# *CITY OF WESTFIELD, IN*

***AdvisoryPlanningComminssion_Meeting_Agenda_03_21_2022***

***Monday, March 21, 2022 at 07:00 PM***

**BOARD OR COMMISSION:** **Advisory Plan Commission (APC)**
**MEETING DATE:** **Monday, March 21, 2022 at 07:00 PM**
**MEETING PLACE:** **Westfield City Hall, 130 Penn Street, Westfield, IN 46074**

***THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION***
**Public input can be submitted in 1 of 2 ways:**
**• Email to planners@westfield.in.gov**
**• Show up at Westfield City Hall for an opportunity to participate in this public hearing. Staff will be present to help direct traffic inside the room.**

## OPENING OF MEETING

**Documents: Viewable online at: https://www.youtube.com/user/CityofWestfieldIN**

**Note the Presence of a Quorum**

**Approval of Minutes**
**March 07, 2022 APC Minutes**
**Documents: APC Minutes - March 07, 2022**

**Review APC Rules & Procedures**

## CONSENT AGENDA

***No Consent Agenda Items***

## ITEMS OF BUSINESS

***No Items of Business***

**2203-PUD-04**
**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)***

**Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3 Proposed Ord. 22-08 | Exhibit 4: Real Estate | Exhibit 5: Narrative Statement | Exhibit 6: Neighborhood Meeting Summary**

**Plan Commission Order 22-01**
**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.**
**Documents: Exhibit 1: Staff Report | Exhibit 2: APC Order 22-01 | Exhibit 3: Declaratory Resolution | Exhibit 4: Comprehensive Plan Map**

## 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.**
***(Presenting 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 Planned Unit Development (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]**
**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-03 [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**

**Plan Commission Members**

**Downtown Update**

**City Council Liaison**

**Board of Zoning Appeals Liaison**

**Community Development Department**

**ADJOURNMENT**

**Petition Number:** 2203-PUD-04 (Ordinance No. 22-08)

**Petitioner:** 31 & 32 Investors, LLC

**Request:** An amendment to the Grand Millennium Center PUD to add 1 acre +/- of Real Estate to the PUD District.

**Current Zoning:** Grand Millennium Center PUD District

**Current Land Use:** Vacant

**Acreage:** 1 acre +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Proposed Ord. 22-08
4. Real Estate
5. Narrative Statement
6. Neighborhood Meeting Summary

**Staff Reviewer:** Caleb Ernest, Senior Planner

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## PETITION HISTORY

This petition was introduced at the February 14, 2022, City Council meeting. The discussion for this petition can be viewed here. The petition received a public hearing at the March 7, 2022, Advisory Plan Commission (the "Plan Commission") meeting. The discussion for this petition can be viewed here.

The petitioner held a neighbor meeting on March 2, 2022. A summary of this meeting has been provided by the petitioner and included as **Exhibit 6**.

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## PROJECT OVERVIEW

**Location**: This subject real estate is approximately 1 acre in size and is located generally at the 515 Park Street, the southwest corner of Park Street and Poplar Street (the "Real Estate", see **Exhibit 2**). The Real Estate is currently zoned the GB District. Adjacent zoning districts to the north are zoned GB, MF-1 and the Poplar Street Townhomes PUD. Adjacent zoning districts to the east and south are also zoned the Grand Millennium Center PUD. To the west is US 31.

**Project Description**: The petitioner is requesting an amendment to the Grand Millennium Center PUD to add 1 acre +/- of property to the PUD District. The 1 acre will contribute to the property designated for the development of the future library and as described in the Narrative Statement (see **Exhibit 5**).

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## ORDINANCE DETAILS

**Section 1:** The zoning map shall be amended to reclassify the Real Estate to the existing Grand Millennium Center PUD and the Commercial District within the PUD.

**Section 2:** The text of the Grand Millennium Center PUD (Ord. 16-51) shall include the Real Estate as shown in the Real Estate exhibit (see **Exhibit 4**) and is subject to the same standards of the PUD as applicable to the Concept Plan in the PUD.

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## MODIFICATIONS SINCE PUBLIC HEARING

Since the March 7, 2022, public hearing, the petitioner has revised the proposed ordinance to incorporate staff comments addressing formatting, required legal text found in all proposed ordinances and adding a legal description to Exhibit A of the proposed ordinance.

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## COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies this Real Estate within the "Employment Corridor" land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

Office and service uses, research and development and retail and institutional uses that are subordinate to and supportive of the office and service uses are contemplated as appropriate uses within the Employment Corridor area.

Thoroughfare Plan: The following corridors are impacted by the development of the Real Estate:

(i) Secondary Arterial: Westfield Boulevard;
(ii) Local: Poplar Street and Park Street;
(iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and streets internal to the development.

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## PROCEDURAL

**Public Hearing:** A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the March 7, 2022, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

**Statutory Considerations**: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.

3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

**Council Introduction**: The petition was introduced at the February 14, 2022, City Council meeting.

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## DEPARTMENT COMMENTS

1. **Action: If the Advisory Plan Commission is otherwise satisfied with the proposal, then forward a recommendation to the City Council for Docket No. 2203-PUD-04.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.

# Property Location Map
# 515 Park Street
# Planned Unit Development Amendment
# 2203-DDP-04

CITY OF Westfield INDIANA

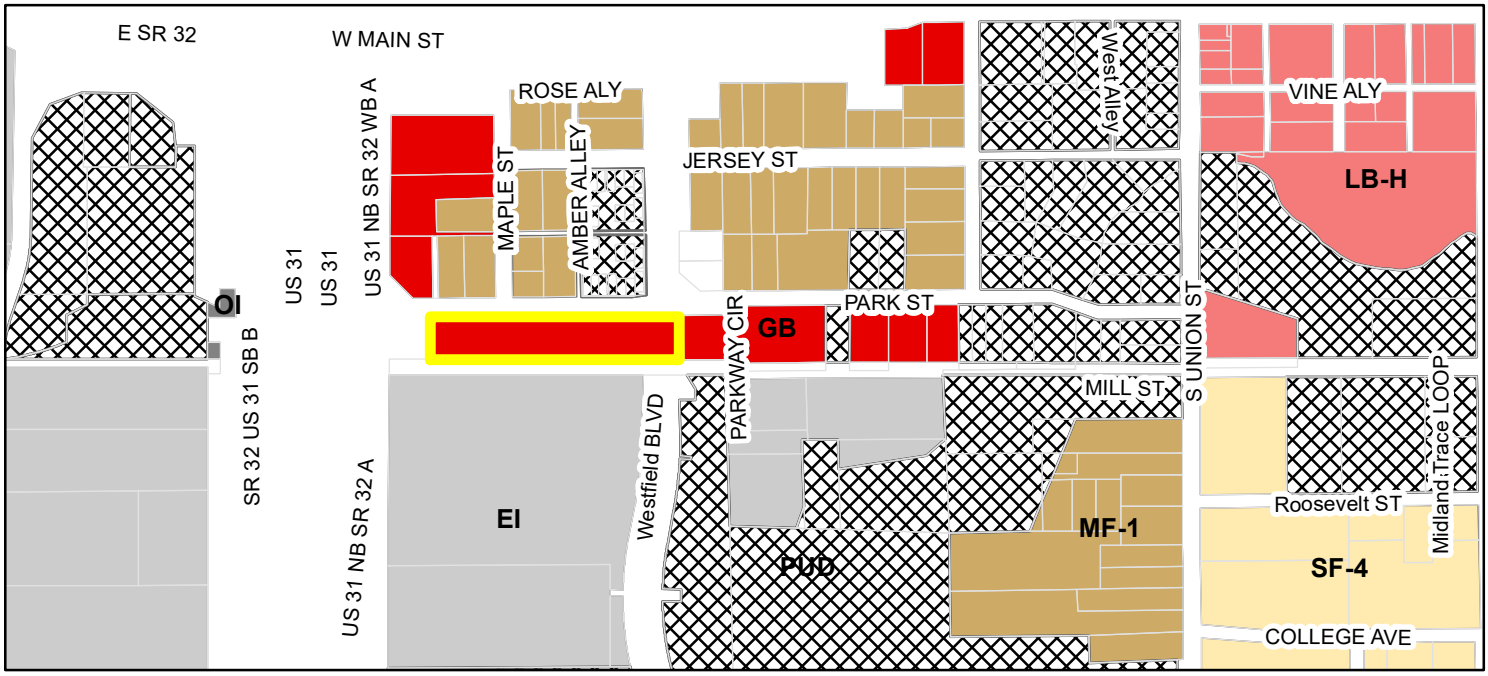
N W E S

Not To Scale

## Aerial Location Map

Site

## Zoning Map




Parcel

**Zoning - All**

**Zoning**

- EI (Enclosed Industrial)
- GB (General Business)
- LB-H (Local Business - Historical)
- MF-1 (Multiple Family - 1)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-4 (Single Family - 4)

Exhibit A

Measure
Parkway Cir
Park St
Jarsey St
Poplar St
Maple St
Woodford Road
ABEL DOANS
1.1ac
897.9'
W: 275.0'
1,002.1'
1.0ac
W: 393.7'
1,575.0'
3.2ac
W: 272.9'
N: 174.0'
N: 531.6'
0 100 200ft
Enter Address or Parcel No...

Amendment to the GRAND MILLINNIUM CENTER PUD Ordinance number 16-51 Narrative

The request is to add parcel 09-09-01-02-07-002.00 (515 Park Street) approximate 1 plus or minus acres of land to be included in the existing GMC PUD. This will allow the new Library to move its contracted parcel up to Park Street and be part of a new parcel that will be platted.

DLM, GJ LLC and 31 32 Investors LLC have agreed to a land swap (see exhibit A) attached that will once completed then be sold to the Westfield Library.

This parcel will be added to the Commercial District as per the existing PUD (see Attached) and will comply with all of the existing standards, requirements, or other as stated in the approved PUD Ordinance 16-51.

Jim Ake passed out copies of Ordinance No. 22_08 and explained the Amendment to the PUD to rezone the Real Estate containing approximately 1 acre legally described and depicted on Exhibit A.

Sheryl Sollars explained that the library will be moving the parcel it's purchasing North to the corner of Park and Westfield Blvd, where it will build the new library and it will be a great location for the library and the community.

There were 3 people in attendance (attached is the signup sheet with their names and addresses) they had no specific concerns with the PUD amendment.

They asked about the road and traffic at the south end of the development, that really didn't pertain to the amendment being discussed, but Jim answered their concerns.

# Neighborhood Meeting 3/02/2022 Grand Millennium Amendment
# Ordinance 22-08
# Attendees

| Name | Address | Email | Phone |
|---|---|---|---|
| Beverly Holliday | 1520 Cherrywood, Westfield | | 317-804-3523 |
| Peg Kriese | 1512 Cherry Wood Ct | | 317-319-3330 |
| Tammy Fussell | 1520 Cherrywood | | 317-804-3523 |

XXXX

**Order Number:** 22-01

**Request:** The Westfield Redevelopment Commission is seeking an order from the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") to indicate that the Redevelopment Commission's Declaratory Resolution, to designate a new Allocation Area in the Lantern Commons Economic Development Area, conforms to the Westfield-Washington Township Comprehensive Plan.

**Exhibits:**
Exhibit 1: Staff Report
Exhibit 2: Order 21-04
Exhibit 3: Declaratory Resolution
Exhibit 4: Comprehensive Plan Map

**Staff Reviewer:** Pam Howard, Assistant Director

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## PETITION HISTORY

The associated Declaratory Resolution (see **Exhibit 3**) to amend the Lantern Commons Economic Development Area (the "Lantern Commons EDA", see **Exhibit 4**) is being presented at the Westfield Redevelopment Commission's March 21st, 2022, meeting (immediately prior to this APC meeting).

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## PROCEDURAL

The Plan Commission's function for this item is to determine that the Declaratory Resolution conforms to the Westfield-Washington Township Comprehensive Plan, in accordance with IC § 36-7-14-15.8 (a). The Plan Commission shall issue its written order approving or denying the Declaratory Resolution, in accordance with IC § 36-7-14-15.8 (a). Plan Commission orders are not public hearing items.

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**PROJECT OVERVIEW**

Project Description

The Declaratory Resolution proposes to amend the Lantern Commons EDA by designating a new Allocation Area to be known as the Front Street Allocation Area (the "Allocation Area", see **Exhibit 4**).

Comprehensive Plan Analysis

As discussed under the PROCEDURAL section of this report, the function of the Plan Commission is to determine that the Declaratory Resolution conforms to the Comprehensive Plan. As shown in **Exhibit 5**, the Lantern Commons EDA is located within the "Employment Corridor" land use classification. This land use classification is described in the Highway Corridors section of the Comprehensive Plan. The Highway Corridors section proposes office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. Development Policies for Highway Corridors are located on p. 53 of the Comprehensive Plan. The site is zoned the Lantern Commons PUD, which permits a mix of commercial uses, as well as multi-family residential.

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**DEPARTMENT COMMENTS**

1) **Recommendation:** The Department recommends **approving Order 22-01 as presented.**

2) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

**RESOLUTION NO: 22-01**

**ORDER OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION DETERMINING THAT THE AMENDED DECLARATORY RESOLUTION FOR THE LANTERN COMMONS ECONOMIC DEVELOPMENT AREA APPROVED AND ADOPTED BY THE WESTFIELD REDEVELOPMENT COMMISSION CONFORMS TO THE COMPREHENSIVE PLAN FOR THE CITY OF WESTFIELD**

**WHEREAS**, the Westfield Redevelopment Commission (the "Redevelopment Commission") on March 21st, 2022, approved and adopted a resolution (the "Resolution") approving certain amendments to the declaratory resolution and development plan for the Lantern Commons Economic Development Area (the "2022 Amendments"); and

**WHEREAS**, Section 16(a) of the Act provides that following adoption of a resolution by the Commission that designates an economic development area, the Commission shall submit the resolution and supporting data to the Plan Commission and the Plan Commission may determine whether the Declaratory Resolution and the Plan conform to the plan of development for the unit and approve or disapprove the Declaratory Resolution and the Plan;

**WHEREAS**, the determination of the Plan Commission pursuant to Section 16(a) of the Act does not and shall not constitute a change in the current zoning or a variance thereof or the approval of any future use of the site of the Project and, any rezoning, variance or other use of the site of the Project is subject to all applicable laws and ordinances regarding zoning, variance and land use;

**WHEREAS**, the Redevelopment Commission has submitted the Resolution and supporting data to this Plan Commission.

**WHEREAS,** after being fully advised in the matter,

**NOW, THEREFORE, BE IT ORDERED BY THE PLAN COMMISSION, AS FOLLOWS:**

1. The Resolution and the 2022 Amendments conform to the plan of development for the City of Westfield, Indiana.

2. This Plan Commission hereby approves the Resolution and the 2022 Amendments. This resolution herby constitutes the written order of the Plan Commission approving the Resolution and the 2022 Amendments pursuant to Ind. Code 36-7-14-16.

3. The Secretary of the Plan Commission is hereby directed to file a copy of the Resolution and the 2022 Amendments with the minutes of this meeting.

[The remainder of this page is intentionally blank.]

SO RESOLVED BY THE WESTFIELD PLAN COMMISSION this 21st day of March, 2022

**WESTFIELD ADVISORY PLAN COMMISSION**

| **Voting For** | **Voting Against** | **Abstain** |
|---|---|---|
| Robert Horkay | Robert Horkay | Robert Horkay |
| Ginny Kelleher | Ginny Kelleher | Ginny Kelleher |
| Andre Maue | Andre Maue | Andre Maue |
| Victor McCarty | Victor McCarty | Victor McCarty |
| David Schmitz | David Schmitz | David Schmitz |
| Cindy Spoljaric | Cindy Spoljaric | Cindy Spoljaric |
| Kristen Burkman | Kristen Burkman | Kristen Burkman |
| Mike Johns | Mike Johns | Mike Johns |
| Matt Deck | Matt Deck | Matt Deck |

ATTEST:

_____

Kevin Todd, Director of Community Development

**WESTFIELD REDEVELOPMENT COMMISSION**
**RESOLUTION NO. __-2022**

# RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTION FOR THE LANTERN COMMONS ECONOMIC DEVELOPMENT AREA AND DESIGNATING THE FRONT STREET ALLOCATION AREA

**WHEREAS**, the Westfield Redevelopment Commission (the "Commission") of the City of Westfield (the "City"), the governing body of the Westfield Department of Redevelopment (the "Department") and the Westfield Redevelopment District (the "District"), exists and operates under the provisions of Indiana Code 36-7-14 and 36-7-25 *et seq.*, as amended from time to time (the "Act"); and

**WHEREAS**, the Commission has previously adopted and confirmed certain resolutions, as have been amended from time to time, (collectively, the "Declaratory Resolution"), establishing an economic development area known as the Lantern Commons Economic Development Area (the "Economic Development Area") and approving a development plan for the Economic Development Area (the "Plan") pursuant to the Act; and

**WHEREAS**, the Declaratory Resolution established the Economic Development Area as an allocation area (the "Allocation Area") within the Area in accordance with Section 39 of the Act; and

**WHEREAS**, the Commission previously amended the Declaratory Resolution and the Economic Development Area Plan to terminate and dissolve the Lantern Commons Allocation Area (collectively, the "2021 Amendments"); and

**WHEREAS**, the Commission now desires to further amend the Declaratory Resolution and the Economic Development Area Plan to designate certain parcels of property within the Economic Development Area, as identified in Exhibit A attached hereto and incorporated herein, as an allocation area to be known as the "Front Street Allocation Area" pursuant to Section 26 of the Act (collectively, the "2022 Amendments"); and

**WHEREAS**, the Commission has reviewed and considered the 2022 Amendments and the supporting data at a meeting of the Commission held on the date below; and

**WHEREAS**, the Commission desires to approve the 2022 Amendments.

**NOW, THEREFORE, BE IT RESOLVED** by the Westfield Redevelopment Commission as follows:

1. It will be of public utility and benefit to amend the Declaratory Resolution and the Plan for the Economic Development Area in the manner provided for in the 2022 Amendments and to continue to develop the Economic Development Area pursuant to the Act.

2. The Declaratory Resolution and the Plan, as amended by this Resolution, conform to the comprehensive plan of development for the City of Westfield.

3. The 2022 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and Plan, as well as the purposes of the Act.

4. The parcels described in Exhibit A are designated as Front Street Allocation Area pursuant to Section 26 of the Act for purposes of the allocation and distribution of property tax revenues for the purposes and in the manner provided in the Act. Any taxes imposed on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the said allocation area shall be allocated and distributed as follows:

> Except as otherwise provided in said Section 26, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in Section 26, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into the allocation fund for the Front Street Allocation Area and may be used by the redevelopment district to do one or more of the things specified in Section 26(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 26(b)(4) of the Act.

5. The allocation provisions herein relating to the Front Street Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the Front Street Allocation Area. The base assessment date for the Front Street Allocation Area, comprised of the parcels of property described in Exhibit A, is January 1, 2022.

6. The Commission hereby finds that the adoption of the foregoing allocation provisions will result in new property taxes that would not have been generated but for the adoption of the allocation provisions. Specifically, the capture of new property taxes in the Front Street Allocation Area as tax increment will assist the Commission in its capacity to fund or bond for future projects in the, including, without limitation, public infrastructure improvements to support the development of the Front Street Allocation Area and the surrounding Economic Development Area, which will generate new property taxes.

7. The 2022 Amendments are hereby in all respects approved.

8. This Resolution and data in support thereof shall be submitted to the Westfield Plan Commission (the "Plan Commission") and the Westfield Common Council (the "Council") pursuant to the Act. If approved by the Plan Commission and the Council, the 2022 Amendments shall be the subject of a public hearing held by the Commission, which public hearing shall be publicly noticed in the manner provided for by the Act.

Adopted the 21st day of March, 2022.

WESTFIELD REDEVELOPMENT COMMISSION
HAMILTON COUNTY, INDIANA

By: _____
President

By: _____
Vice President

By: _____
Secretary

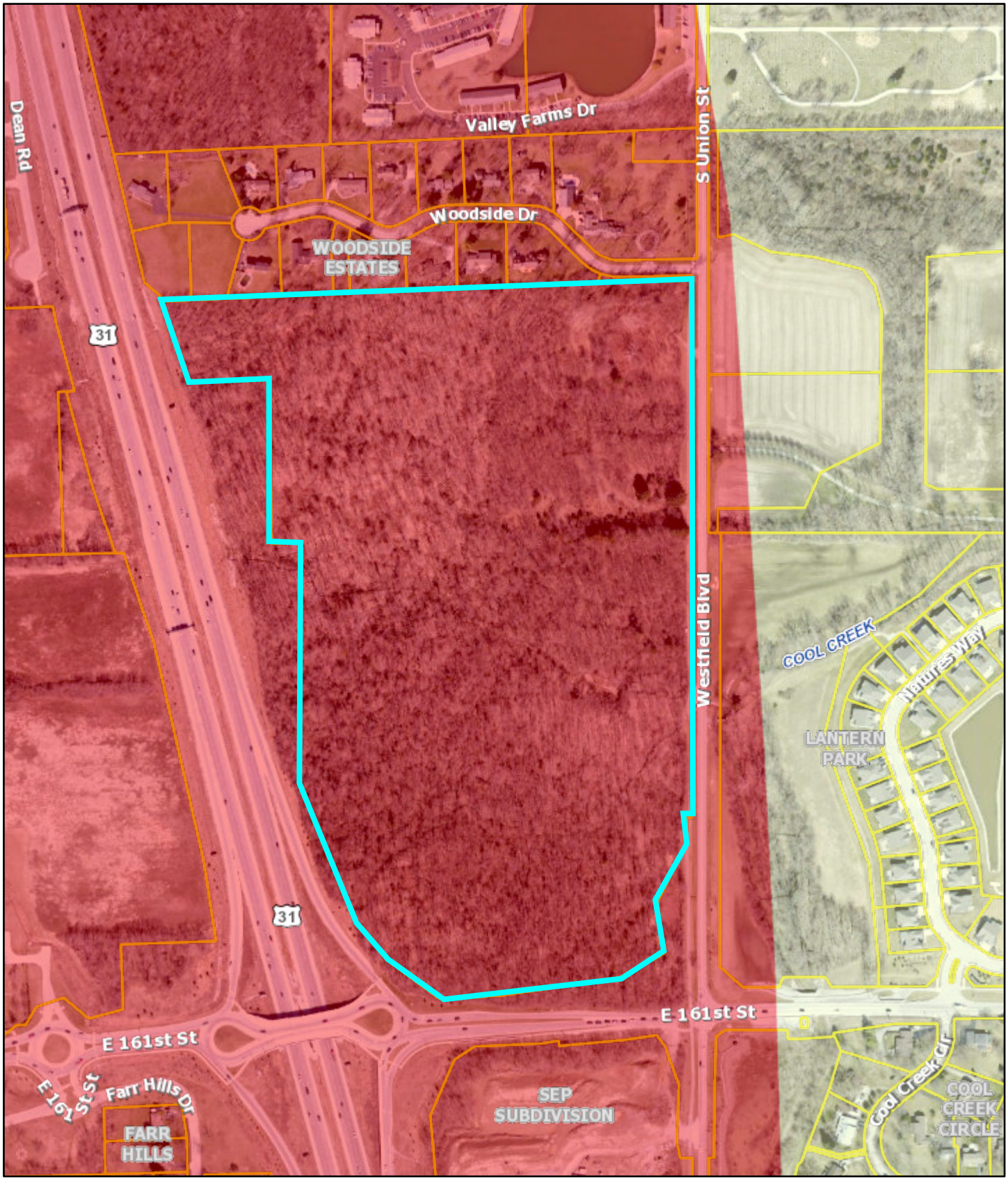
By: _____
Member

By: _____
Member

# EXHIBIT A

[Allocation Area to be Designated]

# Comprehensive Plan Map




11/12/2021, 2:41:34 PM

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0 0.05 0.1 0.2 km

Concept Plan

Exist Subu; Exist Suburb

EMPLOY

Parcels

Front Street Allocation Area to be created

City of Westfield, IN

# Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the March 07, 2022 APC Meeting
*Presented for approval: March 21, 2022*

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, March 07, 2022 at Westfield City Hall.

Active Links for this meeting:

**March 07, 2022 APC Agenda & Exhibits** **March 07, 2022 YouTube Video**

## OPENING OF MEETING *You Tube Time: 0:33*

### Roll Call

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

**Commissioners Present Virtually:** Matthew Deck.

**Commissioners Absent:** None.

**City Staff Present In-Person:** Kevin Todd, Director; Pam Howard, Assistant Director; Daine Crabtree, Senior Planner; Caleb Ernest, Senior Planner; Ryan Collingwood, Associate Planner; Rachel Riemenschneider, Associate Planner; and Wes Rogers, Associate Planner.

**City Staff Present Virtually: None**.

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

## APPROVAL OF MINUTES

Kelleher motioned to approve the February 22, 2021 Minutes.
McCarty seconded. Motion passed. Vote 9-0.

## REVIEW RULES AND PROCEDURES

Howard reviewed APC rules and procedures.

## CONSENT AGENDA ITEMS

*No Consent Agenda Items*

## ITEMS OF BUSINESS

*No Items of Business*

## PUBLIC HEARING ITEMS

**2203-ODP-04 & 2203-SPP-04 [PUBLIC HEARING]** *YouTube Time: 4:20*
**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)*

Staff presentation/No Petitioner presentation.

Public Hearing for 2203-ODP-04 & 2203-SPP-04 opened at 7:05 p.m.

- Five (5) public comments.

Public Hearing for 2202-ODP-02 & 2202-SPP-02 closed at 7:20 p.m.

Petitioner responses/APC comments.

**2203-PUD-06 [PUBLIC HEARING]** ***YouTube Time: 35:55***

**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)*

**2203-DDP-03 & 2203-SPP-03 [PUBLIC HEARING]**

**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)*

Staff presentation/Petitioner presentation.

Combined Public Hearing for 2203-PUD-06 & 2203-DDP-03 & 2203-SPP-03 opened at 7:43 p.m.

- One (1) public comment.

Combined Public Hearing for 2203-PUD-06 & 2203-DDP-03 & 2203-SPP-03 closed at 7:46 p.m.

Petitioner responses/APC comments.

**2203-PUD-04 [PUBLIC HEARING]** ***YouTube Time: 1:02:52***

**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/No Petitioner presentation.

Public Hearing for 2203-PUD-04 opened at 8:04 p.m.

- No public comments.

Public Hearing for 2203-PUD-04 closed at 8:05 p.m.

Petitioner responses/APC comments.

**2203-PUD-03 [PUBLIC HEARING]** ***YouTube Time: 1:05:38***

**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)*

Staff presentation/No Petitioner presentation.

Public Hearing for 2203-PUD-03 opened at 8:07 p.m.

- One (1) public comment.

Public Hearing for 2203-PUD-03 closed at 8:08 p.m.

Petitioner responses/APC comments.

**2203-PUD-05 [PUBLIC HEARING]** ***YouTube Time: 1:16:20***
**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)*

Staff presentation/Petitioner presentation.

Public Hearing for 2203-PUD-05 opened at 8:32 p.m.

- Two (2) public comments.

Public Hearing for 2203-PUD-05 closed at 8:35 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)*

**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)

**REPORTS/COMMENTS:** ***YouTube Time: 2:20:08***

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

**ADJOURNMENT**

McCarty motioned to adjourn the meeting. Kelleher seconded. Motion passed. Vote 9-0.
The meeting adjourned at 9:28 p.m.

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## Signature Page for APC Minutes for March 07, 2022

_____

_____
Robert Horkay, President

_____
_____
Ginny Kelleher, Vice President

_____
_____
Kevin M. Todd, Secretary

**ORDINANCE NUMBER 22-08**

**Grand Millennium PUD District Amendment II**

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ODRINANCE**

This is an Ordinance to amend the Unified Development Ordinance of the City of Westfield and the Township of Washington, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

**WHEREAS,** the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

**WHEREAS,** the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance 16-51, Grand Millennium Center Planned Unit Development Ordinance on March 13, 2017;

**WHEREAS,** the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2203-PUD-04**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

**WHEREAS,** the Commission did take action to forwarded Petition **No. 2203-PUD-04** to the Common Council with a _____ recommendation (X-X) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**WHEREAS,** the Secretary of the Commission certified the action of the Commission to the Common Council on;

**WHEREAS,** the Common Council is subject to the provisions of Indiana Code § 36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and the Zoning Map are hereby amended as follows:

**Section 1. Applicability of Ordinance.**

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Real Estate into the Grand Millennium Center Planned Unit Development District (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Grand Millennium Center Planned Unit Development, and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Grand Millennium Center Planned Unit Development.

1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

1.5 The Zoning Map shall be amended as follows:

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the Real Estate to the existing Grand Millennium Commercial District.

**Section 2.** **District Area Assignment.** The Real Estate is hereby assigned to Commercial District of Ordinance 16-51 (the "Assigned Area"). The standards of the Grand Millennium Center Planned Unit Development applicable to the Assigned Area shall apply to the Development of the Real Estate.

2.1 The text of the Grand Millennium Center PUD Ordinance is hereby amended to include the Real Estate as shown in Exhibit A, subject to the same standards applicable as shown on the attached **Exhibit A:** existing Concept Plan.

[Remainder of Page Intentionally Left Blank]

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA**

**THIS _____ DAY OF _____, 2022**

**WESTFIELD CITY COUNCIL**

| **Voting For** | **Voting Against** | **Abstain** |
|---|---|---|
| _____ | _____ | _____ |
| James J. Edwards | James J. Edwards | James J. Edwards |
| _____ | _____ | _____ |
| Scott Frei | Scott Frei | Scott Frei |
| _____ | _____ | _____ |
| Jake Gilbert | Jake Gilbert | Jake Gilbert |
| _____ | _____ | _____ |
| Mike Johns | Mike Johns | Mike Johns |
| _____ | _____ | _____ |
| Troy Patton | Troy Patton | Troy Patton |
| _____ | _____ | _____ |
| Cindy L. Spoljaric | Cindy L. Spoljaric | Cindy L. Spoljaric |
| _____ | _____ | _____ |
| Scott Willis | Scott Willis | Scott Willis |

**ATTEST:**

_____

Cindy Gossard, Clerk Treasurer

I hereby certify the **ORDINANCE 22-08** was delivered to the Mayor of Westfield on the

_____ day of _____, 2022 at _____ __m.

_____
Cindy Gossard, Clerk Treasurer

I hereby **APPROVE ORDINANCE 22-08**

This ____ day of _____, 2022

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE, 22-08**

This _____ day of _____, 2022

_____
J. Andrew Cook, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: R. Birch Dalton

This document prepared by: R. Birch Dalton

**Exhibit A**

(Legal Description)

Exhibit A

Measure
Parkway Cir
Park St
Jarsey St
Poplar St
Maple St
Woodford Road
ABEL DOANS
1.1ac
897.9'
W: 275.0'
1,002.1'
1.0ac
W: 393.7'
1,575.0'
3.2ac
W: 272.9'
N: 174.0'
N: 531.6'
0 100 200ft
Enter Address or Parcel No...

MOYER 1.0 ACRE PARK STREET SITE

A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northeast corner of Lot 29 in Abel Doan's Addition to the City of Westfield, Indiana, the plat of which is recorded in Deed Record 49, Page 516 in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 49 minutes 29 seconds West (assumed bearing) along the North line thereof (also being the South line of Park Street) a distance of 15.03 feet to the West Right-of-Way line of Westfield Boulevard and the Point of Beginning; thence South 00 degrees 05 minutes 14 seconds East along the West Right-of-Way line thereof a distance of 113.27 feet to the North right-of-way for the former Central Indiana Railway; thence North 89 degrees 55 minutes 47 seconds West along the North Right-of-Way line thereof a distance of 386.78 feet; thence North 00 degrees 04 minutes 13 seconds East a distance of 111.72 feet to the South line of Park Street; thence North 89 degrees 50 minutes 30 seconds East along the South line thereof a distance of 386.47 feet to the Point of Beginning, containing 0.998 Acres, more or less.