The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, September 24, 2007 at Westfield Town Hall. Members present were Jim Carey, Gloria Del Greco, Bob Horkay, Ginny Kelleher, Ken Kingshill, Bill Sanders, Cindy Spoljaric, and Carolyn Stevenson. Also present were Greg Anderson, Al Salzman, Jennifer Miller, and Attorney Brian Zaiger.

Not Present: Joe Plankis

OPENING OF MEETING

Kelleher stated the August meeting minutes will be reviewed at the October meeting.

Miller reviewed the Public Hearing Rules and Procedures.

Salzman reviewed continued items, waiver requests, and withdrawn items.

NEW BUSINESS

0705-DP-07 0705-SIT-05	316 West 156th Street. New Joy Church requests Development Plan and Site Plan review of a proposed 7,150 square-foot structure on an approximately 8 acre site, in the SF-2 District

Horkay recused himself from this discussion and item at 7:13 p.m.

Miller reviewed petition and staff report including a waiver request.

Mr. Matthew Skelton, Baker & Daniels, representing the petitioner, introduced guests, Mike Engledow, ARC Design; Connie Thompson, Pastor; Shawn Gibbons, Ministry Board President; and Amy Jones, Building Chair. Skelton stated the request for development plan and site plan approval for New Joy Church.

Thompson thanked the Commission for the opportunity to present the petition.

Kelleher asked about the lighting issue which had changed from the original staff report

Miller stated the original petition included a set of accent lights on the building that were below the ordinance required wattage, but because of the type of light, they exceeded the lumen measurement permitted by the ordinance. She further stated the petitioner has withdrawn those lights and will provide lighting for that in a different location when they apply for their sign.

Kingshill asked if the fire department concerns were addressed.

Miller stated those concerns were addressed in TAC.

Kingshill asked about Fire Department's concern regarding the sprinkler system stating the Fire Department indicates that the occupancy and square foot does not require a sprinkler system, but the Fire Department prefers a sprinkler system.

Skelton stated the building will comply with all fire codes.

Sanders asked which elevation will attach to the future phase.

Skelton responded the eastern elevation.

Kingshill moved to approve the waiver.

Carey seconded, and the motion passed 7-0.

A Public Hearing opened at 7:30 p.m.

Ms. Mary Reynolds spoke in favor of the petition.

The Public Hearing closed at 7:31 p.m.

Spoljaric moved to approve 0705-DP-07 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.

Del Greco seconded and the motion passed 7-0.

Kingshill moved to approve 0705-SIT-05 with the following condition:

- That any conditions associated with 0705-DP-07 be satisfied prior to the issuance of an ILP for the subject site.

Sanders seconded and the motion passed 7-0.

ADOPTION OF DECLARATORY RESOLUTION

Westfield Redevelopment Commission East Side Economic Development Area – Creation of TIF Allocation Area and Bond Financing

Zaiger presented details of the Declaratory Resolution stating the ability of the Westfield Redevelopment Commission to identify an area and "wish" list of the kinds of projects it would like to undertake, if possible, and if approved through the Redevelopment Commission and the Council. Part of the process and reason for tonight is that Exhibit A & B include some street improvements as well as some resurfacing projects. He further stated these are the only projects that may encompass or impact the comprehensive plan and state that it does not violate the comprehensive plan, and that the Redevelopment Commission plan is in conformance with the plan. Zaiger stated the projects listed are all compliant with the Thoroughfare Plan.

Kelleher clarified that this is not approval of a TIF district; this is simply saying that these projects fit the comprehensive plan and the rest goes to the Council for public hearings, etc.

Zaiger stated that the Commission is being requested to make two findings; that the plan for the area conforms to the comprehensive plan and it is therefore in all respects, approved, ratified, and confirmed. He further stated that this does not ratify any projects or any changes; anyone seeking approval for site development will still come through the same process. However, Zaiger stated on its face, these are the projects that are going to be undertaken, and if these projects do not conform to the comprehensive plan, this is the opportunity for you to voice an objection.

Spoljaric asked if they are approving the prioritization of the projects.

Zaiger responded absolutely not.

Kelleher stated that she spoke with Bruce Hauk earlier to confirm that Public Works has reviewed the project list and that they are consistent with the Thoroughfare Plan.

Sanders asked about under Miscellaneous, it talks about some plow trucks; does that mean these trucks are dedicated to this economic development area period?

Zaiger responded no, the purchase, once the financing is available, the money will be held and the expenditures of that money will have to be for the area designated. He further stated that if you look at the map, the map is basically for the east side of Westfield; yes, the purchase of that truck would be for that area.

Sanders asked now that the truck is acquired, who pays the cost of the people to run the truck, the whole township, the whole city, or just that portion within the economic development plan.

Zaiger responded that the proceeds from the economic development plan and the bonding from that area will not be for salaries; it will be for infrastructure repairs and those things incidental to those enhancements.

Sanders responded therefore the rest of the city will pay for the employees to work this particular, specific, defined geographic area.

Zaiger responded yes, as they did the rest of the town.

Kingshill moved to send the Declaratory Resolution to the Town Council with a positive recommendation.

Horkay seconded, and the motion passed 8-0.

COMMITTEE REPORTS

Salzman stated the Comprehensive Plan Subcommittee met on September 5 and September 19 to review the Towne Road Crossing PUD, and believes the October 3 meeting will be the last for the current project.

Miller gave an update on the Standards Subcommittee and the Thompson Thrift sign proposal. The next meeting for the Standards Subcommittee will be October 3 when the Tree Ordinance will be discussed and October 17 with Thompson Thrift.

MISCELLANEOUS

Kingshill announced that at the request of Council President Cook, a task group has been assembled on downtown development called The Grand Junction Task Group, which includes: Ken Kingshill, Melody Sweat, John Whitaker, Dave Mueller, Jim Anderson, Mic Mead, Chuck Watson, and Steve Reitmeyer. He further stated that Greg Anderson, Director and Community Development staff is also participating.

EDUCATIONAL ITEM

Salzman introduced the educational item presented by the Eagle Creek Watershed Alliance Group.

Ms. Eileen Hack introduced the Eagle Creek Watershed Alliance, a group working to improve water quality in the Eagle Creek Watershed. Ms. Hack introduced Jill Hoffman, a biologist, also with Eagle Creek Watershed Alliance, presented information on stormwater management and low-impact development.

WCD REPORT

Salzman updated the Commission on the Springmill and 161st Special Study stating that staff will be figuring out new time frame for the study, will update the web, and will resume meeting with interested parties.

The meeting adjourned at 9:00 p.m.

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President Secretary