

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, July 25, 2005 at Westfield Town Hall. Members present were Brian Morales, Jim Peyton, Bill Sanders, Bob Smith, Cindy Spoljaric, Carolyn Stevenson, and Ron Thomas. Also present were Kevin Buchheit, Al Salzman, Kevin Todd, and Attorney Brian Zaiger.

Smith moved to approve the **June 27, 2005** minutes as presented.

Spoljaric seconded and the motion passed unanimously.

Stevenson arrived at 7:10 p.m.

Todd reviewed the Public Hearing Rules and Procedures.

Salzman announced the request from petitioner for the continuance of two petitions, **0506-REZ-04**, Maples of Spring Mill and **0506-DP-30** and **0507-SPP-09**, Sycamore on the Monon, to August 22 Plan Commission meeting. This is the first continuance request on each of these projects.

The Commission approved these continuances to the August 22 Advisory Plan Commission meeting.

### **CONSENT AGENDA**

**0505-DP-23 & 0505-SIT-17**      **17913 County Line Road.** Review of Building Materials Waiver Request for Countyline Pet Lodge, 9,184 square feet on 4 acres, zoned AG-SF1, by B & W Rental, LLC.

Thomas stated all concerns have been addressed.

Smith moved to approve 0505-DP-23 and 0505-SIT-17 as a Consent Agenda item.

Peyton seconded, and the motion passed unanimously.

### **OLD BUSINESS**

**0505-DP-19 & 0505-SIT-13**      **4005 Westfield Road.** Development Plan and Site Plan Review of Indiana Members Credit Union, 4,123 square feet on 5.5 acres, zoned GO, by Indiana Members Credit Union.

Petitioner appeared to request a continuance for 90 days and agreed to renounce.

Sanders moved to approve the continuance request.

Spoljaric seconded, and the motion passed by voice vote 7-0.

**0505-DP-24 & 0505-SIT-18**      **705 East Main Street.** Development Plan and Site Plan Review of Creekside Center, Building 5, 15,760 square feet on 0.75 acre, zoned GB, by RDJ Companies.

Mr. Matt Skelton, Bingham McHale, introduced guests Bob Lunsford, RDJ, and Adam DeHart, Keeler-Webb, and presented the details of the project. Skelton stated that the approval of this project will allow RDJ to consolidate its corporate offices into one facility as well as move some jobs to the Town.

Spoljaric asked if the storm water retention issues had been addressed.

Skelton responded they are still working through those issues with the engineers.

Thomas asked the petitioner to consider putting in faux windows or landscaping along the backside elevations in order to dress it up a bit.

Skelton stated they are agreeable to dressing it up in the future.

Sanders referred to page three of the Staff Report, Building Materials, and the reference to “EFIS-like material,” and stated his concern about this wording.

Skelton stated the building materials on the exterior are identical to the World Cheer building.

Sanders asked if the language could be changed from “similar” to “identical.”

Skelton agreed to the change in language.

DeHart addressed the parking space issues.

Skelton stated this would be reviewed.

A Public Hearing opened at 7:29 p.m.

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

Smith moved to approve 0505-DP-24 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department prior to receiving a building permit;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor’s Office prior to receiving a building permit;
3. That the petitioner complies with any requirements from the Hamilton County Soil and Water Conservation District prior to receiving a building permit, and;
4. That the petitioner installs all landscaping prior to receiving a certificate of occupancy.

Peyton seconded, and the motion passed unanimously.

Peyton moved to approve 0505-SIT-18 with the following condition:

- That the petitioner complies with any conditions as a part of 0505-DP-24.

Smith seconded, and the motion passed unanimously.

**0506-DP-27 & 0506-SIT-21**      **16515 Southpark Drive.** Development Plan and Site Plan Review of RV Storage Condominiums, 27,500 square feet on 1.561 acre, zoned PUD, by Design and Construction, LLC

DeHart, Keeler-Webb, presented the details of the project and discussed the request for waiver. DeHart stated one of the previous concerns stated by the Commission was the access from the school to the Monon Trail in this area. DeHart stated in an effort to work that out, the developers have provided for a 15-foot easement for ingress and egress for pedestrian traffic across the entire southern boundary of this lot, which leads to the request for the waiver which is for sidewalks along frontage or the west property line of Southpark Drive. DeHart discussed landscaping plan, elevations, and building materials.

DeHart stated the project is being developed by Design and Construction, and that the plan is to install two separate storage buildings with the intent that people will store their recreational vehicles and boats in these particular storage units.

Sanders asked what type of security fence.

DeHart responded a chain link fence.

Sanders asked if they were putting catch drains for oil, etc.

DeHart responded no, this would change the entire use.

Smith moved to approve the waiver with the condition that if the Town desired to put in sidewalks at a later date, the petitioner would agree to have a sidewalk installed.

Peyton seconded, and the motion passed unanimously.

A Public Hearing opened at 7:54 p.m.

Mr. Bob Curry spoke of his concern about RV owners dumping holding tanks, antifreeze, etc.

The Public Hearing closed at 7:57 p.m.

Thomas requested that the record show the Commission has expressed concern about the possibility of drainage of waste such as holding tanks, anti freeze, etc.

Peyton moved to approve 0506-DP-27 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 the petitioner submit a compliant landscape plan prior to the issuance of an ILP for the subject site.

Smith seconded, and the motion passed unanimously.

Smith moved to approve 0506-SIT-21 with the following condition:

- That the petitioner complies with any conditions as a part of 0506-DP-27.

Peyton seconded, and the motion passed unanimously.

**0506-PUD-02**            **4400 East 186<sup>th</sup> Street.** Rezone of 115.28 acres from SF-2 to PUD, by Graystone Development.

Mr. Jim Shenever, Nelson Frankenberger, introduced guests Sheldon Phelps, Dan Shifouer and Dan Thorbeck, of Graystone Development, and Randy McNutt, Pastor of Westfield Lutheran Mission Church, which is one of the landowners for this petition, which is a rezone request for a PUD, Andover North. Shenever reviewed the details of the project, including the various parcels, zoning, amenities, building materials, architectural commitments, and density.

A Public Hearing opened at 8:08 p.m.

Mr. Robert Moran spoke against the development due to property values, density, increase in traffic, and safety issues.

Mr. Mike Maloney spoke against the project.

Mr. Bob Curry spoke against the project.

The Public Hearing closed at 8:19 p.m.

The Commission agreed by voice vote to send this project to the Comprehensive Plan Committee on August 3 at 7:00 p.m. at the Town Hall.

### **Committee Reports**

Mr. Joe Plankis reported on the progress of the Comprehensive Plan Amendment Steering Committee and announced that the next meeting to populate the subcommittees will be held on Monday, August 1 at the Public Safety Building.

### **Director's Report**

Staff is working on capacity and demand analysis for the Steering Committee which will also be sent to the Town Council, Advisory Plan Commission, Board of Zoning Appeals, and the township board. Also, at that time, hope to have the core groups for each of the geographic and topical subcommittees and all of those people will also be copied on this info and be invited to the August 16 meeting where it will be presented.

The meeting adjourned at 8:33 p.m.

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President

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Secretary