

**Minutes of the November 5, 2018 APC Meeting***Presented for approval: November 19, 2018*

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Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, November 5, 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, Ginny Kelleher, Dave Schmitz, Scott Willis, and Chris Woodard.

Members Absent: Robert Horkay, Andre Maue, and Robert Smith.

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; Daine Crabtree, Associate Planner; Caleb Ernest, Associate Planner; Jonathan Dorsey, Associate Planner; and Brian Zaiger, Esq., Krieg DeVault.

**APPROVAL OF MINUTES:**

Motion: Approve October 15, 2018 meeting minutes as presented.

Motion: Kelleher; Second: Willis. Motion passed. Vote: 6-0.

**REVIEW OF RULES AND PROCEDURES**

Todd reviewed the meeting rules and procedures.

**CONSENT AGENDA ITEMS****1810-DDP-28****Citizens Westfield North Water Tank**

*98 West 193<sup>rd</sup> Street*

Citizens Water - Westfield requests Detailed Development Plan approval of a new elevated water tank on approximately 3.0 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District.

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

Motion: Approve the Consent Agenda as presented.

Motion: Woodard; second, Kelleher. Motion passed. Vote: 6-0

**ITEMS OF BUSINESS****1806-PUD-14****Lindley Run PUD**

*Southeast Corner of 196<sup>th</sup> Street and Grassy Branch Road*

Othof Homes, LLC by Nelson & Frankenberger requests a change of zoning of 106.5 acres +/- from the SF2: Single Family Low Density District to the Lindley Run PUD District to allow for the development of 130 single-family residential lots and 300 duplex/townhomes.

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

Crabtree summarized this request for a change of zoning along with an overview of the revisions made by the petitioner.

Jon Dobosiewicz, with Nelson & Frankenberger on behalf of the petitioner, summarized the aspects of the proposed projects and revisions in the PUD language and other revisions item including concept plans,

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landscaping plans, shared perimeters, passive and active amenities, and paths. He added additional amenities will include a community clubhouse, community swimming pool, and a dog park area.

Hoover asked if the homes in Area A are restricted to maximum building height of one story.

Dobosiewicz replied yes, Area A is designed to be exclusively one story ranch homes.

Kelleher stated she appreciated the interconnectedness of the project and asked if the landscaping language affecting the neighbor’s language is included in the PUD.

Dobosiewicz replied yes.

Motion: Forward 1806-PUD-14 to the City Council with a favorable recommendation.

Motion: Hoover; second, Woodard. Motion passed. Vote: 6-0

**1810-PUD-28**

**Grand Junction Plaza PUD**

*202 Mill Street*

The City of Westfield requests a change of zoning of approximately 12.52 acres +/- from the MF-1: Multi-Family Low Density District, the LB-H: Local Business / Historical District, the GB: General Business District, and the EI: Enclosed Industrial District to the Grand Junction Plaza PUD District.

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

Skelton summarized this request for a change of zoning adding that the PUD had been modified slightly and a number of special exemption uses were eliminated. He said that one use was added to allow for farm stands in anticipation of the future proposed home of the Farmers’ Market and that the lighting exhibit was added.

Motion: Forward 1810-PUD-28 to the City Council with a favorable recommendation.

Motion: Willis; second, Schmitz. Motion passed. Vote: 6-0

**PUBLIC HEARING ITEMS**

**1811-ODP-16**

**Northpoint, Phase 2**

**1811-SPP-16**

*Southeast Corner of State Road 38 and Grassy Branch Road*

[PUBLIC HEARING]–

CR White Aurora by Site Solutions Group, LLC requests Overall Development Plan and Primary Plat review of 4 lots on 31.92 acres +/- in the Northpoint PUD District.

*(Planner: Caleb Ernest ▪ [CErnest@westfield.in.gov](mailto:CErnest@westfield.in.gov))*

Ernest summarized this request for an Overall Development Plan and Primary Plat review.

The petitioner, Chris White with CR White Aurora, gave a brief presentation overviewing the project.

Public Hearing for 1811-ODP-16 and 1811-SPP-16 opened at 7:23 p.m.

William Hirschfeld, 5376 Sheridan Road; stated concerns about the type of traffic in the development and how it will access State Road 38 and the kind of mounding/buffering that would be put in place to shield

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the view and lighting from his property. He also had concerns about noise pollution, the street plan for the development, and the proposed height of the buildings.

Public Hearing for 1811-ODP-16 and 1811-SPP-16 closed at 7:25 p.m.

White responded the height in this area is limited to 35 feet. The entrance at SR 38 and Grassy Branch will be maintained as a right in/right out with a new entrance going on East Street. He said that the location of the streets is currently conceptual and there is landscaping buffering that meets the standards within the PUD.

Kelleher commented that the lighting follows the City’s lighting ordinance indicating that lights are not to be directed onto other properties.

**1811-ODP-17**

**1811-SPP-17**

[PUBLIC HEARING]

**Northpoint, Phase 3**

*Northwest Corner of 196<sup>th</sup> Street and Grassy Branch Road*

Northpoint Owners, LLC by Site Solutions Group, LLC requests

Overall Development Plan and Primary Plat review of 5 lots (

81.95 acres +/- in the Northpoint PUD District.

*(Planner: Caleb Ernest ▪ [CErnest@westfield.in.gov](mailto:CErnest@westfield.in.gov))*

Ernest summarized this request for an Overall Development Plan and Primary Plat review.

Public Hearing for 1811-ODP-17 and 1811-SPP-17 opened at 7:28 p.m.

David Chance, 5420 E. 675 N, Lebanon; stated his family are the owners of the properties to the south and to the west. He said he had questions about the drainage and wanted to know the plan on dealing with any problems that might arise from drainage.

Public Hearing for 1811-ODP-17 and 1811-SPP-17 opened at 7:30 p.m.

White responded that the developers are working together with neighboring developments and the Hamilton County Surveyor to mitigate and oversee drainage issues.

**1811-ODP-18**

**1811-SPP-18**

[PUBLIC HEARING]

**The Lakes at Shady Nook, Section 3C**

*West side of Shady Nook Road, approximately 3,600 feet north of SR 32*

Langston Residential Development, LLC by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat review of 40 lots on 27.3 acres +/- in the Andover PUD District.

*(Planner: Caleb Ernest ▪ [CErnest@westfield.in.gov](mailto:CErnest@westfield.in.gov))*

Ernest summarized this request for an Overall Development Plan and Primary Plat review.

Public Hearing for 1811-ODP-18 and 1811-SPP-18 opened at 7:34 p.m.

No public comments.

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Public Hearing for 1811-ODP-18 and 1811-SPP-18 opened at 7:35 p.m.

Motion: Forward 1811-ODP-18 and 1811-SPP-18 to the City Council with a favorable recommendation with the following condition:

- That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor’s Office prior to any work beginning on the Property.

Motion: Kelleher; second, Woodard. Motion passed. Vote: 6-0

**1811-PUD-29**  
[PUBLIC HEARING]

**Bordeaux Walk PUD**  
*16707 Ditch Road*  
Bordeaux Walk by Beazer Homes Indiana, LLP requests a change of zoning of 33 acres +/- from SF2: Single-Family Residential Low Density District to the Bordeaux Walk PUD District.  
(Planner Jonathan Dorsey ▪ [JDorsey@westfield.in.gov](mailto:JDorsey@westfield.in.gov))

**1811-ODP-19**  
**1811-SPP-19**  
[PUBLIC HEARING]

**Bordeaux Walk Subdivision**  
*16707 Ditch Road*  
Bordeaux Walk by Beazer Homes Indiana, LLP requests Overall Development Plan and Primary Plat review of 72 lots on 33 acres +/- in the proposed Bordeaux Walk PUD District.  
(Planner Jonathan Dorsey ▪ [JDorsey@westfield.in.gov](mailto:JDorsey@westfield.in.gov))

Dorsey overview this project and its request for an Overall Development Plan and Primary Plat review.

Jon Dobosiewicz, with Nelson and Frankenberger representing the petitioner, presented a summary of this proposed PUD plan. Stating that they will continue to work with staff in regard to comments received from the Technical Advisory Committee. He added that a neighborhood meeting was held

Public Hearing for 1811-PUD-29/1811-ODP-19/1811-SPP-19 opened at 7:47 p.m.

Steve Freeman, 1020 Adlo Lane; stated no objection to the rezone but has concerns about drainage. He commented that his neighborhood pond is too small to receive additional water from water from Bordeaux Walk.

Judith Moon and Noel Moon, 16601 Ditch Road; said that part of their property may become part of the project.

Public Hearing for 1811-PUD-29/1811-ODP-19/1811-SPP-19 closed at 7:52 p.m.

Dobosiewicz addressed Freeman’s concerns about drainage stating that water from Bordeaux Walk will not be directed to the Maple Knoll Pond.

Hoover stated he wants to make sure the inclusion of Moon’s property is fully explored and develop a resolution.

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**CONTINUED ITEMS**

**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))*

**REPORTS/COMMENTS**

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

**ADJOURNMENT**

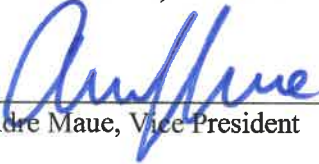
Motion: Adjourn meeting.

Motion: Kelleher; second, Woodard. Motion passed. Vote: 6-0.

The meeting adjourned at 7:56 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