

Minutes of the May 21, 2018 APC Meeting*Presented for approval: June 4, 2018*

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Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, May 21, 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, Andre Maue, Dave Schmitz, Robert Smith, and Chris Woodard.

Members Absent: Scott Willis

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

APPROVAL OF MINUTES:

Approval of the May 7, 2018 APC minutes was continued to the next meeting.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

**1803-ODP-03 &
1803-SPP-03**

Springmill Trails

Northwest Corner of SR 32 and Ditch Road

Weihe Engineers requests Primary Plat and Overall Development Plan approval of 20 Blocks on 155 acres +/- in the Springmill Trails PUD District.

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

Howard presented a summary of this request for Primary Plat and Overall Development Plan approval.

Hoover stated that there was a previous concern regarding a road connection to the Waters Edge subdivision to the north, but that the concern has been addressed.

Travis May, petitioner, added that the connection to the amenity center from Ditch Road was removed and there will only be one connection to the amenity center through Viewpoint Lane.

Motion:

Horkay motioned to approve 1803-ODP-03 & 1803-SPP-03 with the following conditions:

- All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office and Hamilton County Highway Department prior to the issuance of an Improvement Location Permit.
- The approval be contingent upon City Council approval of the new curb cut for James Road off of SR 32.

Maue seconded. Motion passed. Vote 8-0.

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**1805-ODP-07 &
1805-SPP-07**

IMMI Campus

18881 IMMI Way

Anthony Properties LP by Weihe Engineers requests Overall Development Plan and Primary Plat approval 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 7:09 p.m.

Crabtree presented an overview of the IMMI requests.

Motion:

Schmitz motioned to approve 1805-ODP-07 & 1805-SPP-07 with the following condition:

- 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.

Woodard seconded. Motion passed. Vote 7-0.

1805-DDP-12
[CONSENT AGENDA
ITEM]

IMMI Parking Expansion

18881 IMMI Way

Anthony Properties LP by Weihe Engineers requests Detailed Development Plan approval for expansion of the existing parking lot on 11.36 acres +/- in the LB: Local Business District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Motion:

Horkay motioned to approve 1805-DDP-12 as presented.

Woodard seconded. Motion passed. Vote 7-0.

APC member Graham returned at 7:12 p.m.

**1805-ODP-08 &
1805-SPP-08**

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 approval of 3 lots on 9.16 acres +/- in the Gateway Southwest PUD District.

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

Ernest presented an overview of this request for an Overall Development Plan and Primary Plat approval.

Motion:

Horkay motioned to approve 1805-ODP-08 & 1805-SPP-08 with the following condition:

- 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.

Woodard seconded. Motion passed. Vote 8-0.

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PUBLIC HEARING ITEMS

**1706-ODP-05 &
1706-SPP-05**

[PUBLIC HEARING]

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)

Crabtree overviewed this request for and Overall Development Plan and Primary Plat review.

Public Hearing for 1706-ODP-05 & 1706-SPP-05 opened at 7:16 p.m.

Sharon Williams, 807 East State Road 32; asked about the location of this project.

Public Hearing for 1706-ODP-05 & 1706-SPP-05 closed at 7:17 p.m.

1806-PUD-12

[PUBLIC HEARING]

Oak Ridge Pointe PUD Amendment II (Oak Ridge Shoppes)

Southwest Corner of SR 32 and Oak Ridge Road

William Eric Group, LLC by OnPointe Land Matters, LLC requests an amendment to the Oak Ridge Pointe PUD District to allow for commercial development.

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

Howard presented a summary of this request for an amendment to the Oak Ridge Pointe PUD District.

Jesse Pohlman with OnPointe Land Matters, on behalf of the petitioner, gave a brief introduction. During his comments, he stated that the previously-depicted right-in/right-out access at State Road 32 has been removed from this project. He added that access will be shared with the adjacent bank location.

Public Hearing for 1806-PUD-12 at 7:20 p.m.

No public comments.

Public Hearing for 1806-PUD-12 closed at 7:21 p.m.

Hoover asked about the rear elevations of the building, and that it appeared that rear parapet was not finished.

Pohlman responded that this will be addressed as they address screening the mechanicals.

Maue asked about clarifying what qualifies a mechanicals, wondering if meters, transformer boxes, and other non-HVAC met that definition.

Skelton noted that he believes the screening requirements in the UDO, as written, would address the items Maue discussed.

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Maue requested that the meters and other mechanicals on the building be screened.

Pohlman asked for further direction regarding the mechanicals discussion and for some examples of what is and is not desired.

Hoover stated that there are many examples of what is desirable and undesirable and addressed screening options.

Skelton stated that staff would be able to provide examples to the petitioner.

CONTINUED ITEMS

1803-PUD-08
[CONTINUED]

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)

**1805-ODP-09 &
1805-SPP-09**
[CONTINUED]

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)

1805-PUD-09
[CONTINUED]

Lyons Team PUD
750 Liberty Drive
Lyons Team requests a change of zoning of approximately 0.09 acre +/- from SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

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Motion: Adjourn meeting.

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

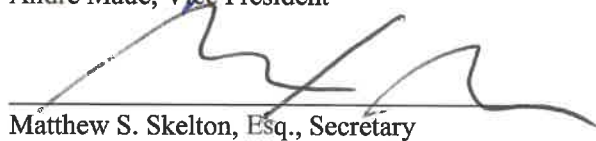
The meeting adjourned at 7:35 p.m.



Randell Graham, President



Andre Maue, Vice President



Matthew S. Skelton, Esq., Secretary