

Minutes of the June 18, 2018 APC Meeting

Presented for approval: July 2, 2018

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Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, June 18, 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, and Scott Willis.

Members Absent: Andre Maue and Chris Woodard.

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

APPROVAL OF MINUTES:

Motion: Approve June 4, 2018 Meeting Minutes as presented.

Motion: Schmitz; Second: Kelleher. Motion passed. Vote: 7-0.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items.

ITEMS OF BUSINESS

1806-PUD-11

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

**1806-SPP-11 &
1806-ODP-11**

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 approval of 13 single-family lots on 8 acres +/- in The Reserve on South PUD District *(pending zoning approval)*.

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

Todd presented an overview of both, the request for a change of zoning and the request for a Primary Plat and Overall Development Plan approval.

Votes were conducted separately as follows:

Motion: Forward 1806-PUD-11 to the City Council with a favorable recommendation.

Motion: Horkay; second, Schmitz. Motion passed. Vote: 7-0

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Motion: Approve 1806-SPP-11 & 1806-ODP-11 with the following conditions:

- Approval is contingent upon the adoption of Ordinance 18-15 by the City Council.
- All necessary approvals be obtained from the Westfield Public Works Department, Westfield Fire Department, and the Hamilton County Surveyor's Office prior to approval of a Secondary Plat.

Motion: Willis; second, Kelleher. Motion passed. Vote: 7-0

1806-PUD-17

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 presented an overview of this request for a change in zoning. He additionally addressed the project's parking requirements, and presented an inventory of current public parking spaces within proximity of the project's site.

Motion: Forward 1806-PUD-17 to the City Council with a favorable recommendation

Motion: Hoover; second, Horkay. Motion passed. Vote: 7-0

1803-PUD-06

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 indicated that no changes were made to this PUD and no substantive comments had been received.

Motion: Forward 1803-PUD-06 to the City Council with a favorable recommendation

Motion: Horkay; second, Willis. Motion passed. Vote: 7-0

PUBLIC HEARING ITEMS

No Public Hearing Items.

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)

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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)

1806-PUD-13

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)

Plan Commission Members.

City Council Liaison.

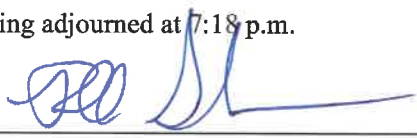
Board of Zoning Appeals Liaison.

Economic and Community Development Department.

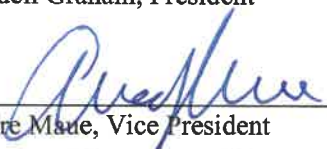
Motion: Adjourn meeting.

Motion: Willis; second, Horkay. Motion passed. Vote: 7-0.

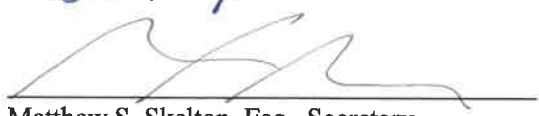
The meeting adjourned at 7:18 p.m.



Randell Graham, President



Andre Maue, Vice President



Matthew S. Skelton, Esq., Secretary