

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, May 7, 2018, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ginny Kelleher, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

Members Absent: Andre Maue

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; Matt Pleasant, Associate Planner; Daine Crabtree, Associate Planner; and Brian Zaiger, City Attorney.

APPROVAL OF MINUTES:

Motion: Approve April 16, 2018 Meeting Minutes as presented.

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

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

No items for approval.

ITEMS OF BUSINESS

1801-PUD-01

Davis PUD

West side of Ditch Road, between 156th Street and 161st Street

Estridge Homes by 11th Street Development requests a change of zoning of 80 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Davis PUD District.

(Planner: Pam Howard • PHoward@westfield.in.gov)

APC Member Woodard recused himself at 7:04 p.m.

Todd presented a summary of this project and highlighted the major changes since the public hearing, including a redesign of the project layout; the reduction of the maximum number of lots from 145 lots to 125 lots; the addition of new residential areas and relevant standards; the modification and addition of architectural standards; and the modification of the buffer yard standards.

Paul Estridge, the petitioner, presented an overview of this project and changes made since the January 16, 2018 Public Hearing. He addressed how the proposal matched up to the City's Comprehensive Plan and other statutory considerations for a change in zoning request. During his presentation, he also committed to Estridge Homes being the sole Developer of this site;

Schmitz asked if these commitments were in the documents before the APC now.

Estridge replied that no, they were submitted earlier in the day.

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Kelleher expressed appreciation for the petitioner's earlier remarks. She asked out whether production homes would be allowed.

Estridge replied that there would be only custom homes.

Hoover asked for clarification regarding the calculation of open space. Specifically, he asked if the portion of the buffer yard that is privately owned would be included in the open space calculation.

Estridge replied that privately owned property is not included in the 27% open space requirement.

Smith stated his following concerns with the proposal: discomfort with recent petitioners' practice of last minute changes; APC members' discussion and communication protocol; the project does not comply with City standards; the petitioner's commitments are not in writing; buffers along adjacent properties suffer as a result of verbal commitments; and private properties should not be part of the buffer yard or open space.

Willis stated that he is very unhappy with this process and that he is frustrated with the state of the Comprehensive Plan. He wonders how the community defines density. He expressed his support of the proposal. He stated that he thinks the architecture is diverse and feels that this is a good project.

Kelleher stated that she is pleased that Estridge is committing to custom homes in Area D and that Estridge will be the building in at least Area C. She questioned the types of homes to be built in Areas B and C.

Estridge stated that the homes in Area B would be similar to, or nicer than, the Tarkington collection of homes that he is building in the Flat Fork neighborhood in Fishers, and that those built in Area C will be nicer than the Tarkington collection.

Kelleher also expressed concern regarding the average lot size in Area C.

Estridge explained that the northern half of the lots will be at least 18,250 SF in size, and specifically, lots west of lake in Area D would be at least 20,000 SF in size. He added that the development's overall average 13,500 SF in size.

Smith asked how the average lot size commitment would be ensured.

Estridge indicated that this would happen on the Primary Plat.

Discussion between the APC and the petitioner took place regarding clarification concerning the size of buffers.

Schmitz requested that all of the commitments made this evening be put into writing.

Estridge agreed.

Horkay stated he is pleased with the changes and commitments made by the petitioner.

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Hoover explained his participation in the process, and that he is pleased with the great thought that has gone into the changes and commitments made by the petitioner. He expressed his support for the project, and stated that he feels that these are the best architectural requirement the city has approved.

Motion: Send 1801-PUD-01 to the City Council with a positive recommendation with the condition that the following verbal commitments made by Paul Estridge be incorporated into either the PUD Ordinance or written commitments prior to appearing before the City Council for adoption consideration:

1. Estridge Homes would be the sole Developer of this site;
2. All homes built in Area D and Area E would be custom homes;
3. The lots on the Western Border of Area D will be 20,000 square feet or greater;
4. The developer will install 10' trees if they can be acquired;
5. The homes in Area C will be nicer than the Tarkington Collection being built at Flat Fork.

Motion: Hoover; second, Willis. Motion passed. Vote: 6-1 (Smith).

APC Member Woodard returned at 7:55 p.m.

PUBLIC HEARING ITEMS**1803-PUD-08**

[PUBLIC HEARING]

Wheeler Landing PUD District*Northwest Corner of SR 32 and Wheeler Road*

Wheeler Farms LLC by Church, Church, Hittle and Antrim Law requests a change in zoning of 321 acres +/- from the AG-SF1 and EI Districts to the Wheeler Landing PUD District.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Todd summarized this request for a change in zoning.

Nick Churchill, on behalf of the Wheeler family, presented an overview of the proposed mixed-use project. He highlighted the fact that Area 1 would be pedestrian focused. He announced that the Wheeler family, Westfield-Washington Schools, and the YMCA of Greater Indianapolis have signed a Memorandum of Understanding to contemplate the development of a full service YMCA/Natatorium on 10 acres of the Wheeler property near the Monon Trail and 181st Street.

Public Hearing for 1803-PUD-08 opened at 8:06 p.m.

Birch Dalton, 555 East Main Street, representing Edgerock Development; commented that a traffic plan including a traffic study is needed. He stated that Wheeler Road is not ready to accommodate a high level of traffic. He also stated that multi-family is not needed here and there is too much multi-family planned that is not yet built.

Sharon Williams, 807 East State Road 32; stated she is not against the project, but is against possible flooding and that the 183rd Street pond is failing.

Public Hearing for 1803-PUD-08 closed at 8:13 p.m.

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Churchill stated he had met with Birch Dalton and Phil Sundling, Director of the Westfield Public Works Department. He stated that the City has studied this area and that an additional study is not necessary. He said that Areas 1, 2, and 3 were planned to be intense in use and feels that Oak Ridge Road is the solution to traffic issues on Wheeler Road.

Kelleher stated that this area will have an intense traffic pattern and she hopes that the traffic patterns are planned and designed for the long run not the short term.

Willis asked if Oak Ridge Road would extend to 186th Street or end at 181st Street.

Churchill responded that at this time, the Oak Ridge Road segment that is associated with this project would go to 181st Street. He added that north of 181st Street, the right-of-way would be split with the Grand Park Village PUD.

Hoover stated that traffic is one of the biggest concerns of this project and needs to be worked out. He asked if the roads shown in the concept plan in the PUD Ordinance might be changed.

Skelton responded that the City and the petitioner have met several times over the past two years, and that there has been quite a lot of thoughtful planning that has gone into the layout and design of the proposal.

**1805-ODP-07 &
1805-SPP-07**
[PUBLIC HEARING]

IMMI Campus
18881 IMMI Way
Anthony Properties LP by Weihe Engineers requests Overall Development Plan and Primary Plat review for two (2) commercial lots on approximately 39 acres +/- in the EI: Enclosed Industrial and LB: Local Business Districts.
(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

APC member Graham recused himself at 8:22 p.m.

Crabtree presented an overview of this request for Overall Development Plan and Primary Plat review for two (2) commercial lots on the IMMI Campus.

Public Hearing for 1805-ODP-07 & 1805-SPP-07 opened at 8:25 p.m.

No public comments.

Public Hearing for 1805-ODP-07 & 1805-SPP-07 closed at 8:26 p.m.

APC member Graham returned at 8:27 p.m.

**1805-ODP-08 &
1805-SPP-08**
[PUBLIC HEARING]

Landing at Monon Marketplace
Southwest Corner of US 31 and SR 32
Edgerock Development, LLC by Onpointe Land Matters, LLC requests Overall Development Plan and Primary Plat review of 3 lots on 9.16 acres +/- in the Gateway Southwest PUD District.
(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

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Todd summarized this request for Overall Development Plan and Primary Plat review of 3 lots on 9.16 acres.

Jesse Pohlman with Onpointe Land Matters, on behalf Edgerock Development, presented an overview of the proposed project. He indicated that a new restaurant, Big Woods Brewery, would be locating here.

Public Hearing for 1805-ODP-08 & 1805-SPP-08 opened at 8:29 p.m.

No public comments.

Public Hearing for 1805-ODP-08 & 1805-SPP-08 closed at 8:30 p.m.

No Commission comments.

1805-ODP-09 &

1805-SPP-09

[PUBLIC HEARING]

Setters Manor

14710 Inez Setters Lane

Davis Building Group, LLC by Stoepelwerth and Associates, Inc. requests an Overall Development Plan and Primary Plat review of 12 lots on 5.53 acres +/- in the SF3: Single-Family Medium Density District.

(Planner: Matt Pleasant ▪ MPleasant@westfield.in.gov)

Pleasant summarized this request for Overall Development Plan and Primary Plat review of 12 lots on 5.53 acres

Gordan Kritz with Stoepelwerth, representing Davis Building Group, LLC, presented the details of the proposal.

Public Hearing for 1805-ODP-09 & 1805-SPP-09 opened at 8:32 p.m.

Rebecca Ogle, 3860 Madeline Lane on behalf of Setters Place HOA; presented four concerns from the HOA. 1) That the new additional homeowners contribute financially for the support of common area amenities. 2) That the neighborhood's streets remain in the same or better condition than their current condition. 3) Would like the traffic flow through the neighborhood examined. 4) The HOA has a desire for connected pathways and feels the new development could assist in creating this.

Carl Corvin, 14767 Straley Court on behalf of Setters Run HOA; questioned sewage connections and drainage issues. He stated that the neighbors had concern with flooding. He requested more time to resolve the residents' concerns with Davis.

Leslie Moore, 14720 Setters Road; asked about draining and how dry detention or underground detention would impact existing trees. She requested that more trees be planted. She wanted to ensure that her yard does not flood as a result of this development.

Daniel Uselmann, 14745 Straley Court; stated that he is concerned with drainage on the west side of the project. He also expressed concern regarding the impact to mature trees.

Tim Drudge, 3907 Brasseur Lane; stated that he is against this project; however, if this passes he would like several trees planted as a buffer. He asked about the price point of the proposed homes.

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Public Hearing for 1805-ODP-09 & 1805-SPP-09 closed at 8:42 p.m.

Kritz responded that they hope to save as many trees as possible, but added that trees removed for drainage purposes will be replaced as discussed with neighbors. He further added that the drainage concerns will be addressed with their development. He stated that they will consult a traffic engineer to determine the need for a traffic impact study. He concluded by noting that perimeter pathways will be included with the project.

Brad Davis, Davis Homes, added that the anticipated price point of the homes would be \$350,000 and up. He added that the price of lots would be around \$90,000. He stated that he would be willing to be a financial part of the Setters Place HOA. Davis also committed to be responsible for the condition of the current roads following construction.

Kelleher said that saving trees, drainage, and roads, are important considerations. She asked if there would be a temporary construction entrance.

Kritz responded that there is no place to put a temporary construction entrance.

Hoover recommend pathway connections.

Kelleher and Woodard asked about zoning clarification.

Schmitz requested that the developer maintain communication with the HOAs. He also asked about signage for the new development.

Woodard asked about the new residents' involvement in the HOA.

Davis said that he felt this was a good idea and would discuss it with the neighbors.

CONTINUED ITEMS

**1803-ODP-03 &
1803-SPP-03**
[CONTINUED]

Springmill Trails

Northwest Corner of SR 32 and Ditch Road

Weihe Engineers requests Primary Plat and Overall Development Plan review of 20 Blocks on 155 acres +/- in the Springmill Trails PUD District.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

**1706-ODP-05 &
1706-SPP-05**
[CONTINUED]

Birdies

632 East State Road 32

Ted Gelov by Fritz Engineering Services, LLC requests Overall Development Plan and Primary Plat review for a miniature golf course and 7,330 square-foot restaurant on 3.429 acres +/- in the Oak Ridge Pointe PUD District.
(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: Hoover; second, Willis. Motion passed. Vote: 8-0.

The meeting adjourned at 8:53 p.m.



Randell Graham, President



Andre Maue, Vice President



Matthew S. Skelton, Esq., Secretary