

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, March 21, 2016, scheduled for 7:00 p.m. at Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Note Presence of a Quorum.

APC Members Present: Nathan Day, Randell Graham, Robert Horkay, Tom Smith, Andre Maue, David Schmitz, Robert Smith and Chris Woodard.

City Staff Present: Jesse Pohlman, Senior Planner; Kevin Todd, Senior Planner; Pam Howard, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: March 7, 2016, APC Meeting Minutes

Motion: Approve the March 7, 2016 minutes.

Motion: Maue; Second: Woodard; Vote: Approved 8-0.

Pohlman reviewed the meeting rules and procedures.

Case No. 1603-SPP-05, 1603-ODP-05 & 1603-DDP-06

Description: Culver's

17651 Sun Park Drive

Custard Kings by Weihe Engineering requests Primary Plat, Overall Development Plan and Detailed Development Plan review for a 4,658 square foot +/- restaurant on approximately 0.99 acre +/- within the Culver's Sun Park Planned Unit Development (PUD) District.

Todd presented an overview of the Primary Plat, Overall Development Plan and the Detailed Development Plan, as outlined in the Department report, and noted the plans comply as presented except as noted in the recommended condition.

Motion: Approve the petitions with the following conditions:

1. Final approval of the lighting plan be delegated to the Department.
2. All necessary approvals be obtained from The Westfield Public Works Department, Westfield Fire Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Horkay; Second: T. Smith; Vote: 8-0.

Case No. 1603-ODP-06 & 1603-SPP-06

Description: Harmony, Section 4
North of 151st Street, between Ditch Road and Towne Road Estridge Development Management requests an amendment to the previously approved Overall Development Plan and Primary Plat for single-family residential lots on approximately 138.8 acres +/-, located in the Harmony PUD District.

Woodard recused himself.

Pohlman presented an overview of both the Overall Development Plan and the Primary Plat, as outlined in the Department report.

Motion: Approve the petitions with the condition that all necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office and Citizens Westfield prior to the issuance of an improvement location permit.

Motion: R. Smith; Second: Schmitz; Vote: 7-0.

Woodard returned to the meeting.

Case No. 1603-PUD-03

Description: Spring Mill Station Northeast Quadrant PUD
Kroger Limited Partnership by EMH&T requests an amendment to the Spring Mill Station Northeast Quadrant PUD District to permit a Monument Sign on an Outlot.

Howard presented an overview of the amendment, as outlined in the Department report.

Paula Gartner, EMHT, on behalf of the petitioner, presented a brief update and responses to questions from the public hearing regarding design and lines of sight.

Motion: Forward petition (Ordinance 16-05) to the City Council with a favorable recommendation.

Motion: Horkay; Second: Maue; Vote: 8-0.

Case No. 1506-ZC-02

Description: Bent Creek Commitment Modification
Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

Todd presented an overview of the commitment modification, as outlined in the Department report.

Motion: Approve 1506-ZC-02 with the condition that the commitment modification instrument shall be recorded prior to the approval of the secondary plat for the property and that the recorded commitment modification shall be cross-referenced on the recorded secondary plat.

Motion: Schmitz; Seconded: Horkay; Vote: 8-0.

Case No. 1603-DDP-07 [PUBLIC HEARING]

Description: Riverview Hospital
Northeast Corner of US 31 and SR 32
Riverview Hospital by American StructurePoint, Inc. requests Detailed Development Plan review for a 100,000 square foot +/- building on Approximately 8.53 acres +/- on Lot 1 in the Gateway Northeast Quadrant Subdivision in the Junction Planned Unit Development (PUD) District.

Pohlman presented an overview of the Detailed Development Plan, as outlined in the Department report, and noted there were a handful of outstanding items that the Department would continue to work with the Petitioner to bring into compliance.

Brandon Hoopingarner, architect with American Structurepoint, Inc., on behalf of the petitioner, gave an overview of the proposed building design and described the rationale to the design changes of the ancillary two-story extension from the renderings incorporated with the applicable PUD Ordinance amendment.

T. Smith asked about the reduction of square footage from the original design from the PUD amendment process.

Hoopingarner explained the third floor was removed from the ancillary extension due to the budget constraints and program changes, but that the additional square footage could be added back at a later date at ground level if additional property is acquired from the state as excess right-of-way.

Public Hearing opened at 7:26 p.m.

Rob Garrett, Vice President with the Westfield Chamber of Commerce Board; Presented the Chamber's support for the proposed development and that the Board was very pleased to see a signature building at the very visible intersection. The Chamber believes the commitment and investment from Riverview reflects the confidence the business community has in this community.

Mic Mead, 15466 Oak Road; Expressed disappointment in the changes and look of the façade of the ancillary extension as not being consistent with the vision of the community. Does not believe the development plan should be approved as presented and would like to see the original design instead.

Public Hearing closed at 7:30 p.m.

Hoopingarner and Joel Farmer, architect with American Structurepoint, Inc., responded the material

being used is a higher quality and that the design emphasis on the building's east facade ensures that vehicular and pedestrian traffic is addressed. He further noted the design priority for the six-story portion of the building to be the focal point with a significant budget investment in the iconic cap design of the building. He explained the materials and design details of the ancillary extension.

Maue inquired regarding additional detail of the cap design and screening of mechanical equipment.

APC members expressed concerns about the design of the ancillary extension and further discussed the building's height, materials, design.

No action required at this time.

Case No. 1506-ODP-16 & 1506-SPP-15 [CONTINUED]

Description: Bent Creek

Northwest corner of 159th Street and Town Road

Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

Case No. 1602-CPA-01 [CONTINUED]

Description: The Conservancy Addendum

The Conservancy Task Group requests approval of The Conservancy Addendum, an addendum to the Westfield-Washington Township Comprehensive Plan.

Case No. 1601-ODP-01 & 1601-SPP-01 [CONTINUED]

Description: The Trails

East of Oak Ridge Road, South of State Road 32

Edge Rock Development, LLC by TERRA Site Development, Inc. requests Overall Development Plan and Primary Plat approval of two (2) lots on approximately 13.75 acres +/- located in the Trails PUD District.

Case No. 1512-PUD-27 [CONTINUED]

Bridgewater PUD Amendment – Bridgewater Marketplace

Northwest corner of 146th Street and Gray Road

KRG Bridgewater LLC by Bose McKenney & Evans LLP request an amendment to the Bridgewater PUD District Ordinance to allow a discount store, in excess of 10,000 square feet of gross floor area but not to exceed 20,000 square feet of gross floor area, to locate within the Bridgewater Marketplace retail center.

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

Horkay gave a report.

BZA LIAISON

Schmitz gave a report.

ECD STAFF

No report.

ADJOURNMENT (7:53 pm)

Motion: Horkay; Second: Schmitz; Vote: 8-0

President, Randell Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton