Westfield City Council March 12, 2018

The Westfield City Council met in regular session on Monday March 12, 2018 at the Westfield City Hall. Members present were Jim Ake, Chuck Lehman, Joe Edwards, Bob Horkay, Steve Hoover, Cindy Spoljaric, and Mark Keen. Also present were Mayor Cook, Records Manager Kim Strang, and City Attorney Brian Zaiger.

Mayor Cook called the meeting to order at 7:00 p.m.

President Ake stated there were no changes to the agenda.

Approval of Minutes:

Joe Edwards made a motion to approve February 12, 2018 minutes as presented.
Cindy Spoljaric seconded. Vote: Yes-7; No-0. Motion carries.

Claims:

Mark Keen made a motion to approve the claims as presented. Bob Horkay seconded.
Vote: Yes-7; No-0. Motion carries.

Miscellaneous Business/Special Presentations

Special Presentation: Westfield SHAM-ROCK-BOTICS

Old Business:

Ordinance 18-01: Oak Ridge PUD District Amendment
Council Introduction: January 8, 2018
APC Public Hearing: February 5, 2018
APC Recommendation: March 5, 2018
Adoption Consideration – March 12, 2018

Pam Howard presented this stating the petitioner is requesting an amendment to allow for development of a bank. The amendment would change the minimum lot size and landscape requirements.

Steve Hoover made a motion to approve Ordnance 18-01 as presented. Bob Horkay seconded.
Vote: Yes-7; No-0. Motion carries.

Ordinance 18-02: Compton PUD
Council Introduction: January 8, 2018
APC Public Hearing: February 5, 2018
APC Recommendation: March 5, 2018
Adoption Consideration: March 12, 2018

Kevin Todd presented stating the request to rezone to a Local Business district which would allow for General Service, Medical and Professional offices to be constructed.

Mark Keen made the motion to approve Ordinance 18-02 as presented. Steve Hoover seconded. Vote: Yes-4; No-3. (Horkay, Spoljaric, Edwards) Motion carries.

Ordinance 18-05: Hall and House PUD District Amendment
Council Introduction: February 12, 2018
APC Public Hearing: February 20, 2018
APC Recommendation: March 5, 2018
Adoption Consideration: March 12, 2018

Kevin Todd presented stating this is a request to modify development standards specific to Lot B-2 to accommodate the construction of a new 6.000 sq. ft.

Bob Horkay made the motion to approve Ordinance 18-05 as presented. Joe Edwards seconded. Vote: Yes-7; No-0. Motion carries.

Resolution 18-100: Approving License Agreement for Main Street Production

Brian Zaiger presented giving the details of the agreement in which property owned by the City would be used by Main Street productions to construct a building on the property. They would maintain, insure and use the property for the purposes of hosting theatrical events.

Mark Keen made the motion to approve Resolution 18-100 as presented. Bob Horkay seconded. Vote: Yes-7; No-0. Motion carries.

New Business:

Resolution 18-101: Re-Establishing a Cumulative Capital Development Fund
Council Introduction: March 12, 2018
Public Hearing: April 9, 2018
Adoption Consideration: April 9, 2018

Brian Zaiger presented this item stating this is the reoccurring annual review process and re-establishment of the CCD Fund.

Resolution 18-102: Authorizing the Transfer of Interests in Real and Personal Property from the City of Westfield to the Westfield Redevelopment Authority
Council Introduction: March 12, 2018
Adoption Considerations: March 12, 2018

Brian Zaiger presented this item stating the Resolution is needed to allow transfer of interest to the Redevelopment Authority (authorizes Mayor &Clerk Treasurer to do so).

Bob Horkay made a motion to approve Resolution 18-102. Steve Hoover seconded. Vote: Yes-6; No-0. Abstain 1 (J. Edwards) Motion carries.

Ordinance 18-06: Riverfront District
Council Introduction: March 12, 2018
Adoption Consideration: March 12, 2018

Matt Skelton presented this item stating this would allow for the City Council to designate a municipal Riverfront Development project (located within a redevelopment area) and allow the ATC to issue unlimited nontransferable permits within project area.

Chuck Lehman made the motion to suspend the rules to allow a vote tonight. Steve Hoover seconded. Vote: Yes-7; No-O motion carries.

Bob Horkay made the motion to approve Ordinance 18-06 as presented. Joe Edwards seconded. Vote: Yes-7; No-0. Motion carries.

Ordinance 18-07: Right-of-Way Signs
Council Introduction: March 12, 2018
Adoption Consideration: March 26, 2018

Chuck Lehman presented stating the Ordinance details where placement of various types of signs are permitted within the City right-of ways.

Ordinance 18-08: Unified Development Ordinance Amendment
Council Introduction: March 12, 2018
APC Public Hearing: April 2, 2018
APC Recommendation: April 16, 2018
Adoption Consideration: May 14, 2018

Brian Zaiger presented stating this would require a sign permit be issued for all signs including but not limited to changes in Sign Copy unless otherwise permitted under other applicable law or unless otherwise exempted in the Ordinance.

Moves on to APC

Approval of Food Trucks for Grand Opening (one time event)

Kevin Todd presented stating this is a one- time event for IBeach31 grand opening.

Katie Connor with IBeach31 stated Grand Opening will be April 13th from 6-10pm. The facility will have 6 beach volleyball courts. There will be league tournaments, camps and clinics held there.

Voice vote: Yes-7; No-0.

2017 Write-offs

Brian Zaiger presented stating this is the annual process to clear the books for year end.

Voice vote: Yes-7; No-0.

Guests:

Mike Johns addressed the Council on a new petition from Bainbridge. The residents are opposed to any attempt by the city to rezone the residential property that it owns at 1438 E. 151st St. (next door to Target), which he said would represent "commercial creep" into their residential neighborhood. The petition was sent to each Council member, the city attorney, and the mayor. [See attached document

Council Responses to Guest Comments:

None

CITY COUNCIL COMMENTS:

Steve Hoover gave APC update

Cindy Spoljaric congratulated Westfield Middle School on receiving the Vex award.

MAYOR COMMENTS:

Janus Development and the City working together to help with community volunteer efforts.

Daddy daughter dance April 28th is full and on a wait list

Grand Junction Derby May 19th

Grand Park Events Center Open Gym Tues, Wed, Thurs from 3-5pm $5 per person

Colts Training Camp

Indiana Fire Jr. Classic last weekend at GRP

Community Health Network held Team building at GRP

Without any further business, the meeting adjourned at 8:29 pm

Cindy Gossard

Clerk-Treasurer

President

Petition of the Homeowners of Bainbridge, March 7, 2018

Presented to the City of Westfield

In the past seven months, the Bainbridge neighborhood has spoken to the mayor, the city council members, and others in city government. We've addressed the councilors in various meetings at our homes. We've been to the mayor's office. We've given all of them a 20-page document, and we presented a petition at the February 12, 2018 City Council meeting regarding our opposition to the road extension of Westfield Boulevard from 151st Street to Greyhound Pass and our opposition to any commercial rezoning in our immediate neighborhood.

We have told the city officials that we are specifically opposed to any rezoning of the house the city owns at 1438 E. 151st Street. This property has always been residential, and we believe it should remain residential.

We were surprised to see a Request For Bids on that property appear in the March 1, 2018 edition of the Indy Star, asking $510,000 as a minimum bid. We believe this bid is well above what the true appraised value of this property—as a residential property—would be. We think that the city is intentionally soliciting a commercial bidder for this residential property when it a) prices the property much higher than a fair appraisal of it as a residential property would be, and b) invites a commercial bidder with the following statement in the Request For Bids: "Bidders may determine certain conditions of the sale (such as required zoning . . .) as a prerequisite to purchasing the property."

We're opposed to 1438 E. 151st Street becoming a commercial property. We're opposed to this "commercial creep" within our immediate area, which we believe would be incompatible with the existing ambience, natural beauty, style, and character of our neighborhood. We further think that the rezoning of the property in question would lead to further commercial rezoning of the residential properties in the immediate vicinity.

NAME	*STREET ADDRESS*
[illegible]	1459 Olde Briar Lane
[illegible]	1451 Olde Briar Lane
[illegible]	1401 Olde Briar Lane
[illegible]	1407 OLDE BRIAR LANE
Patrick J. Forkin	1402 Olde Briar Lane 46032
Janett L. Bangs	1410 Olde Briar Ln. Carmel 46032
[illegible]	1423 OLDE BRIAR LANE
John E Frederick	1445 OLDE BRIAR LANE
Diana Messmer	1415 Olde Briar Lane
Tom Slauter	1426 Olde Briar Lane
[illegible]	1450 Olde Briar Ln.
[illegible]	1431 Olde Briar LN Carmel, IN
[illegible]	1434 Olde Briar Ln. Carmel, IN

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NAME	*STREET ADDRESS*
Jan M. Teare	1418 Olde Briar Ln, Carmel 46033
Michael Gallagher	1255 E Greyhound Pass