



Westfield–Washington Township Advisory Plan Commission

Minutes of the February 3, 2020 APC Meeting

Presented for approval: February 18, 2020

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Tuesday, February 3, 2020 scheduled for 7:00 p.m. at Westfield City Hall.

ROLL CALL: Noted presence of a quorum.

Members Present: Kristen Burkman, Randy Graham, Robert Horkay, Mike Johns, Ginny Kelleher, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Members Absent: All present.

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

APPROVAL OF MINUTES

Motion: Kelleher motioned to approve the January 21, 2020 meeting minutes as written.
Maue seconded. Motion passed. Vote 9-0.

PROPOSED CHANGE TO THE BZA APPOINTMENT REQUIREMENTS & APPOINTMENT OF BZA REPRESENTATIVE

Zaiger overviewed the status of the APC Rules and Statutes and explained that the Township Trustee appoints two members to the APC. The APC must appoint one of those members to the BZA. The rules currently require that member to reside outside the City Limits, the statute no longer contains the same requirement. The updated rule would reconcile this difference, and also establish a 2-year term for that appointment, as required by the statute.

Motion: Graham motioned accept the changes in the appointment requirements and to nominate Dave Schmitz as the APC's appointment to the BZA for the next two years.
Burkman seconded. Motion passed. Vote 9-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the meeting rules and procedures.

CONSENT AGENDA

1804-DDP-11

Primrose School

18170 Grand Park Boulevard

Primrose School Franchising Company by HWC Engineering, Inc. requests Detailed Development Plan approval for a 11,635 square foot Childcare/Daycare Center on 1.706 acres +/- in the Grand Park Village PUD.

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

Motion: Approve Consent Agenda as presented.

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

ITEMS OF BUSINESS

1912-PUD-44

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)

Crabtree overviewed the proposed new PUD. He said 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. He said that a neighborhood meeting was held on November 26 for this item. He summarized the following changes made to this Petition after the latest Public Hearing.

- Language has been added requiring that only ‘electric-powered recreational go-karts’ be permitted to be utilized on any permitted Race Track.
- Language has been added requiring a three-foot-tall mound with staggered evergreen trees abutting no less than seventy-five percent of the entirety of the east lot line of Districts 4 and 5. Additionally a thirty-foot Buffer Yard will be required between the Property and the Wyatt Parcel, identified as 18710 Chad Hittle Drive at the time of the Ordinance’s approval.
- Language has been added requiring that all day-to-day operations unrelated to loading or unloading of equipment and/or business-related products take place completely indoors at any Motorsports Industry Team Facility.
- Language has been added so that a maximum of one Individual Monument Sign be permitted in each of the five outlined Districts. For Districts 3, 4 and 5, any Individual Monument Sign must be located a minimum of two-hundred feet from the Tomlinson Road, 191st Street, or Wheeler Road right-of-way line, whichever is applicable.

Spoljaric asked about Section 7.2 regarding the language about the public park. She said she has talked to developer and has suggested language change which will be incorporated prior to City Council and will ensure that donated land is included in open space calculations.

Kelleher said she appreciates the Petitioner’s addition of buffer yard by the kennel. She also wanted it noted for City Council that if the observatory and entertainment center are not built, the area defaults to LB and the 32 Overlay.

McCarty thanked the Petitioner for switching to electric carts.

Burkman said she loves the planetarium; however, she is still concerned about the location of the amenities.

The Petitioner, Birch Dalton with EdgeRock Development, responded and provided a map from the Grand Park Economic Development Plan and explained that the planetarium use perfectly fits into that plan. He pointed out that the reason Grand Park is slow to develop is due to parking issues, and once development surrounds it Grand Park will fill in.

Graham said he is glad to see this project come through.

Johns agrees that this is great addition to the community and its amenities will help attract more youth sports teams to the area.

Motion: Forward 1912-PUD-44 to the City Council with a favorable recommendation with the following condition:

- The language in section 7.2 is modified prior to appearing before the City Council.

Motion: Graham; Second: McCarty. Motion passed. Vote: 8-1. (Burkman)

PUBLIC HEARING ITEMS

**2002-SPP-01 &
2002-ODP-01
[PUBLIC HEARING]**

Dartown Crossing

NW Corner of SR 32 & Dartown Road

MR3 Development, LLC by Nelson & Frankenberger, LLC requests Primary Plat and Overall Development Plan review of 3 Lots on approximately 47.38 acres +/- in the Dartown Crossing PUD District.

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

Crabtree overviewed this request for a Primary Plat and Overall Development Plan review for Dartown Crossing. He stated the staff had not received any public comments. He said, as there are modifications that are still outstanding, the Petitioner would not be asking for approval tonight.

Public Hearing for 2002-SPP-01 & 2002-ODP-01 opened at 7:19 p.m.

No public comments.

Public Hearing for 2002-SPP-01 & 2002-ODP-01 closed at 7:20 p.m.

No Commission comments.

**2002-SPP-02 &
2002-ODP-02
[PUBLIC HEARING]**

Legacy Oaks

NE Corner of 146th Street & Oak Ridge Road

Pulte Homes of Indiana, LLC by Nelson & Frankenberger requests Primary Plat and Overall Development Plan review of 64 Lots on 56.9 acres +/- in the Legacy Oaks PUD District.

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

Crabtree overviewed this request for a Primary Plat and Overall Development Plan review for Legacy Oaks. He stated, as there are modifications that are still outstanding, the Petitioner would not be asking for approval tonight. He said the staff had not received any public comments.

Jon Dobosiewicz with Nelson & Frankenberger, on behalf of the Petitioner, summarized the current status of this project.

Public Hearing for 2002-SPP-02 & 2002-ODP-02 opened at 7:25 p.m.

Pam Groover, 935 Farmview Lane; said she would like to know what it means that Block A is not being developed at this time. She wants to know what is going to happen with Block A.

Public Hearing for 2002-SPP-02 & 2002-ODP-02 closed at 7:26 p.m.

Dobosiewicz responded that there had been no discussion of the real estate being donated to the City. If it were to be developed as a park, there are standards for developing as a park. Block A will be retained by the current property owners. He reiterated that the City does not have a plan to acquire the real estate (Block A).

Schmitz asked what are the immediate plans are for Block A.

Dobosiewicz replied that there is no immediate plan for this real estate and that it will remain under the ownership and maintenance of the Block A property owners.

Johns said he thought that there was talk of the City acquiring this real estate for a passive park.

Dobosiewicz replied that Commercial use was first proposed for Block A; however, that the language within the PUD was modified. PUD was modified to allow for a park.

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

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: Schmitz; Second: Kelleher. Motion passed. Vote: 9-0

Meeting adjourned at 7:37 p.m.

Randell Graham, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary