



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the April 3, 2023 APC Meeting

Presented for approval: April 17, 2023

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, April 3, 2023 at Westfield City Hall.

Active links for this meeting:

[April 3, 2023 APC Agenda & Exhibits](#)

[April 3, 2023 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:26](#)

Roll Call

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

Commissioners Present Virtually: Dave Schmitz.

Commissioners Absent: Kristen Burkman.

City Staff Present In-Person: Pam Howard, Assistant Director; Lauren Gillingham, Senior Planner; and Weston Rogers, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

ANNOUNCE ANY CHANGES TO AGENDA

No Changes

APPROVAL OF MINUTES

Deck motioned to approve the March 20, 2023 APC Minutes as written.

Maue seconded. Motion passed. Vote 8-0.

REVIEW RULES AND PROCEDURES

Howard reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

2303-DDP-04

Westfield Dental Office & Bank

251 W Tournament Trail

WMG Development, LLC by the Tarr Group, LLC request Detailed Development Plan approval of a 7,990 square foot dental office and bank building located on 2.05 acres +/- in the Spring Mill Centre PUD zoning district.

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

Maue motioned to approve the Consent Agenda as presented.

Kelleher seconded. Motion passed. Vote 8-0.

ITEMS OF BUSINESS

No Items of Business

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

PUBLIC HEARING ITEMS

[YouTube Time: 4:13](#)

2108-PUD-21 [PUBLIC HEARING]

Grand Millennium Center PUD Amendment II

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: Lauren Gillingham - lgillingham@westfield.in.gov)

Staff presentation / Petitioner presentation.

Public Hearing for 2108-PUD-021 opened at 7:09 p.m.

- No public comments.

Public Hearing for 2108-PUD-021 closed at 7:11 p.m.

APC comments / Petitioner responses.

2304-PUD-03 [PUBLIC HEARING]

[YouTube Time 47:26](#)

Urban Apples PUD Amendment I

18326 Spring Mill Road

Herron Holdings, LLC by Church Church Hittle + Antrim requests to amend required timelines for architectural, landscaping, signage, and music shelter completion and/or compliance within the Urban Apples PUD District.

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

Staff presentation/Petitioner presentation.

Public Hearing for 2304-PUD-03 opened at 7:55 p.m.

- No public comments.

Public Hearing for 2304-PUD-03 closed at 7:58 p.m.

APC comments / Petitioner responses.

McCarty motioned waive the APC Workshop meeting for 2304-PUD-03.

Deck seconded. Motion passed. Vote 8-0.

Deck motioned to forward 2304-PUD-03 to the City Council with a favorable recommendation.

Kelleher seconded. Motion passed. Vote 8-0.

ITEMS CONTINUED TO A FUTURE MEETING

2111-PUD-27

TowneRun PUD [CONTINUED]

Northwest corner of Towne Road and 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)

2209-ZOA-03 [CONTINUED]

Unified Development Ordinance Amendment (Floodplain)

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.

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

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2212-PUD-20 [CONTINUED]

Wheeler Landing PUD Amendment VI

Southwest corner of 186th Street and Kinsey

Leo Brown Development, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to the Wheeler Landing PUD to add 2.34 acres +/- to Area III of the PUD.

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

REPORTS/COMMENTS:

[YouTube Time: 1:02:58](#)

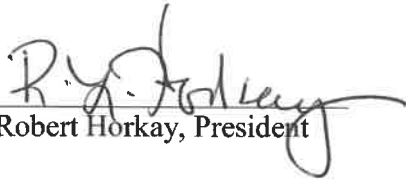
- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department


ADJOURNMENT

Kelleher motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 8-0.
The meeting adjourned at 8:06 p.m.

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Signature Page for APC Minutes for April 3, 2023


Robert Horkay, President


Ginny Kelleher, Vice President


Kevin M. Todd, Secretary