



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the May 16, 2022 APC Meeting

Presented for approval: June 6, 2022

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, May 16, 2022 at Westfield City Hall.

Active links for this meeting:

[May 16, 2022 APC Agenda & Exhibits](#)

[May 16, 2022 YouTube Video](#)

OPENING OF MEETING

[*You Tube Time: 1:31*](#)

Roll Call

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

Commissioners Present Virtually: Ginny Kelleher and Victor McCarty.

McCarty arrived virtually at 7:07 p.m.

Commissioners Absent: Matt Deck.

City Staff Present In-Person: Kevin Todd, Director; Pam Howard, Assistant Director; and Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None.

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

APPROVAL OF MINUTES

Spoljaric motioned to approve the April 18, 2022 Minutes as presented. Burkman seconded. Motion passed. Vote 7-0.

REVIEW RULES AND PROCEDURES

Howard reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items.

ITEMS OF BUSINESS

2111-PUD-27

[*YouTube Time: 6:05*](#)

TowneRun PUD

Northwest corner of Towne Road & 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: Kevin Todd - ktodd@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments / Petitioner responses.

The Petitioner requested a continuance to the June 6, 2022 APC Meeting.

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

2204-PUD-07

Osborne Trails PUD Amendment V

[YouTube Time: 1:06:55](#)

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)

Staff presentation / Petitioner presentation / APC comments / Petitioner responses.

Schmitz motioned to forward 2204-PUD-07 to the City Council with a favorable recommendation.

Maue seconded. Motion passed. Vote 8-0. *(McCarty arrived virtually at 7:07 p.m.)*

PUBLIC HEARING ITEMS

2205-ZOA-01 [PUBLIC HEARING]

[YouTube Time: 1:20:12](#)

Unified Development Ordinance Amendment (Spring 2022)

The City of Westfield requests approval of an ordinance to amend various provisions of the Westfield-Washington Township Unified Development Ordinance.

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

Staff presentation / APC comments.

Public Hearing for 2205-ZOA-01 opened at 8:22 p.m.

- No public comments.

Public Hearing for 2205-ZOA-01 closed at 8:24 p.m.

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)

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)

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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)

2205-PUD-09 [CONTINUED]

iBeach31 at Grand Park PUD

724 East 181st Street

iBeach31, LLC by Church Church Hittle + Antrim request a change in zoning for 3 acres +/- from OI-PD: Open Industrial / Planned Development District to the iBeach 31 at Grand Park Planned Unit Development (PUD) District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

2205-PUD-10 [PUBLIC HEARING]

Chatham Hills PUD Amendment IX

859 Chatham Ridge Lane

Tracy L. Haddad Trust by Church, Church, Hittle & Antrim requests an amendment to the Architectural and Landscaping Standards for two (2) proposed residential estate-style lots in the Chatham Hills PUD District.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

REPORTS/COMMENTS:

[YouTube Time: 1:34:14](#)

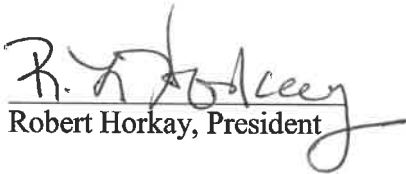
- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

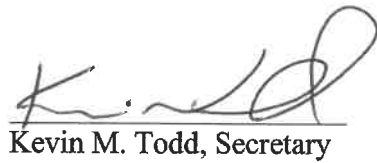
Kelleher motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 8-0. The meeting adjourned at 8:43 p.m.

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Signature Page for APC Minutes for May 16, 2022


Robert Horkay, President


Ginny Kelleher, Vice President


Kevin M. Todd, Secretary