



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the March 21, 2022 APC Meeting

Presented for approval: April 4, 2022

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, March 21, 2022 at Westfield City Hall.

Active Links for this meeting:

[March 21, 2022 APC Agenda & Exhibits](#)

[March 21, 2022 YouTube Video](#)

OPENING OF MEETING

[You Tube Time: 0:04](#)

Roll Call

Commissioners Members Present In-Person: Robert Horkay; Mike Johns, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Commissioners Present Virtually: Ginny Kelleher.

Commissioners Absent: Kristen Burkman and Matt Deck.

City Staff Present In-Person: Kevin Todd, Director.

City Staff Present Virtually: None.

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

APPROVAL OF MINUTES

McCarty motioned to approve the March 07, 2021 Minutes.
Schmitz seconded. Motion passed. Vote 7-0.

REVIEW RULES AND PROCEDURES

Todd reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items

ITEMS OF BUSINESS

2203-PUD-04

[YouTube Time: 2:44](#)

Grand Millennium Center PUD Amendment II

515 Park Street

31 32 Investors, LLC by Edge Rock Development requests an amendment to the Grand Millennium PUD to add 1 acre +/- of Real Estate to the PUD District.

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

Staff presentation/APC comments.

Maue motioned to forward 2203-PUD-04 to the City Council with a favorable recommendation with the recommended changes made.

McCarty seconded. Motion passed. Vote 7-0.

Agendas and minutes for all City meetings are updated and available at the City's website.

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

Plan Commission Order 22-01

[YouTube Time: 10:12](#)

Lantern Commons EDA

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

Staff comments/ Legal Counsel comments/APC comments/Staff responses.

McCarty motioned to approve Plan Commission Order 22-01.

Schmitz seconded. Motion passed. Vote 7-0.

PUBLIC HEARING ITEMS

No Public Hearing Items

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)

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

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

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2112-ODP-26 [CONTINUED]

Southpark Industrial

16465 Southpark Drive

CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.

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

2203-ODP-04 & 2203-SPP-04 [CONTINUED]

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Lantern Commons

Northwest corner of east 161st Street and south Union Street

Front Street Partners, LLC by Church Church Hittle + Antrim requests Overall Development Plan and Primary Plat review of 5 Blocks on 57.48 acres +/- in the Lantern Commons PUD District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2203-ODP-03 & 2203-SPP-04 [CONTINUED]

Harvest Trail

Generally, at 300 E. 191st Street

CND-Wood Robinson, LLC by Weihe Engineers, Inc. requests Overall Development Plan and Primary Plat approval of 309 Single-family residential Lots and three (3) blocks on 157.53 acres +/- in the Woods-Robinson-Briggs PUD District.

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

2203-PUD-03 [CONTINUED]

Chatham Hills PUD Amendment VIII

Southeast corner of Tomlinson Road and 203rd Street

Chatham Hills, LLP by Henke Development Group requests an amendment to the Chatham Hills PUD to add 2 acres +/- of Real Estate to the PUD District.

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

2203-PUD-05 [CONTINUED]

Towns at Union PUD

East of and adjacent to Union Street and south of David Brown Drive

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC request a change of zoning of 12.85 acres +/- from the AG-SF1 District to the Towns at Union PUD District.

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

2203-PUD-06 [CONTINUED]

Woods-Robinson-Briggs PUD Amendment I

Generally, at 300 E. 191st Street

CND-Wood Robinson, LLC by Weihe Engineers, Inc. requests an amendment to the Woods-Robinson-Briggs PUD on 157.53 acres +/- to modify development standards.

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

REPORTS/COMMENTS:

[YouTube Time: 23:07](#)

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

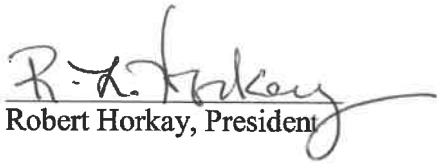
ADJOURNMENT

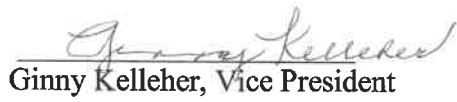
Spoljaric motioned to adjourn the meeting. Schmitz seconded. Motion passed. Vote 7-0.

The meeting adjourned at 7:33 p.m.

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Signature Page for APC Minutes for March 21, 2022


Robert Horkay, President


Ginny Kelleher, Vice President


Kevin M. Todd, Secretary