



**Westfield–Washington Township Advisory Plan Commission**  
**Minutes of the October 5, 2020 APC Meeting**  
*Presented for approval: October 19, 2020*

**Westfield-Washington Advisory Plan Commission (APC) held a meeting on Tuesday, October 5, 2020 scheduled for 7:00 p.m. in-person and online via Skype.**

**ROLL CALL:** Noted presence of a quorum.

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

**Members Absent:** Cindy Spoljaric.

**City Staff Present:** Kevin Todd, Director; Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; Corey Harris, Associate Planner; and Scott Frissell with Krieg DeVault.

**APPROVAL OF MINUTES**

**Motion:** McCarty motioned to approve the September 8, 2020 meeting minutes as written. Maue seconded. Motion passed. Vote 8-0.

**REVIEW OF RULES AND PROCEDURES**

Howard reviewed the modified public meeting rules and procedures.

**CONSENT AGENDA**

**No Consent Agenda Items**

**ITEMS OF BUSINESS**

**2009-PUD-10**

**Osborne Trails PUD Amendment II**

*NE Corner of 191st Street and Horton Road*

HQ2 by Clark, Quinn, Moses, Scott & Grahn, LLP requests an Amendment to the Osborne Trails PUD to accommodate an Agritourism Use on 25.41 acres+/-.

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

Howard overviewed this request for an amendment to the Osborne Trails PUD. She said that since this item's public hearing that some changes had been made to the petition including an update to the site plan and character exhibits.

Russell Brown with Clark, Quinn, Moses, Scott & Grahn, LLP, on behalf of the Petitioner David McIntire, a co-founder of West Fork Distillery, summarized the updates made to this request. He addressed the possible reuse of the primary building.

McIntire addressed the Commission regarding the changes made to the plan based on comments received as well as the need for light industrial use for financing purposes.

Burkman thanked the Petitioner for making the requested changes and asked if the light industrial use would be permitted for the primary building only. She also asked for clarification on additional buildings within the zoning district.

- Howard replied only distillery related uses would be permitted elsewhere on the property.

McCarty stated that he appreciated the architectural changes.

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Johns agreed with Burkman's comments and asked Staff how the other buildings could be reused.

- Howard replied that the local business use would apply.

Johns asked Staff about the agritourism definition and the use of a working farm.

- Howard replied that the Petitioner intends to grow some corn and use it for the distillery,
- Brown said that the accessory uses fall within agritourism use.

Kelleher said she appreciated the changes made, would like a change in use to require director or council approval. She said that this PUD did not require substantial compliance with concept plan and asked if that could be added?

- Brown replied that the substantial compliance language would be added to this PUD.

Motion: McCarty motioned to forward 2009-PUD-10 to the City Council with a positive recommendation along with the following conditions:

- The time for music to start changed to 8:00 a.m.
- Add language to the PUD requiring substantial compliance with concept plan.

Schmitz seconded. Motion passed. Vote 8-0.

## **PUBLIC HEARING ITEMS**

### **2010-PUD-12**

#### **[PUBLIC HEARING]**

### **Belle Crest PUD**

*NW Corner of Shady Nook Road & E. 186th Street*

Drees Premier Homes, Inc. by Church, Church, Hittle + Antrim requests a change of zoning for approximately 20 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Belle Crest Planned Unit Development (PUD) District.

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

Crabtree overviewed this request for a change of zoning. He said that a neighborhood meeting was held and that Staff had received two comments. He added that the comments and a summary of neighborhood meeting had been made available to the Commissioners.

Matt Skelton with Church, Church, Hittle + Antrim, on behalf of the Petitioner, summarized this project and the areas wide array of home styles. He said these would be paired owner occupied homes.

The Petitioner Randy McNutt, with Drees Homes, presented an overview of Drees Homes and its history. He said this proposed project is a new product to the area. He said that this product meets some specific needs that are desired by potential buyers.

Skelton said this development is supported in the Comprehensive Plan. He addressed comments from the City Council introduction and that they are addressing those comments. He also addressed the comments regarding drainage, light pollution, landscaping that were heard at the neighborhood meeting and how the issues would be managed. He said that the Petitioner had been working with existing neighbors regarding landscaping. He said that the existing tree line along the entire south border of the property will be preserved and dedicated to the City.

Public Hearing for 2010-PUD-12 opened at 7:44 p.m.

Jim Snyder, 18595 Cross Lakes Court; asked about drainage, and also said he was concerned about traffic on Shady Nook and 191<sup>st</sup> Street. He asked if the project would actually be a 55 and older or empty nester or multi-generational community.

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Patrick O'Brien Bassett, 18594 Cross Lakes Court; asked how this project would affect nearby property values. He also stated he was concerned about traffic and possible drainage/basement flooding.

Bethany Drow, 18530 Cross Lakes Court; said she wanted this project to remain single family. She added that she was concerned about drainage and traffic.

Chad Fogarty, 18559 Lakes End Court; asked if 186<sup>th</sup> Street would be extended. He asked if the City was equipped for this type of density and all the traffic.

An email was read by Howard from Linda Nass regarding question on 186th street completed from Shady Nook to Grassy Branch.

- City Engineer John Nail said 186<sup>th</sup> Street is shown on the thoroughfare plan, but the City does not plan to construct that street and will remove it in the thoroughfare plan update. He said improving 191<sup>st</sup> Street may be more beneficial.

Public Hearing for 2010-PUD-12 closed at 7:53 p.m.

Kelleher mentioned wanting a more thorough landscape plan, which it sounds like the petitioner will be providing that.

Burkman, asked if they had reached out to AG-SF1 neighbor to north about what their buffer would be. She said that issue needs to be in writing and that the architectural standards need to be tightened and show side and rear elevations.

Johns asked where to the west would the water drain and had the Petitioner talked to that land owner. He said he had concerns about density.

Schmitz asked for clarification of the status of an age restricted community.

McCarty said he shared the concerns that had been stated.

Petitioner responses:

- In regard to drainage, Skelton said that there is an arrangement in place with the property owner to west to regrade their property for a pond and then the water will go west from there into a ditch along Grassy Branch. In response to increased traffic he said they will be installing passing blisters on Shady Nook.
- Skelton said he would discuss tree preservation with his client. He also said they would look at architectural standards as well.
- McNutt stated that 80-85% of buyers would not have children, he has seen some singles with children, and that 60% would be two-person households, 40% one-person households. He said that the community would not be age-restricted
- Skelton said the homes would have limitation on what could be done outside of homes.

**2010-PUD-13**  
**[PUBLIC HEARING]**

**Carramore PUD**

*Northwest corner of Horton Road and East 199th Street*

Drees Premier Homes, Inc. by Church Church Hittle + Antrim requests a change of zoning for 40.0 acres +/- in the AG-SF1: Agriculture / Single-family Rural District to the Carramore PUD.

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

Harris overviewed this request for a change of zoning. He said that a neighborhood meeting was held and that a summary of neighborhood meeting had been made available to the Commissioners. He said that Staff had received no public comments.

Matt Skelton with Church, Church, Hittle + Antrim, on behalf of the Petitioner, summarized this project. He shared the concept plan and touched upon the similarity of this project to Drees' Wilshire neighborhood. He said all streets would be networked with trails. He said quite a bit of the project's frontage is heavily wooded and they plan to preserve that area. He said a detailed landscaping plan was being created.

He addressed comments from the City Council introduction and that they are addressing those comments. He also addressed the comments regarding the rear elevations facing Horton Road. He said there was a sunset provision added for the three PUDs he would be presenting.

Public Hearing for 2010-PUD-13 opened at 8:13 p.m.

No public comments.

Public Hearing for 2010-PUD-13 closed at 8:15 p.m.

McCarty mentioned that many trees had been removed along Horton, and that should be taken into consideration. He said he is always in favor of less lots and had concerns about status of roads.

Johns mentioned that was an infill project and that he was glad to see Drees in Westfield. He said he looked forward to seeing landscaping plans.

Burkman asked about the lack of amenities for kids. She said she was concerned that the architectural standards were too broad and that she would like to see them tightened up. She said she was concerned about rear-facing homes on Horton Road and she would also like to see the side and rear elevations.

Kelleher said she agreed with the others' comments. She said she would like to see houses face the road and if not, then add good buffering.

Graham said he was very pleased glad to see Drees building in Westfield.

Burkman said Liberty Ridge did a good job of making rear of homes of look good.

**2010-PUD-14**  
**[PUBLIC**  
**HEARING]**

**Courtyards of Westfield PUD**

*SWC of 151st Street and Towne Road*

Epcon Communities, LLC by Church, Church, Hittle + Antrim requests a change of zoning for 33.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards of Westfield Planned Unit Development (PUD) District.

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

Howard overviewed this request for a change of zoning. She said that a neighborhood meeting was held and that a summary of neighborhood meeting had been made available to the Commissioners along with one comment that was received by Staff.

Matt Skelton with Church, Church, Hittle + Antrim, on behalf of the Petitioners Mike Gould and Jason Coffey with Epcon Communities, LLC, summarized this empty nester, active adult proposal. He shared the site plan and pointed out the project's proximity to several other neighborhoods/projects.

Coffey shared information about Epcon Communities, LLC and the buyers that they about target. He said that there are currently two franchise Epcon communities in Westfield. He said this proposal would built by Epcon's Corporate Division and would comprised of single detached homes. He said

that this proposed aged-targeted community would have a club house, pool, private courtyards, and uniform lawn landscaping and maintenance provided.

Skelton shared the concept plan and how the placement of the homes form a courtyard. He said they had met with neighbors and would continue to do so.

Public Hearing for 2010-PUD-14 opened at 8:32 p.m.

Tina Laufter, 2702 West 146<sup>th</sup> Street; said she wanted to request a 60-foot buffer with mound, an unclimbable fence, and plantings. She said she would like a buffer similar to that in Westchester. She said that the buffer would be for the safety of the new residents because of old barn and silo on her property and it would also help preserve the character of her home.

Public Hearing for 2010-PUD-14 closed at 8:36 p.m.

McCarty said he agreed with Laufter's concerns about buffer and would like to see it expanded to the Miller property to protect new residents from noise on existing properties. He asked if the neighbors to the south have been generally in favor of this project.

- Skelton replied that residents have been accepting of the proposal.

Kelleher agrees with the other comments, and said that normally a "B" buffer would be required. She said what they were proposing is less and thinks it should be increased. She stated she likes the pocket parks along pipeline. She said that previous experiences working with Epcon had been good.

Burkman asked about the architecture as she wanted to make sure it would be in context with neighbors. She said she will send other comments. She asked if the Petitioner was committing to pickle ball. She suggested a fire pit or a sitting area in the green space. She said she agreed with other comments regarding the buffering for the neighbors.

Johns said he liked the project and that he thought this will complement Del Webb and feels it might sell quicker. He said he was glad to see the amenities planned for beginning of project and built early.

McCarty said he agreed with Johns.

Kelleher asked if all homes would be connected or would some have space in between

- Skelton replied that would be space between some for utilities.

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

**2007-PUD-07**  
**[CONTINUED]**

**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](mailto:phoward@westfield.in.gov))*

**2008-PUD-09**  
**[CONTINUED]**

**Northpoint II PUD**

*North side of SR 38 between Anthony Road and Hinkle Road*

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahm, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.

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

**2009-PUD-11**  
**[CONTINUED]**

**Woods Robinson Briggs PUD**

*North side of 191st Street, West of Tomlinson Road*

EdgeRock Development, LLC requests a change of zoning for approximately 157 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Woods Robinson Briggs Planned Unit Development (PUD) District.

(Planner: Daine Crabtree ▪ [dcrabtree@westfield.in.gov](mailto:dcrabtree@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 8:45 p.m.

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Randell Graham, President

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Ginny Kelleher, Vice President

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Kevin M. Todd, Secretary