

- Zaiger reiterated to the Commission that the petitioner is not going below any standards previously committed to.
- Anderson stated since the petitioner has reached the six-month window and wishes to continue discussions with the Westfield Public Works Department and the Community Development Department, a waiver of the rules must be granted in order for further discussions so that this petition can be moved forward. Otherwise the petition could be withdrawn and the petition refilled and the process started over again.
- Anderson responded at the next regular meeting it would be a majority of the Commission to waive the rules to allow PC Wright & Company to continue forward in the process of negotiating. The petitioner does not have to be in attendance that evening; we will just do it under the regular meeting and continue it to a time where the petitioner can come back after discussion with the petitioner, Community Development, WPWD.
- Wright asked for a six-month extension but would agree to 90 days.
- Anderson stated the Commission does not need to take any action this evening.

Moved to continue 0708-DP-12 and 0708-SPP-03 120 days to June, 2008.

Motion by: Sanders Second by: Kelleher Vote: (8-0-0)

Case No. 0712-REZ-06
Petitioner Indiana Members Credit Union
Description 4005 Westfield Road, requests change in zoning of approximately 5.5 acres from GO to GB.

Anderson reviewed the petition and the use list stating there are some inconsistencies on the use list. He stated there are ten permitted uses in the GO district and 152 permitted uses in the GB district; there are two special exception uses in the GO district and 27 special exception uses in the GB district. He further stated any Commissioners who still wish to submit their use list, there is still time, and a comprehensive use list will be presented at the regular meeting on February 19. Anderson further stated the petitioner is willing to participate and dedicate their 25% of the whole and dollar amount to develop that portion of the trail system in the future.

Discussion followed regarding:

- The Use List,
- Access roads,
- Trail system,
- Commitments filed with the County. Anderson stated those commitments were covenants and restrictions that run with the land and not with the City and agreed to get those to the Commission before the regular meeting on February 19.
- Zaiger stated the petitioner cannot make a commitment other than to develop the property in compliance with the zoning ordinance in place at the time.

Case No. 0801-ZOA-03
Petitioner City Staff
Description WC 16.04.210 Zoning Definitions (KT) Revisions to Section 16.04.210 Definitions of the Westfield-Washington Township Zoning Ordinance to modify sign definitions, proposed by Westfield Community Development Staff.

Anderson reviewed proposed revisions to sign definitions stating that front building elevation was brought forward during discussions and that this is more applicable to second floor rather than first floor.

Discussion followed regarding whether the definitions were global, front elevation, and second story signage.

Case No. 0801-CPA-01
Petitioner City Staff
Description Comprehensive Plan Amendment, Public Hearing February 19 Thoroughfare Plan / Trails System

Anderson introduced the Comprehensive Plan Amendment to amend the text of the Transportation Plan with regard to the bicycle and pedestrian plan. The proposed amendment to the draft text is to reflect the addition of the continuance of the Midland Trace, Monon Trail, and Natalie Wheeler loop. He further stated the changes in the text reflect the changes in the graphic, which is basically from 169th Street on the Natalie Wheeler, south to 161st Street, West to the Monon Trail. Anderson further stated that under State Statute, any changes to the Transportation Plan as a component to the Comprehensive Plan requires a public hearing before the Plan Commission. Therefore this document will be brought back before the Commission for Public Hearing on February 19, at which time the Commission could issue a positive recommendation to Westfield City Council to amend the Transportation Plan and Comprehensive Plan to include the loop system.

Discussion followed regarding the text, which now references that section of Natalie Wheeler back across 161st Street where it did not before.

Case No. 0802-ZOA-05
Petitioner City Staff
Description Trail Overlay District/Overlay District Standards for Dedication, Construction and Development

Anderson introduced the Trail Overlay District stating this will come to the Commission at the March Workshop meeting. He further stated Westfield has so many bike trails and pedestrian trails that are planned or anticipated in the Washington Township area, that to write a legal description for every one of those would take a lot of time. Therefore, the thought came up to do the entire township as an overlay and establishing requirements and standards as opposed to individual routes or trail systems in the community. The Trail Overlay District will give more validity to this plan and in the long run to the zoning ordinance itself; so it will be a completely encompassing overlay district. Anderson again stated this will be coming forward at the March Workshop meeting, at which time the Commission could issue a positive recommendation to the Westfield City Council in April.

Discussion followed regarding this not becoming a “takings” issue.

OTHER DISCUSSION

- Summary report on implementation strategies on the Comprehensive Plan
- Update on Zoning Ordinance Rewrite
- Open and closing of public hearings

PUBLIC COMMENT

- Mic Mead asked for instruction on opening the special study on the website.
- Kelleher opened discussion regarding roll call votes vs. voice votes. This item was put on the February 19 agenda per the suggestion of the City Attorney.

MISCELLANEOUS

- Anderson presented Spoljaric with the first Certificate of Completion for attending the Nitty Gritty Planning Workshop on January 25.
- Discussion regarding site plans
- Anderson introduced Robert Spraetz who will be appointed by Mayor Cook on February 11 and will be an official Commissioner for the City of Westfield beginning with the February 19, 2008 meeting.

DELEGATED FOR STAFF REVIEW AND APPROVAL

None

Case No.
Petitioner
Request

REPORTS None

APC Membership
APC Officers
City Staff

ADJOURNMENT (8:48 PM)

Approved (date)

President, Robert Smith, Esq.

Vice-President, Cindy Spoljaric

Secretary, Gregory J. Anderson, AICP