The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, June 25, 2007 at Westfield Town Hall. Members present were Gloria Del Greco (7:13), Ginny Kelleher, Ken Kingshill, Joe Plankis, Bill Sanders, Cindy Spoljaric (7:13), and Carolyn Stevenson. Also present were Jennifer Miller, Al Salzman and Attorney Brian Zaiger.

Not Present: Jim Carey and Bob Horkay

REVIEW OF MINUTES

Plankis moved to approve the minutes from May 29, 2007 as presented.

Kingshill seconded, and the motion passed 5-0.

Miller reviewed the Public Hearing Rules and Procedures.

Salzman reviewed continued items.

CONSENT AGENDA

0706-SFP-06 17303 Oak Ridge Road Beam, Longest & Neff request secondary (final) plat approval of the Custom Commerce Park, four lots on approximately 53.313 acres.

Sanders moved to approve 0706-SFP-06.

Spoljaric seconded, and the motion passed unanimously.

NEW BUSINESS

0706-DP-08 & 0706-SIT-06 21107 North US 31, Washington Township Parks requests Development Plan and Site Plan review of a proposed public park facility, 42 acres in the AG-SF-1 District.

Salzman reviewed the staff report on MacGregor Park stating this site is committed to tree preservation and natural area due to the restrictions involved in the deed of the property and other restrictions due to an overhead power line. The petitioner has received several variances from the Board of Zoning Appeals.

Mr. Jeff Mader, Synthesis, Inc., presented details of the project which is 43 acres; intent is passive recreation and education for park visitors. Maider further stated that the majority of the project is the development of 1.6 miles of trails throughout the property.

A Public Hearing opened at 7:17 p.m.

No one spoke, and the Public Hearing closed at 7:18 p.m.

Sanders moved to approve 0706-DP-08 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 these conditions be fulfilled prior to receiving a building permit for the proposed improvements.

Del Greco seconded, and the motion passed unanimously.

Sanders moved to approve 0706-SIT-06 subject to any conditions associated with 0706-DP-08.

Plankis seconded, and the motion passed unanimously.

Plankis suggested staff evaluate the impact the approved recreational use would have on the Comprehensive Plan recommendation of "Regional Commercial" use at the intersection of US 31 and State Road 38, and consider brining forth an amendment to the Comprehensive Plan if appropriate.

0706-PUD-03 3000 West State Road 32, Wilfong & Kreutz Land Development, LLC requests a change in zoning for approximately 214 acres from the AG-SF-1 District to the Towne Road Crossing PUD District.

Salzman reviewed the staff report on this item stating this project has been before the Town Council and that this petition will be sent to the Comprehensive Plan subcommittee following the hearing tonight for further review.

Mr. Jon Dobosiewicz. , Wilfong Kreutz Land Development, introduced guests, Beau Wilfong, Doug Elmore, Jose Kreutz, all of Wilfong Kreutz, and Charlie Frankenberger, Nelson and Frankenberger, and presented details of the petition. Dobosiewicz identified site constraints and natural features and discussed best locations for proposed lots. He stated that in the rural Southwest area plan, the maximum density is one unit per acre, with 60% open space. He further discussed land uses i.e., hotel and conference center, auto center, restaurant including catering, etc. Dobosiewicz discussed the multi family district, open space and amenities, trail system, and construction phasing.

Spoljaric asked what was the outcome of neighborhood meetings?

Dobosiewicz responded he will get a copy of the report submitted to staff. He stated there were eight questions regarding the environment, timing, bus routes, trash pickup, and snow plowing. He further stated no one raised opposition to any particular district or an overall concept within the PUD.

Spoljaric expressed desire for more information on tree preservation.

Del Greco stated her hope that if these projects are approved the development does not have gaps in between, but there is steady growth.

A Public Hearing opened at 8:00 p.m.

Mr. Matthew Skelton, Baker & Daniels, representing Mr. Rushing, spoke in favor of the proposal but proposed a suggestion that they would like to see Towne Road extended in a manor to function more as a thoroughfare and expressed Rushing's willingness to provide the right of way necessary through his property.

Ms. Jenn Smith stated she would like to see the conservation subdivision piece pulled out of the PUD and proceed as a separate piece so the ordinance can be further defined. She further stated airport amenities needs further definition. Thirdly, she stated it would be nice if work began on what is already planned for east of Eagletown before work is begun west of Eagletown.

Mr. Mark Werner stated that the rural southwest was chosen to be a district tied to a 3-5 acre format in order to sustain potential country, horse farms, orchards, etc. He further stated a huge precedent will be set when we allow a subdivision to come into the southwest so planning what this conservation subdivision should be is paramount for the future. He agreed with comments about the airport amenities piece being looked at further.

The Public Hearing closed at 8:15 p.m.

Dobosiewicz responded to public hearing comments.

Kelleher believes that a special committee needs to be appointed by the Plan Commission to meet and work on the conservation subdivision and report to the Comp Plan Subcommittee.

It was decided that the Special Committee will consist of Kelleher, Spoljaric, and Kingshill.

Mr. John Dippel volunteered to be on the Special Committee.

Spoljaric moved to appoint the Special Committee.

Del Greco seconded, and the motion passed by voice vote.

Kelleher requested the meetings be held at Town Hall.

Salzman discussed meeting dates for the Special Committee as well as the Comp Plan Subcommittee.

Subcommittee Reports
Salzman stated this petition will appear at the July 18 Comprehensive Plan Subcommittee meeting.

Salzman discussed the Comprehensive Plan Subcommittee. He stated the meeting scheduled for July 4 will not take place due to the holiday. He further stated this meeting may be rescheduled for July 10.

Educational Item
Salzman discussed the July 10, 2007 - Nitty Gritty Training Session which is open to the Plan Commission members as well as the Town Council members.

Other Items

Kelleher discussed open space and whether retention ponds should be included in open space. She believes this is a typo in the ordinance and should be detention ponds.

Kelleher announced Mr. Mic Mead produced the town symbol and donated it to the Town.

The meeting adjourned at 9:54 p.m.

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President Secretary