

1 The Westfield-Washington Advisory Plan Commission held a meeting on  
2 Tuesday, January 20, 2009 scheduled for 7:00 PM at the Westfield City  
3 Hall-Council Chambers.

4  
5 **Opening of Meeting 7:00 PM**

6  
7 **Roll Call** – Note Presence of a Quorum

8  
9 **Commission Members Present:** Cindy Spoljaric, Vice-President; Pete Emigh, Robert  
10 Horkay, Bill Sanders, Bob Spratz, and Bob Smith.

11  
12 **Commission Members Absent:** Robert Smith, Daniel Degnan

13  
14 **City Staff Present:** Gregory J. Anderson, Director Community Development; Brian  
15 Zaiger, City Attorney; Kevin Todd, Planner II, and Jennifer Miller, Planner I.

16  
17 **Appointment of APC Member to BZA:**

18  
19 Spoljaric nominated Sanders to serve as the APC Member to the BZA.

20  
21 Emigh seconded, and the motion passed by voice vote.

22  
23 **Approval of the Minutes:**

24  
25 Motion: To approve the December 15, 2008 Public Hearing Meeting Minutes as  
26 presented.

27  
28 Motion by: Horkay; Second by Emigh; Vote: passed by voice vote

29  
30  
31 Anderson reviewed the Public Hearing Rules and Procedures.

32  
33  
34 Anderson reviewed the agenda

35  
36  
37 **NEW BUSINESS**

38  
39 Case No. 0901-DP-01 & 0901-SIT-01  
40 Petitioner Com-Tech Construction, Inc. and Keeler-Webb Associates  
41 Description 17827 Commerce Drive; Request Development Plan Review for a  
42 proposed business expansion of approximately 11,700 square feet on  
43 approximately 3 acres in the EI District.  
44

1 Todd reintroduced the petition for phase two development of an existing business in  
2 Alpha Tau business park. He further stated this project is fully compliant.

3  
4 Mr. Adam DeHart, Keeler-Webb, stated changes staff had requested have been made and  
5 the project is in compliance.

6  
7 Todd reviewed the deficiencies discussed at the workshop and how they have been  
8 resolved, including number of employees in order to calculate parking, (over  
9 requirement); tree plantings in northern buffer yard and evergreen shrub plantings in the  
10 eastern buffer yard, (resolved); and lighting fixtures (resolved).

11  
12 Discussion followed regarding:

- 13 • Traffic island at the south end; possible maneuvering problem for trucks.

14  
15 A Public Hearing opened at 7:20 p.m.

16  
17 No one spoke, and the Public Hearing closed at 7:21 p.m.

18  
19 Motion: To approve 0901-DP-01 with the following condition:

- 20  
21 • That all necessary approvals and permits be obtained from the WPWD and the  
22 Hamilton County Surveyor's Office prior to the issuance of an ILP for the  
23 proposed building.

24  
25 Motion by: Emigh; Second by: Horkay; Vote: 6-0

26  
27 Motion: To approve 0901-SIT-01 as presented.

28  
29 Motion by: Horkay; Second by: Emigh; Vote: 6-0

30  
31  
32 Case No. 0901-DP-02 & 0901-SIT-02  
33 Petitioner Wood Wind Golf Club and Estridge Development Company  
34 Description 2302 W. 161<sup>st</sup> Street; Request Development Plan Review for a proposed  
35 800 square-foot indoor golf academy/practice facility in the AG-SF1  
36 District.

37  
38 Todd reintroduced the petition and discussed location, building materials, and practice  
39 bays and stated that a revised landscaping plan has been submitted and the petitioner has  
40 indicated there will be no external lighting on the structure. He further stated that the  
41 plans are fully compliant with the City's Zoning Ordinance.

42  
43 Mr. Bryan Stumpf, Estridge Development Company, briefly discussed the petition.

44  
45 A Public Hearing opened for 0901-DP-02 at 7:27 p.m.

1  
2 No one spoke, and the Public Hearing closed at 7:28 p.m.

3  
4 Motion: To approve 0901-DP-02 with the following condition:

- 5  
6 • That all necessary approvals and permits be obtained from the WPWD and the  
7 Hamilton County Surveyor's Office prior to the issuance of an ILP for the  
8 proposed building.  
9

10 Motion by: Sanders; Second by: Smith; Vote: 6-0

11  
12 A Public Hearing opened for 0901-SIT-02 at 7:29 p.m.

13  
14 No one spoke, and the Public Hearing closed at 7:30 p.m.

15  
16 Motion: To approve 0901-SIT-02 as presented.

17  
18 Motion by: Horkay; Second by: Sanders; Vote: 6-0  
19  
20

21 Case No. 0901-PUD-01  
22 Petitioner Estridge Development Company  
23 Description 1150 West 156<sup>th</sup> Street; Requests a text amendment to the Centennial  
24 North PUD, approximately 118 acres.  
25

26 Todd reintroduced the petition stating this amendment reduces the size of the project  
27 from approximately 160 acres to approximately 118 acres. He further stated the  
28 amendment is also reducing the number of housing types from four to two as well as the  
29 reduction of potential lots to a maximum of 236 which was 393 dwelling units. Todd  
30 stated this will reduce the density from 2.5 units per acre to 2 units per acre.

31 Additionally, he stated that the PUD called for a minimum of 30% open space; 90% of  
32 the lots will be situated on common space or open area. He also stated that an 8-foot  
33 asphalt trail along the centrally located greenway is included in this amendment. Todd  
34 further stated that since the workshop meeting, the petitioner has revised the PUD to  
35 respond to the City's concerns regarding street width and has added some clarity in the  
36 language in order for staff to administer the PUD with more ease.  
37

38 Mr. Bryan Stumpf, Estridge Development Company, briefly discussed the petition.  
39

40 Discussion followed regarding:

- 41 • Turning radii  
42 • Mixed uses/products  
43 • Landscape buffer on the east side, pond near the school, eight foot wide paths  
44

45 A Public Hearing opened at 7:41 p.m.

1  
2 Mr. Ron Thomas asked questions regarding the PUD Ordinance, the subdivision  
3 ordinances, what is running through the pipelines, and what the zoning would be for the  
4 remainder of the original Centennial North PUD.

5  
6 Mr. Brian Morales questioned the street lighting.

7  
8 The Public Hearing closed at 7:50 p.m.

9  
10 Stumpf responded to public hearing comments.

11  
12 Further discussion followed regarding:

- 13     • Lighting  
14     • 15% fluctuation in the number of dwellings

15  
16 Motion: To send 0901-PUD-01 to the City Council with a positive recommendation with  
17 the condition that the street lighting be reviewed.

18  
19 Motion by: Spoljaric; Second by: Sanders; Vote: 6-0

20  
21 Spoljaric stated that the fiscal impact study of this project may have been changed due to  
22 nature of the changes made by the text amendment and encouraged the Council to revisit  
23 this issue.

24  
25 Anderson announced after the meeting tonight will be the first training session of the  
26 APC membership.

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28  
29 **ADJOURNMENT** (8:10)

30  
31  
32 Approved (date)

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36 \_\_\_\_\_  
37 President, Robert Smith, Esq.

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40 \_\_\_\_\_  
41 Vice President, Cindy Spoljaric

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44 \_\_\_\_\_  
45 Interim Secretary, Kevin M. Todd, AICP