The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, October 22, 2007 at Westfield Town Hall. Members present were Jim Carey, Gloria Del Greco, Bob Horkay, Ginny Kelleher, Ken Kingshill, Joe Plankis, Bill Sanders, and Cindy Spoljaric. Also present were Greg Anderson, Al Salzman, Jennifer Miller, Kevin Todd, and Attorney Brian Zaiger.

Not Present: Carolyn Sue Stevenson

OPENING OF MEETING

Kingshill moved to approve the August, 2007 minutes as presented.

Sanders seconded, and the motion passed 7-0-2 (Del Greco, Plankis).

Del Greco moved to approve the September, 2007 minutes as presented.

Carey seconded, and the motion passed 7-0-1 (Plankis).

Miller reviewed the Public Hearing Rules and Procedures.

Salzman reviewed continued items and waiver requests.

Kelleher stated that on the staff report for the continued item 0707-REZ-02, the zoning was incorrect.

Salzman stated the correct zoning is AG SF-1 and SF-3.

OLD BUSINESS

0706-PUD-03 3000 West State Road 32 Wilfong & Kreutz Land Development, LLC requests a change in zoning for approximately 214 acres from the AG-SF-1 District to the Towne Road Crossing PUD District.

Salzman discussed the staff report stating this petition was previously heard by the Advisory Plan Commission in June. He further added this petition has moved through two subcommittees of the Advisory Plan Commission, and the committees submit a favorable recommendation.

Mr. Jon Dobosiewicz, Wilfong & Kreutz, introduced Beau Wilfong, Jose Kreutz, Doug Elmore, and Ephraim Wilfong, all of Wilfong & Kreutz. He also introduced Charlie Frankenberger, Nelson & Frankenberger. Dobosiewicz presented the details of the revised development plan stating the concerns expressed during the previous Public Hearing have been addressed. He further stated numerous adjustments have been made to the proposal.

Horkay reported on the Committee's discussion and expressed concern about the make up of the development primarily on the north side of SR 32, and further stated the Committee was intrigued by the Conservation Subdivision piece.

Kelleher reported on the Conservation Subdivision Committee and stated the Committee's unanimous decision to support this project and the Conservation subdivision.

Kelleher further stated there are some tweaks in the southern part that need to be worked on and some uses better moved to the northern part. She also still has some concerns about the amount of retail in the northern part.

Kingshill stated he was happy with the conservation subdivision aspect. However, he expressed concern about the north portion above SR 32. He further stated he is not convinced the Towne Road realignment is necessarily the best option.

Sanders stated his two concerns are that he would like to see a transition area rather than a mere buffer between more intense commercial uses and surrounding land areas under the same or varied ownership with a less intense land use, and secondly, he is concerned with defining the commercial land uses this far in advance.

Horkay stated his desire to revisit this petition when the overlays and ordinances, which are being updated, are completed.

Spoljaric agreed with Horkay stating her concerns about density and better transitions at the perimeters of the property.

Dobosiewicz responded to Commission comments.

Kelleher opened the meeting up to the public for comment even though the Public Hearing was held previously.

Mr. Ron Thomas expressed his concerns about this petition and stated his uncertainty of whether this project is necessary at this time.

Ms. Melody Sweat stated she is pleased with the response to her concerns by the petitioner and spoke of her support of the project.

Plankis moved to forward 0706-PUD-03 to the Town Council with a positive recommendation.

Del Greco seconded, and the motion failed 4-4.

Zaiger advised the Commission that at this point, they could have another motion or pass the petition along with no recommendation at all.

Horkay moved to send 0706-PUD-03 to the Town Council with a negative recommendation.

Spoljaric seconded, and the motion failed 4-3-1 (Sanders).

Kingshill moved to send 0706-PUD-03 to the Town Council with no recommendation.

Plankis seconded, and the motion passed 8-0.

NEW BUSINESS

0708-DP-13 0708-SIT-10	1415 East 191st Street Trinity Baptist Church requests Development Plan and Site Plan review of a proposed 7,223 square foot building addition onto an existing one-story, brick building to provide additional classroom and storage space.

Todd reviewed the staff report stating this petition does comply with the AG SF-1 standards, the Comprehensive Plan, and the Thoroughfare Plan.

Mr. Michael Johnson, Aspen Group, introduced Ralph Windall, church member and Project Manager, and Shawn Ryan and Jamie Shinnaman with Weihe Engineers. He added the church has had approximately six phone calls from neighbors inquiring about the project, and to his knowledge no additional concerns have been expressed.

A Public Hearing opened at 7:55.

No one spoke, and the Public Hearing closed at 7:56.

Spoljaric moved to approve the waiver request.

Del Greco seconded, and the motion passed 8-0.

Sanders stated his desire for a white line to be painted on the driveway to remind people to stop before they exit on to 191st Street.

Sanders moved to approve 0708-DP-13 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 parishioners drive carefully.
4. That no EFIS shall appear on this structure. That they will use fiber cement board or additional brick.
5. That these conditions be fulfilled prior to receiving a building permit for the proposed improvements.

Kingshill seconded, and the motion passed 8-0.

Horkay moved to approve 0708-SIT-10 with the following condition:

- That the petitioner complies with any conditions of 0708-DP-13 prior to the issuance of an ILP for the subject property.

Sanders seconded, and the motion passed 8-0.

0710-DP-14 0710-SIT-11	3304 East 146th Street Thompson-Thrift Development requests Development Plan and Site Plan Review of a proposed commercial development, Bridgewater Promenade, on approximately 10.5 acres in the Bridgewater PUD Zoning District.

Salzman reviewed the staff report.

Mr. Paul Thrift, Thompson-Thrift Development, introduced Steve Henke, Throgmartin-Henke Development and reviewed the petition. He further stated they have spent a lot of time on the design of this project, and they intend to meet or exceed the expectations of the Commission. He also stated they have gained the support of the Brentwood Village Homeowner's Association.

Kelleher expressed concern about the preschool playgrounds being near a pond.

Thrift responded that there would be adequate fencing between the playgrounds and the pond.

Kelleher asked if the 40-foot landscape buffer goes all the way to 146th Street.

Thrift responded yes it does.

Thrift continued with the presentation and discussed uses for several outlots, elevations, and building materials.

Henke spoke of the support gained for this project, amenities, walking trails, and working with the neighborhood associations.

Del Greco stated she does not understand how there can be a Kentucky Fried Chicken in this project when the PUD stated no fast food restaurants.

Thrift responded that Section 8 in the PUD states that traditional fast food restaurants would not be allowed and that traditional refers to the architectural style.

Henke responded to the concern about traditional fast food restaurants.

Kelleher stated the building looks like it is two-story and asked if this is a false second story.

Thrift responded the building is elevated to hide all the mechanicals so it is a false second story.

Kelleher asked if this will overshadow any residential.

Thrift responded they are far below what is allowed in height even with this structure.

Kelleher asked if a gas station is planned, would it be 24-hour station and what type of lighting.

Thrift responded the PUD specifically calls out certain hours for gas stations and midnight is latest. He further stated that all the lighting is shielded, and the decorative fixtures only shine down.

Sanders stated he is unhappy with the look of the facility and the height of the building.

Sanders asked for a commitment that there will be no EFIS other than accents.

Thrift responded yes that commitment would be made.

Kingshill asked if the other two restaurants to the north are sit down types or non-traditional fast food types.

Thrift responded that this is a conceptual plan that lays out potential uses, and that there are no agreements at this time. He further stated the agreement in commitments with Brentwood HOA to a limit of two quick service restaurants on the outlots.

Spoljaric asked where the dumpsters are for each building and the materials.

Thrift pointed out where the dumpsters were located and stated the materials are all masonry. He further stated the location of the dumpsters would be further reviewed.

A Public Hearing opened at 8:30 p.m.

Ms. Jean Beebe, 3405 East 146th Street, expressed her concern about the fast food restaurant and the gas station. She further stated her concerns about safety, security, and health.

Ms. Melissa Risk, Brookside, expressed her concern about the fast food restaurant and believes this compromises the integrity of the Bridgewater name.

Mr. James Parshall, 14817 Deerwood Drive, stated his disagreement with what the HOA agreed to with Thompson Thrift. He further stated his concern about the placement of the drive through. He further stated his concern that moving the fast food restaurant is not economically feasible.

Ms. Annette Columbe, 14718 Deerwood Drive, adjoining homeowner of Bridgewater Promenade, expressed her concern about the fast food restaurant and her disillusionment with the process.

Mr. Tom Beatty, President, Brentwood HOA, spoke of the agreement and commitments with Thompson-Thrift and feels Brentwood will benefit from this project.

Mr. Rob Ginder, 3614 Eaglewood Court, expressed concern about this project being referred to as the "front door" to Bridgewater. He also expressed concern about the fast food restaurant and asked the Commission to stick to the original PUD and not allow fast food restaurants.

Mr. Steve Blansette stated he is very impressed with the Henke team because they came to the residents and tried to work with them. He expressed concern about how to insure that the agreements discussed in the past and agreements in the future are enforced.

Ms. Tammy Bowling, Springmeadow Lane, expressed concern about the mysterious outlots and what may be there in the future, and asked the Commission to give attention to the access points and distances between access points and the residential area. She also expressed concern about the congestion on 146th Street and about drainage.

Mr. Gerald Traicoff, 14927 Windmill Drive, expressed concern that originally this project was supposed to be a walk up location, mix of business and professional, low traffic type businesses and now there may be a gas station and a fast food restaurant.

Mr. Tom Pendergast, 14631 Deerwood, expressed concern about the fast food restaurant and the smell that would result and that this does not seem like a good "welcome mat" to the Bridgewater Club.

The Public Hearing closed at 8:53 p.m.

Thrift responded to public hearing comments. He discussed the commitments agreed to with the homeowner's association. He further stated that regarding the odor, Kentucky Fried Chicken uses enclosed fryers which emit less odor and also their agreement to upgrade the exhaust system.

Henke added that the parking issue and drive through location could be reviewed and resolved.

Kelleher asked if the location of the fast food restaurant could be changed toward the middle of the project.

Henke stated that moving the restaurant presents other problems i.e. the size of the lot and the agreement not to locate the restaurant beside the gas station.

Zaiger interjected that the task set before the Commission at this point is the approval of the development plan and site plan and not the actual uses.

Spoljaric asked if there are designated areas for bike racks.

Thrift responded yes, in at least two locations.

Spoljaric suggested adding bike racks near the Primrose building as well.

Thrift agreed this is a good idea.

Henke agreed to table this petition until the November 26 Advisory Plan Commission meeting in order to work further through the issues presented tonight.

The Commission took a ten-minute break.

0710-DP-15 0710-SIT-12	19540 Lamong Road Cindy Tripp is requesting Development Plan and Site Plan Review of a proposed animal kennel on 11.83 acres in the AG-SF-1 zoning district.

Miller reviewed the staff report for 0710-DP-15 which is a proposed kennel which would provide kenneling, grooming, and training. She discussed the waiver requests.

Ms. Cindy Tripp welcomed questions from the Commission and requested to hold her comments until after the Public Hearing.

Kelleher asked about waste handling.

Tripp showed dumpster placement.

Spoljaric asked if there would be an additional septic system for the drainage of waste.

Tripp responded yes, there would be an additional septic system.

A Public Hearing opened at 9:35 p.m.

No one spoke, and the Public Hearing closed at 9:36 p.m.

Sidewalk waiver and building materials waiver

Kingshill moved to approve both waiver requests which are the sidewalk waiver and the building materials waiver.

Del Greco seconded, and the motion passed 8-0.

Kelleher asked if this project was in a wellhead protection zone.

Salzman responded that the wellhead protection zones do not extend this far north or west.

Sanders moved to approve 0710-DP-15 with the following conditions:

1. That the petitioner complies with any requirements from the Hamilton County Highway Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office.

Horkay seconded, and the motion passed 8-0.

Horkay moved to approve 0710-SIT-12 with the following condition:

- That any condition associated with 0710-DP-15 be satisfied prior to the issuance of an ILP for the subject site.

Del Greco seconded, and the motion passed 8-0.

0710-DP-16 0710-SIT-13	2744 East 146th Street Thompson-Thrift Development requests Development Plan and Site Plan Review of a proposed 45,000 square foot commercial structure

on approximately 6.6 acres in the SB-PD District.

Todd reviewed the staff report, which is for a fitness center. He further discussed the compliance of this petition and stated that the parking issues have been resolved and requirements have been met.

Kelleher stated that it appeared there was up lighting on the sign on the side of the building.

Mr. Ashley Boyd, Thompson Thrift, responded that this is a decorative element and is not lighting.

Boyd stated they have met with the neighbors and have addressed all their concerns.

A Public Hearing opened at 9:47 p.m.

Mr. Tony Laurenzana spoke in favor of the project.

The Public Hearing closed at 9:48 p.m.

The Commissioners discussed the height of the building.

Boyd introduced the tenant's architect, Michele Nichols.

Nichols assured the Commission that LA Fitness National makes sure no roof top units are showing. She also discussed building materials.

Plankis moved to approve 0710-DP-16 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 8-0.

Plankis moved to approve 0710-SIT-13 with the following condition:

- That the petitioner complies with any conditions of 0710-DP-16 prior to the issuance of an ILP for the subject property.

Sanders seconded, and the motion passed 8-0.

0710-PUD-04 704 East State Road 32 Wilfong & Kreutz Land Development, LLC requests a change in zoning for approximately 22.3 acres in from the EI zoning district to the Oak Ridge Planned Unit Development zoning District.

Miller reviewed the staff report and the petition history and further stated the petitioner will work with the Westfield Fire Department to review access points.

Dobosiewicz introduced Matt Brown, A & F Engineering, who prepared the traffic study. Dobosiewicz presented the details of the petition. He discussed the SR 32 plans, the thoroughfare plan, and access into the area. He reviewed each of the four districts in detail. Dobosiewicz stated they have met with neighbors and there were no concerns expressed.

A Public Hearing opened at 10:15

Ms. Sharon Williams, 807 East SR 32, expressed concern about flooding and drainage and does not favor the widening of the road.

Laurenzana, 485 East Quailwood Lane, expressed concern about the rise on SR 32 where two of the entrances are located. He further expressed concern about the location of the additional entrances. He further expressed concern about the architecture on the south side.

The Public Hearing closed at 10:23 p.m.

Dobosiewicz responded to Public Hearing comments.

Plankis stated that regarding comments regarding the expansion of SR 32, the State decided to expand the road. The Town got involved because aesthetically we thought it needed some work. He further stated the Town will be responsible for the upkeep of the medians.

This petition will go to the Comp Plan Subcommittee November 7, 2007.

0710-REZ-05 161st Street & Union & US 31 Pine Tree Acquisitions, LLC requests change in zoning of approximately 63.92 acres from SF-2 and GB to GB-PD.

Salzman reviewed the staff report for 0710-REZ-05 and reviewed the site history. He further stated this petition will be referred to Comp Plan Subcommittee.

Mr. Matt Price, Bingham McHale, introduced guests Barry Herring, Jeff Nance, Lee Pierson, Matt Brown, and Paul Phillips.

Herring presented some background on Pine Tree and discussed the details of the petition. For clarification, he discussed the definitions of life style center, shopping center, and power center. Herring also discussed the possible types of tenants.

A Public Hearing opened at 11:02

Mr. John Acheson expressed the benefit to property taxes and support of the project.

Mr. Ted Englebrect, 522 Wind Skip Circle, stated he is not speaking in favor of or against the project, but expressed concern about one of the entrances. He believes there are too many entrances on Union

Street and expressed concern about having to cross a street on the Natalie Wheeler Trail. He further expressed concern about safety issues to pedestrians and bike riders.

Ms. Elaine Hinshaw, 1530 Woodside Drive, expressed concern about what this development does with the plan for Downtown. She further expressed concern about the proximity to Clay Terrace and the traffic issues.

Mr. Steve Hoover, 1614 Woodside Drive, spoke against the project and believes it violates the Comprehensive Plan.

Mr. David Beck, Woodside Drive, referred to the Comprehensive Plan and believes this project is not in line with the Comp Plan.

Ms. Ella Tunnel spoke in support of the project.

Mr. Bob Patterson, Woodside Estates, stated his belief that this project is not in line with the Comp Plan or the US 31 Overlay plan. He also expressed concern about the future traffic issues.

Mr. Charles Hook spoke in support of the project.

Mr. Rob White spoke in support of the project.

Ms. Stacy Pryor, Lauth Property Group, stated the property owned by Lauth Property Group will be developed; therefore, there will not be the buffer shown on the plans.

Mr. Matt Lutz echoed previous statements about the positive result on taxes and spoke of his support of the project.

Mr. Mic Mead, 15466 Oak Road, stated his belief that this project is not in line with the Comprehensive Plan and spoke against the project.

Mr. Jim Schneider, 12198 Crestwood Drive, Carmel, expressed concern about flooding and drainage.

Mr. Ron Thomas, 7 Cool Creek Circle, does not believe this project is in line with the Comp Plan.

Mr. Steve Reitmeyer, 15725 Westfield Boulevard, spoke of traffic concerns.

The Public Hearing closed at 11:50 p.m.

Herring responded to Public Hearing comments.

Kelleher encourage the Commission to review GB-PD zoning.

This petition will go to Comprehensive Plan Subcommittee on November 7, 2007.

COMMITTEE REPORTS

Standards Subcommittee is working on sign issues.

WCD REPORT

Salzman encouraged the Commission to contact him for an update on the 161st Street and Spring Mill Road project.

The meeting adjourned at 12:05 a.m.

President	Secretary