



Westfield–Washington Township Advisory Plan Commission

Minutes of the November 16, 2020 APC Meeting

Presented for approval: December 21, 2020

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, November 16, 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, 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; Corey Harris, Associate Planner; and Brian Zaiger with Krieg DeVault.

APPROVAL OF MINUTES

Motion: Maue motioned to approve the November 4, 2020 meeting minutes as written. Johns seconded. Motion passed. Vote 9-0.

Approval of 2021 Schedule of Meetings and Filing Dates

Motion: Graham motioned to approve the 2021 Schedule of Meetings and Filing Dates. Horkay seconded. Motion passed. Vote 9-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA ITEMS

2011-DDP-27

Westfield Washington Schools Natatorium/YMCA

Southwest corner of Wheeler road and 181st Street

YMCA of Greater Indianapolis by Wheeler Farms, LLC requests Detailed Development Plan review of 26,750 square feet of infrastructure improvements on 0.40 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

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

Motion: Horkay motioned to approve the Consent Agenda as written.

McCarty seconded. Motion passed. Vote 9-0.

ITEMS OF BUSINESS

2010-PUD-12

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)

Crabtree overviewed this request for a change of zoning and addressed the updates that had been made in response to public comments which included concerns about additional traffic and drainage.

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

Matt Skelton, with Church, Church, Hittle + Antrim on behalf of the Petitioner, summarized the changes and improvements made to the proposal as a result of public comments. He said the Petitioner is also increasing the lot requirements. He addressed other enhancements the Petitioner intends to include. He added that additionally, they have identified the tree preservation area on the concept plan. He shared modifications based on recent input about access easement and additional benches.

Kelleher thanked the Petitioner for the changes made. She asked if the buffer to south would be a buffer yard with a preserved area or be a trail. She asked Staff if the property to the south had been dedicated as well. She asked if there would be additional trees.

John Nail, City of Westfield Engineer replied yes, that the neighbors to the south dedicated land as well.

Skelton replied:

- The concept includes preserving trees in 30' space to be dedicated to the city for potential future trail. He said he could not speak as to whether or not a trail would be built or impacted.
- Yes, the Petitioner plans to plant additional trees on property to the south

Burkman asked about benches, porch swings, or other amenities in the open space area. She also asked if drainage was being resolved and inquired if the Petitioner might add the lot on the north line to the perimeter lot standards.

- Skelton pointed out a gazebo/gathering space and other locations where benches could be.
- He said that providing off-site drainage on property to west within the drainage easement with a similar design that had been done in other areas. He said that this pond and controlled drainage might help with any existing sheet drainage issues on neighboring properties.
- He said that it would not be necessary add the lot on the north line to the perimeter lot standards due to the amount of landscaping that is being planned.

Johns asked Nail about the dedication of property to the south and if that would be enough for 186th Street if the City should desire to construct a connector.

Nail responded that the west half provided full ROW and that the east has only partially dedicated ROW, perhaps is enough to accommodate the trail.

McCarty thanked Petitioner for adding amenities and the buffer.

Spoljaric said she was concerned about lack of street trees. She said the Petitioner indicated that they were willing to add a tree requirement to front yard and she said she would like to see that requirement added to the PUD.

Motion: Horkay motioned send 2010-PUD-12 to the City Council with a favorable recommendation subject to the conditions to require one tree per front of yard per unit, add additional benches and access to the tree preservation area.

Maue seconded. Motion passed. Vote 9-0.

2010-PUD-13

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)

Harris overviewed this request for a change of zoning and addressed updates and changes made since its Public Hearing.

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)

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 & Grahn, 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.

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

2010-PUD-14
[CONTINUED]

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)

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: 9-0.

Meeting adjourned at 8:06 p.m.

Randell Graham, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary