

Westfield-Washington Advisory Plan Commission held a meeting on Monday, December 2, 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, Randy Graham, Steve Hoover, Robert Horkay, Ken Kingshill, Bill Sanders, and Robert Spraez. New member, Andre Maue, replacing Chuck Lehman was sworn in.

**City Staff Present:** Jesse Pohlman, Senior Planner; and Brian Zaiger, City Attorney

**Approval of Minutes:**

Motion: To approve the minutes for the November 18, 2013, meeting with suggested change.

Motion: Horkay: Second: Hoover: Vote: Approved 8-0.

**Approval of 2014 Schedule of Meetings and Filing Dates:**

Motion: To approval 2014 APC Schedule of Meetings and Filing Dates.

Motion: Horkay: Second: Graham: Vote: Approved 8-0.

Pohlman reviewed APC Rules & Procedures.

**Case No. 13-DP-16 & 1312-SIT-11 (PUBLIC HEARING)**

**Description:** *Westfield Yamaha, Suzuki and Polaris*

18128 Market Court

Ken Fineis Industries, LLC by Silver Creek Engineering, Inc. requests Development Plan and Site Plan review for a building addition on 2.561 acres +/-; zoned GB-PD and Development Requirements Waiver request from WC § 16.04.165(D)(3)(f); Building Materials.

Pohlman presented an overview of 13-DP-16 & 1312-SIT-11. He explained the request is for the Development and Site Plan approval of a building addition for Westfield Yamaha, Suzuki and Polaris that would connect the two existing structures on the property. Pohlman presented the Petitioner's request, as outlined in the Staff Report, for the Plan Commission's consideration and approval of a building materials waiver to allow the primary building material to be Concrete Masonry Unit (CMU) rather than Exterior Insulation and Finish System (EIFS). Pohlman noted the Petitioner has indicated if additional EIFS were to be incorporated, then it would be incorporated on the bottom half of the elevation. The Petitioner believes this would result in a less desirable look and quality of building material and that the proposed design is compatible to match the design of the existing building to the south of the proposed addition.

Public Hearing opened at 7:10 p.m.

No public comments.

Public Hearing closed at 7:11 p.m.

Hoover commented he liked the addition matching the existing building and inquired whether faux windows could be incorporated or painted vertical stripes to simulate windows matching the existing building's windows with blinds.

Sanders and Horkay agreed that emulating windows would help in lieu of the painted white boxes that are currently presented and offered if glass expanded panels or other metal framing were possible?

Kevin Sumner, Silver Creek Engineering, Inc., and Scott Eiker, Design & Build Corp., responded on behalf of Ken Fineis, and explained that glass expanded panels would create moisture problems and metal framing would not adhere to the CMU correctly. Sumner noted the painted white boxes were done in working with the Staff to explore a way to break up the elevations and emulate the windows, as the addition will be used for storage and for security reasons, actual windows were not desirable.

Spraetz commented he did not like the white painted blocks if they were only being painted to emulate windows.

Eiker presented an alternative elevation that was originally filed with the Staff that did include the white painted blocks, but rather was painted a solid blue.

Degnan noted he preferred the alternative paint scheme. Several Plan Commission members agreed and it was noted the final preference will go to the Petitioner.

Motion to approve 13-12-DP-16 & 1312-SIT-11 and grant the building material waiver to allow the primary building material to be Concrete Masonry Unit (CMU), as depicted on the filed building elevations.

Motion: Sanders Second: Hoover: Vote: Approved, 8-0.

**Case No. 13-PUD-11 (Continued)**

Description: *Chatham Hills PUD District*  
Horton Road and US31 and 199<sup>th</sup> Street and SR 38  
Chatham Oaks, LLP requests change in zoning of approximately 746 acres +/- from the Agriculture-Single Family 1 (AG-SF1) District to the Chatham Hills PUD District for a mixed-use golf course development known as Chatham Hills, generally located between the southwest corner of Horton Road and 206<sup>th</sup> Street, 199<sup>th</sup> Street and State Road 38 and US31 and Horton Road.

**Case No. 1311-PUD-10 (Continued)**

Description: *181<sup>st</sup> Street PUD*  
SE Corner of U.S. 31 and 181<sup>st</sup> Street  
Hall and House, LLC requests change in zoning of approximately 25.64 acres +/- From the Enclosed Industrial (EI) District to the 181<sup>st</sup> Street PUD District for a commercial/industrial development.

**Case No. 1310-DP-14 & 1310-SPP-06 (Continued)**

Description: *Springmill Pointe*  
Southwest Corner of State Road 32 and Austrian Pine Way  
Beau Wilfong requests Development Plan and Primary Plat review for a new commercial subdivision on 20.595 acres+/-; zoned Maple Knoll PUD.

**Case No. 1310-DP-15 & 1310-SIT-10 (Continued)**

Description: *Tractor Supply Co.*  
Tractor Supply Co. requests Development Plan and Site Plan review for a new building on a 3.64 acres +/- lot within the Springmill Pointe commercial subdivision; zoned Maple Knoll 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**

No report.

**APC MEMBERS**

No report.

**CITY COUNCIL LIAISON**

No report.

**BZA LIAISON**

No report.

**ECD STAFF**

Update provided by Pohlman.

**ADJOURNMENT** (7:35 p.m.)

Motion by Degnan. Motion passed by voice vote.

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President, Ken Kingshill

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Secretary, Matthew S. Skelton