

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, July 16, 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, and Robert Smith.

Members Absent: Scott Willis and Chris Woodard.

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

**APPROVAL OF MINUTES:**

Motion: Approve July 2, 2018 Meeting Minutes as presented.

Motion: Smith; Second: Maue. Motion passed. Vote: 7-0.

**REVIEW OF RULES AND PROCEDURES**

Todd reviewed the meeting rules and procedures.

**CONSENT AGENDA ITEMS**

*No Items of Business.*

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*No Items of Business.*

**PUBLIC HEARING ITEMS**

**1807-PUD-18**

[PUBLIC HEARING]

**Grassy Branch Marketplace PUD**

*NE Corner of State Road 32 and Grassy Branch Road*

Rita Hafner by Church, Church, Hittle & Antrim, LLP requests a change of zoning of 13.436 acres +/- from the LB-PD: Local Business-Planned Development District to the Grassy Branch Marketplace PUD District.

*(Planner: Daine Crabtree ▪ [DCrabtree@westfield.in.gov](mailto:DCrabtree@westfield.in.gov))*

Crabtree summarized this request for a change of zoning from LB-PD to LB.

Eric Douthit with Church, Church, Hittle and Antrim, representing the petitioner, overviewed this proposed project and the request for the change of zoning. He addressed the playschool plans, landscaping, and setbacks. He also addressed the use as an educational institution versus a daycare. He said this project, with architectural features that resemble a barn instead of an office building, offers a great transitional use between commercial to the south and residential to the north.

Public Hearing for 1807-PUD-18 opened at 7:09 p.m.

**Minutes of the July 16, 2018 APC Meeting***Presented for approval: August 6, 2018*

Page 2 of 4

Steve Hamilton, 17825 Grassy Knoll Drive; said he has concerns with the building height, size of the proposed berm, and the landscaping as it relates to his home. He stated the proposed building is less than 100 feet from house. He asked about locations of mechanicals/HVAC and suggested that they be placed so as not to face the neighbors. He also suggested putting this building on Lot 3 not Lot 4. He said there is so much about this project that is unclear.

Tamie Gipe, 17927 Grassy Knoll Drive, on behalf of the Grassy Knoll HOA; stated the neighborhood, as a whole, was not notified by the petitioner and that only the adjacent neighbors were contacted. She said she has concerns about the noise of the playground next to neighbors. She asked if the playground could be moved to front of building. She asked if an office building go in Lot 4. She stated that there are too many unknowns including size, cost analysis, and impact on home values within the neighborhood.

Jill Simonis, 17825 Grassy Knoll Drive; said she has concerns about traffic. She expressed that Grassy Branch has other projects going on as well, and it is already very hard to access the road from the neighborhood with the current traffic. She stated concern with proximity of school to houses and feels the property values will decrease. She said that the renderings don't accurately represent the proposed building. She said she is not against a daycare, but feels this project is just too close to homes.

Public Hearing for 1807-PUD-18 closed at 7:18 p.m.

Douthit responded that the mechanicals/HVAC would be located on the top of school portion of the building. He added that they could be in the located on the rear or side of the gym portion of the building. He added that they would be screened. He said that notice with the neighbors and neighborhood meeting was consistent with statute/rules. He stated the berm has been modified and is consistent with the landscaping and that an opaque fence would be installed to the north and will comply with the Unified Development Ordinance (UDO). He stated that with Nancy Street being completed, a stoplight will be installed to help with traffic. Regarding financing, he said this is a very long term and stable business with other locations.

Smith ask why this was designed this with barn architecture versus an office building.

Douthit said the thought is that it would provide a nice transition.

Graham asked what is the allowable height of an office building use.

Douthit responded 45 feet high and could feature a straight, blank wall.

Kelleher suggested the petitioner meet with HOA. She said the playground in back is a concern, and that that they might consider a better barrier fence. She added that an office building would be nice on Lot 4. She also suggested better HVAC noise muffling and a trash pick-up time that would not impact neighbors. She asked about the height of proposed fruit trees and expressed concern with the use of fruit trees in regard to bugs and bees. She asked about the size of the sign and the materials that would be used in constructing the sign.

Smith asked for clarification of the northern setback.

Douthit stated it was increased from 20 feet to 40 feet.

Hoover said he had concerns with the size of the sign and would like it brought closer into compliance with UDO. He also stated that he had concerns with specific percentages on landscape plan and what to see it get to 100 percent.

Smith suggested that the petitioner talk to neighbors about the building style/architecture.

Maue stated that he feels like this project is a good transitional use. He compared the use against a business office use with upper level windows. He said he appreciates the barn architecture. In regard to the location of the playground, he feels for the sake of safety it would be best located in the back. He said the buffering is important and that he would like a cross-section drawing to better see how this project aligns with the neighbors.

**1808-PUD-22**

[PUBLIC HEARING]

**Oak Ridge Pointe PUD Amendment (Birdie's)**

*632 E. State Road 32*

Time Financial Corporation by Ice Miller, LLP requests an amendment Oak Ridge Pointe Planned Unit Development (PUD) District to modify development and overlay standards for the Real Estate for the permitted miniature golf course and restaurant.

*(Planner: Daine Crabtree ▪ [DCrabtree@westfield.in.gov](mailto:DCrabtree@westfield.in.gov))*

Crabtree overviewed this request for an amendment to the Oak Ridge Pointe Planned Unit Development (PUD) District.

Public Hearing for 1808-PUD-22 opened at 7:38 p.m.

No public comments.

Public Hearing for 1808-PUD-22 closed at 7:39 p.m.

Motion: Forward 1808-PUD-22 to the City Council with a favorable recommendation.

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

**CONTINUED ITEMS**

**1801-PUD-03**

**Aurora (Northpoint) PUD Amendment**

*South side of State Road 38, East of U.S. Highway 31, on both sides of Grassy Branch Road*

Chris White Aurora, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests an amendment to expand and amend the Aurora PUD District.

*(Planner: Kevin Todd ▪ [KTodd@westfield.in.gov](mailto:KTodd@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](mailto:PHoward@westfield.in.gov))*

**1806-PUD-15**

**Liberty Villas PUD**

South side of 151st Street, approximately 1,300 feet west of Ditch Road  
CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenberger, LLC  
requests a change of zoning of 22.2 acres +/- from AG-SF1:  
Agriculture / Single-Family Rural District to the Liberty Villas PUD  
District.

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

**1806-ODP-12 &  
1806-SPP-12**

**Liberty Villas**

South side of 151st Street, approximately 1,300 feet west of Ditch Road  
CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenberger, LLC  
requests Overall Development Plan and Primary Plat review of 84  
single-family attached residential units on 22.2 acres +/- in the Liberty  
Villas PUD District (pending approval).

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

**1807-ODP-13 &  
1807-SPP-13**

**Serenade Subdivision (formerly known as Augusta)**

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

Innovative Engineering & Consulting by Estridge Development  
Management requests Overall Development Plan and Primary Plat  
approval of 120 single-family residential lots on 80 acres +/- in the  
Davis PUD District.

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

**REPORTS/COMMENTS**

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

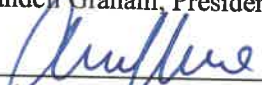
Economic and Community Development Department.

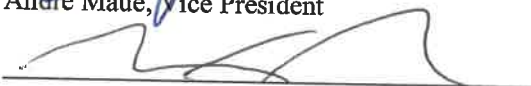
Motion: Adjourn meeting.

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

The meeting adjourned at 7:42 p.m.

  
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Randell Graham, President

  
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Andre Maue, Vice President

  
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Matthew S. Skelton, Esq., Secretary