

The Westfield-Washington Advisory Plan Commission met at 7:00 p.m. on Monday, April 7, 2008 at Westfield City Hall. Members present were Dan Degnan, Pete Emigh, Ginny Kelleher, Bill Sanders (7:05), Bob Smith, Cindy Spoljaric, Bob Spraetz, and Rob Stokes. Also present were Greg Anderson, Director, Al Salzman, and City Attorney Brian Zaiger.

Not Present: Bob Horkay

Anderson stated that 0804-DP-03 and 0804-SIT-02 will be continued to the May 19 Advisory Plan Commission meeting.

### **NEW BUSINESS**

0804-DP-02 & 4040 West 146<sup>th</sup> Street (AS)  
0804-SIT- 01 Beam, Longest & Neff requests Development Plan Review and Site Plan Review of the Korean First Presbyterian Church, approximately six (6) acres in the AG-SF-1 District.

Anderson introduced the project and reviewed the staff report stating an updated landscaping plan will be provided before the April 21 Public Hearing as well as other items still under review.

Spoljaric asked about the landscape plan and access and circulation and whether these have been revised.

Salzman responded that the petitioner is in the process of making those revisions and once the plans are received from the petitioner, they will be reviewed by staff and the report will be updated to reflect the changes

Smith asked what the procedure is when a petitioner begins making improvements on a project before it is approved.

Anderson responded this is not advisable from a Department standpoint due to the possibility of changes from staff.

Sanders asked about the demolition plan and asked what was being demolished.

Salzman responded there are a couple of portions of the existing pavement drive which will be removed.

Degnan asked what the requirements are regarding 146<sup>th</sup> Street as far as a path.

Salzman responded that the City Thoroughfare Plan calls for a multipurpose asphalt path within the rights of way of 146<sup>th</sup> Street. However, 146<sup>th</sup> Street remains under the jurisdiction of the Hamilton County Highway Department so whether that path will ultimately be developed or not is up to their discretion. One component of this request, since this is responding to Westfield's requirements, is that they provide that path, and because there is no abutting path development to connect to, we have suggested that the petitioner seek a waiver. We have encouraged development that has gone in in advance of other infrastructure and other path networks to seek the same waiver in the past, and we have recommended that those waivers be approved conditioned on either providing the appropriate entity with the cost of

including that path within the right of way or providing that path when the connecting paths reach the property line.

Stokes asked if there were issues with any of the residents near the property.

Salzman stated he has not personally been contacted; previously some of the abutting property owners contacted the City regarding potential enforcement when the use of the property first began for a religious institution. He further stated they would have been notified by regular mail and will be notified of upcoming meetings including the upcoming public hearing on April 21.

0804-DP-04 & 133 East Main Street (AS)  
0804-SIT-03 Downtown Westfield Neighborhood Association requests Development Plan and Site Plan review of a temporary parking area and Farmer's Market, approximately one (1) acre in the LB-H District.

Anderson introduced the petition and reviewed the staff report and petitioner exhibit. He stated this is the first appearance of this petition and that a full evaluation will be done on the landscaping plan on this property. He further reviewed the parking area which will include public parking as well as parking for the bank. Anderson further stated that the pre-filing conference was waived due to the fact that staff is working with the Downtown group on this project.

Mr. Matthew Skelton, Baker & Daniels, recognized the participants in this project including M & I Bank, Gallery 136, Downtown Westfield Neighborhood Association, Grand Junction, Anderson Corporation, BAM Outdoors, and the City of Westfield.

Sanders reiterated this is an interim land use.

Skelton responded yes, this is an interim land use until the land is developed in the future.

Sanders also asked whether arrangements have been made for the site to be cleaned after the farmers market events.

Skelton responded yes; the property is leased by the Downtown Westfield Neighborhood Association; therefore all the maintenance and those kinds of burdens are either on the Association or arrangements will be made for that maintenance.

Smith asked about liability insurance.

Skelton responded they are handling insurance as well, which was one of the conditions of the lease.

Spoljaric stated there were neighbors wondering about more parking.

Skelton responded they are balancing creating a green space where people want to be to try to get people away from SR 32 and provide a walkway for pedestrians and also provide functional parking for downtown.

Spoljaric added some benches would be nice to have donated in the area.

Skelton responded that is an easy idea to accommodate.

### **DELEGATED TO STAFF**

0804-SFP-01            16554 Gray Road, Weihe Engineers, Inc. requests Secondary Plan approval of Section 5A of the Brookside Subdivision, forty-eight (48) lots on approximately thirty-one (31) acres in the SF-2 District.

Anderson reviewed this item and stated this would be taken care of at staff level.

### **GUEST SPEAKER**

Kelleher introduced Forrest Hamilton, Astronomer and Physicist, who spoke about lighting.

#### *Hamilton Highlights:*

- ❖ Components of good lighting include:
  - The right amount of light for the job at hand
  - Uniformity of the light levels
  - Glare control
- ❖ The Illuminating Engineering Society of North America recommends that the brightest aspect and dimmest aspect not vary by more than 10. A Foot-candle is a measure of brightness, which is measured by taking a standard dinner candle, put your hand one foot away from the dinner candle (in a dark room) which is about one foot-candle of light.
- ❖ Good lighting design includes keeping the light within the property boundaries of which the light is intended to be, trying to make it as energy efficient as possible, and environmentally friendly.
- ❖ The IESNA recommends a maintained level of light, which is the amount of light being put out by the light at the end of life.
- ❖ The IESNA publishes documents called RPs, which stands for Recommended Practice. The RP8 document applies to Roadway Lighting; the lighting levels are based on small target visibility. The Security Lighting document is based upon the fight or flight philosophy and is based on people with 60-year old eyes. RP20 addresses Parking Lot Lighting.
- ❖ Uniformity – full moon has 1:1 uniformity; Roadway lighting is 3:1 or 4:1, three to four times brighter underneath the light; parking lot light 15-20:1.

- ❖ Glare – difference in luminance, brightness. Glare is a safety concern.
- ❖ The trick to good lighting is to light the object and not to see the light itself.
- ❖ Light trespass is lighting places other than the property you are intending to light.
- ❖ Melatonin levels, a hormone secreted by the body which has beneficial properties to the body, can be suppressed by too much light. How much light is too much is unknown at this point. Color sensitivity is also a concern; the bluer the light the worse it is; or the more suppressed the level of melatonin.
- ❖ Energy Efficiency – amount of light per watt of energy put into the light.
- ❖ Lumens – measure of light output per watt.
- ❖ Sky Glow – the sky at night being lit up. One thing about lighting fixtures, if you have glare from a light at a certain angle (screen), the amount of atmosphere that the light goes through is much less than a light beam going at a low angle, cause it's going through more of the atmosphere, has much more chance to scatter; therefore, if you have light fixtures that put a lot of light out just above the horizontal they are much more destructive to lighting up the sky because they get scattered much more efficiently than a light going straight up because there's more depth to the atmosphere.
- ❖ For good lighting design, one of the best things you can do is a full cutoff fixture, which means it doesn't put any light above the horizontal and usually cuts off light between 70 and 80 degrees straight down.
- ❖ Hamilton shared several pictures and examples of different kinds of lighting.
- ❖ IDA is working with IENSA to develop a model lighting ordinance to try to make the ordinance more uniform.
- ❖ The purpose of a lighting ordinance should be to improve the night environment and should be stated in the purpose and intent statement of the lighting ordinance.
- ❖ Common features of a lighting ordinance should include: shielding requirements, address light trespass, exemptions for emergency lighting, sports lighting, curfews, and lighting levels.

Mayor Cook asked Hamilton's opinion about the lighting of intersections.

Hamilton responded he had not heard that specifically, but that lighting is desirable, light is smart, but make sure you design well and be careful of the glare.

Degnan asked how the concept of light trespass would be incorporated into an ordinance.

Hamilton stated some ordinances specify a certain foot candle reading at the property line at a certain height; but that would require someone to measure, which is why things should be designed properly at the design level.

Mr. David Mueller asked for suggestions about lighting downtown Westfield.

Hamilton responded there is a project called Main Street Project which is trying to revitalize small towns; a lot of those use Acorn fixtures, but they are very glary. There are very low lumen, but gas lights and full cut off on top to light it up. They actually do make full cut off acorn fixtures.

Spoljaric asked if internally lit signs contribute to the glare.

Hamilton stated not as much because the light is spread out.

Spoljaric asked about interior lighting that trespasses at night when left on.

Hamilton responded that is interior lighting and it is usually already designed to be low glare and there's not that much spill out outside.

Kelleher addressed sense of place and avoid looking trashy and commented on Breckenridge, Colorado where they have a very extensive lighting ordinance in order to maintain the soft light which is something for us to consider as our community grows.

Stokes asked if there were ecology groups getting involved with this from a standpoint of migrations, i.e. Audubon Society.

Hamilton responded that Chicago participates in the (FLAP) Federal Light Awareness Program; hasn't heard much from Audubon Society. FLAP is based on Canada.

The meeting adjourned at 8:24 p.m.

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President

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Secretary