



CITY OF WESTFIELD, IN
Advisory Plan Commission Meeting Agenda - Wednesday,
11/08/2023

Wednesday, November 08, 2023 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Wednesday, November 08, 2023 at 07:00 PM

MEETING PLACE: Westfield City Hall, 130 Penn Street, Westfield, IN 46074

**Westfield City Hall
Assembly Room
130 Penn Street, Westfield, IN 46074**

**THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE
WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION**

OPENING OF MEETING

Documents: [Online viewable @ https://www.youtube.com/user/CityofWestfieldIN](https://www.youtube.com/user/CityofWestfieldIN)

Note the Presence of a Quorum

Announce Any Changes to the Agenda

Approval of Minutes - APC Minutes - October 16, 2023

Documents: [APC Minutes - October 16, 2023](#)

Review APC Rules & Procedures

CONSENT AGENDA

No Consent Agenda Items

ITEMS OF BUSINESS

2310-PUD-10

Custom Commerce Park PUD Amendment V

17230 Foundation Parkway

Eugene Gorin by Church Church Hittle + Antrim requests an amendment to the Custom Commerce Park Planned Unit Development (PUD) District to permit a Specialty Auto Service and Sales Use on 5.34 acres +/-.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Narrative Statement](#) | [Exhibit 4: Proposed Ord. 23-22](#) | [Exhibit 5: Proposed Ord. 23-22 \(Redline\)](#) | [Exhibit 6: Concept Plan](#) | [Exhibit 7: Interior Parking Exhibit](#) | [Exhibit 8: Building Elevations](#) | [Exhibit 9: Monon Buffer Exhibit](#) | [Exhibit 10: Secondary Plat](#)

2310-PUD-11

TowneRun PUD

Northwest of the intersection of Towne Road and West 146th Street

LOR Corporation represented by Church Church Hittle + Antrim requests to rezone 34.62 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

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

Documents: [Exhibit 1: PUD Revisions Memo 11.08.2023](#) | [Exhibit 2: 9.18.2023 Staff Report](#) | [Exhibit 3 Location Map.pdf](#) | [Exhibit 4: Neighbor Meeting Summary](#) | [Exhibit 5: v.10.30.2023 TowneRun PUD Ordinance \(Redline\)](#) | [Exhibit 6: v.10.30.2023 TowneRun PUD Ordinance \(with Exhibits\)](#)

2310-PUD-13

Wheeler Landing PUD Amendment VIII

Southeast of the intersection at 181st Street and Dartown Road

Clark Quinn Moses Scott & Grahn, LLP representing Leo Brown Development, LLC requests an amendment to the Wheeler Landing Planned Unit Development (PUD) District modifying Area IV and Development Standards of the PUD for 20.94 acres +/- on three Lots

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

The exhibits for Petition 2310-PUD-13 will be uploaded on Friday, November 3, 2023.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 3: Proposed Ord. 23-21 \(Clean\)](#) | [Exhibit 4: Proposed Ord. 23-21 \(Redline\)](#)

PUBLIC HEARING ITEMS

No Public Hearing Items

MISCELLANEOUS ITEMS

Approval of 2024 Advisory Plan Commission and Plat Committee Meeting Dates

Documents: [Exhibit 1: 2024 APC Meeting Dates](#) | [Exhibit 2: 2024 Plat Committee Meeting Dates](#)

ITEMS CONTINUED TO A FUTURE MEETING

2306-PUD-07 [CONTINUED]

Claiborne Farms (Kimblewick) - Phase II PUD

Southwest of the intersection at Towne Road & West 156th Street

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC requests a change of zoning for 16 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the

Claiborne Farms (Kimblewick) - Phase II PUD District.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

2310-PUD-09 [CONTINUED]

Spring Mill Centre PUD Amendment I

Northeast of the intersection at State Road 32 and Spring Mill Road

Haehl Group, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to modify the signage standards within the Spring Mill Centre Planned Unit Development (PUD) District.

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

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT



CITY OF WESTFIELD, IN
Advisory Plan Commission Meeting Agenda - Monday,
11/20/2023

Monday, November 20, 2023 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, November 20, 2023 at 07:00 PM

MEETING PLACE: Westfield City Services Center- Main Level Confere

Westfield City Services
Main Level Meeting Room
2728 East Street, Westfield, IN 46074

**THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE
WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION**

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Note the Presence of a Quorum

Announce Any Changes to the Agenda

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Documents: [APC Minutes - November 08, 2023](#)

Review APC Rules & Procedures

CONSENT AGENDA

No Consent Agenda Items

WORKSHOP ITEMS

2310-PUD-09

Spring Mill Centre PUD Amendment I

Northeast of the intersection at State Road 32 and Spring Mill Road

Haehl Group, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to modify the signage standards within the Spring Mill Centre Planned Unit Development (PUD) District.

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

Documents: [Exhibit 1: Location Map](#) | [Exhibit 2: Staff Report](#) | [Exhibit 3: Draft Ord. 23-23](#) | [Exhibit 4: Red-line Ord. 23-23](#) | [Exhibit 5: Signage Character Illustrations](#) | [Exhibit 6: Locations of Ground Mounted Signs](#) | [Exhibit 7: State Road 32 Signage Exhibit](#)

ITEMS CONTINUED TO A FUTURE MEETING

2306-PUD-07 [CONTINUED]

Claiborne Farms (Kimblewick) - Phase II PUD

Southwest of the intersection at Towne Road & West 156th Street

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC requests a change of zoning for 16 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Claiborne Farms (Kimblewick) - Phase II PUD District.

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

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

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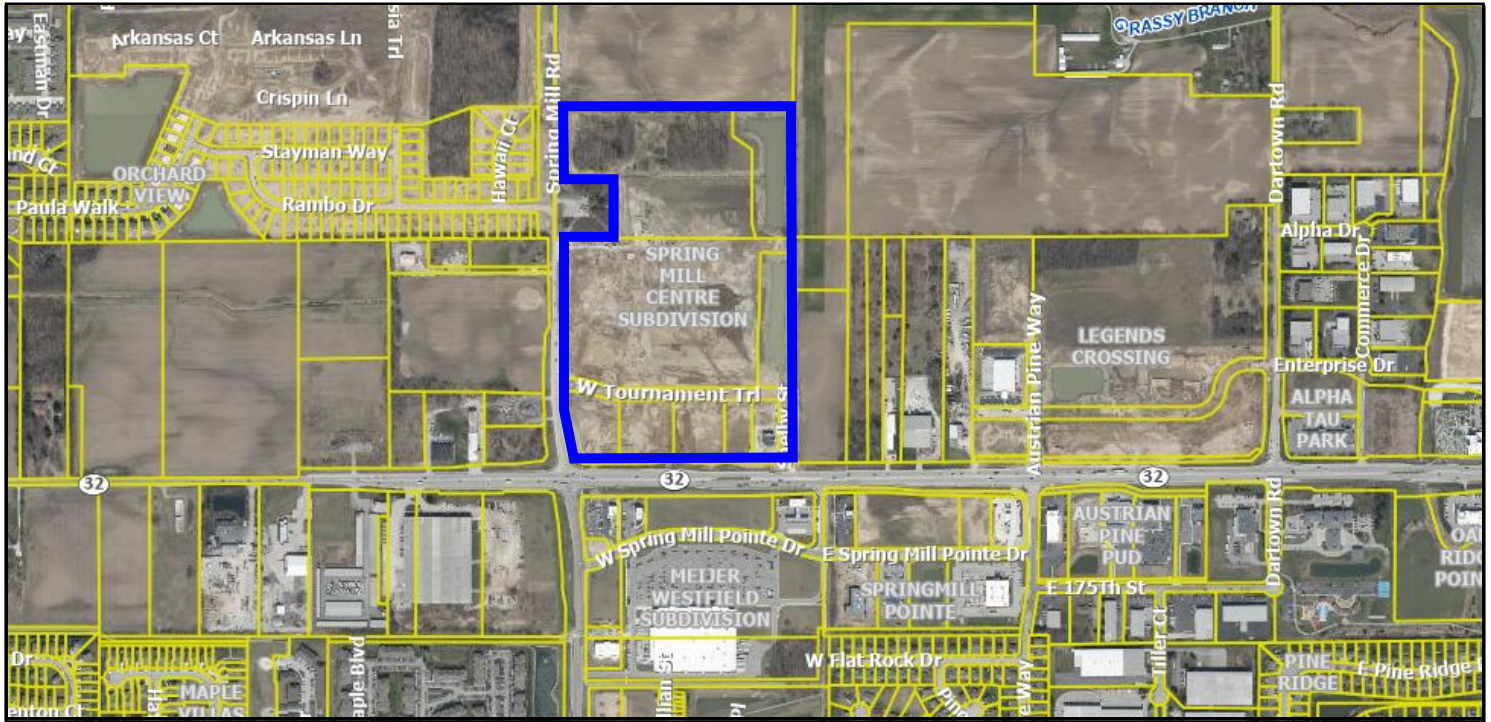
ADJOURNMENT



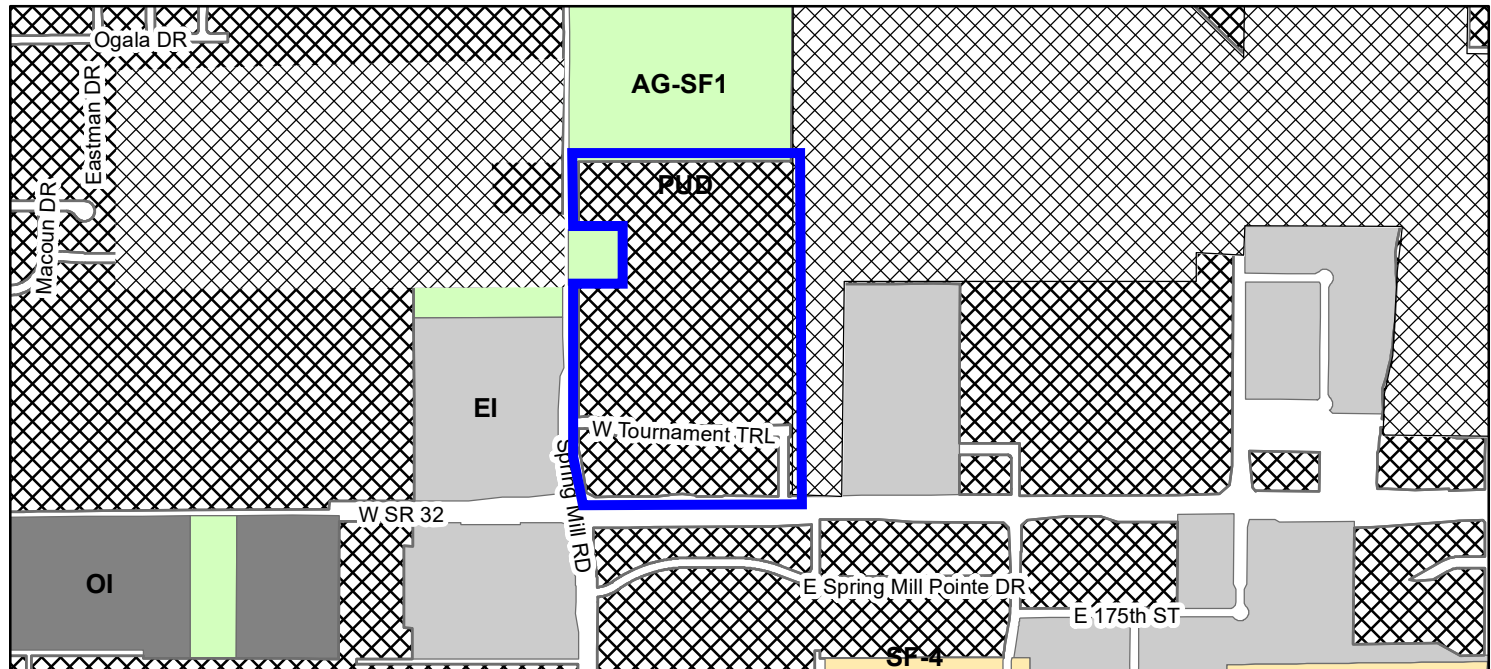
Property Location Map
NE of the intersection at State Road 32 and Spring Mill Road
2310-PUD-09



Aerial Location Map



Zoning Map



Zoning

- | | |
|--|--------------------------------|
| AG-SF1 (Agriculture - Single Family - 1) | PUD (Planned Unit Development) |
| EI (Enclosed Industrial) | SF-4 (Single Family - 4) |
| OI (Open Industrial) | |



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

November 20, 2023
2310-PUD-09

Docket Number: 2310-PUD-09 (Ordinance No. 23-23)

Petitioner: Haehl Group, LLC

Representative: Clark Quinn Moses Scott & Grahm, LLP

Request: An amendment to modify the signage standards within the Spring Mill Centre Planned Unit Development (PUD) Zoning District

Current Zoning: Spring Mill Center Planned Unit Development ("PUD") District (Ord. 19-28)

Location: Northeast of the junction at Spring Mill Rd. and SR 32 (the "real estate")

Current Land Use: Mixture of existing commercial development and vacant land

Acreage: 50.64 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Draft Ord. 23-23
4. Red-lined Ord. 23-23
5. Signage Character Illustrations
6. Approximate Locations of Ground Mounted Signs
7. State Road 32 Signage Exhibit

Staff Reviewer: Weston Rogers, Associate Planner

(report continues on next page)

PETITION HISTORY

This petition was introduced at the September 11, 2023 City Council meeting. The discussion for this petition can be viewed [here](#). The petitioner held a neighbor meeting on September 27, 2023 which resulted in no public comments. A public hearing was held at the October 2, 2023 Advisory Plan Commission (the “Plan Commission”) meeting. The discussion from this meeting can be found [here](#).

A workshop meeting for this petition is scheduled to be held at the November 20, 2023 APC meeting.

This filed petition is related to the following previous applications associated with the subject 50.64 -acre real estate located northeast of the intersection at Spring Mill Rd. and SR 32.

- 09/23/2019
 - o Real estate incorporated into Spring Mill Centre PUD Zoning District
 - o Original Zoning Ordinance (Ord. [Ord. 19-28](#))
- 02/01/2020
 - o Primary Plat and Overall Development Plan approved
 - o Docket No. 2012-ODP-18 and 2012-SPP-18

PROJECT OVERVIEW

Location: This subject real estate is approximately 50.64 acres in size and is generally located northeast of the intersection at Spring Mill Rd. and SR 32 (see [Exhibit 2](#)). The Property is currently zoned the Spring Mill Centre PUD District, which was originally adopted at the September 23, 2019 City Council meeting. Adjacent zoning districts include AG-SF1: Agriculture / Single-family Rural District to the north, Wheeler Landing PUD to the east, Maple Knoll PUD to the south, and EI: Enclosed Industrial District to the west.

Project Description: The petitioner is requesting an amendment to the Spring Mill Centre PUD District to include provisions for proposed signage on the real estate as further described below.

(report continues on next page)

ORDINANCE DETAILS

The original Spring Mill Center PUD ([Ord. 19-28](#)) is silent on modifying the default Unified Development Ordinance (UDO) sign standards applicable to the real estate. Moreover, the petitioner is not proposing to modify the existing language within the Spring Mill Center PUD, but rather proposing to add specific language that address the requested signage to be permitted on the real estate.

Development Standards:

The proposed amendment includes the addition of the following sign standards as part of the overall Development Standards associated with the real estate.

- ***Monument Signs (Center Only) – aka “Center Signs”***
 - By default, the UDO permits one (1) “Center Sign” for the Property
 - The proposed PUD Amendment would:
 - Establish a maximum height of seventeen (17) feet for such “Center Sign”; and
 - Regulate the “Center Sign” per the standards set forth in Section [6.17\(J\)\(2\)\(a\)\(iii\)](#).

Update since last meeting –

- Removal of request for two (2) additional “Center Signs” beyond the one (1) permitted.
- Commitment to maximum overall “Center Sign” height of seventeen (17) feet.

- ***Out-lot individual Monument Signs***
 - The proposed PUD Amendment would:
 - Permit seven (7) out-lot individual Monument Signs in lieu of zero (0) as permitted by the default UDO standards;
 - Require each of the seven (7) requested Out-lot individual Monument Signs to be regulated per the standards set forth in Section [6.17\(H\)\(2\)](#);
 - Limit the maximum overall height of out-lot individual Monument Signs to seven (7) feet in lieu of nine (9) feet; and
 - Require fifty (50) percent of the Sign Area square footage of out-lot individual Monument Signs to count against the user’s permitted Sign Area Allocation as permitted in the UDO in lieu of zero (0) percent.

Updates since last meeting –

- Increase in request from five (5) to seven (7) out-lot individual Monument Signs.
- Commitment to maximum sign height of seven (7) feet.
- Commitment to count fifty (50) percent of the Sign Area square footage for out-lot individual Monument Signs against the user’s permitted Sign Area Allocation* (see below).

* Each out-lot is permitted a Sign Area Allocation (The amount of permitted signage available to a particular Use or tenant). One-hundred (100) percent of the sign area square footage for wall, awing, under canopy signage counts against this cumulative total permitted Sign Area Allocation (no change here). The PUD amendment proposes to count fifty (50) percent of the Sign Area square footage for out-lot individual Monument Signs against the user’s total permitted Sign Area Allocation.

Exhibits:

The proposed amendment includes two (2) visual aid exhibits as described below:

- *“Signage Character Illustrations”*
 - o Establishes the overall character and quality of proposed signage associated with this amendment request.
- *“Approximate Locations of Ground Mounted Signs”*
 - o Establishes the general locations of proposed signage associated with this amendment request.
- *“State Road 32 Signage Exhibit”*
 - o Provides a snapshot of the existing, approved, and requested signage along the State Road 32 corridor from roughly Wheeler Road to Ditch Road (see **Exhibit 6**).

Reference Guide:

Below is a guide to assist in understanding what signage is currently permitted throughout the real estate and what is being requested to be permitted as part of this proposed PUD amendment.

Signage Type	UDO Section	Currently Permitted	Amendment Request
Monument Sign(s) (Center Only) (aka “Center Sign”)	6.17(J)(2)	One (1)	One (1) Per location shown on Exhibit 5 Regulated per Sec. 6.17(J)(2)(a)(iii) w/ maximum height of 17’
Entrance Sign(s) (Center Only)	6.17(J)(3)	One (1) per point on ingress	No requested modification
Interior Circulation Signs	6.17(J)(4)	Quantity per UDO standards	No requested modification
Center In-Line Tenant Signage	6.17(J)(5)	Quantity per UDO standards	No requested modification
Two-Story, Multi-Tenant Signage	6.17(J)(6)	Quantity per UDO standards	No requested modification
Multi-Story, Multi-Tenant Signage	6.17(J)(7)	Quantity per UDO standards	No requested modification
Individual Out-lot Signage	6.17(J)(8)	Wall, Awning, and Under Canopy Signs per UDO standards Zero (0) out-lot individual monument signs	Wall, Awning, and Under Canopy Signs per UDO standards -and- Seven (7) out-lot individual monument signs per locations shown on Exhibit 5, Regulated per Sec. 6.17(H)(2) w/ maximum height of 7’ and commitment to count fifty (50) percent of the Sign Area square footage against the user’s permitted Sign Area Allocation

REFERENCE DOCUMENTS

Listed below are examples of previously adopted PUD Amendments that address site signage. These reference documents are provided to assist with understanding the context of this PUD Amendment request as it relates to neighboring properties.

- Dartown Crossing PUD Amendment I [Ord. 19-47](#)
 - o Located east of the Spring Mill Center PUD district
 - o [Section 5.3](#) addresses on-site signage language
 - o [Exhibit E](#) documents proposed signage character exhibits and location map
- Maple Knoll PUD Amendment IV [Ord. 19-50](#)
 - o Located directly south of the Spring Mill Center PUD district
 - o [Section 3](#) addresses on-site signage language
 - o [Exhibit C](#) documents proposed signage character exhibits and location map
- “State Road 32 Signage Exhibit”
 - o Provides a snapshot of the existing, approved, and requested signage along the State Road 32 corridor from roughly Wheeler Rd. to Ditch Rd.
 - o See [Exhibit 6](#)

COMPREHENSIVE PLAN

The real estate falls within the Employment Corridor land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). 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.

This real estate is also included in an area that was further studied in the Family Sports Capital of America Addendum. As a part of The Family Sports Capital of America Vision, as stated in the Addendum, “...it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus.” It then goes on to list a variety of contemplated uses which include retail, office, and hospitality uses.

Three goals are listed within the Addendum: 1) Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state regional and national tournaments; 2) Cooperate with the Hamilton County Convention and Visitor’s Bureau to make Westfield the “Family Sports Capital of America”—a regional and national destination for sporting events and tournaments for all ages; and 3) Pursue economic development opportunities to capitalize on Westfield’s already developing intergenerational sports niche.

The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Council Introduction: The petition was introduced at the September 11, 2023, City Council meeting.

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 was held at the October 2, 2023, 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.

DEPARTMENT COMMENTS

1. **Action: Hold a workshop meeting at the November 20, 2023, Plan Commission Meeting.**
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments and any additional Department comments, prior to the Plan Commission's consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov

ORDINANCE NUMBER 23-23

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING
AN AMENDMENT TO SPRING MILL CENTRE PLANNED UNIT DEVELOPMENT
and THE UNIFIED DEVELOPMENT ORDINANCE**

This is an Ordinance (this “Ordinance”) to amend the Spring Mill Centre Planned Unit Development District that of Ordinance 19-28 (“Spring Mill Centre Ordinance”) and the Unified Development Ordinance of the City of Westfield and Washington Township, 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 of the City of Westfield and Washington Township, Hamilton County, Indiana (the “UDO”);

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) enacted the Spring Mill Centre Ordinance as Ordinance 19-28;

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (“Commission”) considered a petition (**Petition No. 2310 - PUD - 9**) filed with the Commission requesting an amendment to the Unified Development Ordinance, and to the Zoning Map with regard to the entirety of the area covered by the Spring Mill Centre Ordinance;

WHEREAS, the Commission forwarded **Petition No. 2310 - PUD - 9** to the Common Council with a favorable recommendation (_____ in favor _____ against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Common Council is subject to the provisions of the 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 Spring Mill Centre Ordinance, the Unified Development Ordinance, and Zoning Map, are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 Development of the Real Estate (as described on Exhibit A) shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Spring Mill Centre Ordinance except as revised, modified supplemented or expressly mad inapplicable hereby; 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.
- 1.2 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.
- 1.3 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.

Section 2. Development Standards. Section 8 of the Spring Mill Centre Ordinance (Ord. 19-28) shall apply to the development of the Real Estate, except as otherwise modified below.

2.1 Article 6.17 Sign Standards: Shall apply to all Subdistricts in the District except as modified below:

- a) Except as modified hereby, signage within all uses in all Subdistricts of the District shall be treated as a Non-Residential Center in accordance with 6.17(J).
- b) Character Illustrations: The “Signage Character Illustrations” attached hereto as **Exhibit B** are hereby incorporated as a compilation of images to establish the character and quality of Monument (Center Only) and individual Monument Signs (hereinafter the “Ground Mounted Signs”) be constructed in the District. It is not the intent to limit the material and design shown in the Signage Character Illustrations Exhibit, but to establish a common design theme, including the application of a combination of materials required for Ground Mounted Signs within the District.
- c) Sign Locations: Ground Mounted Signs shall be generally allowed in the approximate locations shown on **Exhibit C** hereto.
- d) Monument Signs (Center Only) (UDO Article 6.17(J)(2) shall apply, however, the District shall be permitted:
- (i) One (1) Monument Sign (Center Only) in accordance with Article 6.17(J)(2)(a)(iii) except that the maximum height shall be seventeen (17) feet, inclusive of Sign base and Sign cap features along State Road 32, and

The use of individual signage panels on the Monument Signs(s) (Center Only) shall be available for any tenant or property owner within the District.

- e) Outlot Signage (UDO Article 6.17(J)(8)(b) shall apply, however, seven (7) individual Monument Signs shall be permitted. The individual Monument Signs shown shall be regulated by the standards in Article 6.17(H)(2), except that the maximum height shall be seven (7) feet, inclusive of Sign base and Sign cap features. Individual monument signs shown as “Type B” shall permit identification of more than one (1) tenant. Fifty percent (50%) of the square

footage of the Sign Area for individual outlot Monument Signs shall count against the user's permitted Sign Area Allocation permitted in the UDO.

Section 3. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.]

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2023.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Victor McCarty

Victor McCarty

Victor McCarty

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 that **ORDINANCE 23-23** was delivered to the Mayor of Westfield

on the _____ day of _____, 2023, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 23-23**

this _____ day of _____, 2023.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 23-23**

this _____ day of _____, 2023.

J. Andrew Cook, Mayor

This document prepared by:

Russell L. Brown, Clark, Quinn, Moses, Scott & Grahm, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, Indiana 46204

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. Russell L. Brown

SCHEDULE OF EXHIBITS

- | | |
|-----------|---|
| Exhibit A | Real Estate (Legal Description) |
| Exhibit B | Signage Character Illustrations |
| Exhibit C | Approximate Locations of Ground Mounted Signs |

EXHIBIT A
REAL ESTATE

Lot 1, Blocks A, B, C, and Common Areas 1, 2, & 3, Spring Mill Centre Subdivision, per plat thereof recorded in Plat Cabinet 6, Slide 183 and as Instrument Number 2021078315 in the Office of the Recorder of Hamilton County, Indiana.

Block A of Spring Mill Centre Subdivision, Amendment Number 1, recorded May 25, 2022, in Plat Cabinet 6, Slide 262 (Instrument 2022026461) and further amended on January 10, 2023, recorded in Plat Cabinet 6, Slide 344 (Instrument 2023000911) of the Hamilton County Recorder's Office.

Lot 1 of Spring Mill Centre Subdivision, Amendment Number 1, recorded May 25, 2022, in Plat Cabinet 6, Slide 262 (Instrument 2022026461) of the Hamilton County Recorder's Office.

Lots 2 and 3 of Spring Mill Centre Subdivision, Amendment Number 1, recorded January 20, 2023, in Plat Cabinet 6, Slide 344 (Instrument 2023000911) of the Hamilton County Recorder's Office.

EXHIBIT B
SIGNAGE CHARACTER ILLUSTRATIONS

Spring Mill Centre Sign Exhibit

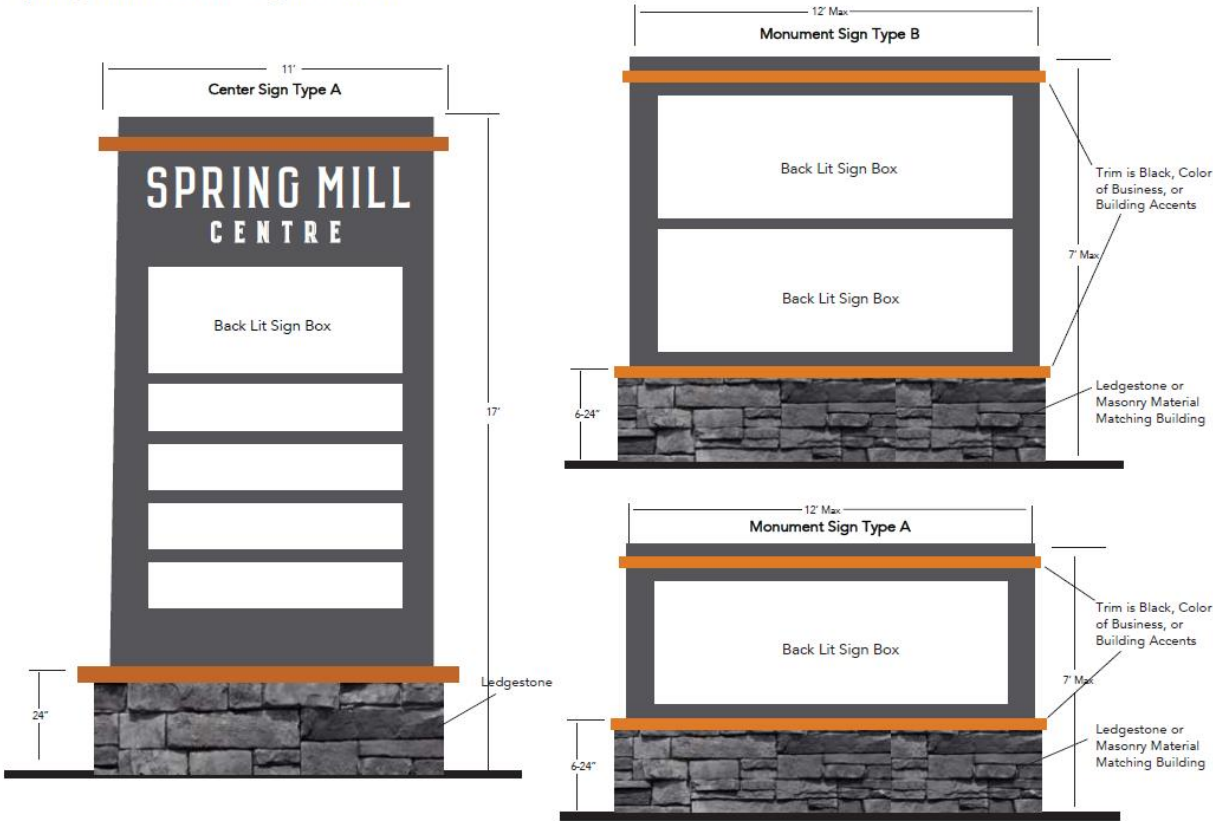
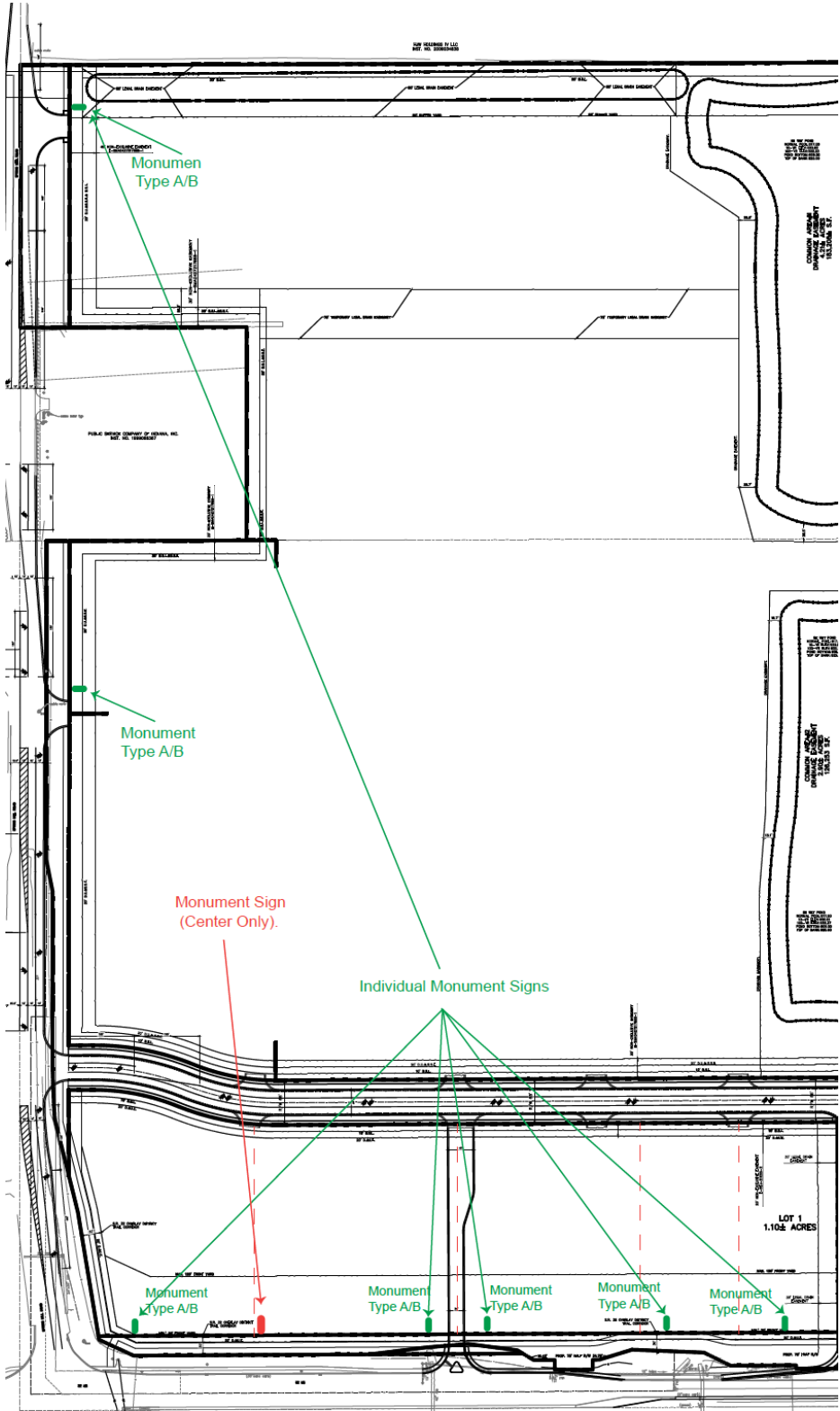


Exhibit A

EXHIBIT C
APPROXIMATE LOCATIONS OF GROUND MOUNTED SIGNS



ORDINANCE NUMBER 23-23

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO SPRING MILL CENTRE PLANNED UNIT DEVELOPMENT and THE UNIFIED DEVELOPMENT ORDINANCE

This is an Ordinance (this “Ordinance”) to amend the Spring Mill Centre Planned Unit Development District that of Ordinance 19-28 (“Spring Mill Centre Ordinance”) and the Unified Development Ordinance of the City of Westfield and Washington Township, 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 of the City of Westfield and Washington Township, Hamilton County, Indiana (the “UDO”);

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) enacted the Spring Mill Centre Ordinance as Ordinance 19-28;

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (“Commission”) considered a petition (**Petition No. 2310 - PUD - 9**) filed with the Commission requesting an amendment to the Unified Development Ordinance, and to the Zoning Map with regard to the entirety of the area covered by the Spring Mill Centre Ordinance;

WHEREAS, the Commission forwarded **Petition No. 2310 - PUD - 9** to the Common Council with a favorable recommendation (_____ in favor _____ against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Common Council is subject to the provisions of the 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 Spring Mill Centre Ordinance, the Unified Development Ordinance, and Zoning Map, are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 Development of the Real Estate (as described on Exhibit A) shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Spring Mill Centre Ordinance except as revised, modified supplemented or expressly made inapplicable hereby; 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.
- 1.2 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.
- 1.3 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.

Section 2. Development Standards. Section 8 of the Spring Mill Centre Ordinance (Ord. 19-28) shall apply to the development of the Real Estate, except as otherwise modified below.

2.1 Article 6.17 Sign Standards: Shall apply to all Subdistricts in the District except as modified below:

- a) Except as modified hereby, signage within all uses in all Subdistricts of the District shall be treated as a Non-Residential Center in accordance with 6.17(J).
- b) Character Illustrations: The “Signage Character Illustrations” attached hereto as **Exhibit B** are hereby incorporated as a compilation of images to establish the character and quality of Monument (Center Only) and individual Monument Signs (hereinafter the “Ground Mounted Signs”) be constructed in the District. It is not the intent to limit the material and design shown in the Signage Character Illustrations Exhibit, but to establish a common design theme, including the application of a combination of materials required for Ground Mounted Signs within the District.
- c) Sign Locations: Ground Mounted Signs shall be generally allowed in the approximate locations shown on **Exhibit C** hereto.
- d) Monument Signs (Center Only) (UDO Article 6.17(J)(2) shall apply, however, the District shall be permitted:

- (i) One (1) Monument Sign (Center Only) in accordance with Article 6.17(J)(2)(a)(iii) except that the maximum height shall be seventeen (17) feet, inclusive of Sign base and Sign cap features along State Road 32, and

- ~~(ii) Two (2) Monument Signs (Center Only) in accordance with Article 6.17(J)(2)(a)(iii) along Spring Mill Road.~~

The use of individual signage panels on the Monument Signs(s) (Center Only) shall be available for any tenant or property owner within the District.

- e) Outlot Signage (UDO Article 6.17(J)(8)(b) shall apply, however, sevenfive (75) individual Monument Signs shall be permitted. The individual Monument Signs shown shall be regulated by the standards in Article 6.17(H)(2), except

that the maximum height shall be seven (7) feet, inclusive of Sign base and Sign cap features. Individual monument signs shown as “Type B” ~~and~~ shall permit identification of more than one (1) tenant. Fifty percent (50%) of the square footage of the Sign Area for individual outlot Monument Signs shall count against the user’s permitted Sign Area Allocation permitted in the UDO.

Section 3. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.]

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2023.

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

Victor McCarty

Victor McCarty

Victor McCarty

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 that **ORDINANCE 23-23** was delivered to the Mayor of Westfield

on the _____ day of _____, 2023, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 23-23**

this _____ day of _____, 2023.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 23-23**

this _____ day of _____, 2023.

J. Andrew Cook, Mayor

This document prepared by:

Russell L. Brown, Clark, Quinn, Moses, Scott & Grahm, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, Indiana 46204

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. Russell L. Brown

SCHEDULE OF EXHIBITS

- | | |
|-----------|---|
| Exhibit A | Real Estate (Legal Description) |
| Exhibit B | Signage Character Illustrations |
| Exhibit C | Approximate Locations of Ground Mounted Signs |

EXHIBIT A
REAL ESTATE

Lot 1, Blocks A, B, C, and Common Areas 1, 2, & 3, Spring Mill Centre Subdivision, per plat thereof recorded in Plat Cabinet 6, Slide 183 and as Instrument Number 2021078315 in the Office of the Recorder of Hamilton County, Indiana.

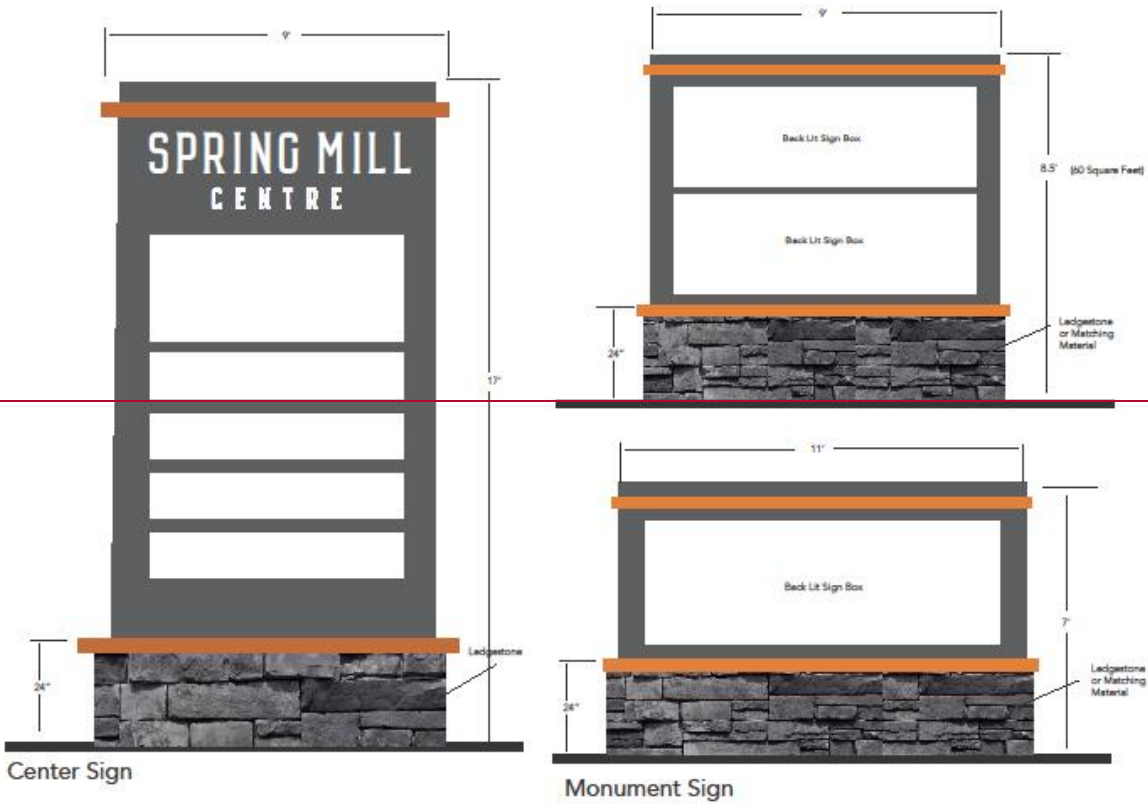
Block A of Spring Mill Centre Subdivision, Amendment Number 1, recorded May 25, 2022, in Plat Cabinet 6, Slide 262 (Instrument 2022026461) and further amended on January 10, 2023, recorded in Plat Cabinet 6, Slide 344 (Instrument 2023000911) of the Hamilton County Recorder's Office.

Lot 1 of Spring Mill Centre Subdivision, Amendment Number 1, recorded May 25, 2022, in Plat Cabinet 6, Slide 262 (Instrument 2022026461) of the Hamilton County Recorder's Office.

Lots 2 and 3 of Spring Mill Centre Subdivision, Amendment Number 1, recorded January 20, 2023, in Plat Cabinet 6, Slide 344 (Instrument 2023000911) of the Hamilton County Recorder's Office.

EXHIBIT B
SIGNAGE CHARACTER ILLUSTRATIONS

Springmill Centre Sign - EXHIBIT B



Spring Mill Centre Sign Exhibit

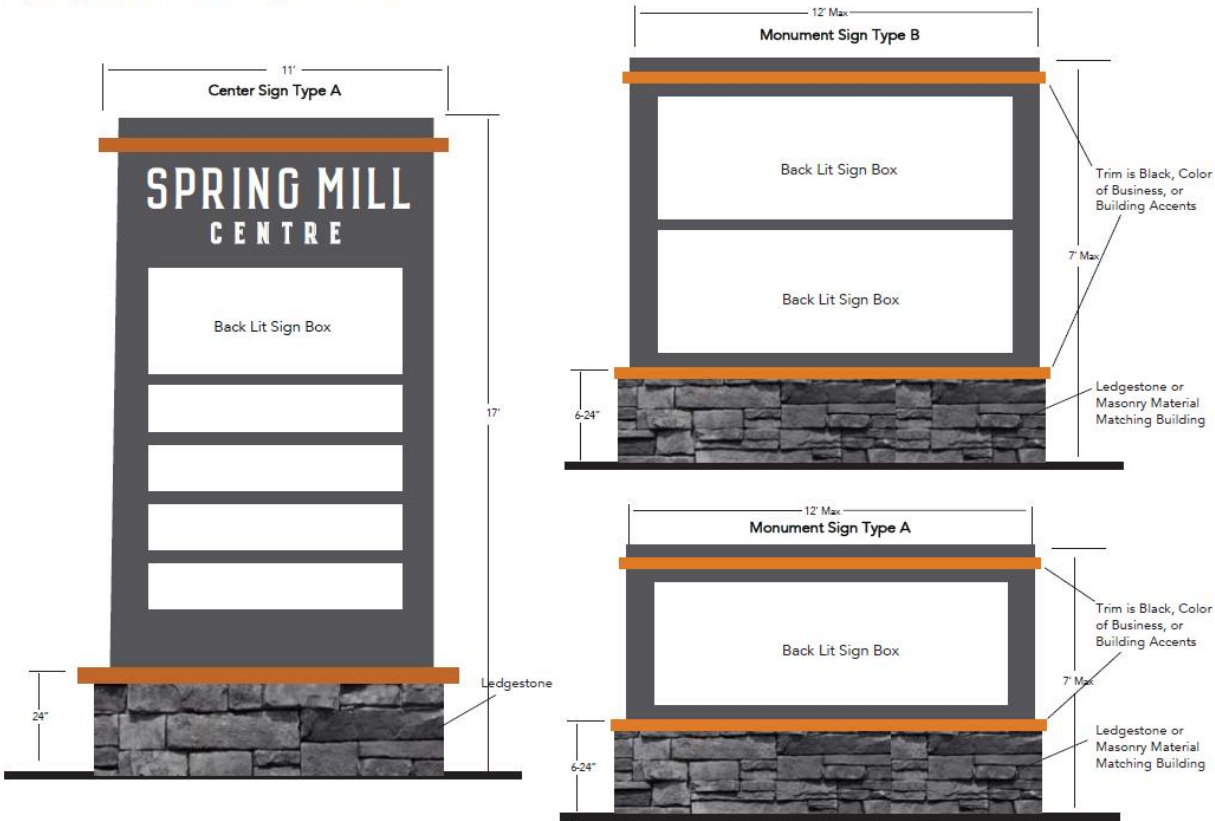
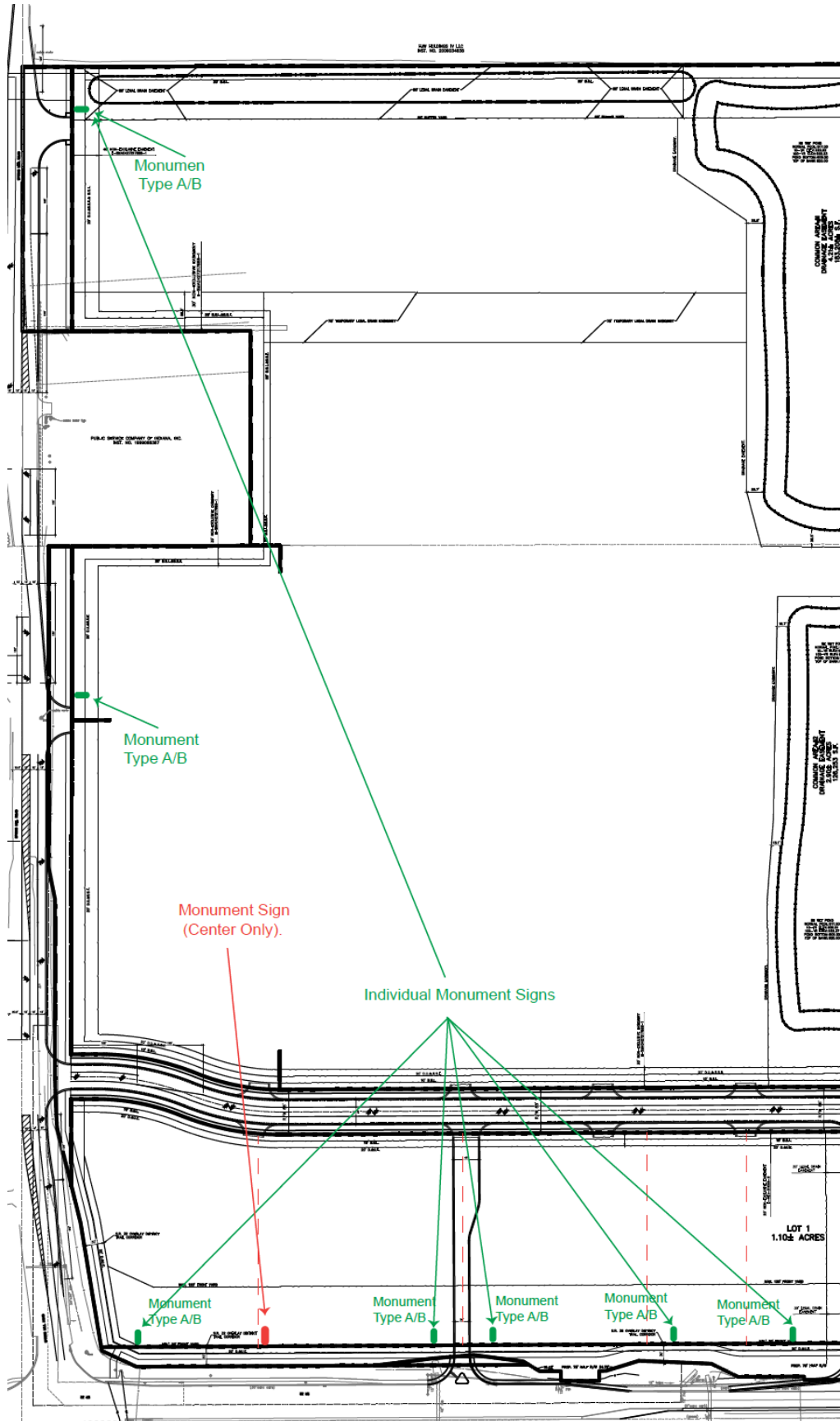
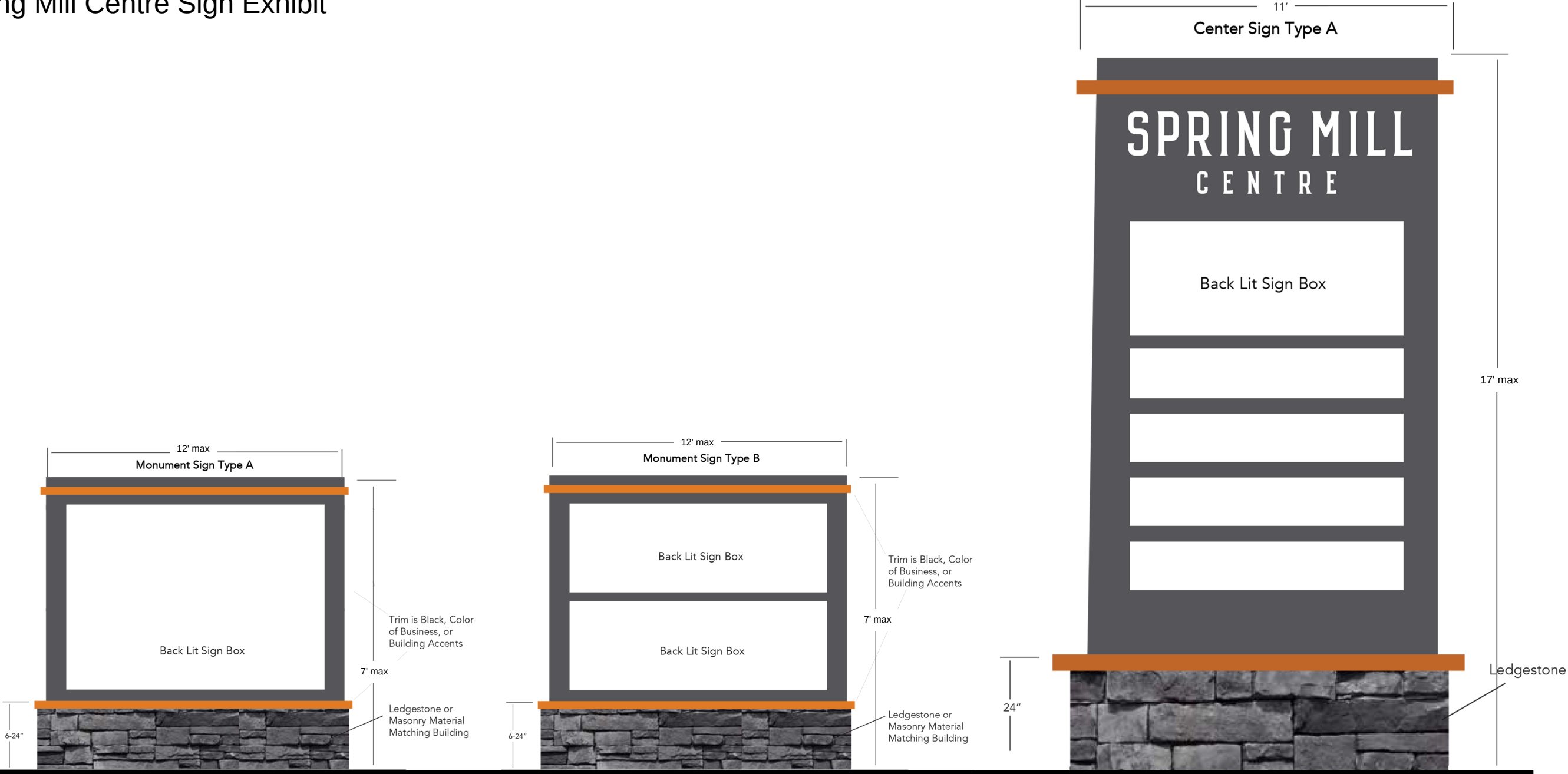


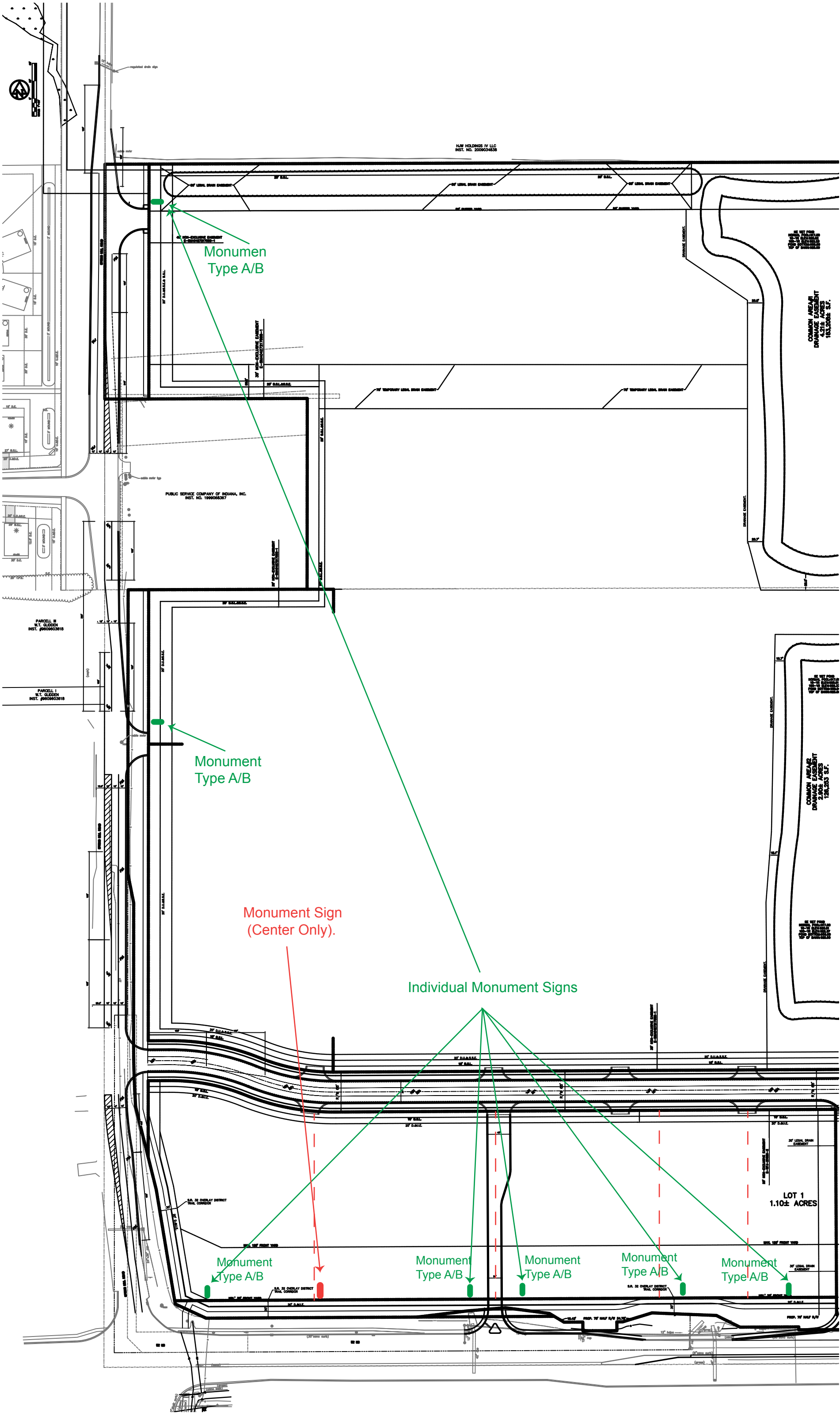
Exhibit A

EXHIBIT C
APPROXIMATE LOCATIONS OF GROUND MOUNTED SIGNS



Spring Mill Centre Sign Exhibit





Monumen
Type A/B

Monument
Type A/B

Monument Sign
(Center Only).

Individual Monument Signs

Monument
Type A/B

Monument
Type A/B

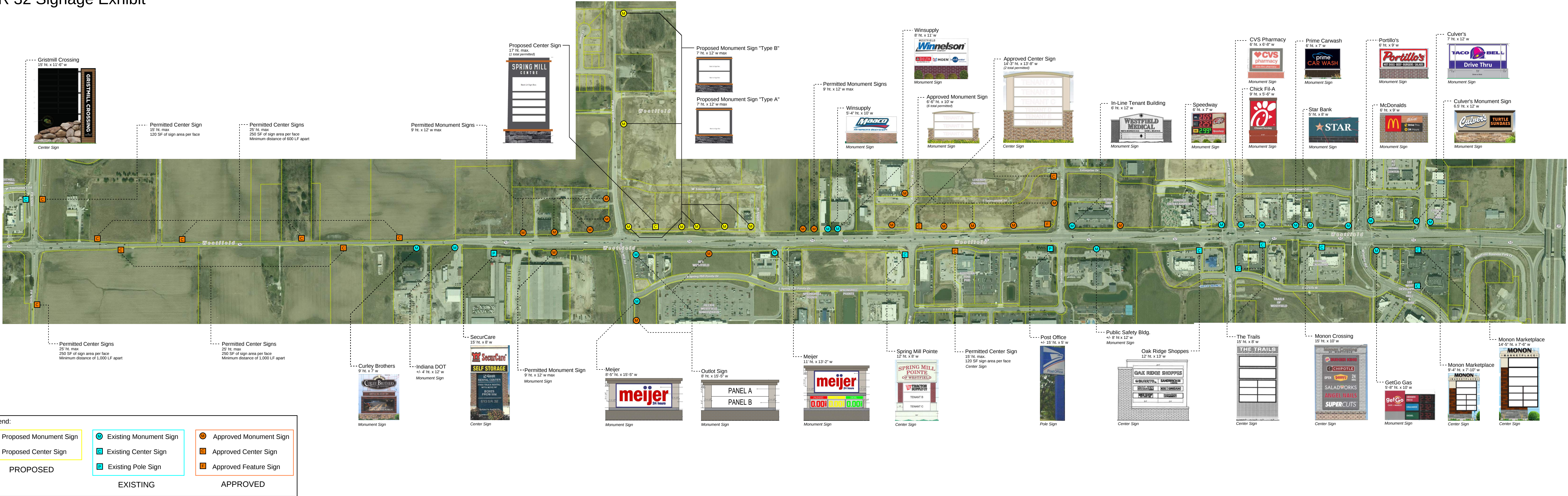
Monument
Type A/B

Monument
Type A/B

Monument
Type A/B

LOT 1
1.10± ACRES

SR 32 Signage Exhibit





Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the November 8, 2023, APC Meeting

Presented for approval: November 20, 2023

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Wednesday, November 8, 2023, at Westfield City Hall.

Active links for this meeting:

[November 8, 2023 APC Agenda & Exhibits](#)

[November 8, 2023 YouTube Video](#)

OPENING OF MEETING

[You Tube Time: 0:01](#)

Roll Call

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

Commissioners Present Virtually: None

Commissioners Absent: Matt Deck.

City Staff Present In-Person: Kevin Todd, Director; Caleb Ernest, Senior Planner; Ryan Collingwood, Associate Planner; and Weston Rogers, Associate Planner.

City Staff Present Virtually: None.

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

ANNOUNCE ANY CHANGES TO AGENDA

No Changes

APPROVAL OF MINUTES

Maue motioned to approve the October 16, 2023 APC Minutes as written.

Kelleher seconded. Motion passed. Vote 7-0.

REVIEW RULES AND PROCEDURES

Rogers reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items

ITEMS OF BUSINESS

2310-PUD-10

[YouTube Time: 2:11](#)

Custom Commerce Park PUD Amendment V

17230 Foundation Parkway

Eugene Gorin by Church Church Hittle + Antrim requests an amendment to the Custom Commerce Park Planned Unit Development (PUD) District to permit a Specialty Auto Service and Sales Use on 5.34 acres +/-.

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

(Presented by Weston Rogers – wrogers@westfield.in.gov)

Staff presentation / Petitioner Presentation / APC Comments & Questions / Petitioner Responses

Kelleher motioned to send a positive recommendation to the City Council for 2310-PUD-10 with the addition of a 5-year sunset clause.

Spoljaric 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

APC Minutes for November 8, 2023 Page 1 of 4

2310-PUD-11

[YouTube Time: 9:57](#)

TowneRun PUD

Northwest of the intersection of Towne Road and West 146th Street

LOR Corporation represented by Church Church Hittle + Antrim requests to rezone 34.62 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham – lgillingham@westfield.in.gov)

Staff presentation / Petitioner Presentation / APC Comments & Questions / Petitioner Responses

Kelleher motioned to send a positive recommendation to the City Council for 2310-PUD-11 with the addition of conditions stated in the motion including a 5-year sunset clause.

Schmitz seconded. Motion passed. Vote 7-0.

2310-PUD-13 [PUBLIC HEARING]

[YouTube Time: 32:50](#)

Wheeler Landing PUD Amendment VIII

Southeast of the intersection at 181st Street and Dartown Road

Clark Quinn Moses Scott & Grahm, LLP representing Leo Brown Development, LLC requests an amendment to the Wheeler Landing Planned Unit Development (PUD) District modifying Area IV and Development Standards of the PUD for 20.94 acres +/- on three Lots.

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

Staff presentation / Petitioner Presentation / APC Comments & Questions / Petitioner Responses

Burkman motioned to send a positive recommendation to the City Council for 2310-PUD-13 with a 5-year sunset clause.

Spoljaric seconded. Motion passed. Vote 7-0.

PUBLIC HEARING ITEMS

No Public Hearing Items

MISCELLANEOUS ITEMS

[YouTube Time: 39:42](#)

Approval of 2024 Advisory Plan Commission and Plat Committee Meeting Dates

Spoljaric motioned to approve the Advisory Plan Commission and Plat Committee Meeting Dates.

Maue seconded. Motion passed. Vote 7-0.

ITEMS CONTINUED TO A FUTURE MEETING

2310-PUD-09 [CONTINUED]

Spring Mill Centre PUD Amendment I

Northeast of the intersection at State Road 32 and Spring Mill Road

Haehl Group, LLC by Clark Quinn Moses Scott & Grahm, LLP requests an amendment to modify the signage standards within the Spring Mill Centre Planned Unit Development (PUD) District.

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

2310-PUD-09 [CONTINUED]

Spring Mill Centre PUD Amendment I

Northeast of the intersection at State Road 32 and Spring Mill Road

Haehl Group, LLC by Clark Quinn Moses Scott & Grahm, LLP requests an amendment to modify the signage standards within the Spring Mill Centre Planned Unit Development (PUD) District.

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

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

REPORTS/COMMENTS:

YouTube Time: 41:33

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

ADJOURNMENT

Spoljaric motioned to adjourn the meeting. Schmitz seconded. Motion passed. Vote 7-0.
The meeting adjourned at 7:46 p.m.

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Signature Page for APC Minutes for November 8, 2023

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary