

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, December 3, 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

City Staff Present: Matt Skelton, ECD; Director Kevin Todd, Senior Planner; Caleb Ernest, Associate Planner; and Brian Zaiger with Krieg DeVault.

APPROVAL OF MINUTES:

Motion: Approve November 19, 2018 meeting minutes as presented.

Motion: Hoover; Second: Horkay. Motion passed. Vote: 9-0.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

No Consent Items.

ITEMS OF BUSINESS

No Items of Business.

PUBLIC HEARING ITEMS

1812-ODP-21

1812-SPP-21

[PUBLIC HEARING]

Southwind Subdivision

North side of 156th Street, approximately 800 feet east of Towne Road

Wood Wind Residential, LLC by Nelson & Frankenberger, LLC requests

Overall Development Plan and Primary Plat review of 78 lots on 23.66 acres +/- in the Westchester PUD District.

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

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

Jon Dobosiewicz with Nelson & Frankenberger overviewed the project, which includes platting a portion of the golf course as well as the 78-lot subdivision. He stated that the proposed plans will comply with the applicable requirements of the Westchester PUD.

Public Hearing for 1812-ODP-21 and 1812-SPP-21 opened at 7:06 p.m.

No public comments.

Public Hearing for 1812-ODP-21 and 1812-SPP-21 closed at 7:07 p.m.

Agendas for all City meetings are updated and available at our website.

Website: <http://www.westfield.in.gov> | Economic and Community Development Department E-mail: community@westfield.in.gov

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1812-ODP-22
1812-SPP-22
[PUBLIC HEARING]

Grand Park

19000 Grand Park Boulevard

The City of Westfield by American Structurepoint requests Overall Development Plan and Primary Plat review of 2 lots and 3 blocks on approximately 399.36 acres +/- in the Grand Park PUD District.

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

Todd presented an overview of this request to plat the Grand Park Sports Campus.

Public Hearing for 1812-ODP-22 and 1812-SPP-22 opened at 7:08 p.m.

Mark Knuttel, 18607 Springmill Road; questioned the location of the property associated with this request.

Public Hearing for 1812-ODP-22 and 1812-SPP-22 at 7:09 p.m.

Todd provided the location via an electronic overview of Grand Park and outlined the boundaries.

Skelton added that the only property included is that which is currently within the Grand Park Sports Campus. He added that no land is being added or removed. This is only a clean-up of property lines.

CONTINUED ITEMS

1812-PUD-31

Chatham Hills PUD Amendment V

North of 199th Street, West of the Monon Trail, East of Horton along Chatham Brook Drive

Chatham Hills LLP by Henke Development Group LLC requests a change in zoning of 68.18 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chatham Hills PUD District.

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

1812-PUD-30

Springmill Trails PUD Amendment – Gristmill Crossing: Residential District

West side of Ditch Road, approximately 825 feet south of Crosswater Way

William Tres, LLC by Onpointe Land Matters, LLC requests an amendment to the Springmill Trails PUD District to change approximately 58.26 acres +/- of the existing Mixed-Use District and Commercial District of the Springmill Trails PUD District to the Gristmill Crossing: Residential District in order to allow single-family residential development.

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

1812-ODP-20
1812-SPP-20

Gristmill Crossing – Residential Subdivision

West side of Ditch Road, approximately 825 feet south of Crosswater Way

William Tres, LLC by Onpointe Land Matters, LLC requests Overall Development Plan and Primary Plat review of 178 lots on approximately 58.26 acres +/- in the Gristmill Crossing: Residential District of the Springmill Trails PUD District.

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

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1812-PUD-30

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)

1812-ODP-19

Bordeaux Walk Subdivision

16707 Ditch Road

Bordeaux Walk by Beazer Homes Indiana, LLP requests Overall Development Plan and Primary Plat approval of 72 lots on 33 acres +/- in the proposed Bordeaux Walk PUD District.

(Planner Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

1812-SPP-19

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)

Motion: Adjourn meeting.

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

The meeting adjourned at 7:13 p.m.



Randell Graham, President



Andre Maue, Vice President



Matthew S. Skelton, Esq., Secretary