The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, July 23, 2007 at Westfield Town Hall. Members present were Jim Carey, Gloria Del Greco, Ginny Kelleher, Ken Kingshill, Joe Plankis, Bill Sanders, and Cindy Spoljaric. Also present were Jennifer Miller, Al Salzman and Attorney Brian Zaiger.

Not Present: Bob Horkay & Carolyn Stevenson

REVIEW OF MINUTES

Kingshill moved to approve the minutes from June 25, 2007 with the correction stated by Del Greco.

Plankis seconded, and the motion passed 7-0.

Miller reviewed the Public Hearing Rules and Procedures.

Salzman reviewed continued items.

OLD BUSINESS

0608-DP-18 & 0608-SIT-12	302 East Main Street, Pearson Investment requests Development Plan and Site Plan review of a proposed 8,528 square foot mixed-use structure on a 0.75 acre lot in the LB-H District.

Salzman reviewed staff report on the petition and reviewed the variances associated with this petition.

Mr. Jim Shinaver, Nelson & Frankenberger, representing the petitioner presented details of the project and introduced guests Larry Pearson, John Pearson, and Wyatt Johnson, Civil Engineer. He reviewed the building materials and plans. He stated no waivers are being sought.

Del Greco expressed concern about the building not being handicap accessible, the handicapped parking spaces, and also asked about an elevator for the handicapped.

Shinaver responded that the handicapped parking spaces are flush with curb for easy accessibility.

A Public Hearing opened at 7:32.

No one spoke, and the Public Hearing closed at 7:33 p.m.

Kingshill moved to approve 0608-DP-18 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 these conditions be fulfilled prior to receiving a building permit for the proposed improvements.

Sanders seconded, and the motion passed unanimously.

Sanders moved to approve 0608-SIT-12 with the following condition:

- That the petitioner complies with any conditions of 0608-DP-18 before receiving an ILP for the subject site.

Plankis seconded, and the motion passed unanimously.

NEW BUSINESS

0705-PUD-02	590 West State Road 32, Wilfong & Kreutz Land Development, LLC requests a change in zoning for approximately 141 acres from the AG-SF-1 and EI Districts to the Eagletown PUD District

Salzman reviewed the staff report on this project stating this project has been to committee and has committee support. He further stated the public hearing has previously been held.

Mr. Jon Dobosiewicz., Wilfong & Kreutz Land Development, introduced guests Beau Wilfong, Ephraim Wilfong, Doug Elmore, and Jose Kruetz, all of Wilfong & Kreutz Land Development. He reviewed the details of the petition and requested the Commission forward this item on to the Town Council with a favorable recommendation.

Subcommittee members shared their thoughts on the project.

Carey recused himself at 7:41 p.m.

Kelleher offered to open a Public Hearing.

No one chose to speak.

Spoljaric expressed concern that the architectural standards are lacking and felt the details were lacking to insure a quality development.

Kingshill expressed his belief that the project returning to the Commission is much better than first proposed.

Plankis moved to send 0705-PUD-02 to the Town Council with a positive recommendation.

Sanders seconded, and the motion passed 5-1 (Spoljaric).

0707-DP-09 0707-SIT-07	2714 East 146th Street, Brenner Design requests Development Plan and Site Plan review of a proposed 4,000 square feet structure on approximately 1.046 acres in the SB-PD district.

Salzman reviewed the staff report on the project.

Ms. Diana Brenner presented the details of the project, National Bank of Indianapolis. Brenner discussed building materials, lighting, and landscaping plan, stating the possible desire to modify the landscaping in the future.

Kelleher asked about the lighting plan.

Del Greco asked about traffic flow.

A Public Hearing opened at 8:24.

No one spoke, and the Public Hearing closed at 8:25 p.m.

Kingshill moved to approve 0707-DP-09 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 acknowledges that the sign depicted on the submitted site plan is not permitted by the terms of the Sign Ordinance, and that no permit for any such sign will be issued;
4. That these conditions be fulfilled prior to receiving a building permit for the proposed improvements.

Carey seconded, and the motion passed unanimously.

Spoljaric moved to approve 0707-SIT-07 with the following condition:

- That the petitioner complies with any conditions of 0707-DP-09 prior to the issuance of an ILP for the subject site.

Kingshill seconded, and the motion passed unanimously.

0707-REZ-02 16201 Spring Mill Road, Zinkan & Barker requests a change in zoning for approximately 16.79 acres from the AG-SF-1 and SF-3 Districts to the GB District.

Salzman reviewed the staff report on the project.

Mr. Bob Barker, Zinkan and Barker, answered questions regarding the petition.

A Public Hearing opened at 8:33 p.m.

Mr. Mic Mead spoke against the project.

Mr. Jim Ake spoke against the project.

Ms. Carol Ruddock spoke against the project and expressed concern about the traffic, trash, and noise.

Mr. Julius Kasa spoke against the project.

Mr. Ron Thomas spoke against the project and urged the Commission to listen to the community and follow the comp plan.

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

This project will go to subcommittee August 15, 2007 at 7:00 p.m. in the Town Hall.

Barker responded to public hearing comments.

Plankis commented on Barkers response and the public hearing comments.

COMMITTEE REPORTS

Comprehensive Plan Subcommittee:

July 18 – Cancelled
July 25 – No Meeting
August 1 – Meet as scheduled

Standards Committee:

Spoljaric stated the committee worked on the sign ordinance and made some headway on this ordinance.

August 1 – Meet as scheduled

Discussed meeting schedule of the committees and whether they should continue to meet on the same evenings.

MISCELLANEOUS

Plankis reviewed a recent brick presentation.

Kelleher discussed the ordinance rewrite.

Plankis stated quotes are being solicited for ordinance review.

The meeting adjourned at 9:26 p.m.

_____
President

_____
Secretary