

Westfield-Washington Advisory Plan Commission held a meeting on Monday, September 16, 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: Daniel Degnan, Steve Hoover, Robert Horkay, Ken Kingshill, Chuck Lehman, Robert Spraez, and Danielle Tolan.

City Staff Present: Jesse Pohlman, Senior Planner, Andrew Murray, Associate Planner; Brian Zaiger, City Attorney

Approval of Minutes:

Motion: To approve the minutes for the September 3, 2013 APC meeting as presented.

Motion: Tolan: Second: Horkay: Vote: Passed by voice vote.

Pohlman reviewed APC Rules & Procedures.

Case No. 1309-DP-11 & 1309-SIT-07
Bagger Dave's Burger Tavern
2740 E 146th Street
Diversified Restaurant Holdings, Inc. requests Development Plan and Site Plan review for a new restaurant on a 0.84 acre+/- outlot within the Cool Creek Village Shopping Center; zoned SB-PD.

Murray presented a brief overview of 1309-DP-11 & 1309-SIT-07. The submitted plans comply with the applicable zoning ordinances. Staff recommends approving the petition with the condition that all necessary approvals and permits be obtained from the Westfield Public Works Department and Hamilton County Surveyors Office prior to the issuance of a building permit.

Motion: To approve 13-DP-11 & 1309-SIT-07 with Staff Recommendations.

Motion: Horkay; Second: Spraez; Vote: 7-0

Case No. 1309-CPA-02
Description Thoroughfare Plan Amendment 2013
The City of Westfield requests approval of an amendment to the Westfield Thoroughfare Plan, a part of the Westfield-Washington Township Comprehensive Plan.

Pohlman reviewed the proposed resolution 1309-CPA-02 Thoroughfare Plan Amendment 2013 which was presented in a public hearing at the last APC Meeting and is eligible for recommendation to the City Council. Since the public hearing, one modification was made to the Resolution, clarifying that the Thoroughfare project is not only for the visitors of the community and for the community at large but also for the individual property owner. Two (2) additional public comment documents were received after the Public Hearing. Pohlman clarified and made the APC aware of such documents.

Staff recommends forwarding Petition 1309-CPA-02 to the City Council with a favorable recommendation.

Motion: To send 13-CPA-02 to the City Council with a favorable recommendation.

Motion: Horkay; Second: Lehman; Vote: 7-0

Case No. 1305-PUD-04 (Continued)

Description: The Enclave & Springs at Viking Meadows PUD
Southeast corner of 161st Street and Oak Ridge Road; Pulte Homes of Indiana, LLC requests a change in zoning of approximately 63 acres +/- from the Villas at Timber Ridge PUD District and the AG-SF1 District to the Enclave and Springs at Viking Meadows PUD District.

Case No. 1308-PUD-09 (Continued)

Description: Viking Meadows PUD Amendment: Parcels E and F
Southwest and Southeast corner of 161st Street and the Monon Trail; Pulte Homes of Indiana, LLC requests amendments to Section 5 and Section 16 of the Viking Meadows PUD Ordinance and exhibits referenced therein (Ordinance No. 04-22), to modify development standards applicable to Parcel E and Parcel F of the Viking Meadows PUD.

Case No. 1209-PUD-11 (Continued)

Description: Springmill Corner PUD
SE corner of Springmill Road and 161st Street; Cooperstown Partners, LLC request a change in zoning of approximately 6.5 acres from AG-SF1 to the Springmill Corner PUD.

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

Hoover gave a report on recent Council business including approval of Animal Control with the County and the 2014 Budget was introduced. There will be a public hearing for the 2014 Budget on October 14th and adoption on October 28, 2013.

BZA LIAISON

Staff provided an update on the last BZA Meeting, including the approval of a Variance granted for reduction in road frontage with splitting of a parcel of property.

ECD STAFF

Staff provided an update that the Viking Meadows items should be moving forward at the next meeting. Also, Two (2) Development Plans will be filed: 21st Amendment at Northeast Corner of 146th Street and Carey Road and Tractor Supply at 32 and Austrian Pine Way.

ADJOURNMENT (7:20 p.m.)

Motion by Horkay. Seconded by Tolan. Motion passed by voice vote.

President, Ken Kingshill

Vice President, Charles Lehman

Secretary, Matthew S. Skelton