CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Minutes - 11/18/2024

Monday, November 18, 2024 at 7:00 PM

Online viewable @ https://www.youtube.com/user/CityofWestfieldIN

****A quorum of the Common Council may be present****

OPENING OF THE MEETING

Note the presence of a quorum
City Staff Present In-Person: Weston Rogers, Senior Planner; Daine Crabtree, Current Planning Manager; Ryan Collingwood, Associate Planner.

City Staff Present Virtually: Kevin Todd, Director.

Legal Counsel Present: None.

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

Announce any changes to Agenda
No changes.

Approval of Minutes
Motion: Approve
By: William Bunkowfst
Seconded: Chris Woodard

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard
No: None
Abstain: None

Review Rules of Procedure
Rogers reviewed APC rules and procedures.

CONSENT AGENDA

2403-DDP-06 Westfield Fire Station 84
1315 East 191st Street.
The City of Westfield by HWC Engineering requests Detailed Development Plan review for a 20,328 square foot fire station on 1.9 acres +/- in the AG-SF1: Agriculture / Single-family Rural District.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)
YouTube Time: 2:04

Motion: Approve
By: Michael Neal
Seconded: Victor MCCarty

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard
No: None
Abstain: None

2406-DDP-12 Centennial Middle School
Generally, at the Northeast corner of State Road 32 & Centennial Road.
Westfield Washington Schools by Church Church Hittle + Antrim requests Detailed Development Plan review of new middle school campus and associated site improvements on 57.45 acres +/- in the Westfield Washington Schools Planned Unit Development (PUD) District.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)
YouTube Time: 2:04

Motion: Approve
By: Michael Neal
Seconded: Victor MCCarty

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard
No: None
Abstain: None

2406-DDP-14 The Depot at Spring Mill Station, Phase 4
15930 & 15950 Spring Mill Road.
KennMar by SPACECO Inc. request Detailed Development Plan review for two (2) 6,674 +/- square foot commercial buildings on 5.55 acres +/- in the Spring Mill Station Southwest Corner Planned Unit Development (PUD) zoning district.
(Planner: Weston Rogers - wrogers@westfield.in.gov)
YouTube Time: 2:04

Motion: Approve
By: Michael Neal
Seconded: Victor MCCarty

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard
No: None
Abstain: None

2411-DDP-34 Citizens North Water Tank 2
98 West 193rd Street.
Citizens Water of Westfield, LLC requests Detailed Development Plan review for a new water storage tank on 3 acres +/- in the AG-SF1: Agriculture / Single-Family Rural District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

YouTube Time: 2:04

Motion: Approve
By: Michael Neal
Seconded: Victor MCCarty

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard
No: None
Abstain: None

2411-DDP-35 H Steakhouse
130 Penn Street and 211 Mill Street.
Henri Najem by Church Church Hittle + Antrim requests Detailed Development Plan review for a 7,190 square foot sit-down restaurant on 0.52 acres +/- in the Najem Planned Unit Development (PUD) Zoning District.
(Planner: Weston Rogers - wrogers@westfield.in.gov)
YouTube Time: 2:04

Motion: Approve
By: Michael Neal
Seconded: Victor MCCarty

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard
No: None
Abstain: None

ITEMS OF BUSINESS

No items of business.

WORKSHOP ITEMS

2408-PUD-19 Finley Creek Estates Planned Unit Development (PUD)
Generally, 720 feet east of Freemont Moore Road and 2,100 feet north of West 193rd Street.
Silverthorne Homes requests a change of zoning for 44.31 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Finley Creek Estates Planned Unit Development (PUD) District.
(Planner: Weston Rogers – wrogers@westfield.in.gov)
YouTube Time: 2:50

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

2409-PUD-20 Claiborne Farms (Kimblewick) Phase III PUD
Generally, North of and adjacent to 151st Street and East of Shelborne Road.
Pulte Homes of Indiana, LLC by Nelson & Frankenberger requests a change of zoning for 108 acres +/- from the AG-SF1: Agricultural / Single-family Rural District to the

Claiborne Farms (Kimblewick) Phase III PUD District.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)
YouTube Time: 26:04

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

2409-PUD-22 Woodwind East
North of and adjacent to 161st Street and south of and adjacent to 166th Street.
Old Town Companies, LLC by Nelson & Frankenberger, LLC requests a change of zoning for 136 acres +/- from the AG-SF1: Agricultural / Single-family Rural District to Woodwind East Planned Unit Development (PUD) District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)
YouTube Time: 1:22:13

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

ITEMS CONTINUED TO A FUTURE MEETING

2411-PUD-26 Ambrose on Main Planned Unit Development (PUD)
Northeast corner of SR 32 and North East Street.
Rebar Westfield, LLC, represented by Kimley-Horn, requests a change of zoning for 3.5 acres +/- from SF3: Single-family Medium Density District and Big Hoffa's Restaurant Planned Unit Development (PUD) District to the Ambrose on Main PUD District.
(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

REPORTS/COMMENTS
YouTube Time: 1:46:16

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn
YouTube Time: 1:54:30

Motion: Adjourn
By: Omar Khan
Seconded: Michael Neal

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard

No: None
Abstain: None