



Westfield–Washington Township Advisory Plan Commission
Minutes of the July 20, 2020 APC Meeting
Presented for approval: August 3, 2020

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, July 20, 2020 scheduled for 7:00 p.m. online via Skype.

ROLL CALL: Noted presence of a quorum.

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

Members Absent: Ginny Kelleher

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

APPROVAL OF MINUTES

Motion: Maue motioned to approve the July 6, 2020 meeting minutes as written. Horkay seconded. Motion passed. Vote 8-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA ITEMS

2003-DDP-04 **Portillo's**
Northwest corner of Wheeler Road and SR 32
Portillo's Hot Dogs by Hunter Development Group requests Detailed Development Plan approval of a 14,800 square foot restaurant on 2.30 acres +/- in the Wheeler Landing PUD District.
(Planner: Caleb Ernest ▪ cernest@westfield.in.gov)

Motion: Graham motioned to approve the Consent Agenda. McCarty seconded. Motion passed. Vote 8-0.

ITEMS OF BUSINESS

2007-ODP-11 & 2007-SPP-11 **Menards Warehouse Addition**
2150 E Greyhound Pass
Menard, Inc. requests Overall Development Plan and Primary Plat approval of 2 Lots on 16.23 +/- acres in the SB-PD: Special Business / Planned Development District.
(Planner: Jonathan Dorsey ▪ jdorsey@westfield.in.gov)

Dorsey overviewed this request for Overall Development Plan and Primary Plat approval. He said that Staff had not received Public Comments.

Spoljaric asked for a summary of what happened at Board of Zoning Appeals (BZA) Meeting. She also asked if there had been any feedback from the adjacent neighborhood.

- Dorsey replied that variances for setbacks and fence height were approved. He said there had been no feedback from the neighbors.

McCarty stated that at the BZA meeting the Petitioner committed to putting plants on the exterior to improve the buffer.

Motion: Maue motioned to approve 2007-ODP-11 & 2007-SPP-11 with the following Staff condition:

Approve the Primary Plat and Overall Development Plan with the condition that 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.

Horkay seconded. Motion passed. Vote 8-0.

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2006-PUD-05

Urban Vines PUD Amendment I

303 E. 161st St.

Herron Holdings, LLC by Pleasant Cities, LLC requests an amendment to the Development Standards of the Urban Vines PUD District.

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

2007-DDP-15

Family Express

1477 Chatham Commons Boulevard

Weihe Engineers by Family Express Corporation requests Detailed Development Plan approval of a 5,000 square foot convenience and fuel facility on 1.38 acres +/- in the Chatham Commons PUD District.

(Planner: Caleb Ernest ▪ cernest@westfield.in.gov)

2007-PUD-07

Bridgewater PUD Amendment (Culver's)

14631 North Gray Road

K&J Acquisitions, LLC by Church, Church, Hittle, + Antrim requests an amendment to the Bridgewater PUD to accommodate a new Fast Food Restaurant.

(Planner: Pam Howard ▪ phoward@westfield.in.gov)

WITHDRAWN

2006-PUD-06

Hoosier Hills PUD

18326 & 18342 Spring Mill Road

Herron Holdings, LLC by Pleasant Cities, LLC requests a change of zoning : approximately 35 acres +/- in the AG-SF1: Agricultural / Single-Family Ru District to the Hoosier Hills PUD District.

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

REPORTS/COMMENTS

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

ADJOURNMENT

Motion: Adjourn Meeting

Motion: Graham; Second: Horkay. Motion passed.

Vote: 8-0.

Meeting adjourned at 7:10 p.m.

Randell Graham, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary