

The Westfield-Washington Advisory Plan Commission held a meeting on Monday, May 5, 2008 scheduled for 7:00 PM at the Westfield City Hall-Council Chambers.

Opening of Meeting 7:00 PM

Roll Call – Note Presence of a Quorum

Commission Members Present: Robert Smith, President; Cindy Spoljaric, Vice-President, Ginny Kelleher, William Sanders, Daniel Degnan; Pete Emigh, Rob Stokes, Bob Spraeetz, and Robert Horkay

Commission Members Absent: None

City Staff Present: Gregory J Anderson, Director CD and Brian Zaiger, City Attorney

Meeting Announcements: None

Changes to the Agenda: None

Approval of the Minutes of: None

Procedural: None

Anderson reviewed the Rules of Conduct.

OLD BUSINESS

Case No. 0804-DP-04 & 0804-SIT-03

Petitioner Downtown Westfield Neighborhood Association

Description 133 East Main Street - Petitioner requests the following:

- Development Plan Review and Site Plan Review of a temporary parking area, and Farmer's Market, approximately 0.587 acres in the LB-H District.

Discussion followed regarding:

Public Hearing Opened:

Public Speakers: Mr. Brian Morales

Public Hearing Closed:

Motion to

Motion by: Emigh; Second by Horkay; Vote: (9-0-0)

NEW BUSINESS

- Case No. 0805-DP-06 & 0805-SIT-05
Petitioner Indiana Brick Corporation
Description 734 East 169th Street – Petitioner requests the following:
- Development Plan and Site Plan Review of an addition to an existing manufacturing facility, approximately ten and six-tenths (10.6) acres in the District

Anderson reviewed the petition and the staff report.

Mr. Adam DeHart, Keeler-Webb presented details of the petition and discussed storm water detention, the different phases of the project, and assured the Commission of the intention to follow staff recommendations including, aligning driveway with street to avoid problems with left hand turns, acceleration and deceleration lanes to accommodate semi truck traffic, passenger traffic, and daily delivery traffic; extension of the asphalt bike trail; connect sidewalk which follows down the west edge of existing facility to the asphalt path.

Discussion/Comments/Questions followed regarding:

- Location of Loading Docks
- Lighting
- Non-Compliance of Landscaping
- Berm Height
- Fencing
- Entrances – Location and Retention
- Hours of Operation

Anderson stated this item will be moved to the May 19 Regular Public Hearing meeting.

- Case No. 0805-PUD-01
Petitioner Uptown Partners, LLC
Description 547 East 161st Street – Petitioner requests the following:
- Change in zoning for approximately forty (40) acres from the AG-SF-1 District to the “The Villas at Timber Ridge” PUD District.

Anderson reviewed the petition and staff report and stated staff is currently going through the process. He passed out pages 38-45 of the Comprehensive Plan which talk about the existing suburban area as reference materials. He further stated this petition has been to TAC, annexation is already complete, and waiting for comments from TAC agencies.

Mr. Jon Dobosiewicz, Wilfong Kreutz Land Development, representing Uptown Partners, introduced guests John Hefton, Justin Moffit, Jim Sheniver, Nelson &

Frankenberger, and Bill Feribach, A & F Engineering. Dobosiewicz gave history on petition and discussed drainage and surrounding developments. He stated this is an active adult community and that the development was designed in price to NOT attract families with school age children, beginning at \$250,000. He shared the concept development plan, stating a minimum of 35% open space will be provided, which is consistent with SF-A zoning requirements. Jon discussed the trail plan and network, which will be open to the public. He shared the phasing plan, building elevations, and landscaping plan.

Discussion/Questions/Suggestions followed regarding:

- Building Materials
- Inventory of adult active communities yet to be built
- Number of units per building
- Design issues
- PUD/SF-A
- Amenities
- Best Management Practices
- Feedback on surrounding property owners including
- Trail location
- Variation of colors
- Builder: Highline Construction

OTHER DISCUSSION None

PUBLIC COMMENT None

MISCELLANEOUS None

DELEGATED FOR STAFF REVIEW AND APPROVAL None

REPORTS None

ADJOURNMENT (8:00 PM)

Approved (date)

President, Robert Smith, Esq.

Vice-President, Cindy Spoljaric

Secretary, Gregory J. Anderson, AICP