

Minutes of the November 19, 2018 APC Meeting

Presented for approval: December 3, 2018

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Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, November 19, 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 Scott Willis.

Members Absent: Chris Woodard.

City Staff Present: Kevin Todd, Senior Planner; Jonathan Dorsey, Associate Planner; and Rodney Retzner with Krieg DeVault.

APPROVAL OF MINUTES:

Motion: Approve November 5, 2018 meeting minutes as presented.

Motion: Willis; Second: Schmitz. Motion passed. Vote: 8-0.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

1811-DDP-29

Sundown Gardens Greenhouse

505 West 186th Street

Integrity Investment Partners, LLC by Civil Site Group, Inc. requests Detailed Development Plan approval of a 3,072 square feet greenhouse on 14.36 acres +/- in the Garden Market PUD District.

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

Motion: Approve the Consent Agenda as presented.

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

ITEMS OF BUSINESS

1811-ODP-16

Northpoint, Phase 2

1811-SPP-16

Southeast Corner of State Road 38 and Grassy Branch Road

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

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

Todd presented an overview of both Northpoint, Phase 2 (1811-ODP-16/1811-SPP-16) and Northpoint, Phase 3 (1811-ODP-17/1811-SPP-17). He added that both fully comply with the Northpoint PUD and the UDO.

Motion: Approve 1811-ODP-16 & 1811-SPP-16 with the following condition:

- All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit

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

1811-ODP-17

1811-SPP-17

[PUBLIC HEARING]

Northpoint, Phase 3

Northwest Corner of 196th Street and Grassy Branch Road

Northpoint Owners, LLC by Site Solutions Group, LLC requests Overall Development Plan and Primary Plat review of 5 lots on 81.95 acres +/- in the Northpoint PUD District.

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

Motion: Approve 1811-ODP-17 & 1811-SPP-17 with the following condition:

- All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit

Motion: Maue; second, Schmitz. Motion passed. Vote: 8-0

PUBLIC HEARING ITEMS

No Public Hearing Items.

CONTINUED ITEMS

1811-PUD-29

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)

1811-ODP-19

1811-SPP-19

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)

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)

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REPORTS/COMMENTS

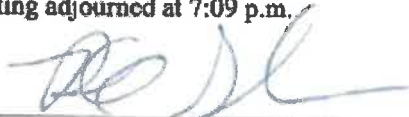
Plan Commission Members
City Council Liaison
Board of Zoning Appeals Liaison
Economic and Community Development Department

ADJOURNMENT

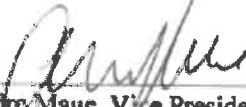
Motion: Adjourn meeting.

Motion: Kelleher; second, Willis. Motion passed. Vote: 8-0.

The meeting adjourned at 7:09 p.m.



Randell Graham, President



Andre Mauc, Vice President



Matthew S. Skelton, Esq., Secretary