



**Westfield–Washington Township Advisory Plan Commission  
Minutes of the November 18, 2019 APC Meeting**

*Presented for approval: December 2, 2019*

**Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, November 18, 2019 scheduled for 7:00 p.m. at Westfield City Hall.**

**Opening of Meeting:** 7:00 p.m.

**Roll Call:** Noted presence of a quorum.

**Members Present:** Randy Graham, Robert Horkay, Ginny Kelleher, Andre Maue, Robert Smith and Dave Schmitz.

**Members Absent:** Steve Hoover, Scott Willis, and Chris Woodard.

**City Staff Present:** Kevin Todd, Director; Pam Howard, Senior Planner; Caleb Ernest, Associate Planner; and Brian Zaiger, City Attorney with Krieg DeVault.

**APPROVAL OF MINUTES**

November 6, 2019 Minutes tabled to December 2, 2019 APC meeting.

**REVIEW OF RULES AND PROCEDURES**

Howard reviewed the meeting rules and procedures.

**CONSENT AGENDA**

**1911-DDP-28**

**Project Wholeheartedly**

*1820 Bastain Court*

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests Detailed Development Plan review of a 89,500 Square Foot Industrial Facility on 20 acres +/- in the Project Wholeheartedly - Northpoint PUD District.

*(Planner: Jonathan Dorsey ▪ [JDorsey@westfield.in.gov](mailto:JDorsey@westfield.in.gov))*

**1910-DDP-20**

**The Trails PUD Apartments**

*801 East 175th Street*

Holladay Properties by Woolpert, Inc. requests Detailed Development Plan review for a Multi-Family Residential Building on 7.38 acres +/- in The Trails PUD District.

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

**1909-DDP-17**

**Grand Park Courtyard by Marriott**

*19299 Westmore Lane*

CY Westfield, LLC by Kimley-Horn & Associates, Inc. requests Detailed Development Plan review of a 82,205 square foot hotel on 2.98 acres +/- in the Chatham Commons PUD District.

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

Motion: Approve Consent Agenda as presented.

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

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## **ITEMS OF BUSINESS**

### **1910-PUD-33**

#### **Northpoint PUD Amendment I (Project 19/GFS)**

*Northwest corner of 196th Street and Grassy Branch Road*

Project 19 by Clark, Quinn, Moses, Scott & Grahn, LLP requests an amendment to the Northpoint PUD District to accommodate a new distribution facility.

*(Planner: Pam Howard ▪ [PHoward@westfield.in.gov](mailto:PHoward@westfield.in.gov))*

Howard overviewed this request for an amendment which includes landscaping and architectural and lighting standards.

No comments.

Motion: Forward 1910-PUD-33 to the City Council with a positive recommendation.

Motion: Smith; Second: Maue. Motion passed. Vote: 6-0.

### **1911-ODP-21**

#### **Chatham Hills, Section 7**

### **1911-SPP-21**

*East of the intersection of Chatham Ridge Blvd. and Promontory Lane and west of US 31*

Chatham Hills, LLP by Cripe requests Overall Development Plan and Primary Plat review of 114 lots on 172.687 acres +/- in the Chatham Hills PUD District.

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

Ernest overviewed this request for an Overall Development Plan and Primary Plat. He said that this item received a public hearing at the November 6, Plan Commission meeting. Since the public hearing there have been no public comments.

No comments.

Motion: Approve 1911-ODP-21 & 1911-SPP-21 with the following staff condition.

- All necessary approvals be obtained from the Westfield Public Works Department, and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.

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

### **1911-PUD-42**

#### **Westgate PUD Amendment**

*North and adjacent to 166th Street, east and adjacent to Towne Road and west of and adjacent to Eagletown Road*

Lennar Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests an amendment to the Westgate Planned Unit Development (PUD) District modifying the architectural standards and amenity requirements.

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

Ernest overviewed this request for an amendment, and added that since this item's public hearing, staff had received no comments. He said that since the last APC meeting, this item had been revised, modifying Exhibit B of the proposed Ordinance. He said that the modifications made were in regard to the architecture of the townhome units and front garage offsets.

Jon Dobosiewicz with Nelson & Frankenberger, on behalf of the petitioner, summarized the details of the project's modifications that resulted from requests made by APC members. He addressed and detailed these modifications which included allowable projection of front-loaded garages, and architectural standards

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regarding the use of masonry and vinyl. He also addressed the modifications of the amenities regarding the removal of the island and bridge and the addition of an additional park and playground area.

Kelleher said she appreciated the changes and additional requirements for vinyl.

Motion: Forward 1910-PUD-42 to the City Council with a favorable recommendation.

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

## **PUBLIC HEARING ITEMS**

### **1912-PUD-46**

[PUBLIC HEARING]

### **Wheeler Landing PUD Amendment II**

*851 E. 181<sup>st</sup> Street*

Westfield Washington Schools requests an amendment to the Architectural Standards of the Wheeler Landing PUD District.

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

Ernest overviewed this request for an amendment to the Wheeler Landing PUD's Architectural Standards. He said this amendment proposes modifying the architectural standards for the West Building Elevation of the Westfield Washington Schools Natatorium in substantial compliance with Exhibit B of the proposed PUD.

Public Hearing for 1912-PUD-46 opened at 7:16 p.m.

No public comments.

Public Hearing for 1912-PUD-46 closed at 7:17 p.m.

Motion: Forward 1912-PUD-46 to the City Council with a favorable recommendation.

Motion: Maue; Second: Horkay. Motion passed. Vote: 6-0.

## **ITEMS CONTINUED TO A FUTURE MEETING**

*No Continued Items*

## **REPORTS/COMMENTS**

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

## **ADJOURNMENT**

Motion: Adjourn Meeting

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

Meeting adjourned at 7:22 p.m.

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Randell Graham, President

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Andre Maue, Vice President

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Kevin M. Todd, Secretary