meet more often.

Higgins stated the Standards Committee has historically met the first Wednesday of the month and will continue to do so for the next month or so, and with new demands, make any adjustments as necessary.

Del Greco asked that the minutes reflect her statement that the Comprehensive Plan showed no corrections or adjustments had been made.

Kingshill stated that on page two where it stated Jack Bonham asked a question, he had asked that question.

Stevenson stated that on the first page, fifth sentence from bottom, Stevenson made motion, not Kelleher.

Del Greco moved to approve the January, 2007 minutes with corrections noted.

Stevenson seconded, and the motion passed 7-0-2 (Plankis, Carey).

Miller reviewed the Public Hearing Rules and Procedures.

Mr. Jim Shinever, Nelson & Frankenberger appeared to request a notice waiver for the Shehann Development Company petition scheduled for the March 26, 2007 Advisory Plan Commission meeting. Real estate subject of that request is in the Maple Knoll PUD. Owner is Platinum Properties, seeking a waiver of the notice requirement.

Plankis moved to approve the request for waiver for the notification based on the area presented for Shehann Development.

Sanders seconded, and the motion passed unanimously.

Mr. Wyatt Johnson introduced John Pearson and Larry Pearson, Owners of the property and requested this petition be continued to the July Advisory Plan Commission meeting in order to get everything resolved with the TAC agencies due to the fact that drainage requirements dictate that underground storage be provided and are looking for alternatives.

Kelleher requested they renote for the July meeting.

Johnson agreed.

Spoljaric moved to suspend the rules in order to continue this petition.

Kingshill seconded, and the motion passed unanimously.

Kelleher requested to move the Director's Report to this point in the meeting.

Kelleher announced that for each of the petitions presented this evening, staff would briefly report on each petition before the petitioner presentation.

### **DIRECTOR'S REPORT**

- Higgins stated that Mr. Kevin Todd, will be taking the lead on the Board of Zoning Appeals as well as the Standards Committee.
- Higgins explained the changes in the Advisory Plan Commission as far as the staff planners presenting at the meetings.
- Higgins explained the process planned to work on updating the Zoning Ordinance for the Town of Westfield.

Plankis stated that the Standards Committee does not want to be a bottleneck, and considering the work load of the Standards Committee, he wants to insure the Committee receives documents well in advance and also monitor progress, in order to find alternatives if necessary. Plankis also stated his belief that one meeting a month will not be enough.

Kelleher stated that the Comp Plan Committee will be available to assist.

Kelleher confirmed that Higgins would like the Commission to provide thoughts on what a good zoning ordinance has in it and what parts of the Westfield Zoning Ordinance the Commission feels needs to be addressed.

Higgins stated that Todd will be the point person for the update of the Zoning Ordinance.

- Higgins stated that incomplete filings will not be accepted by the Community Development Department in the future and that the deadline has been moved up to noon on filing days in order to give staff time to review items and renotify petitioners.
- Lastly, Higgins stated that staff surveyed surrounding communities in terms of a definition of Density, which is a unit of measurement; number of dwelling units per acre; basically included gross and net density. He further stated there is some confusion in how net density is figured and he would like to get a group together to figure out what the Town will be using so are all on the same page.

### **OLD BUSINESS**

0611-DP-27 & 0611-SIT-18      18100 US 31 North. DeBoy Land Development Services requests Development Plan and Site Plan review of a new multi-tenant commercial facility, approximately 17,000 square feet on approximately 2.9 acres, in the LB-PD District.

Salzman presented the staff report. Prior to giving his report, he asked the Commission to be sure to speak directly into their microphones in order to insure the comments get recorded properly.

Salzman continued with the staff report pointing out a disconnect between the published agenda and the staff report. The agenda indicates this petition is zoned LB-PD (local business/planned development) district; this is not the case. This site is zoned GB-PD (general business/planned development) district. This petition has been before the commission earlier; the site is the remaining existing commercial lot in a previously approved commercial subdivision.

Salzman stated the Commission tonight has three options regarding this petition: The Commission may approve the petition, approve the petition conditionally, or deny the petition. He asked the Commission to bear in mind that denials must be justified on the associated Finding of Fact form. Additionally, the Commission may seek to continue the petition, but this should be done with the agreement of the petitioner.

Kelleher confirmed there has already been a Public Hearing held on this petition.

Spoljaric asked about the roof top mechanicals and the parapets.

Mr. Darren Peterson, Peterson Architecture responded the lower roof and five foot parapet to cover.

Plankis asked if the petitioner is aware of the plans for the US 31 upgrade and the fact that they will have some parking spots that will be in the right of way?

Mr. Tony Zaher responded they are aware.

Del Greco moved to approve 0611-DP-27 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;

Carey seconded, and the motion passed 8-0-1 (Sanders).

Kingshill moved to approve 0611-SIT-18 with the following condition:

- That any conditions associated with 0611-DP-27 be satisfied prior to the issuance of an ILP for the subject site.

Del Greco seconded, and the motion passed 8-0-1 (Sanders).

**NEW BUSINESS**

0702-DP-02 & 15004 Setters Road. Stoeppelwerth & Associates, Inc. requests a Preliminary  
0702-SPP-01 Plat approval of Parcel D-4 of The Bridgewater Club, 53 lots on 44.93 acres, in  
The Bridgewater Club PUD.

Salzman presented the staff report and reviewed the Commissions' options regarding this petition.

Plankis asked if the Surveyor's Office questions have been addressed.

Salzman responded the level of comment received from the County Surveyor's office is consistent with the preliminary plat of a single family subdivision and stated that the lots proposed will go through a secondary platting process.

Mr. Don Currise, Throgmartin Henke, presented details of the petition and requested secondary plat be delegated to staff.

A Public Hearing opened at 7:55 p.m.

No one spoke, and the Public Hearing closed at 7:56 p.m.

Spoljaric discussed park amenity earlier in the day with Currise and the park amenity will be a passive park in this area.

Currise stated they are still planning an active park and showed the two areas where passive parks would be located as well as a pool.

Del Greco asked about the existing trees and if they would be located in the water area.

Currise stated they are working with the state at this time; this is a designated wet land, and there will be trees maintained in that area.

Del Greco asked if the park along the southern edge will be a fenced, or will it be open to Setters Run residents.

Currise responded that particular park will be an interior passive park and there is an existing fence.

Kingshill asked if the two hedge rows running north and south parallel to each other cutting through a number of the proposed lots. Will these be preserved within the lots?

Currise stated every possible tree will be saved; however, they will be moving trees around.

Stevenson asked for confirmation that they are not adding buffering to the south of Setters Run.

Currise stated there is a buffered landscaped area from twenty to one hundred feet throughout the southern boundary and on the eastern boundary.

Sanders moved to approve 0702-DP-02 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That the petitioner provides an amended landscaping plan prior to filing a secondary plat, and
4. That the petitioner provides lighting plans prior to filing a secondary plat.

Horkay seconded, and the motion passed unanimously.

Horkay moved to approve 0702-SPP-01 with the following condition:

- That all conditions attached to the associated Development Plan shall be satisfied prior to the recording of any Secondary Plat.

Sanders seconded, and the motion passed unanimously.

Carey moved to delegate final plat to staff.

Del Greco seconded, and the motion passed unanimously.

0702-DP-03 & 151<sup>st</sup> Street and Gray Road. (Address unassigned) Cripe Engineering  
0702-SPP-02 requests a Preliminary Plat approval of Parcel M-1 of the Bridgewater Club, +/-  
118 condominium units on 16.05 acres, in The Bridgewater Club PUD.

Salzman presented the staff report, stating this petition is for development plan review and accompanying subdivision primary plat. Salzman reviewed options of the Commission. He further stated the sixteen acre site would be subdivided into twenty condo blocks and each block further subdivided into four units, zoned M-1. He discussed deficiencies in landscaping and lighting.

Plankis asked for clarification on the number of units, whether it is 80 or 118.

Salzman responded should be 80.

Currise stated twelve of the sixteen acres are part of the "Y" section, M-1, and the northern four acres are labeled as "J."

A Public Hearing opened at 8:10 p.m.

No one spoke, and the Public Hearing closed at 8:11 p.m.

Currise requested secondary plat be delegated to staff.

Spoljaric asked about connectivity for pedestrians, bikes, and golf carts.

Currise showed interior and exterior paths and access points in the development and stated this will be a gated community.

Horkay moved to approve 0702-DP-03 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That the petitioner provides an amended landscaping plan prior to filing a secondary plat, and
4. That the petitioner provides lighting plans prior to filing a secondary plat.

Kingshill seconded, and the motion passed unanimously.

Sanders moved to approve 0702-SPP-02 with the following conditions:

1. Clarification of number of 80 condo units.
2. That all conditions attached to the associated Development Plan shall be satisfied prior to the recording of any Secondary Plat.

Carey seconded, and the motion passed unanimously.

Del Greco moved that final plat approval be delegated to staff.

Horkay seconded, and the motion passed unanimously.

The meeting adjourned at 8:15 p.m.

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President

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Acting Secretary