

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, December 17, 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: Steve Hoover, Robert Horkay, Ginny Kelleher, Andre Maue, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

Members Absent: Randy Graham

City Staff Present: Matt Skelton, ECD; Director Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; Jonathan Dorsey, Associate Planner; Caleb Ernest, Associate Planner; and Brian Zaiger with Krieg DeVault.

APPROVAL OF MINUTES:

Motion: Approve December 3, 2018 meeting minutes as presented.

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

REVIEW OF RULES AND PROCEDURES

Howard reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items.

ITEMS OF BUSINESS

1812-ODP-21

1812-SPP-21

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.

Kelleher thanked the petitioner for adding the golf cart path.

Motion: Approve 1812-ODP-21 & 1812-SPP-21 with the following conditions:

- The applicant sends revised plans to the Economic and Community Development Department showing a golf cart connection from the golf course to the Southwind lots;
- All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor’s Office prior to the issuance of an improvement location permit.

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

PUBLIC HEARING ITEMS

1811-PUD-29
[PUBLIC HEARING]

Bordeaux Walk PUD

16707 Ditch Road

Bordeaux Walk by Beazer Homes Indiana, LLP requests a change of zoning of 39.4 acres +/- from SF2: Single-Family Residential Low Density District to the Bordeaux Walk PUD District.

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

Dorsey presented an overview of this request for a change of zoning.

Rick Lawrence with Nelson & Frankenberger, on the behalf of the petitioner, overviewed this project and its revisions including adding additional real estate. He stated that a second neighborhood meeting was help to share the modified plans.

Joint Public Hearing for 1811-PUD-29/1811-SPP-19/1811-ODP-19 opened at 7:12 p.m.

No public comments.

Joint Public Hearing for 1811-PUD-29/1811-SPP-19/1811-ODP-19 closed at 7:13 p.m.

Kelleher said she would normally push for an amenity center, but feels the additional of the trail and proximity of the proposed park to the north are adequate.

Hoover thanked petitioner for working with neighbors to include their parcel as part of proposal.

Motion: Forward 1811-PUD-29 to the City Council with favorable recommendation:

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

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

Bordeaux Walk Subdivision

16707 Ditch Road

Bordeaux Walk by Beazer Homes Indiana, LLP requests Overall Development Plan and Primary Plat approval of 84 lots on 39.4 acres +/- in the proposed Bordeaux Walk PUD District.

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

Motion: Approve 1811-SPP-19/1811-ODP-19 with the following condition:

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

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

1812-PUD-31
[PUBLIC HEARING]

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)

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Howard presented an overview of this request for a change in zoning.

Public Hearing for 1812-PUD-31 opened at 7:17 p.m.

Terina Smith, 19903 Horton Road; stated that she lives at corner of 199th and Horton and has concerns about what this development mean to her property as it will be surrounded by this neighborhood. She said all this activity is a little intimidating.

Karl Manders, 219/728 East 199th Street; asked if this project will go to south side of 199th Street or just to the north. He said he had worked with the developer in earlier portions where landscaping and mounding was provided as buffers and hopes this section will receive the same treatment. He said he has concerns about “S” curves on 199th Street and asked if this curve will need to be straightened. He stated he is worried about the safety of the children who live along this curve. He asked if the “S” curve is straightened after this is developed, will it will need to go through his property.

Mark Jennings, 145 East 199th Street; said he worried about buffering and wondered if it would result in a blind curve. He asked what it would look like. He said he had concerns about drainage and the water that flows under 199th Street and onto his property. He said he understands petitioner will have to work with surveyor’s office throughout process. Additionally, he is concerned about increased traffic.

Public Hearing for 1812-PUD-31 closed at 7:29 p.m.

The petitioner, Phil Sundling with Henke Development, responded:

- Regarding the “S” curve, the developer has met with Westfield’s Department of Public Works (DPW) regarding plans for 199th street; however there no plans in place at this time. He will speak to DPW if concerns remain.
- He said he understands the concerns about access on 199th street; however, for public safety purposes two entrances are required.
- He said he does not anticipate a large increase in traffic on 199th Street and thus is not concerned about this presenting a problem.
- As for drainage, he sated the developer will work with the Hamilton County Surveyor’s Office on drainage and detention. He said that generally an on-site drainage system is designed to hold more water it currently receives.

Kelleher asked about buffering and what the colors on concept plan represent.

Sundling responded that he is not sure what the differing buffer areas shown are. He added that the developer will be mimicking the existing buffer to the east. He replied that the colors on the concept plan represent different lot sizes.

Smith stated he would like to see the developer meet with neighbors to address their questions.

Woodard thinks the provided connectivity is worth noting which may reduce traffic on 199th Street.

Hoover suggested, that given the concerns, it would be beneficial to have the developer engage in discussions with the neighbors before taking action on this petition.

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1812-PUD-30
[PUBLIC HEARING]**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
[PUBLIC HEARING]**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)

Howard presented a summary of this request to an amendment to the Springmill Trails PUD District and the request for an Overall Development Plan and Primary Plat review.

Jesse Pohlman with Onpointe Land Matters, on behalf of the petitioner, overviewed the project and its associated requests. He addressed the amenity center and said the development plans have been filed and are currently in the revision stage and that, pending approval, the amenity center should be open in the coming spring with the pool open by Memorial Day. He explained the collaboration of the multiple developers who are involved with the construction of the amenity center. He also addressed planned additional parking at the amenity center. He said the developer is willing to consider tying in the timing of the amenity center to the issuance of residential and commercial permits. He spoke to the modernization of the ordinance that includes development and design standards of the current UDO and that this ordinance would be folded into, and part of, the master homeowner association of Springmill Trails.

Joint Public Hearing for 1812-PUD-30/1812-ODP-20/1812-SPP-20 opened at 7:44 p.m.

Maureen Misinski, 18097 Viewpoint Lane; stated her house is 25 feet from the amenity parcel. She said she thinks this proposal is an improvement to what was presented in March. She said she has concerns about the amount of neighborhood traffic that would be generated for the amenity center. She said that the entrance to amenity center should be off of Ditch and not Viewpoint Lane. She had additional comments which Maue asked her to submit in writing.

Kendra Bowers, 1245 Heartland Drive; said she is concerned about the amenities that were previously promised yet not completed. She said she was also concerned about lack of parking and is glad additional parking will be added. She said she would like to see the items that were promised to homeowners complete before constructing more new homes. She said that the about traffic at 32 and Ditch needs to be addressed. She said that it is a difficult and dangerous intersection that needs traffic light or a roundabout.

Andrew Hammond, 1314 Timber Bluff Road; said that he feels that most of the residents would have no issue with additional residential to the south versus commercial. He said that GT Properties and the developer Travis May own all parcels south of Waters Edge and West of Ditch. With that being the case, Hammond feels May knew what he was getting into standards wise. Hammond said he is concerned about lack of amenities in Gristmill subdivision and feels situation is intentional by the developer in order to avoid the required standards within the PUD. Hammond added that Gristmill residents will be angry if they can't use amenities located adjacent to them. He also said that the developer is not acting as a good partner to the homeowners or to the City and that he hopes this isn't approved until commitments of the original PUD are fulfilled.

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Ian Matthew, 927 Rattlebox Lane; said he feels that there will be a need for additional amenities as a result of more homes being added to the area. He said that he believed that additional amenities were required by PUD for multi-family.

Dee Burke, 18169 Knobstone Way; reiterated all that had been previously stated in regard to the promises made by the developer about amenities that would be shared by four subdivision and now more subdivisions are being added. She said, that with one entrance being temporarily closed, she is concerned about the safety of the neighborhood children.

Joint Public Hearing for 1812-PUD-30/18112-ODP-20/1812-SPP-20 closed at 7:56 p.m.

Petitioner's responses:

- Pohlman provided a history of the project and how it has financially impacted the status of the amenity center. He said each home built provided \$1000 to build amenity center, adding that originally the Springmill Trails PUD contemplated over 1200 homes in Residential District 2 which is currently platted with 500 or so homes resulting in less funds available than originally planned. He said that by adding additional homes within Gristmill Crossing will provide additional funds for completion of amenities center. Gristmill will be part of Master HOA provided to fund and use the amenity center.
- He said that the developer had spoken with Westfield's Department of Public Works (DPW) about moving the access to the amenities center on Ditch; however, DPW was not in support of that plan for safety reasons. He said that the development has many trails available for walking and biking to the amenity center. He also said the added parking will help minimize inconvenience.
- Pohlman said as a result of half of the half of homes being designed as "empty nester homes, few kids will be added to the area.
- He said there have been discussions with INDOT regarding the State Road 32 and Ditch Road intersection. He said that the plan is to have traffic signal installed by 2020.

Kelleher agreed with that the issues with the Springmill Trails PUD were "inherited" by everyone including the City Council, the residents, and the developer. She said she felt that the amenities could be constructed in phases regardless of additional homes, adding that this should have taken place. She said she understood the concerns of the DPW about the entrance on Ditch and thinks the entrance could be moved somewhere else. She said she is no pleased about allowing vinyl again. She added that she has more items of concern that she will submit in writing to staff.

Smith agreed with Kelleher that amending the PUD would allow changes to be made. He said that perhaps more amenities could be added, even at the developer's cost.

Horkay addressed the issue that entrance doesn't on Ditch Road doesn't align with Casey Acres and asked if that was going to be modified?

- Pohlman responded that the entrance will be moved south to align with Casey Acres.

Schmitz asked if the amenities would be tied to this petition.

- Pohlman responded that the developer will be working on those commitments.

Kelleher asked where the amenity center was located in the original PUD.

- Pohlman responded that a location hadn't been nailed down, several dots on concept plan

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Woodard asked how the timing of amenities is typically handled.

- Skelton responded that it is written into each PUD; however, the Springmill Trails PUD was not particularly well-crafted or clear in the way it was written.

Woodard asked how many spaces would be required for amenity center in a development today.

- Skelton responded that it would depend on the size of the center, and that the developer would provide what is needed.

Hoover stated he understood the amenity concerns. He said that the original PUD was not crafted in the manner it would be today. At the time of the original PUD it was anticipated the project would be built out by one developer. He added he had some concerns originally, but now thinks that amenity center will not be built anytime soon if this petition is not approved. He said it is for that reason he and other council members have asked for commitments. This amenity center is as centrally located as it can be now. He said he understands those who live close will have additional concerns and encouraged the developer to continue to work with the residents.

Smith said the developer clearly thinks this is a viable project and that amending the zoning allows the City to ask for higher standards.

1812-PUD-32
[PUBLIC HEARING]**181st Street PUD Amendment: Outdoor Event Stage***1189 E. 181st Street*

Grand Junction Brewing Co., LLC requests an amendment to the 181st Street PUD District to allow a small Outdoor Event Stage on Parcel A of the 181st Street PUD District.

(Planner Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree presented a summary of this request to amend the 181st Street PUD District to allow for an Outdoor Event Stage.

Public Hearing for 1812-PUD-32 opened at 8:18 p.m.

No public comments.

Public Hearing for 1812-PUD-32 closed at 8:18 p.m.

Smith asked about the hour restrictions for concerts.

- The Petitioner, Jon Knight with Grand Junction Brewing, stated that 10pm would be latest, which is consistent with city's noise ordinance.

Woodard asked if the stage would be used for things other than concerts.

- Knight responded that Grand Junction holds a many fundraisers and that the stage may be used for announcements at such events.

Motion: Forward 1811-PUD-32 to the City Council with favorable recommendation

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

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CONTINUED ITEMS

1812-ODP-22

1812-SPP-22

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)

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)

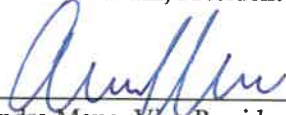
Motion: Adjourn meeting.

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


The meeting adjourned at 8:24 p.m.



Randell Graham, President



Andre Maue, Vice President



Matthew S. Skelton, Esq., Secretary