

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, June 4, 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, Scott Willis, and Chris Woodard.

Members Absent: All present (Woodard arrived at 7:05 pm.)

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

APPROVAL OF MINUTES:

Motion: Approve May 7, 2018 Meeting Minutes as presented.

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

Motion: Approve May 21, 2018 Meeting Minutes as presented.

Motion: Kelleher; Second: Maue. Motion passed. Vote: 8-0.

Kelleher requested that the Davis commitments be modified.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

1806-DDP-15

Copper Trace Addition

1250 W. 146th Street

CarDon Development Company requests Detailed Development Plan approval for a 10,200 square-foot addition to an existing Senior Living Facility on 12.66 acres +/- in the CarDon Senior Living PUD District.

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

Woodard arrived at 7:05 pm.

Motion: Approve Consent Agenda as presented.

Motion: Horkay; second, Willis. Motion passed. Vote: 9-0.

ITEMS OF BUSINESS

1706-ODP-05 &

1706-SPP-05

Birdies

632 East State Road 32

Ted Gelov by Fritz Engineering Services, LLC requests Overall Development Plan and Primary Plat approval 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)

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

Motion: Approve 1706-ODP-05 & 1706-SPP-05 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.

Motion: Schmitz; second, Woodard. Motion passed. Vote: 9-0

1806-PUD-12**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 summarized this request for an amendment to the Oak Ridge Pointe PUD District.

Jesse Pohlman, On Pointe Land Matters representing the petitioner, overviewed the changes to this proposed project including the removal of the right in/right out access to State road 32, screening measures taken for the mechanicals on the back of the building, and enhanced four-sided architecture.

Motion: Forward a positive recommendation for 1806-PUD-12 the City Council.

Motion: Schmitz; second, Woodard. Motion passed. Vote: 9-0

**1805-ODP-09 &
1805-SPP-09****Setters Manor**

14710 Inez Setters Lane

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

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

Pleasant overviewed this request for approval of an Overall Development Plan, Primary Plat and associated subdivision waivers.

Smith asked the petitioners about their efforts to preserve trees.

Gordon Kritz, with Stoepelwerth responded that the size of the site doesn't allow for many options but they want to preserve as many trees as possible.

Motion: Approve the subdivision waiver request to eliminate the cul-de-sac requirement (Article 8.9 (G) (3)) for Inez Setters Lane.

Motion: Maue; second, Kelleher. Motion passed. Vote: 9-0

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Motion: Approve 1805-ODP-09 & 1805-SPP-09 with the following condition:

- All necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office, and the Westfield Fire Department prior to the issuance of an Improvement Location Permit.

Motion: Maue; second, Kelleher. Motion passed. Vote: 9-0

PUBLIC HEARING ITEMS

1806-PUD-13

[PUBLIC HEARING]

Spring Mill Grand Station PUD Amendment

16156 Spring Mill Road

Spring Mill Grand Station, LLC by Church, Church, Hittle and Antrim Law requests an amendment to the General Regulations and Development Standards of the Spring Mill Grand Station PUD District.

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

Howard summarized this request for an amendment to the Spring Mill Grand Station PUD.

Eric Douthit, attorney with Church, Church, Hittle and Antrim representing the petitioner, presented an overview of the changes made to this proposed project which include a change in facade color and the use of brick. He indicated the remainder of changes were text amendments that would not alter the existing plan design.

Public Hearing for 1806-PUD-13 opened at 7:31p.m.

No public comments.

Public Hearing for 1806-PUD-13 closed at 7:32 p.m.

No commission comments.

1806-PUD-11

[PUBLIC HEARING]

The Reserve on South

423 East South Street

Sobczak Construction Services, Inc. by Onpointe Land Matters, LLC requests a change of zoning of 8 acres +/- from the AG/SF-1: Agriculture Single-Family Rural District to The Reserve on South PUD District.

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

1806-SPP-11 & ODP-11

[PUBLIC HEARING]

1806-

The Reserve on South

423 East South Street

Sobczak Construction Services, Inc. by Onpointe Land Matters, LLC requests a Primary Plat and Overall Development Plan review of 13 single-family lots on 8 acres +/- in The Reserve on South PUD District (*pending zoning approval*).

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

Pleasant presented an overview of this request for a change of zoning.

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Jesse Pohlman, On Pointe Land Matters representing the petitioner, stated that this proposed project would include 13 high-end, single-family homes, with an anticipated price-point of \$450,000-\$650,000. He noted that the proposal is consistent with the Comprehensive Plan. He also reported that a neighborhood meeting was held and that neighbors had concerns regarding drainage and tree preservation. He noted that the petitioner would take those concerns into consideration as they make revisions to the proposal throughout the process. He also noted that they presented the project to the Grand Junction Task Group and received the group’s support for the project.

Public Hearing for 1806-PUD-11, 806-SPP-11 & 1806-ODP-11 opened at 7:36 p.m.

Debbie Bell, 17221 Rushmore Drive; stated that she is an immediate neighbor to this property and that the pond in her neighborhood connects to the pond on the land of this proposed project. She raised concerns about the existing fence and its damage to the existing trees. She also expressed concern about public access to easements. She requested assurance, because the two ponds are connected, that no hazardous chemicals be used in the water. She also requested the trees to remain along the existing walking path. She stated concerns about visibility.

Public Hearing for 1806-PUD-11, 806-SPP-11 & 1806-ODP-11 closed at 7:40 p.m.

Pohlman responded that in regard to drainage, that the City’s drainage ordinance requirements would be met. Regarding tree preservation, he responded that the new path represents the effort to tie the two sides of the proposed neighborhood together, and would serve as an amenity. He said that tree preservation will take place where there is not a path. Regarding visibility, he said that the City’s requirements will be met and will not be an issue.

Smith asked how achieving the stated price-points would be satisfied.

Pohlman responded that the petitioner is a custom builder, and that homes would have enhanced features that exceed the UDO standards.

Woodard asked about the material of the internal path.

Pohlman responded it the path would be asphalt and board walk.

1806-SPP-10 & 1806-ODP-10 [PUBLIC HEARING]	D&W Farms at Grand Park Village <i>18160 Wheeler Road</i> Henke Development Group, LLC by Cripe, Inc. requests Primary Plat and Overall Development Plan review for 2 commercial lots on 21.248 acres +/- in the Grand Park Village PUD District. <i>(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)</i>
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Crabtree presented an overview of this request for a Primary Plat and Overall Development Plan review.

Public Hearing for 1806-ODP-10 & 1806-SPP-10 opened at 7:48 p.m.

No public comments.

Public Hearing for 1806-ODP-10 & 1806-SPP-10 closed at 7:49 p.m.

No commission comments.

Motion: Approve 1806-ODP-10 & 1806-SPP-10 as presented with the following staff conditions:

- 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, Smith. Motion passed. Vote: 9-0.

1806-PUD-17

[PUBLIC HEARING]

Westfield Playhouse PUD

220 N. Union Street

Main Street Productions, Inc. requests a change in zoning of approximately 0.31 acre +/- from the SF3: Single-Family Medium Density District to the Westfield Playhouse PUD District.

(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Todd summarized this request for a change in zoning.

Tom Smith, representing the Westfield Playhouse and Main Street Productions, presented an overview of the Playhouse's activities and current location and its need for an upgraded facility in downtown.

Public Hearing for 1806-PUD-17 opened at 7:53 p.m.

Craig Wood, 167 East 191st Street; as a member of Christ United Methodist Church (CUMC) which is adjacent to the proposed location expressed concern regarding parking, and inquired if the Playhouse had plans to address their parking needs.

Public Hearing for 1806-PUD-17 closed at 7:54 p.m.

Smith responded that he had met with the church leaders and was aware of their hesitancy regarding shared parking. Smith said the Playhouse doesn't plan on utilizing the parking area at CUMC. He stated that there is adequate parking in the vicinity and other nearby parts of the downtown. He said he would be willing to have future conversations with the church if necessary, however.

1803-PUD-06

[PUBLIC HEARING]

Grand Park PUD

19000 Grand Park Boulevard

The City of Westfield requests a change in zoning of approximately 399.36 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District, the Eagletown PUD District, the GPEC PUD District, and the Sycamore on the Monon PUD District to the Grand Park PUD District.

(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Skelton presented how this request to change zoning designation is designed to set the framework for future approvals by streamlining classifications and assist in the platting process. He stated that this PUD is designed to be amended with site-specific proposals.

Public Hearing for 1803-PUD-06 opened at 8:02 p.m.

No public comments.

Public Hearing for 1803-PUD-06 closed at 8:03 p.m.

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Schmitz asked if the Grand Park Event Center and Pro X would be absorbed into this ordinance.

Skelton replied that they would.

CONTINUED ITEMS

1803-PUD-08

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-PUD-09

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.

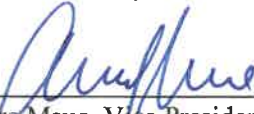
Motion: Adjourn meeting.

Motion: Kelleher; second, Woodard. Motion passed. Vote: 9-0.

The meeting adjourned at 8:06 p.m.



Randell Graham, President



Andrae Maue, Vice President



Matthew S. Skelton, Esq., Secretary