The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, May 29, 2007 at Westfield Town Hall. Members present were Jim Carey, Gloria Del Greco, Bob Horkay, Ginny Kelleher, Ken Kingshill, Joe Plankis, Cindy Spoljaric and Carolyn Stevenson. Also present were Kevin Todd, Jennifer Miller, Al Salzman and Attorney Brian Zaiger.

Not Present: Bill Sanders

REVIEW OF MINUTES

Plankis requested the people who are absent from the Commission be mentioned in the minutes.

Del Greco moved to approve the minutes with the change requested by Plankis.

Plankis seconded, and the motion passed 7-0-1 (Spoljaric).

Miller reviewed the Public Hearing Rules and Procedures.

Salzman reviewed continued items and withdrawn items.

CONSENT AGENDA

0703-SFP-03 16715 Carey Road. The Schneider Corporation requests Secondary Plat approval of Walnut Ridge Estates, 40 lots on 40.47 acres.

Kingshill moved to approve 0703-SFP-03.

Horkay seconded, and the motion passed unanimously.

NEW BUSINESS

0703-DP-05 & 0703-SIT-07 17300 Spring Mill Road. Sheehan Development Company requests Development and Site Plan review of Maple Knoll Apartments, 18 buildings containing approximately 300 units on 24.187 +/- acres in the Maple Knoll PUD.

Salzman reviewed the staff report on this petition and additionally reviewed the parking plan.

Mr. Charlie Frankenberger, Nelson & Frankenburger, represented the petitioner and presented the details of the project.

Del Greco questioned the traffic study stating that it said only 66 vehicles leaving in the morning. She later realized this was 66%.

Frankenberger stated the traffic study was performed by A & F Engineering and deferred to traffic engineers on this point.

Del Greco asked what kind of population would be living in the complex.

Frankenberger responded that historically apartments have housed very few school aged children, and would expect single people, young people with infants or toddlers. He also stated that this will have a positive impact on the municipal financial situation.

Spoljaric asked if there were existing trees on site which should be credited.

Frankenberger responded this is generally an unwooded site; however, there are a significant number of trees planted per the landscape ordinance.

Plankis confirmed the petitioner will build the trail for the Midland Trace along the northern edge of the property.

Frankenberger responded yes, the land will be dedicated; the trail will be installed.

Plankis asked if the rental rates have been determined and what they might be.

Mr. Jimmy Curtis, Sheehan Development, responded from $675 to a little over $1,000, depending on the size of the unit.

Del Greco asked if there are provisions for Handicapped accessible dwellings.

Frankenberger responded that the Maple Knoll PUD does not require provisions of that nature, and he does not know whether in developing or building these units, some will be made handicapped accessible and made available to that market.

Curtis responded some of them will be handicapped accessible.

Kelleher asked about the discrepancy in the size of the site; petitioner stated 32-acre site and staff report stated 24 acres; is this due to the lower pond being included in the 32 acres?

Frankenberger responded, yes, the lower pond was included in the 32 acres.

A Public Hearing opened at 7:51 p.m.

Ms. Melody Sweat spoke on behalf of the Hamilton County Parks Department and asked the Commission to be sure any motion made includes that the petitioner has committed to dedicating the right of way and also building the trail.

Mr. Brian Morales spoke of his concern about the proposed lighting and asked that it be more uniform. He also asked if there will be acceleration and deceleration lanes on Spring Mill and also a road blister if it stays a two-lane road.

The Public Hearing closed at 8:01 p.m.

Frankenberger responded to Public Hearing comments.

After considerable discussion on parking and garages, it was determined that the petitioner will submit an updated landscaping plan, and the exhibit with the garages will be submitted.

Horkay asked about amenities.

Frankenberger responded that there will be a very nice clubhouse and pool, same architectural style and character of the buildings, partially brick as well as a pool.

Kingshill moved to approve 0703-DP-05 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 lighting plan be reviewed to be sure it is compliant with our ordinance regarding full cut off.
4. That the petitioner builds the Midland Trace Trail at their cost to the specifications provided by Westfield Public Works;
5. That there be a revised drawing showing the placement of the detached garages; and if affected, a revised landscaping plan submitted;
6. That elevations of the clubhouse are submitted to staff;
7. That petitioner build the necessary road improvements on Springmill Road at the entrance to Windover Avenue;
8. That these conditions be fulfilled prior to receiving a building permit for the proposed improvements.

Plankis seconded, and the motion passed unanimously.

Horkay Moved to approve 0703-SIT-07 with the following condition:

- That any conditions associated with 0703-DP-05 be satisfied prior to the issuance of an ILP for the subject site.

Del Greco seconded, and the motion passed unanimously.

0705-DP-06 & 0705-SIT-04 2560 East 146th Street. KRG Cool Creek Outlots, LLC requests Development Plan Review and Site Plan review of a proposed 4,000 square-foot structure on an approximately 0.75 acre outlot in the Cool Creek Commons retail center, in the SB-PD District.

Salzman reviewed the staff report on this petition and stated there was a minor modification to the landscaping plan, although the number of trees remains the same.

Mr. Jim Shinaver, Nelson & Frankenberger, representing the petitioner, introduced guests and presented details of the project. He stated there would be no direct access to 146th or the main north/south entry way drive. Shinaver discussed parking and configuration of the overall development, elevations, and changes to the landscaping plan.

Spoljaric expressed concern about parking and traffic with the lack of direct access.

A Public Hearing opened at 8:44 p.m.

Morales spoke of his concern about the drive through and increased traffic.

The Public Hearing closed at 8:47 p.m.

Plankis moved to approve 0705-DP-06 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 developer agrees, if not already there, to put stop signs on the east and west corners; and
4. That these conditions be fulfilled prior to receiving a building permit for the proposed improvements.

Kingshill seconded, and the motion passed unanimously.

Stevenson moved to approve 0705-SIT-04 with the following condition:

- That any conditions associated with 0705-DP-06 be satisfied prior to the issuance of an ILP for the subject site.

Del Greco seconded, and the motion passed unanimously.

0705-PUD-02 590 West State Road 32. Wilfong & Kreutz Land Development, LLC requests a change in zoning for approximately 141 acres from the AG-SF-1 and EI Districts to the Eagletown PUD District

Carey recused himself from this item.

Mr. Jon Dobosiewicz, Wilfong & Kreutz Land Development, introduced guests and presented the details of the petition, which is an amendment to the Eagletown PUD, including changes in density, landscaping plan, additional amenity facility, and additional parcels. To sum up, Jon stated they are adding 141 acres to the previously approved 856-acre PUD; the overall density remains unchanged at 3.035 units per acre, and the updated plan calls for 44 additional acres of open space.

Spoljaric expressed concern regarding the size of the project, fire and police rescue, overburdening the schools, additional traffic, access points and cautioned the Commission to move forward very slowly.

Stevenson asked if the Fire Department had stated in writing why they feel their facility needs to be located north.

Dobosiewicz stated a diagram was provided showing concentric circles and stated that the Fire Department's preference is to locate their facilities with no overlapping. While this project is still within their search radius, the preferred location was still further west and north.

Del Greco expressed concern about architectural standards, specifically, trash receptacles, lighting standards, times of sports activities in the evenings which involve lighting, and buffering along the western edge to block lights on the fields.

A Public Hearing opened at 9:22 p.m.

Mr. Glen Kooy expressed concern about the lighting, density, and tree preservation.

Mr. Andy Wheeler expressed concern about close vicinity of the airport and the strict guidelines of the FHA regulations.

Ms. Mari Briggs expressed agreement about the lighting concerns, the back ends of houses showing, traffic along 186th Street, and asked if Casey Road would be lost or moved.

Sweat spoke of the effect on the Midland Trace and asked the Commission to include in any motion the acquisition of right-of-way as well as provisions for building the trail in that section.

Morales expressed concern about the status of Casey Road being changed from collector status and improved to an arterial status in the Thoroughfare Plan.

The Public Hearing closed at 9:39 p.m.

Dobosiewicz responded to public hearing comments.

Stevenson asked Dobosiewicz where the George Cebolt drain dumps into this project.

Dobosiewicz will look into this and report back to the Commission.

Kelleher stated this petition will now go to the Comprehensive Plan Subcommittee.

Horkay suggested both the Comprehensive Plan and Standards Subcommittees meet together on this project since the Standards Subcommittee was previously involved in this project.

The meeting adjourned at 10:05 p.m.

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President Secretary