



Westfield–Washington Advisory Plan Commission (APC)
Minutes of the March 4, 2019 APC Meeting
Presented for approval: April 1, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, March 4, 2019, 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, Andre Maue, Dave Schmitz, Robert Smith, and Scott Willis.

Members Absent: Ginny Kelleher and Chris Woodard.

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

APPROVAL OF MINUTES:

Motion: Approve February 19, 2019 meeting minutes as written.

Motion: Willis; Second: Schmitz. Motion passed. Vote: 7-0.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

OPENING OF MEETING

ITEMS OF BUSINESS

1902-PUD-03

Lancaster PUD

West and adjacent to Spring Mill Road, North and adjacent to 186th Street

Lancaster by Platinum Properties Management Co., LLC requests a change of zoning of 145 acres +/- from AG-SF1: Agricultural / Single-Family District and Spring Mill Trails PUD to the Lancaster PUD District.

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

Dorsey overviewed this petition and the requested change of zoning.

Jon Dobosiewicz with Nelson & Frankenberger, on behalf of the petitioner, presented of this petition and its updated concept plan. He said that the townhomes would provide transition to possible future commercial use along Spring Mill Road. He said several enhancements, based on public and City comments, were made to the plan. He said the enhancements were reviewed by staff and incorporated into the PUD text. These enhancements include upgrades to buffer areas, landscaping, rental restriction, overnight on-street parking, site plans, and home products. He added that the Amenity Center would include a large shade pavilion, pergola covered walkways, on-site parking, large playground, and community clubhouse and pool. He said the required amenities would be constructed in advance of completion of no more than 200 homes which is 40% as compared to the 50% required by the City of Westfield's UDO. He said that in proximity to the Little Eagle Creek Trail the new plan will include a trail head, bicycle parking, a playground, a dog service station, and benches. Dobosiewicz addressed buffering, shared perimeter fencing, architectural design and materials. He stated that there would be no multi-family or for-rent units allowed in this development and all dwellings would exceed the architectural standards of the City's UDO. He said there would be landscaping enhancements including improved buffering and that a reforestation area will be added. He said that other enhancements to the plan include the orientation of garage doors, an increase in the minimum home square footage in the townhomes. He concluded by summarizing three main points: 1) the petitioner has made additional modifications; 2) adherence to commitments as provided; and 3) adjustments to the fence along the shared perimeter property.

Schmitz asked why the prohibition of overnight on-street parking was only applicable to the townhomes

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

Dobosiewicz responded that it was because the area in the townhomes is very tight. He said there will be off street parking spaces provided in the townhome area. He said the duplexes and the single family units all have adequate room.

Schmitz asked about integrating landscaping in to the PUD for rear facing yards along Spring Mill Road.

Dobosiewicz responded that the underlying zoning doesn't require buffering in this transitional area. He said that as that area develops commercially, those businesses will likely be required to provide landscaping and buffering. He stated that there are no residential requirements within the UDO.

Smith asked about the details for choosing to use vinyl.

Paul Rioux, the petitioner, responded that vinyl comes with different levels of thickness. This project is planning on using the highest quality and great thickness of vinyl. He said it is the top of the line vinyl. He said using vinyl, instead of HardiePlank Siding, supports the affordability the petitioner is seeking while providing a less maintenance heavy product.

Willis asked about the look of the project's entrance that faces Grand Park. He asked that great care be taken in the design of the entrance given its proximity to, and visibility from, Grand Park.

Dobosiewicz responded that those details will be submitted.

Hoover and Willis both agreed on the aspects of quality vinyl in relationship to affordability and maintenance.

Motion: Forward 1902-PUD-03 to the City Council with a positive recommendation with the following noted condition:

- The fence requirement as illustrated in Exhibit G (Buffer Area B3 Details) may be amended if mutually agreed upon by the owner of the adjacent Parcel and the Developer prior to the submittal of the Secondary Plat for the section of Real Estate including the fence.

Motion: Willis; Second: Hoover. Motion passed. Vote: 7-0.

PUBLIC HEARING ITEMS

1903-PUD-04 [PUBLIC HEARING]	Oak Manor North II PUD 3540 East State Road 32 Leesman Engineering & Associates requests an amendment to the Oak Manor PUD District to modify development standards on approximately 0.923 acre +/- in order to accommodate an auto and motorcycle service use. (Planner Daine Crabtree ▪ DCrabtree@westfield.in.gov)
1903-ODP-06 1903-SPP-06 [PUBLIC HEARING]	Oak Manor North (Tire Discounters) 3540 East State Road 32 Leesman Engineering & Associates requests Overall Development Plan and Primary Plat review of one (1) lot and two (2) blocks on approximately 8.44 acres +/- in the proposed Oak Manor North II PUD District. (Planner Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree overviewed this petition for an amendment to the Oak Manor PUD District

Tim Dwyer with Leesman Engineering & Associates, Inc., on behalf of the petitioner, presented an overview of the company and summarized the details of this petition.

Joint Public Hearing for 1903-PUD-04 /1903-ODP-06/1903-SPP-06 opened at 7:43 p.m.

No public comments.

Joint Public Hearing for 1903-PUD-04 /1903-ODP-06/1903-SPP-06 closed at 7:44 p.m.

No Commission comments.

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

Motion: Forward 1903-PUD-04 to the City Council with a positive recommendation.

Motion: Schmitz; Second: Horkay. Motion passed. Vote: 7-0.

Motion: Approve 1903-ODP-06 & 1903-SPP-06 with the following staff conditions.

1. Approval of 1903-SPP-06 & 1903-ODP-06 is contingent upon the approval of the Oak Manor North PUD Ordinance Amendment, Oak Manor North II PUD, (Ord. 19-04) at a subsequent City Council meeting.
2. 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: 7-0.

CONSENT AGENDA ITEMS

1903-DDP-03

Tire Discounters

3540 East State Road 32

Leesman Engineering & Associates requests Detailed Development Plan approval of a 7,900 square-foot auto and motorcycle service building in the proposed Oak Manor North II PUD District.

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

Motion: Approve Consent Agenda.

Motion: Horkay; Second: Willis. Motion passed. Vote: 7-0.

CONTINUED ITEMS

No Continued Items.

REPORTS/COMMENTS

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

ADJOURNMENT

Motion: Adjourn Meeting

Motion: Horkay; Second: Willis. Motion passed. Vote: 7-0.

Meeting adjourned at 7:48 p.m.



Randell Graham, President



Andre Maue, Vice President



Matthew S. Skelton, Esq., Secretary

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