



# Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the April 04, 2022 APC Meeting

Presented for approval: April 18, 2022

Westfield-Washington Township Advisory Plan Commission  
met at 7:00 p.m. on Monday, April 04, 2022 at Westfield City Hall.

Active Links for this meeting:

[April 04, 2022 APC Agenda & Exhibits](#)

[April 04, 2022 YouTube Video](#)

## OPENING OF MEETING

[You Tube Time: 0:03](#)

### Roll Call

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

**Commissioners Present Virtually:** Dave Schmitz.

**Commissioners Absent:** Kristen Burkman and Matt Deck.

**City Staff Present In-Person:** Pam Howard, Assistant Director.

**City Staff Present Virtually: None.**

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

## APPROVAL OF MINUTES

Kelleher motioned to approve the March 21, 2021 Minutes.

Maue seconded. Motion passed. Vote 7-0.

## REVIEW RULES AND PROCEDURES

Howard reviewed APC rules and procedures.

## CONSENT AGENDA ITEMS

### **2203-DDP-08**

[YouTube Time: 3:40](#)

#### **Goodwill**

*25 East Spring Mill Pointe Drive*

Goodwill of Central and Southern Indiana by Weihe Engineers requests Detailed Development Plan approval for a 14,000 square foot commercial building on 2.6 acres +/- in the Maple Knoll PUD District.

*(Planner: Ryan Collingwood - [rcollingwood@westfield.in.gov](mailto:rcollingwood@westfield.in.gov))*

McCarty motioned to approve the March 21, 2021 Minutes.

Spoljaric seconded. Motion passed. Vote 8-0.

## ITEMS OF BUSINESS

*No Items of Business*

## PUBLIC HEARING ITEMS

### **2204-PUD-07 [PUBLIC HEARING]**

[YouTube Time: 4:22](#)

#### **Osborne Trails PUD Amendment V**

*West side of Horton Road & North of 191st Street*

Lennar Homes of Indiana, Inc by Nelson & Frankenberger, LLC requests an amendment to the Osborne Trails PUD to amend the permitted uses on 43.5 acres +/- of the Real Estate.

*(Planner: Ryan Collingwood – [rcollingwood@westfield.in.gov](mailto:rcollingwood@westfield.in.gov))*

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Website: [www.westfield.in.gov](http://www.westfield.in.gov) / Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)

Staff presentation/Petitioner presentation

Public Hearing for 2204-PUD-07 opened at 7:15 p.m.

- One (1) public comment.

Public Hearing for 2204-PUD-07 closed at 7:19 p.m.

Petitioner responses/APC comments.

**2204-PUD-08 [PUBLIC HEARING]**

[YouTube Time: 51:15](#)

**Grand Park Village PUD Amendment IV**

*North of Grand Park Boulevard & Wheeler Road*

TWG Development, LLC by Nelson & Frankenberger, LLC requests an amendment to the Grand Park Village PUD to modify development standards on 12 acres +/-.

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

Staff presentation/No Petitioner presentation.

Public Hearing for 2204-PUD-08 opened at 8:01 p.m.

- One (1) public comment.
- One additional comment afterwards.

Public Hearing for 2204-PUD-08 closed at 8:06 p.m.

Petitioner responses/APC comments.

**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))

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

**2112-ODP-26 [CONTINUED]**

**Southpark Industrial**

*16465 Southpark Drive*

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

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

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

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

#### **Harvest Trail**

*Generally, at 300 East 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](mailto: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](mailto: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](mailto:cernest@westfield.in.gov))

### **2203-PUD-06 [CONTINUED]**

#### **Woods-Robinson-Briggs PUD Amendment I**

*Generally, at 300 East 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](mailto:dcrabtree@westfield.in.gov))

### **REPORTS/COMMENTS:**

[YouTube Time: 1:49:23](#)

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

### **ADJOURNMENT**

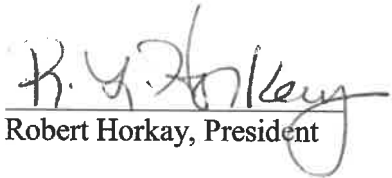
Kelleher motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 7-0.  
The meeting adjourned at 8:54 p.m.

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**Signature Page for APC Minutes for April 04, 2022**

  
Robert Horkay, President

  
Ginny Kelleher, Vice President

  
Kevin M. Todd, Secretary