



**Westfield-Washington Township Advisory Plan Commission**  
**Minutes of the December 2, 2019 APC Meeting**  
*Presented for approval: December 16, 2019*

**Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, December 2, 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, Steve Hoover, Robert Horkay, Andre Maue, Robert Smith, Dave Schmitz, Scott Willis, and Chris Woodard.

**MEMBERS ABSENT:** Ginny Kelleher.

**CITY STAFF PRESENT:** Kevin Todd, Director; Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; Jonathan Dorsey, Associate Planner; Caleb Ernest, Associate Planner; Corey Harris, Associate Planner; and Brian Zaiger, City Attorney with Krieg DeVault.

**APPROVAL OF MINUTES**

Motion: Approve November 6, 2019 meeting minutes as written.

Motion: Smith; Second: Woodard. Motion passed. Vote: 8-0.

Motion: Approve November 18, 2019 meeting minutes as written.

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

**APPROVAL OF THE 2020 APC SCHEDULE OF MEETINGS AND FILING DATES**

Woodard mentioned that in the past, due to the school schedules, that the April and October meeting attendance numbers might be affected. Graham replied that so far there has been no issue meeting a quorum.

Motion: Approve the 2020 APC schedule of meetings and filing dates.

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

**REVIEW OF RULES AND PROCEDURES**

Howard reviewed the meeting rules and procedures.

**CONSENT AGENDA**

**1910-DDP-19**

**Grassy Branch Marketplace, Lot 3**

*3302 East State Road 32*

Grassy Branch Partners, LLC by American Structurepoint, Inc. requests Detailed Development Plan approval for a 27,234 square foot commercial in-line tenant building on 4.16 acres +/- in the Grassy Branch Marketplace PUD District.

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

Motion: Approve Consent Agenda as presented.

Motion: Horkay; Second: Woodard. Motion passed. Vote: 8-0.

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## **ITEMS OF BUSINESS**

### **1910-PUD-39**

#### **Maple Knoll PUD Amendment IV**

*17145 Spring Mill Road*

Meijer by Woolpert, Inc. requests an amendment to the Maple Knoll PUD District modifying the sign standards and architectural standards for the Meijer's property.

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

Ernest overviewed this request for an amendment to modify the sign and architectural standards. He said that following the last APC meeting this item was forwarded to the City Council with an unfavorable recommendation. He added that the Petitioner made modifications in response to Council and Staff comments prior to the City Council meeting and additionally changes were made at that meeting. The City Council gave this item a 5-2 recommendation for approval. He said one public comment had been received; however, given that it was received after-hours, it was not uploaded.

Ashley Mack, Real Estate Manager with Meijer, addressed the APC and stated that Meijer has diligently worked to incorporate changes based on the feedback from the APC, City Council, and Staff. She said that these modifications include reduced signage areas and signage heights. She added that architectural upgrades have been added to the buildings and that the use of unscreened outdoor sales was eliminated.

Hoover clarified the process that occurred since this item was last before the APC.

Willis asked Hoover if he was satisfied with the signage changes.

Hoover replied that, yes, he was satisfied with the changes presented before the City Council.

Willis asked Mack if there was an updated version of the exhibit showing the sign from the road.

Mack replied no.

Schmitz said that trees would be less of an issue since the sign was moved closer to the corner.

Maue said he believed that the multiple small signs were more in line with what the City wants to see.

Smith said he would like to send no recommendation and let City Council sort out the details.

Horkay is satisfied with the changes and is good with this petition being finished at this meeting.

Motion: Approve 1910-PUD-39.

Motion: Woodard; Second: Maue. Motion passed. Vote: 7-1 (Smith).

### **Plan Commission Order 19-03**

#### **Grand Junction EDA Amendment**

Order of the Westfield-Washington Plan Commission determining that a resolution and an amended Economic Development Plan approved and adopted by the Westfield Redevelopment Commission conform to the plan of development for the City of Westfield and approving the resolution and amended plan.

Todd overviewed this item, explaining this action is to confirm that what is coming from the Westfield Redevelopment Commission is consistent with the Comprehensive Plan.

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Motion: Approve Plan Commission Order 19-03.

Motion: Graham; Second: Horkay. Motion passed. Vote: 8-0.

**PUBLIC HEARING ITEMS**

**1912-ODP-22 &**

**1912-SPP-22**

[PUBLIC HEARING]

**Atwater**

*North of the intersection of Casey Road & 193rd Street*

Olthof Homes, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat review of 275 Lots on approximately 100 acres +/- in the Atwater PUD District.

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

Dorsey overviewed this request for an Overall Development Plan and Primary Plat review. He said that this petition is compliant with the previously presented concept plan. He said that this plan is subject to change with the alignment of the roads but the number of homes would stay the same. Staff had received no comments.

Public Hearing for 1912-ODP-22 &1912-SPP-22 opened at 7:21 p.m.

No public comments.

Public Hearing for 1912-ODP-22 &1912-SPP-22 closed at 7:22p.m.

No Commission comments.

**1912-ODP-23 &**

**1912-SPP-23**

[PUBLIC HEARING]

**Orchard View**

*North of the intersection of Casey Road & State Road 32*

Arbor Homes by American Structurepoint requests Overall Development Plan and Primary Plat review of 271 Lots on 104.7 acres +/- in the Orchard View PUD District.

*(Planner: Corey Harris ▪ [CHarris@westfield.in.gov](mailto:CHarris@westfield.in.gov))*

Harris overviewed this request for an Overall Development Plan and Primary Plat review.

Public Hearing for 1912-ODP-23 &1912-SPP-23 opened at 7:23 p.m.

Steven Newnam, 177922 Springmill Road; said he lives on the “missing piece” of this project. He said he had been in discussion with Arbor Homes prior to approval, but had not heard from them since that time. He stated he is concerned about drainage, and he wants his septic to remain for the residence and acquire a connection to water and sewer to the business. He said has been running business out of property for several years with no issues; however, he said is worried if the Orchard View HOA will have an issue with his business. He said he would like to have water and sewer connected on his property if possible.

Public Hearing for 1912-ODP-22 &1912-SPP-22 closed at 7:26 p.m.

The Petitioner responded that most of development will drain to pond in the Orchard View community then on to the Redwood community. He added only a few lots will drain to the legal drain. He said the existing use of Newnam’s property should not be a concern. He said he was unaware that discussions with Newnam had stopped; however, Arbor is moving forward with this plan. He said Arbor will work with Newnam on the water and sewer concerns.

Woodard asked if any of the property drained to the wooded area.

The Petitioner replied yes, that is why they didn’t clear the trees and there will be a swale to collect water.

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Smith asked if Arbor had met with Mr. Newnam.

The Petitioner replied yes, prior to Council approval.

Schmitz asked the Petitioner if he would commit to working on providing water and sewer to Mr. Newnan.

Maue stated that the extension of water and sewer would be a good gesture by Arbor.

Motion: Approve 1912-ODP-23 & 1912-SPP-23 with the following staff conditions:

- 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.
- A visual tree inventory (the "Tree Inventory"), as described in the Orchard View PUD (Ord. 19-27), be submitted to the Department prior to the issuance of a Secondary Plat.

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

### **1912-PUD-44**

[PUBLIC HEARING]

### **Links PUD**

*SE Corner of 191st Street & Tomlinson Road, approximately*  
Edgerock Development, LLC requests the rezoning of 68 acres +/- from the AG-SF1: Agriculture/Single-Family Rural district to the Links PUD District.  
(Planner: Daine Crabtree ▪ [DCrabtree@westfield.in.gov](mailto:DCrabtree@westfield.in.gov))

Crabtree overviewed this rezone request for the Links PUD District. He said that a neighborhood meeting was held on November 26 for this item. He said that the property is currently zoned AG-SF1: Agriculture Single-Family Rural, and the PUD proposes that the real estate be split into five (5) districts, with four (4) being rezoned to an underlying zoning district of LB: Local Business, with a smaller area to remain AG-SF1 underlying for a public park. A hotel is proposed as an additional permitted use in District 1 and a Community Entertainment Center and associated go-kart race track is proposed as an additional permitted use in District 5. A technology center and observatory are shown on the Concept Plan as proposed uses in Districts 3 and 4 respectively, and are both permitted by right in LB zoned areas.

Petitioner, Birch Dalton of EdgeRock Development, summarized the project as it relates to the City's tourism plan. He said there was one comment from the neighborhood meeting concerning the noise from the proposed outside track and the Petitioners will be researching that item. He addressed some parking issues that relate to a nearby property and said he proposed access cuts at EdgeRock Development's expense to allow for better traffic flow. He also addressed the idea of creating a public bicycle park /trail head. He added that there is allowable land that in the future could be compatible for a hotel. He spoke to local race operation in the area and how this project is using racing themes such as the use of a Pagoda. He also spoke to an additional proposed entertainment facility including a laser flash business, a music meeting, conference spaces, and a jump/trampoline park.

Petitioner Greg McCauley, with Link Institute, spoke about the lack of a space/science center in Indianapolis, specifically in an area so close to Purdue's Aeronautics School and the Astro-Physics programs at Indiana University. This proposed "Grand Universe" would be home to the David Wolf Observatory with a technology center offering STEM education. He said partnerships with higher education facilities is a part of the mission of Link along with visiting astronauts.

Public Hearing for 1912-PUD-44 opened at 7:48 p.m.

Jim Steckley, 30 Shoshone Drive, Carmel; said he is concerned about drainage and the sewer, as well as the proposed location of the trash containers located along the southern portion of property. He said he is also



concerned about visual of the architecture/south elevation along his property. He said he wanted to know about ingress/egress to his property. He said he is not in favor of the go-cart feature.

Debra Sturm, 1312 East 191<sup>st</sup> Street; said her property is northeast of this proposed project and has concerns about traffic on 191st Street. She said it is currently very difficult to get out of local driveways on weekends and thinks road improvements should come prior to the project. She said there was talk to an exit on 191st, this would be an issue. She added that she has concerns about signage height, which is taller than Meijer's sign.

Public Hearing for 1912-PUD-44 closed at 7:55 p.m.

Dalton responded that ingress and egresses will not be needed as there is no road. He stated that the landscape plan was designed for shielding and security by providing a three to four foot berm, trees, and security fencing placed on south property line and limiting visibility of the building and trash enclosures. He said that the trash enclosures will be masonry and look nice and like be shielded by the berm. He said that most water drains to northeast towards Chad Hittle Drive. He responded to the concerns about the go-karts by saying that he will look at going to all electric carts versus gas carts to reduce noise and they would comply with the City's noise standards. He said that there is a curb cut on northeast corner on 191st Street across from Sturm property. He said the sign would be designed within current sign regulations and will be low light. Parking and lighting can be reduced at night

Maue asked if the lighting at Grand Park would cause a lighting problem with the observatory.

McCauley replied that there are two types of observatories and that this proposed design is a Public Urban Observatory which uses narrow band glass filters to filter out certain light. He said they have looked at the current level of light pollution and it is acceptable. He overviewed the Chicago Observatory's mitigation of a very high light pollution. This observatory would not a deep space research level facility but will have visiting astronauts conducting low level research.

Maue said he agreed with the south architecture concerns and wants to better understand the design as well as the management of tractor trailers.

Dalton responded that there will be screening consisting of a berm and fencing. As for the tractor trailers, he said there would be adequate turning radius areas and reinforced concrete.

Schmitz asked if Mr. Howard's uses consisted of a race team as well as go-kart track.

Dalton responded yes, he currently has a race driving school in town. He also has a local shop and recreational go cart track. The plan for this proposed track would designed for be recreational use only.

Maue commented that there are a lot more inspirational images in the family entertainment center character exhibit than are shown on the plans. He thinks the petitioner should pull out the ones not being used prior to PUD approval.

Crabtree responded that the PUD will require substantial compliance, if some of specific are missing then it could still be substantially compliant.

Woodard said he appreciates the introduction of STEM education; however, he said he has low confidence that this project will happen given the character exhibits and substantial compliance.

Dalton responded that he is taking the risk by purchasing this property now. Should the observatory not build, then he would have to come back to replat for commercial at a later date.

**1912-PUD-45**  
[PUBLIC HEARING]

**Monon Hills PUD Amendment I**

*15701 Monon Hills Court*

Noah Herron requests an amendment to the Monon Hills PUD District modifying the Development Standards.

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

Dorsey overviewed this request for an amendment to the Monon Hills PUD District involving garage architectural standards and open space/amenity standards. He said Staff had received no comments.

Public Hearing for 1912-PUD-45 opened at 8:12 p.m.

No public comments.

Public Hearing for 1912-PUD-45 closed at 8:13 p.m.

Hoover said that this request is the result of a language change in the original ordinance.

Motion: Forward 1912-PUD-45 to the City Council with a favorable recommendation.

Motion: Hoover; Second: Woodard. Motion passed. Vote: 8-0.

**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**

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Motion: Adjourn Meeting

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

Meeting adjourned at 8:18 p.m.



Randell Graham, President



Andre Maule, Vice President



Kevin M. Todd, Secretary

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