

Westfield-Washington Advisory Plan Commission held a meeting on Monday, May 6, 2013 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Robert Smith, Robert Horkay, Bob Spraetz, Ken Kingshill, Charles Lehman, Steve Hoover and Danielle Tolan.

City Staff Present: Kevin Todd, Senior Planner; Jesse Pohlman, Senior Planner; Andrew Murray Associate Planner; Ryan Clark, Associate Planner and Brian Zaiger, City Attorney.

Approval of Minutes:

Motion: To approve the minutes for the April 15, 2013 APC meeting as amended.

Motion: Smith; Second: Spraetz; Vote: Passed by voice vote

Todd reviewed APC Rules & Procedures.

ITEMS OF BUSINESS

Case No. 1304-DP-06 & 1304-SIT-04
Petitioner Southern Bells, Inc./Taco Bell
Description *Northwest corner of SR 32 and Sun Park Drive*
Southern Bells, Inc. requests Development Plan and site Plan review for a Taco Bell drive-thru structure with outdoor seating and pergola on approximately 1.28 acres in the GB District.

Clark gave a brief update on the proposal and explained that the Development Plan was compliant with all applicable ordinances.

Hoover stated that the elevations do not show enough contrast in brick color.

Shawn Curran, Curran Architecture, responded that they could change the brick color selection to create more of a contrast.

Motion: To approve 1304-SPP-04

Motion: Horkay; Second: Smith ; Vote: Vote 7-0 with the condition that the final approval of the exterior brick color/contrast be delegated to staff.

Case No. 1305-DP-07 & 1305-SPP-05
Petitioner Redwood Acquisition, LLC/Redwood at Andover
Description *Southeast Corner of 186th Street and Shady Nook Road*
Redwood Acquisition, LLC requests Development Plan and Primary Plat review for 180 single-story apartment units on approximately 30.4 acres in the Andover PUD District.

Bob Smith recused himself from 1305-DP-07 & 1305-SPP-05 and did not return to the meeting.

Pohlman gave a brief update on the proposal and explained that the Development Plan was compliant with all applicable ordinances. He added that petitioners were in the audience and available for questions.

A Public Hearing opened at 7:22 p.m.

Nobody spoke, and the Public Hearing closed at 7:23 p.m.

Plan Commission Order 13-02

The Westfield Redevelopment Commission is seeking an Order from the Westfield Advisory Plan Commission to indicate that the Redevelopment Commission Declaratory Resolution to create the 146th Street Economic Development Area conforms to the Westfield-Washington Township Comprehensive Plan.

Murray gave a brief presentation on Plan Commission Order 13-02. He explained that this is one of multiple steps towards creating the 146th Street EDA. He stated that this item does not require a public hearing.

Motion: To approve RDC Declaratory Resolution 3-2013 and the proposed Economic Development plan.

Motion: Lehman ; Second: Horkay ; Vote: 6-0

Case No.	1209-PUD-11 (CONTINUED)
Petitioner	Cooperstown Partners, LLC/Springmill Corner PUD
Description	<i>SE corner of Springmill Road and 161st Street</i> Cooperstown Partners, LLC request a change in zoning of approximately 6.5 acres from AG-SF1 to the Springmill Corner PUD.

REPORTS/COMMENTS

No report.

APC MEMBERS

No report.

CITY COUNCIL LIAISON

No Report.

BZA LIAISON

No report.

ECD STAFF

No report.

ADJOURNMENT (7:33 p.m.) Passed by voice vote.

President, Ken Kingshill

Vice President, Charles Lehman

Secretary, Matthew S. Skelton

