



Westfield–Washington Township Advisory Plan Commission (APC)
Minutes of the March 1, 2021 APC Meeting
Presented for approval: March 15, 2021

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, March 1, 2021 scheduled for 7:00 p.m. in person and online.

ROLL CALL: Noted presence of a quorum.

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 Caleb Ernest, Associate Planner.

Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

- February 1, 2021 and February 16, 2021 minutes
 - Motion: Graham motioned to approve the both sets of meeting minutes as written.
 - Maue seconded. Motion passed. Vote 9-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

Horkay announced that 2103-PUD-09 Harmony PUD Amendment (Signage) was continued and introduced Beth Copeland as the APC’s new attorney.

CONSENT AGENDA ITEMS

2103-DDP-07

Shelby Materials

18050 Mule Barn Road

Shelby Gravel, Inc. by Zentz Consulting, LLC requests Detailed Development Plan Review for non-vertical improvements on 5 acres +/- in the OI: Open Industrial District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Spoljaric mentioned that the Colorado Blue Spruces may all die.

- The Petitioner Randy Zentz, thanked her for bringing that to his attention and he would talk with the landscapers about making a switch to alternative trees.

Kelleher said she agreed with Spoljaric.

Motion: Kelleher motioned to approve the Consent Agenda with the following conditions:

- That associated Secondary Plat 2102-SFP-09 be signed and recorded at the Hamilton County Recorder’s Office prior to any work beginning on the Property; and
- That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor’s Office prior to any work beginning on the Property.

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McCarty seconded. Motion passed. Vote 9-0.

ITEMS OF BUSINESS

2012-PUD-15

Somerset PUD

2,650 linear feet north of US 32 on Spring Mill Road and 1,300 linear feet west of Spring Mill Road on W 186th Street

Silverthorne Homes requests a change of zoning for 61.39 acres +/- in the AG-SF1: Agriculture / Single-family Rural District to the Somerset PUD District.

(Planner: Pam Howard - poward@westfield.in.gov)

Howard overviewed this request for a change of zoning. She said that since its Public Hearing several changes had been made to this item and were outlined in the Staff Report.

Paul Munoz, with Silverthorne Homes, summarized the details of this project. He said that the project's 14-acres of open space would provide both active and passive recreation areas, and also addressed the home products to be offered. He shared the updated layout of the development adding that architectural enhancement were made to the rear road facades as well as corner lots. He said that road connectivity would be improved through connections to Spring Orchard and Orchard View. He said they added contouring to the street layout to avoid having just straight streets. He said the residents of Somerset would have access to the Spring Orchard amenities. He said that the development would have a pocket park with gazebo with plantings and a trail; and another area would be developed as a trailhead with a playground, picnic area, and plantings. He said that as a result of comments at the neighborhood meeting, the Petitioner committed to make a trail connection to the sidewalk at Spring Orchard. He said that a 30-foot buffering would take place along an easement that the development acquired for the neighboring property and would include mounding, plantings, and that the natural line of trees would be preserved. He showed depiction of the park spaces along with their connections. He said that changes made within the PUD would be the addition of bump outs to slow traffic down.

Burkman asked if there had a decrease in density.

- The Petitioner replied no, that they had opened up space and were able to move those lots.

Johns said he thought that the Petitioner had done a nice job working on the changes. He said the in the big picture, this was one of the best projects that could be hoped for in this area.

Kelleher said she agreed with others; however, she said was disappointed with the density and that most of the open space would not usable.

McCarty said he was disappointed that the density had not been reduced. He said that he appreciated the changes that had been made to the roads to prevent speeding.

Schmitz said he thought the changes had been helpful.

Spoljaric said she shared others' concerns. She added that the Petitioner had worked with the City, but had been unable to get unit count lowered. She said the Concept Plan showed restricted intersections, but the language only mentioned pavement width. She asked if the engineer could clarify this point.

- Munoz said there was language in the PUD regarding bump outs.

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- John Nail, city engineer, clarified that the bump outs would be reviewed during the plan review.

Spoljaric asked if something could be added to the Covenants, Conditions and Restrictions (CCR) regarding short term rentals.

- The Petitioner replied yes.

McCarty said he agreed with Spoljaric's comment.

Horkay said that this was a unique and challenging property and said that he was pleased.

Motion: Schmitz motioned to forward 2012-PUD-15 to the City Council with a positive recommendation with the following condition:

- The Petitioner is to make a trail connection to the sidewalk at Spring Orchard.

Maue seconded. Motion passed. Vote 6-3. (Kelleher, McCarty, Burkman)

2102-PUD-02

Lancaster, Phase 2 PUD

NEC of 186th Street and Casey Road

William Tres Development, LLC by Nelson & Frankenberger, LLC requests a change in zoning of 36.2 acres +/- from the Springmill Trails PUD District to the Lancaster - Phase 2 PUD District.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

Todd overviewed this request for a change of zoning. He said that since its Public Hearing some modifications had been made to this item's PUD.

Jon Dobosiewicz with Nelson & Frankenberger, LLC, on behalf of the Petitioner, summarized the details of this project. He said that at the Public Hearing comments were received by the neighboring proper owner regarding buffering between the properties and that the Petitioner and the neighbor had been working on a plan for the buffering. He said that enhancements were made to home design including architectural enhancements, minimized visibility of homes from the perimeter streets, density, open space, amenities, and landscaping.

Johns asked about the renting and leasing of the duplex properties, and said that could be an issue if one side of the duplex was used as a short-term rental. He asked that language addressing this issue be put into the Covenants, Conditions and Restrictions (CCR)

- Dobosiewicz said that the developer would look at this and he confirmed that this would be in the CCR only and not incorporated into the Ordinance.

Kelleher thanked the Petitioner for working with the neighbors.

McCarty said he thought that this development would add value to the area and would help complete the trail connection from adjacent neighborhoods to Grand Park.

Spoljaric said she agreed with Johns on the short-term rentals issue. She said that the Lancaster I PUD had language restricting short-term rentals and that she would like to see this in the PUD as well.

- Dobosiewicz replied that they would look back at that language and would address that point at City Council.

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Burkman thanked the Petitioner for working with the neighbor and agreeing to a fence.

Horkay agreed about the fence.

Motion: Kelleher motioned to forward 2102-PUD-02 to the City Council with a positive recommendation.

Schmitz seconded. Motion passed. Vote 9-0.

**Plan Commission
Order 21-01**

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution for the Grand Junction Economic Development Area approved and adopted by the Westfield Redevelopment Commission conforms to the Comprehensive Plan and approving the Amending Declaratory Resolution.

Todd Burtron, Chief of Staff for the City, overviewed this Plan Commission Order. He said that the order had been considered and approved by the Redevelopment Commission (RDC). Kevin Todd summarized the process and role of the APC in regard to considering the Plan Commission Order.

Kelleher said she didn't understand how they could say something fits the Comprehensive Plan without knowing what is actually proposed.

- o Kevin Todd responded that this area will be on the agenda later for a PUD amendment. He said that what is proposed did fit the Comprehensive Plan for downtown.

Burkman asked if the proposed land would be added to the Union Square PUD.

- o Kevin Todd relied yes, and that this action would expand the Union Square PUD.

Motion: Maue motioned to approve Plan Commission Order 21-01.

Schmitz seconded. Motion passed. Vote 9-0.

PUBLIC HEARING ITEMS

2103-ODP-05 &

2103-SPP-05

[PUBLIC HEARING]

Belle Crest

NW Corner of 186th Street & Shady Nook Road

Drees Premier Homes requests Primary Plat and Overall Development Plan approval for forty-two (42) single-family attached residential lots on 20 acres +/- in the Belle Crest PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Crabtree overviewed this request for a Primary Plat and Overall Development Plan approval. He said no comments had been received by Staff.

No Petitioner presentation.

Public Hearing for 2103-ODP-05 & 2103-SPP-05 opened at 7:58 p.m.

There were no public commenters present at City Hall and no public comments were received by email.

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Public Hearing for 2103-ODP-05 & 2103-SPP-05 closed at 8:01 p.m.

Kelleher said there were several outstanding items such the connection of Street D to the open space. She said that she was aware that those items would be addressed and resolved by the Petitioner.

**2103-ODP-01 &
2103-SPP-01
[PUBLIC HEARING]**

Chatham Villages Multifamily Project

South side of 196th Street, East of Tomlinson Road

TWG by Cripe requests Overall Development Plan and Primary Plat approval of 2 lots and 1 block on 40.24 acres+/- in the Chatham Hills PUD District.

(Reviewing Planner: Corrie Meyer-cmeyer@westfield.in.gov)

*(Presenting Planner: Pam Howard-
phoward@westfield.in.gov)*

Howard overviewed this request for an Overall Development Plan and Primary Plat approval. She said that Staff had received no public comments on this item. She said some items were outstanding and that those items would be brought into compliance before this request appeared on a subsequent agenda for final consideration.

Michael Taft, with TWG, summarized the details of this project. He also addressed the project's amenities including a courtyard, pool deck, co-working space, and a dog park. He said that the units would be high quality.

Public Hearing for 2103-ODP-01 & 2103-SPP-01 opened at 8:08 p.m.

There were no public commenters present at City Hall and no public comments were received by email.

Public Hearing for 2103-ODP-01 & 2103-SPP-01 opened at 8:10 p.m.

Kelleher said it looked like a great project and asked if the drainage for this project was coordinated with the larger Chatham Village project.

- The Petitioner confirmed that it was and was being provided by a pond to the northeast.

McCarty said he was looking forward to seeing the elevations.

Spoljaric asked about parking numbers and requirements.

- Howard answered that the parking will be reviewed with DDP.
- The Petitioner responded that the PUD alters the parking standards from UDO.

Johns said he was also looking forward to seeing the elevations.

**2103-ODP-03 &
2103-SPP-03
[PUBLIC HEARING]**

Carramore

Northwest corner of 196th Street and Horton Road

Drees Premier Homes requests Overall Development Plan and Primary Plat approval of 83 lots on 40 acres+/- in the Carramore PUD District.

(Reviewing Planner: Corrie Meyer-cmeyer@westfield.in.gov)

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

Howard overviewed this request for an Overall Development Plan and Primary Plat approval. She said that Staff had received no public comments on this item. She said some items were outstanding and that those items would be brought into compliance before this request appeared on a subsequent agenda for final consideration.

No Petitioner presentation.

Public Hearing for 2103-ODP-03 & 2103-SPP-03 opened at 8:15 p.m.

There were no public commenters present at City Hall and no public comments were received by email.

Public Hearing for 2103-ODP-03 & 2103-SPP-03 closed at 8:16 p.m.

Kelleher her said she thought that it was a great design with a lot of open space and wonderful architectural requirements.

Horkay agreed with Kelleher.

**2103-ODP-04 &
2103-SPP-04**

[PUBLIC HEARING]

Community Bible Fellowship Church

Northeast corner of 161st St. and Oak Road

Community Bible Fellowship Church, Inc. requests Overall Development Plan and Primary Plat approval of 2 lots on 34.43 acres +/- in the SF-2: Single-family Low Density District.

(Planner: Pam Howard - poward@westfield.in.gov)

Howard overviewed this request for an Overall Development Plan and Primary Plat approval. She said that Staff had received four public comments on this item that had been uploaded to the agenda. She said some items were outstanding and that those items would be brought into compliance before this request appeared on a subsequent agenda for final consideration.

Andy Wert with Church Church Hittle + Antrim, on behalf of the Petitioner, summarized the details of this project. He said that they were in the early stages of this project. He said, in light of pipelines on the property, that he felt this project was a good fit. He added that there had been a virtual neighborhood meeting held for community members. He said in general the comments were favorable; however, there were concerns voiced about how this project would affect local residents' properties and also concerns regarding drainage and landscaping. He said this project was likely 12 to 18 months out from design and detailed development plans. He said they had committed to work with the city engineer to coordinate on public improvements.

Public Hearing for 2103-ODP-04 & 2103-SPP-04 opened at 8:23 p.m.

John Boyer, 2220 Oak Woods Lane; representing the neighbors said that those residents do not want to lose any land on their properties to the creation of acceleration/deacceleration lanes on the west side of Oak Road.

Randy Tatum, 16250 Oak Road; voiced concerns about acceleration/deacceleration lanes, light pollution, traffic, buffer plantings, architecture, and drainage (both short and long term) during construction. He said he was not necessarily accepting of the project but understands that this land would likely be developed. He said that traffic was big concern given the number of the

church's proposed parking spaces. He said he was also concerned about future growth with additional building and daily activity on property.

Public Hearing for 2103-ODP-04 & 2103-SPP-04 closed at 8:27 p.m.

Petitioner's responses:

- The Petitioner said the passing blister was addressed internally. He said that they would be willing to put all improvements on east side and would coordinate with the city engineer.
- The Petitioner said that he could not specifically address Mr. Tatum's concerns at this time as many of the responses would come with the Detailed Development Plan.
- John Nail, city engineer, responded that the previous project proposed for this parcel did show a lane shift to the east and that he saw no reason that the same couldn't be done for this project. Additionally, he said the city was aware of the drainage issues and are currently working on solutions and were coordinating with the developer on this drainage project

McCarty asked if parking lot lights be on a timer and that neighbors' concerns could be taken into consideration.

Spoljaric said she was unable to open the online public comments and also said that she appreciated the neighborhood meeting summary.

Burkman asked if the church currently had a preschool. She asked if the entrances and exits could be placed so as to avoid headlights shining toward homes.

- The Petitioner replied no that there is not currently a preschool and headlights would be pointing toward the church.
- Howard said that the entrances would aligned with existing roads.

Johns said he was looking forward to seeing the design given challenges with pipelines.

Kelleher asked about a buffer with the southwest homes.

- Howard said yes, that it would follow UDO standards.

2103-PUD-06
[PUBLIC HEARING]

Orchard View PUD Amendment 1

17922 Spring Mill Road

Arbor Homes requests a change of zoning for 3.03 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Orchard View Planned Unit Development (PUD) District.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

Todd overviewed this request for a change of zoning for adding three acres to the PUD. He said that Orchard View, Area A standards would be followed and that the UDO perimeter lot architectural standards would apply as well.

Paul Munoz, with Arbor Homes stated that this item had been a previous right of way concern with APC and city council with and had since been resolved with the neighboring property owner.

Public Hearing for 2103-PUD-06 opened at 8:39 p.m.

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There were no public commenters present at City Hall and no public comments were received by email.

Public Hearing for 2103-PUD-06 closed at 8:41 p.m.

Spoljaric asked about the rear facing standard and said it was less than UDO standards.

- o Kevin referred to text in ordinance and said it defaulted to the UDO standards.

The Petitioner said that Spoljaric may had been looking at a previous version of the concept plan.

McCarty voiced concerns about density and current residents being displaced.

Motion: Graham motioned to forward 2103-PUD-06 to the City Council with a positive recommendation.

Schmitz seconded. Motion passed. Vote 8-1. (McCarty)

2103-PUD-07
[PUBLIC HEARING]

Midland South PUD

Generally near 321 South Cherry Street

Old Town Companies requests a change in zoning of 3.67 acres +/- from the SFA: Single-family Attached District to the Midland South PUD District.

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

Ernest overviewed this request for a change of zoning to allow for a townhome project. He said that Staff had received public comments which were uploaded to the agenda.

Justin Moffett with Old Town Companies summarized the details of this request/project. He presented a layout of the proposed development. He said they considered on-street parking to help mitigate any congestion issues created and alley corridors contained in the interior of the project. He said proposed architectural would be of the traditional nature including four three-level units. He presented a fly-over video of the proposed development. He addressed tree preservation, setbacks, and road improvements. He said the development would have private streets maintained by the development as well as sidewalks. He said that trail access would be limited and that they would work with the city for input/design. He stated that they had several conversations with Westfield Friends Church to address their concerns as a neighbor. He said they held a neighborhood meeting with few attendees; however, they had responded to follow-up email questions.

Public Hearing for 2103-PUD-07 opened at 8:59 p.m.

Melody Jones, 211 Mill Street; said, as a resident, that she embraced this change and that she was excited that Old Town Companies was bringing this forward. She said she had concerns about the buffering along the Midland Trail. She said there was currently a tree canopy and voiced concerns about it being removed during construction. She said she would like to see buffer plantings added up against the trail. She said she was concerned about Cherry Street as it had no sidewalks and was very narrow. She said she knew that Jersey Street was currently being updated and that she would like Cherry Street to be evaluated as part of this project.

Steve Latour, executive director of Westfield Chamber of Commerce/Westfield Downtown Association, 4771 Abigail Drive; representing Westfield Chamber, Downtown Westfield Association, and the Grand Junction Task Group said these organizations had reviewed this plan and submitted a letter of support. He said future residents would be looking for this type of housing. He added that pedestrian friendly space was important.

Greg Rose, 229 Roosevelt Street; said he was not enthusiastic about this project and said it seemed too dense. He said he thought the PUD does not do what he thought it should. He said that Roosevelt Street is actually an alley and asked if the Right-of-Way would be dedicated by the developer. He said that the current pavement encroaches on his property. He asked if the setback was 5-foot and the alley wasn't widened, then the closest building would be same distance from his property line as his house was. He voiced concerns about visibility on the corner of Roosevelt and Cherry Street, saying that people drive fast on Cherry Street. He said there was no drainage in the area and that the water currently goes over the road and there was always standing water in this area. He said it did not seem like a good buffer project. He said he was sandwiched between Union Bible College and this project which might affect the value of his property. He said he was glad to see green space and trees. He said that parallel parking wasn't concerning and that he thought the city really needed to look at the street.

Public Hearing for 2103-PUD-07 closed at 911 p.m.

Petitioner's responses

- The Petitioner said he understood the concerns about Roosevelt Street limitations and was working with the city engineer on this issue.
- The Petitioner said he would comply with local drainage ordinances and would outlet into Grassy Branch Legal Drain which would improve the current drainage situation.
- The Petitioner said they would look at site lines and make modifications accordingly.
- The Petitioner said he believed that the project complies with the Comprehensive Plan.

Spoljaric agreed with Melody Jones' concerns about the trail. She said there was a need to look at that trail section holistically. She voiced concerns about the roads and circulation with this number of units, especially with adding in the number of visitors that would be coming to the Grand Junction Plaza.

Burkman said she shared the street concerns and that she would like the neighbors' concerns taken into consideration. She said she liked the architecture and appreciated the professional presentation.

Johns said he liked the project as it offered privately held residents in the downtown area. He said he shared others' concerns. He said that this was a great project for this area.

Kelleher asked if the city had the infrastructure to support this project. She asked about architectural standards and, with no architectural standards, how to administer that they need to be like the renderings presented. She said she shared Jones' concerns about the trail and that they should be taken seriously.

Maue said he noticed some of the building end facades were very plain and asked if they could be more varied. He said he shared the concerns regarding the trail, not only protecting trail, but also protecting outdoor living spaces from the trail.

McCarty said he agreed with others' comments regarding side facades and the tree canopy on the Midland Trail. He said he wanted to make sure there would be an adequate buffer against the church. He said he appreciated the presentation.

Schmitz said he appreciated the consistency on the way this project fit with the sub-district addendum.

Horkay said he agreed with others.

John Nail said the city was actively looking into both drainage and road concerns in this area.

2103-PUD-08
[PUBLIC HEARING]

Union Square at Grand Junction PUD Text Amendment

Generally near 305 South Cherry Street

Old Town Companies requests an amendment to add an additional 5 acres +/- and modify the concept plan, character exhibits, development and design standards of the Union Square at Grand Junction Planned Unit Development (PUD) District.

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

Ernest overviewed this request for a request for this PUD text amendment to the Union Square PUD. He said the project's concept plan and character exhibits were being updated to reflect these proposals. He said that public comments were received and were uploaded to the agenda.

Justin Moffett with Old Town Companies summarized the details of this request. He presented a review on the Union Square proposal. He stated that parking is always an issue with such developments. He said that while waiting on SR 32 updates Old Town had addressed the parking needs and solutions and addressed how a TIF district could assist in adding structured parking. He said that additional multifamily and commercial revenues could fund a parking garage. He shared visuals to help see the vision, but not specific architectural plans, just land use. He said this would be phase two on regard to the Union Square project.

Public Hearing for 2103-PUD-08 opened at 9:36 p.m.

Melody Jones, 211 Mill Street; said, as a resident one thing the task group identified early on in the process was the potential of putting trails in the wetlands along Grassy Branch, referring it to the "Emerald Necklace", as part of the park plan. She asked if that was being looked at with this development. She said she loved the idea of the food court and would love to see somewhere that was open past 11:00 pm, especially once the park is active. She said that this is a great opportunity to add nightlife.

Steve Latour, 4771 Abigail Drive; representing Westfield Chamber and Downtown Westfield Association said that with Westfield quickly being known as the amateur sports capital of the world, Westfield would be a convention center for all of Hamilton County. He said what was missing was the retail and nightlife aspect and that the Westfield Wellbeing Coalition survey showed that was a concern for the community. He said that the Petitioner had presented the concept at a chamber coffee event and that the Petitioner had gone above and beyond to get input from the public. He stated that the Ashford Place HOA also shared this proposal on its neighborhood Facebook page and that many residents were very excited about this proposal. He said the Farmers Market would be relocated this summer to Mill Street and that the new

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parking would really help with this event. He said this was the beginning of a Renaissance in the downtown.

Judy Stanley Shuck, 209 West Main Street; said she had known for a long time that this was coming. She said Westfield was a historic area with ties to the Underground Railroad. She asked that the city look at what all of downtown would look like. She would like to see cohesiveness along with some history. She said she was not against change, but it needed to be cohesive. She asked what it would look like when it is all put together. She said she would like to keep the quaintness.

Public Hearing for 2103-PUD-08 closed at 9:48 p.m.

Petitioners responses:

- The Petitioner replied that they would create buffer along creek system that Jones addressed and that adding trails is not our decision and would be done by the city.

Burkman thanked the speakers for staying so late. She echoed some of Shuck's concerns. She said she was concerned about how this would all look upon completion. She stated she was not concerned about Old Town's product. She said she was unclear about how in the addendum everything is supposed to look in the downtown area and that she would like staff to clarify. She asked the Petitioner what would be the design style that was shown, and asked if that was really what Westfield wanted. She asked what made that unique. She said she was in favor of the green space and trail aspects of the project.

Graham said he was very excited about the project and that this was the anchor of downtown. He stated he was very pleased that Old Town was building the project.

Johns said he agreed with Graham's comments and some of what Shuck said. He said he saw that the APC was looking at two pieces of the proposal. He said a parking garage was important for the walkability of the city. He said he also wanted to preserve some of the historical aspects of old Westfield. He suggested that maybe incorporate part of the old pharmacy or the old fire building into the structure. He asked if a food structure could be less edgy and is made more unique to Westfield.

Maue said he agreed with Graham and asked if there would be verbiage to protect availability of provided parking for the public. He said that if this were to funded by TIF, then there is a need to make sure that some would be reserved for public parking. He mentioned the possible need for some wayfinding signs for parking.

McCarty said, as a millennial, he thought that the Union looked great and that younger people like that type of building style. He said he liked the mention of the renaissance of downtown. He said people are currently avoiding downtown because of parking. He said Westfield's style was "HIP"—Historical, Industrial and Port Royale.

Schmitz said he was glad to see that parking was being addressed.

Spoljaric voiced concerns about the number of parking spots and asked how to know if it would allow enough for leaving some for public parking. She said that in general she was supportive of this project.

Horkay said he was quite happy to see things were actually happening downtown.

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McCarty said he liked the lighted parking availability system at Disney Springs, and thought that would be a good addition to the parking garage.

ITEMS CONTINUED TO A FUTURE MEETING

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)

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)

2103-PUD-10
[CONTINUED]

Wood Robinson Briggs PUD

Northside 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 PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2102-PUD-04
[CONTINUED]

Lantern Commons PUD

NWC of 161st Street and Westfield Boulevard

Front Street Partners, LLC by Church, Church, Hittle + Antrim requests a change of zoning for 60.74 acres +/- from the GB-PD: General Business/Planned Development District to Lantern Commons PUD District.

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

2101-ZOA-01
[CONTINUED
]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2103-PUD-09
[CONTINUED]

Harmony PUD Amendment (Signage)

1367 S. Waterleaf Drive

Woodmont Westfield Ditch Academy LLC by American Structurepoint, Inc. requests an amendment to the Harmony PUD District modifying the sign standards.

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

REPORTS/COMMENTS

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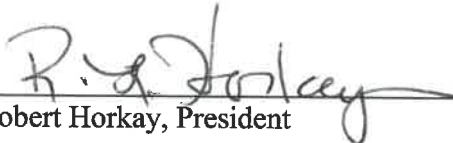
ADJOURNMENT

Motion: Adjourn Meeting.

Motion: Schmitz; Second: Graham.

Motion passed. Vote: 9-0.

Meeting adjourned at 10:14 p.m.



Robert Horkay, President



Ginny Kelleher, Vice President



Kevin M. Todd, Secretary