

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, October 17, 2016, scheduled for 7:00 p.m. at Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randall Graham, Steve Hoover, Andre Maue, David Schmitz and Robert Smith.

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

Approval of Minutes: October 3, 2016, Meeting Minutes

Motion: Approve the October 3, 2016, minutes.

Motion: R. Smith; Second: Maue; Vote: Approved 5-0

Todd reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

Case No. 1606-DDP-20

Description: CVS, Harmony

Northwest Corner of 146th Street and Ditch Road

TMC Developers, LLC by Nelson & Frankenberger requests approval of a Detailed Development Plan for a 12,900 sq. ft. +/- building on 1.96 acres +/- on Lot 1 in the Harmony Mixed Use District Subdivision in the Harmony Planned Unit Development (PUD) District.

Pohlman presented an overview of the detailed development plan, as outlined in the Department report. He summarized the changes since the public hearing and the revisions to the architecture as a result of the recently approved amendment to the PUD District Ordinance.

Motion: Approve 1606-DDP-20 with the white gable brackets and with the conditions:

1. The Secondary Plat for the property shall be recorded prior to the issuance of an Improvement Location Permit; and
2. The following shall be incorporated prior to the issuance of an Improvement Location Permit: (i) wood brackets in the gables on the right and left elevation consistent with the other brackets depicted; and (ii) faux windows on the rear elevation consistent with the windows depicted on the right and left elevations.

Motion: Maue; Second: Schmitz; Vote: 5-0

Case No. 1608-PUD-13

Description: The Trails Planned Unit Development (PUD) District
Southeast Corner of State Highway 32 and Oak Ridge Road
EdgeRock Development, LLC requests to expand and amend The Trails Planned
Unit Development (PUD) District, consisting of 21.0 acres +/-.

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

Birch Dalton, EdgeRock Development, petitioner, gave a presentation.

Hoover inquired regarding the dumpster location and development tenants.

Dalton responded they have noted the dumpster location will need to be addressed so that it is not visible in the new renderings and balance the need of the tenants with the site constraints. He stated there are existing letters of intent from interested tenants, subject to approval of development plans if the requested ordinance were approved.

Hoover expressed initial concerns about the architecture and building façades not being at the expected quality level, but noted the revisions appear to now meet those expectations. He also noted and appreciated changes to the multi-family area with respect to building heights and additional amenities. Hoover further noted he did not want the proposed architectural design of the Starbucks or Crew Car Wash area to apply to Area C adjacent to the trail, but rather, that area default to the SR32 Overlay architecture.

R. Smith asked if the apartments would be low income.

Dalton responded the apartments would be market rate and equivalent to those built by Justus Companies in Bridgewater, and compliment the attraction of the Midland Trace Trail and Monon Trail.

Maue noted his appreciation on the shared driveways and access being cleaned up, but inquired if this would be an issue with the proposed car wash during the detailed development plan stage.

Dalton replied the concept plan depicts the car wash's latest plan which addresses this concept and they will continue to work and listen to everyone's needs as the development moves forward.

Hoover and R. Smith inquired about various uses that would be permitted, including specifically an auto repair shop.

Todd responded the proposed ordinance defaults to the General Business (GB) District, which would permit the uses, and the SR32 Overlay does not otherwise restrict uses by default.

Hoover commented that if Plan Commission members or others thought there were uses that they wanted the petitioner and Council to consider restricting, then please share those with him, the

Department, the petitioner or other Council members as it goes before the Council.

Dalton agreed he would be willing to consider restricting uses.

Motion: Forward 1608-PUD-13 (Ordinance 16-26) to Council with a favorable recommendation with the conditions:

1. A new character exhibit depicting the proposed drive-thru building connected to an adjacent building via a canopy be included in the ordinance prior to adoption consideration by the Council;
2. Lot C shall default to the SR32 Overlay architectural standards; and
3. Petitioner's consideration to restrict certain uses as may be requested prior to the Council's adoption consideration.

Motion: Hoover; Second: Schmitz; Vote: 5-0

Case No. 1610-DDP-31

Description: The Campus Parking Lot Addition
2100 East 196th Street

Orix Real Estate Capital, Inc. by Cripe requests approval of a Detailed Development Plan for a parking lot expansion on 2.8 acres +/- in the GB: General Business District.

Crabtree presented an overview of the proposed detailed development plan, as outlined in the Department report.

Motion: Approve 1610-DDP-31 with the condition that any drainage or storm water issues will be mitigated and approved by Public Works without change to the proposed site and landscape plans.

Motion: Maue; Second: R. Smith; Vote: 5-0

Case No. 1610-ODP-10 & 1610-SPP-09

Description: Spring Mill Station Subdivision
South Side of 161st Street; West of Spring Mill Road

CRG Residential requests approval of an Overall Development Plan and Primary Plat for one (1) multi-family residential and one (1) commercial lot on 20 acres +/- in the Spring Mill Station SWC Planned Unit Development (PUD) District.

Howard presented an overview of the overall development plan and the primary plat, as outlined in the Department report.

Plan Commission discussion regarding perimeter buffering and confirmation by Howard that buffer complies with the applicable standards.

Motion: Approve 1610-ODP-10 and 1610-SPP-09 with the condition that all necessary approvals be obtained from The Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.

Motion: Hoover; Second: Maue; Vote: 5-0

Case No. 1610-PUD-20 [CONTINUED]

Description: The Depot at Springmill Station Planned Unit Development (PUD) District Southwest Corner of 161st Street & Spring Mill Road
Quent Partners, LLC by Barnes & Thornburg, LLC requests a change of zoning of 18.39 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to The Depot at Springmill Station Planned Unit Development (PUD) District to allow for a mixed use development.

Case No. 1607-PUD-09

Description: Liberty Ridge Planned Unit Development (PUD) District
South side of 151st Street; East of Towne Road
CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenger requests a change of zoning of 59.95 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Liberty Ridge Planned Unit Development (PUD) District.

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

Rick Lawrence, attorney, Nelson and Frankenger, LLP, gave a presentation regarding the revisions to the proposed ordinance.

Maue asked about buffering with the single family home on the east perimeter of the property.

Jon Dobosiewicz, Nelson and Frankenger, responded that the home on the property sits back from the road and has natural evergreen trees, and in addition to the proposed development incorporates open space adjacent to the property.

Hoover noted that since this ordinance was introduced there have been significant changes through input from the neighbors and the Council. He noted changes were made to improve the final product by a significant upgrade to the home product, architecture and price points, the incorporation of the trail system and open space distribution, frontage road along 151st Street, and enhancements to the rear façades abutting the church property to the west.

Motion: Forward 1607-PUD-09 (Ordinance 16-23) to the Council with a favorable recommendation.

Motion: Maue; Second: Hoover; Vote: 5-0

CONTINUED ITEMS

Case No. 1610-DDP-30 [CONTINUED]

Description: Rainbow Child Development Day Care
Lot 2 Spring Mill Station Subdivision
Rainbow Child Development Day Care by Northpointe Engineering & Surveying, Inc. requests approval of a Detailed Development Plan for a 10,788 sq. ft. +/- building on 2.0 acres +/- on Lot 2 in the pending Springmill Station Subdivision in the Spring Mill Station SWC Planned Unit Development (PUD) District.

Case No. 1610-PUD-19 [CONTINUED]

Description: Aurora Planned Unit Development (PUD) District Amendment
East Side of US31; South of SR38
CR White Aurora, LLC requests a change of zoning to expand and an amendment to the Aurora Planned Unit Development (PUD) District, consisting of 317 acres +/-.

Case No. 1609-PUD-16 [CONTINUED]

Description: Wood Wind Planned Unit Development (PUD) District
Towne Road; 146th Street/166th Street
Pulte Homes of Indiana, LLC by Ice Miller LLP requests a change of zoning of 731 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course, single-family residential, multi-family residential and commercial uses.

Case No. 1607-ODP-09 and 1607-SPP-08 [CONTINUED]

Description: Liberty Ridge Subdivision
South side of 151st Street; East of Towne Road
CalAtlantic Homes of Indiana, Inc. by Weihe Engineers, Inc. requests approval of an Overall Development Plan and a Primary Plat for 123 single-family residential lots on 59.95 acres +/- in the proposed Liberty Ridge Planned Unit Development (PUD) District.

Case No. 1602-CPA-01 [CONTINUED]

Description: The Conservancy Addendum
The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment 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 SR32
EdgeRock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres +/- in the Trails Planned Unit Development (PUD) District.

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department: Noted that the originally scheduled Monday, November 7, 2016, Plan Commission meeting has been rescheduled and noticed for Wednesday, November 9, 2016, due to Election Day.

Motion: Adjourn meeting.

Motion: Maue; Schmitz seconded. Vote: 5-0

The meeting adjourned at 8:09 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary