



Westfield–Washington Township Advisory Plan Commission (APC)  
Minutes of the April 5, 2021 APC Meeting  
Presented for approval: April 19, 2021

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, April 5, 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, and Cindy Spoljaric.

Members Absent: Dave Schmitz.

City Staff Present: Kevin Todd, Director; Pam Howard, Senior Planner; and Caleb Ernest, Associate Planner.

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

APPROVAL OF MINUTES

- March 1, 2021 and March 15, 2021 minutes
  - Motion: Graham motioned to approve both sets of meeting minutes as written.
  - Kelleher seconded. Motion passed. Vote 8-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

MISCELLANEOUS BUSINESS

**Request to suspend APC Rule of Procedure** Woodmont Westfield Ditch Academy LLC by American Structurepoint, Inc. requests suspension of Article VII(1)(b) of the Westfield / Washington Planning Commission Rules of Procedure as it relates to the required Yard Signs.  
(Planner: Caleb Ernest - [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov))

Ernest overviewed this request regarding public noticing.

Motion: Kelleher motioned to approve the suspension of the APC Rule of Procedure. Maue seconded. Motion passed. Vote 8-0.

CONSENT AGENDA ITEMS

**2103-DDP-09 Menards DDP Amendment**  
2150 E. Greyhound Pass  
Menard, Inc. requests an amendment to a previously approved Detailed Development Plan for an 8,145 SF building addition and a 35,177 SF accessory building on 15.76 acres +/- in the SB-PD: Special Business / Planned Development District.  
(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))

**2104-DDP-12**

**Panda Express**

*Southeast corner of State Road 32 and Spring Mill Road*

Panda Express by PEA Group requests Detailed Development Plan review of a 2,572 square foot restaurant on 1.13 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.

*(Planner: Caleb Ernest - [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov))*

Motion: McCarty motioned to approve the Consent Agenda as presented in the associated Staff Reports. Graham seconded. Motion passed. Vote 8-0.

**ITEMS OF BUSINESS**

**2102-PUD-04**

**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](mailto:phoward@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 the ordinance.

Matt Skelton with Church Church Hittle + Antrim, representing the Petitioner, summarized the changes, modifications, and enhancements made to this PUD ordinance. He said that some of the updates addressed setbacks, building heights, the number of proposed apartments, buffering and mounding, and removal of the multi-story parking structure. He said the Petitioner was willing to remove the hospital and heliport and additionally was willing to eliminate the tavern/nightclub use. He added that the Petitioner was also willing to remove the open space reduction to exceed 20% and commit to 60-foot height limit in Area D.

Kelleher said she appreciated the changes that were made. She asked if the areas shown in blue, on either side of the pond, were water features.

- o Skelton replied yes.

Maue said he liked the changes and thought it looked good

McCarty said agreed with Maue and that he also liked the modification to Area B.

Spoljaric said she appreciated the changes. She said was concerned about the lack of character exhibits for some of the Areas. She voiced concerns about lack of detail regarding the fence. She said she would like to wait to vote on this until additional character exhibits and details were presented.

Burkman said she thought that this was an exciting project. She said she appreciated the removal of the hospital and heliport use. She said she also appreciated the preserving of trees. She said she had concerns about religious institutions being permitted as the City needs tax revenue from this parcel.

- Skelton replied that, with the area designated as an EDA, a tax-exempt use would not be permitted without Council approval and then usually would incorporate payments in lieu of taxes.

Graham said he liked the changes that were made and thought the item was ready for a vote.

Johns said he liked the changes that were made and would like to see more details on the surface parking and structures. He said he was concerned about the way Union Street would intersect with Westfield Boulevard and said he understood that was a city engineer issue.

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Horkay said he was impressed with the changes. He said he was curious about the possibility of increasing apartment with the acquisition of additional land. He said he wasn't comfortable with the 60-foot height limit in Area D as it could restrict a potentially good design.

Skelton explained the standard related to additional land. He said a fence was added on north side of Westfield Boulevard to keep those walking along that road from getting close to properties. He said Areas A and D did not have character exhibits because the specific architecture would be dictated by the user and that he could add exhibits but not with substantial compliance.

Kelleher asked about the Natalie Wheeler Trail's setback for Areas A & C. She asked what the architecture would be like on the facades facing the trail.

- Skelton said that uses proposed in those areas are trail destinations such as senior living and neighborhood business. He replied to the architecture question by stating that the 32-Overlay Zone Architectural Standards require 360-degree architecture.

Horkay asked about a memory care facility being in the area against the trail.

- Skelton said it would be a multi-use facility that likely would include memory care.

Spoljaric said she had concerns about the architecture of the apartments.

Johns voiced concerns about what the garages would look like. He said he liked the design of the apartments.

- Skelton and the project's architect discussed the proposed architecture of the apartments.

Maue asked if the Petitioner was willing to make verbal commitments regarding the discussed changes.

- Skelton replied yes.

McCarty said he appreciated the Petitioner's work with the neighbors. He said he thought that the apartments would be good at this location and he liked the look. He asked how many units be per structure.

- Skelton replied 24 units in the rental range of \$1150 to \$1550.

Motion: McCarty motioned to send 2102-PUD-04 to the City Council with a favorable recommendation with the verbal commitments discussed:

1. Removal of Hospital (major) and Heliports as permitted uses for Area D;
2. Removal of Tavern (or Nightclub) as a permitted use in Area C;
3. Remove the open space reduction (Section 8.5(A));
4. Incorporate additional illustrative exhibits for the commercial areas;
5. Incorporate elevations for the garage structures in the multi-family area.

Johns seconded. Motion passed. Vote 8-0.

## **PUBLIC HEARING ITEMS**

**2007-PUD-07**

**[PUBLIC HEARING]**

**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))*

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Howard overviewed this request for an amendment to the Bridgewater PUD. She said this item had a Public Hearing earlier but, as it was continued for longer six months, a second Public Hearing was scheduled for this meeting.

Matt Skelton with Church Church Hittle + Antrim, representing the Petitioner, summarized this request and addressed updates made based working with the Bridgewater Club and on comments and feedback received. He also addressed landscaping, outdoor seating, the reasoning behind two drive through lanes, the increased use of masonry, Bridgewater type lighting, and the addition of a park area. He said that Bridgewater had reviewed and approved the plans.

Public Hearing for 2007-PUD-07 opened at 8:03 p.m.

There were no public comments from City Hall and no public comments received by email.

Public Hearing for 2007-PUD-07 closed at 8:05 p.m.

Maue said he was glad to see that changes were made based on the demand during the pandemic. He said he would like to see a better design for pedestrian crossings.

McCarty said he was glad to see they had considered pedestrians.

Spoljaric said she agreed with others. She said she was concerned about the roof-line parapets being more 2-dimensional than she would like to see. She said she was also concerned about the size of the monument sign being 15-feet long and said she thought its size was going to be reduced. She said she would like to see golf cart parking incorporated.

Burkman said she agreed with others' comments.

Graham said he was glad to see this project come back.

Johns agreed with the need for a pedestrian walkways and golf cart parking.

Kelleher agreed with others' comments.

Horkay agreed with others and said golf cart parking was needed.

Motion: Kelleher motioned to send 2007-PUD-07 to the City Council with a positive recommendation. McCarty seconded. Motion passed. Vote 8-0.

**2103-PUD-09**  
**[PUBLIC HEARING]**

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

Ernest overviewed this request for an amendment to the Harmony PUD District. He said that Staff had received public comments on this item.

Josh Rodgers, with American Structurepoint, thanked the Commission for suspending the APC Rule of Procedure regarding public noticing. He summarized the request for a brand-standard monument sign.

Grant Gary, with the Woodmont Westfield Ditch Academy LLC, detailed need for brand-standard signage.

Public Hearing for 2103-PUD-09 opened at 8:17 p.m.

There were no public comments from City Hall and no public comments received by email. Three comments received earlier were added as an exhibit to the agenda.

Public Hearing for 2103-PUD-09 closed at 8:19 p.m.

McCarty asked about the need for lighting on the monument sign.

Burkman agreed that lighting isn't needed on the monument sign.

Kelleher agreed that the existing signage was very bright and that she thought there was plenty of lighting and that lights were not necessary on the monument sign.

Horkay agreed that the lighting should be turned off at night.

The Petitioner responded that the building lighting issue was separate from this issue. He said they would be looking at putting timers on lights. He said that some of the lighting complaints were related to other lighting that will be replaced. He said that they were only proposing downlit lights on the sign.

Kelleher said she could not approve any more lights on the site.

**2104-ODP-07 &  
2104-SPP-07  
[PUBLIC HEARING]**

**The Courtyards of Westfield**

*Southwest corner of Towne Road and 151st Street*

Epcon Westfield, LLC by Kimley-Horn & Associates, Inc. requests Primary Plat and Overall Development Plan approval for 89 Single-family residential lots on 37.03 acres +/- in The Courtyards of Westfield PUD District.

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

Crabtree overviewed this request for an Overall Development Plan and Primary Plat approval. He said that Staff had received one public comment on this item that was added to the agenda.

Jason Coffee, with Epcon Communities, stated that they are continuing to work with Staff and were present to take any questions or comments.

Public Hearing for 2104-ODP-07 & 2104-SPP-07 opened at 8:26 p.m.

There were no public comments from City Hall and no public comments received by email. One comment received earlier was added as an exhibit to the agenda.

Public Hearing for 2104-ODP-07 & 2104-SPP-07 closed at 8:29 p.m.

Burkman asked about the buffer and lot lines.

- The Petitioner replied that the buffer was located on the individual lots.

Kelleher said she thought this was a great project. She asked the Petitioner for confirmation that the buffer wasn't usable by owners as it was outside of fence.

- The Petitioner replied that was correct, that it would be a passive yard and not usable.

**2104-ODP-08**  
**[PUBLIC HEARING]**

**West Fork Whiskey**

*NEC of 191st St. and Horton Road*

West Fork Whiskey by Cripe requests Overall Development Plan review of 1 lot on 12.83 acres +/- in the Osborne Trails PUD District.

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

Howard overviewed this request for an Overall Development Plan review. She said that Staff had received no public comments on this item.

No Petitioner presentation.

Public Hearing for 2104-ODP-08 opened at 8:33 p.m.

There were no public comments from City Hall and no public comments received by email.

Public Hearing for 2104-ODP-08 closed at 8:35 p.m.

No Commission comments.

**2104-ODP-09 &**  
**2104-SPP-09**  
**[PUBLIC HEARING]**

**Northpoint Plat Amendment**

*Southeast corner of 202nd Street and East Street*

Holladay Properties by Stoeppelwerth & Associates, Inc. requests a Primary Plat and Overall Development Plan amendment for 1 lot on 21.25 acres +/- in Northpoint PUD District.

*(Reviewing Planner: Corrie Meyer - [cmeyer@westfield.in.gov](mailto:cmeyer@westfield.in.gov))*

*(Presenting Planner: Pam Howard - [poward@westfield.in.gov](mailto:poward@westfield.in.gov))*

Howard overviewed this request for an Overall Development Plan and Primary Plat amendment. She said that Staff had received no public comments on this item.

No Petitioner presentation.

Public Hearing for 2104-ODP-09 & 2104-SPP-09 opened at 8:37 p.m.

There were no public comments from City Hall and no public comments received by email.

Public Hearing for 2104-ODP-09 & 2104-SPP-09 closed at 8:39 p.m.

No Commission comments.

**2104-PUD-12**  
**[PUBLIC HEARING]**

**Northpoint PUD Amendment IV**

*South side of SR 38, east and west of Grassy Branch Road*

Northpoint Owners, LLC by Clark Quinn Moses Scott & Grahn, LLP requests and amendment to the Architectural Standards of the Northpoint PUD.

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

Howard overviewed this requests and amendment to the Architectural Standards of the Northpoint PUD. She said that Staff had received one public comment on this item that was added to the agenda.

Russell Brown with Clark, Quinn, Moses, Scott & Grahn, on behalf of the Petitioner, summarized the request which included larger façade changes.

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Public Hearing for 2104-PUD-12 opened at 8:44 p.m.

There were no public comments from City Hall and no public comments received by email.

Public Hearing for 2104-PUD-12 closed at 8:46 p.m.

Johns said he understood the issue and was fine with that.

Kelleher asked for clarification on the intent of the ordinance. She asked if this did not replace the bump out requirement, but moved them further apart if other interesting materials were used.

- The Petitioner replied that was correct, the elevation does include bump outs as well as the color changes and elevation.

Maue said he thought the material changes and paint color changes were not equivalent and voiced concerned that the colors could be very close but would still be a change.

- The Petitioner said that they would work with Staff to clarify that in the ordinance.

Spoljaric said that this was being done on primary facades which were visible to East Street Corridor and Grassy Branch Road Corridor. She said she understood the intent, but didn't think that it was equivalent. She said she also thought that the standard as written eliminated the standards.

Burkman agreed with Spoljaric regarding the street visibility.

Horkay said he thought that they were eliminating the bump outs, and thought that the height change shown in the image was also important to include.

**2104-PUD-11**  
**[PUBLIC HEARING]**

**Bonterra PUD**

*South side of State Road 32, 1/4 mile west of Gray Road*

M/I Homes of Indiana, LP by Church Church Hittle + Antrim request a Change of Zoning for 28.22 acres +/- from the GO: General Office District to the Bonterra PUD District.

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

Howard overviewed this request for a change of zoning. She said a neighborhood meeting was held on March 24, 2021. She said that Staff had received one public comment since the meeting started and that it would be forwarded to the to the Commission members once the Public Hearing was opened.

Matt Skelton with Church Church Hittle + Antrim, representing the Petitioner, summarized this request. He said they had good input along the way and that the project fits with the Comprehensive Plan. He said that this project ties into the Midland Trace Trail and that the Petitioner had been in communication with the City's Park Director who was very supportive of the concept. He said that easements on the property made it a hard parcel to develop with something other than what is presented in this proposal. He spoke about preserving a stand of trees and vegetation on the parcel and along the trail. He said that at the neighborhood meeting the attending neighbors were receptive to the proposal.

Public Hearing for 2104-PUD-11 opened at 9:02 p.m.

There were no public comments from City Hall and no public comments received by email. One comment received at the beginning of the meeting was forwarded to the APC members and will be uploaded to the agenda.

Public Hearing for 2104-PUD-11 closed at 9:05 p.m.

Johns asked how many units would be in the proposal and what was breakdown between 2-story and 3-story units.

- Skelton replied 150 units was the cap per the ordinance, and the number of units was still be worked out but currently the breakdown was 48 3-story with the balance being 2-story.

Johns mentioned the pipelines and how the Petitioner positively dealt with that situation.

Kelleher said that this was what the APC wanted to see along State Road 32. She asked about the rear architectural facades, and also asked about the removal of the asphalt path requirement. She said she thought the site was arranged well, given constraints. She asked if the townhomes along State Road 32 could be commercial instead, filling the City's desire for a commercial corridor.

McCarty said he would like to see some commercial examples and also to make sure all construction debris was removed after construction was completed.

Spoljaric said she would prefer if they could connect to the road by IMCU as a shared access instead of having 2 new entrances. She said State Road 32 will be widened there eventually. She said she would like to see rear elevations along State Road 32 and that she would like to see townhomes limited to interior.

Burkman said she agreed with Spoljaric and Kelleher on needing more commercial. She said she liked the townhomes as a transition. She said did not think that the 2-story and 3-story architecture went together. She liked the greenspace and trail connections.

Horkay said he felt that the homes designs did not go well together. He said he would like to see more commercial, and that he would like to see something worked out with the entrances.

Skelton clarified that the asphalt path would eventually be constructed, but not until it would connect somewhere.

John Nail, city engineer, said he would prefer that the asphalt path not be constructed if it goes nowhere as then the road impact fees could be used elsewhere within the City.

Skelton stated that the entrance at Sanibel Circle is a fixed aspect and that was the reason they put the townhomes there. He said that the commercial area was already zoned GO and that the 32-overlay would apply.

McCarty said he understood since they did not have a commercial user and is the reason why they couldn't show character exhibit.

Kelleher asked about requesting a waiver should no asphalt path was initially required.

Horkay said he remembered some history regarding a north-south connection being required along the IMCU area and asked if that was correct.

- Kevin Todd said that did sounded familiar and that Staff would look into that.

**2104-PUD-13**  
**[PUBLIC HEARING]**

**Sycamore Glen PUD**  
*South of and adjacent to 159th Street and west of Towne Road*



Coronado Development Corporation by Nelson & Frankenger, LLC requests a change in zoning for 28.5 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Sycamore Glen PUD District.  
(Planner: Caleb Ernest - [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov))

Ernest overviewed this request for a change of zoning. He said that this project had a neighborhood meeting on March 24, 2021 and that Staff had received public comments on this item.

Jon Dobosiewicz, with Nelson & Frankenger, on behalf of the Petitioner summarized this request. He said the proposal would include 55 lots with pedestrian paths, tree preservation and buffering. A neighborhood meeting was held on March 24, 2021 which resulted in comments regarding drainage and tree preservation along shared property lines.

Public Hearing for 2104-PUD-13 opened at 9:29 p.m.

Comments that were previously received prior to the meeting were forwarded to the APC members and uploaded to the agenda. Kelleher specifically asked that during the public hearing, the APC members read the last email comment.

There were no public comments from City Hall and no public comments received by email.

Public Hearing for 2104-PUD-13 closed at 9:32 p.m.

Dobosiewicz responded to the comment stating that the majority of the area was in the New Suburban SW Area of the Comprehensive Plan. He said that the Del Web community was south of there and had more land in the Rural Southwest Area. He discussed the density of nearby neighborhoods. He said he thought that the Plan Commission had done a good job of protecting that area. He said that tree preservation on the west property line was preferable to removing trees and adding a mound and new trees.

Kelleher mentioned that an earlier Epcon project had a 60-foot buffer. She said she didn't think that the density reductions that had occurred were adequate and provide enough of a transition. She disagreed with the Petitioner about the Plan Commission protecting the Rural Southwest Area.

Maue agreed with the Petitioner that preservation was preferable to removing trees and adding a mound.

McCarty agreed with Maue's points and also agreed that the area had not seen a lot of high density.

Spoljaric said she liked that this wasn't another production neighborhood. She said she didn't think 3-acre lots would be reasonable given the surrounding neighborhoods, but that she would rather see SF2 lots rather than the SF3 lots that were proposed.

Burkman said she liked that these were custom homes, and that she would like to see that aspect get locked down in the ordinance. However, she said that the density was too high. She said that this was the densest neighborhood proposed in the middle section (166 Street-156 Street). She said she would like to know the open space percentage at Bent Creek. She said that the proposed adjacent neighbors have large animals that could create issues for new residents in this proposal.

- Dobosiewicz asked if there was a certain density she would like to see.
  - Burkman said she would think about that and send her thoughts to Staff.

Johns said he thought Coronado Homes were a quality, high-end builder; however, he voiced concerns about the density. He said he would be more comfortable if lots were at least half (0.5) an acre.

Horkay shared others' concerns about density. He said he thought the Comprehensive Plan's boundaries should be blended and not hard lines. He said he was not exactly sure what the right number was density-wise.

Kelleher said she wanted to remind everyone that Bent Creek was supposed to be a custom neighborhood, and it's not. She said that there was no way to guarantee that this proposed project would remain custom. She said not to forget the adjacent and surrounding non-subdivision lots when looking at the density.

Dobosiewicz asked that commission members send additional comments to Staff should they think of additional points.

Kelleher said that she would not be okay with anything smaller than the Bent Creek development.

- Dobosiewicz asked if half (1/2) acre lots meant 22,000 SF or half (1/2) acre density which would be smaller lots.
- Kelleher said lots wouldn't need to all be the same size, that there could be an average home size.

McCarty asked how many homes per acre.

- Dobosiewicz replied that it would be 1.93 homes per acre.

McCarty said he would like to see this same discussion about density on the north side of the community.

- Kevin responded that different areas of the Comprehensive Plan have different recommendations.

Burkman said she wanted to remind people that other areas discussed were already zoned whereas this area was AG-SF1. She discussed road concerns regarding 159th Street.

- Kevin responded that that street was on the Thoroughfare Plan and would be improved like other external streets.

Horkay further discussed density.

Kelleher said she would like to see the trails connect to other subdivisions instead of the perimeter sidewalks.

**2104-PUD-14**  
**[PUBLIC HEARING]**

**Davis PUD Amendment II**

*West side of Ditch Road between 156th and 161st Street*

Estridge Homes by 11th Street Development requests an amendment to the Davis PUD District modifying the Architectural Standards.

*(Planner: Caleb Ernest - [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov))*

Ernest overviewed this request for an amendment to the Davis PUD District. He said that this project had a neighborhood meeting on March 29, 2021. He said that Staff had received public comments on this item which had been included on the agenda.

Bryan Stumpf with 11<sup>th</sup> Street Development, on behalf of the Petitioner, summarized the details of this proposal. He spoke specifically to architectural standards and the preference of the buyers.

Public Hearing for 2104-PUD-14 opened at 10:04 p.m.

There were no public comments from City Hall and no public comments received by email.

Public Hearing for 2104-PUD-14 closed at 10:06 p.m.

Maue said he felt that generally more masonry is better, but thought that this looked good and created a consistent look even if that resulted in reducing masonry.

McCarty and Spoljaric concurred with Maue.

Burkman said she also agreed. She also said she thought the homes were beautiful and she thanked the Petitioner.

Graham said that he was not a big fan of reducing masonry; however, everyone else seemed to like it.

Johns said he was okay with the change.

Kelleher said she understood the need for the change, but that she was not a fan of decreasing masonry. She said she would like to see an example included in the PUD of types/styles of homes where this could be used.

Horkay said he thought if masonry was used, it needs to be a lot. He said that now that the change had been better explained he understood and was okay with the change.

Burkman asked if new images would be added into the PUD.

- The Petitioner replied no, this was a text change only and they were not asking to build any new designs.

Motion: McCarty motioned to approve 2104-PUD-14.

Kelleher seconded. Motion passed. Vote 8-0.

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

**2102-PUD-01**  
**[CONTINUED]**

#### **Sanders Glen PUD**

*2432 South Street*  
Patch Development, LLC requests a change of zoning for approximately 9.07 acres +/- from the Kalorama Park PUD to the Sanders Glen PUD District.  
(Planner: Daine Crabtree - [dcrabtree@westfield.in.gov](mailto:dcrabtree@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](mailto:ktodd@westfield.in.gov))

**2103-PUD-07**

#### **Midland South PUD**

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[CONTINUED]

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

2103-PUD-08  
[CONTINUED]

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

2104-ODP-06 &  
2104-SPP-06  
[CONTINUED]

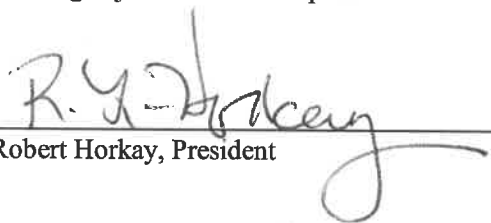
**Ackerson Farms**  
*West Side of Ditch Road between State Road 32 and 166th Street*  
Estridge Development Management, LLC by Innovative Engineering requests Primary Plat and Overall Development Plan approval for 423 residential lots on 236.78 acres +/- in the Ackerson Farms PUD District.  
(Planner: 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: McCarty.  
Motion passed. Vote: 8-0.  
Meeting adjourned at 10:00 p.m.

  
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Robert Horkay, President

  
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Ginny Kelleher, Vice President

  
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Kevin M. Todd, Secretary