The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, August 27, 2007 at Westfield Town Hall. Members present were Jim Carey, Bob Horkay, Ginny Kelleher, Ken Kingshill, and Cindy Spoljaric. Also present were Greg Anderson, Jennifer Miller, Kevin Todd, and Attorney Brian Zaiger.

Not Present: Gloria Del Greco, Joe Plankis, Bill Sanders, and Carolyn Stevenson

OPENING OF MEETING

Kingshill moved to approve the minutes from July 23, 2007 as amended.

Spoljaric seconded, and the motion passed by voice vote.

Todd reviewed the Public Hearing Rules and Procedures.

Mr. Andy Cook, President, Westfield Town Council, introduced Mr. Greg Anderson. Anderson is the new Director of the Community Development Department.

Anderson addressed the Commission.

Miller reviewed continued items.

NEW BUSINESS

0707-DP-10 0707-SIT-08	16231 Carey Road, Westfield-Washington Township Schools requests Development Plan and Site Plan review of a proposed 15,000 square foot expansion on approximately 31.590 acres of Carey Ridge Elementary School, in the AG-SF1 District.

Miller reviewed the staff report on this petition and commented on one correction to the staff report.

Ms. Cindy McClough with Schmidt Architects, introduced Nick Vorhoff, and explained the development plan which is to add four kindergarten rooms and a multipurpose room. She discussed the building materials which will match the existing building.

Spoljaric asked for an explanation of the circulation patterns for cars and busses.

Mr. Liming Zhang explained the car and bus traffic would be separate. He further stated they will be removing the kindergarten drop off and pick up since they will be integrated with the rest of the school population.

Spoljaric asked about the noise from the HVAC System and how this project will impact that problem.

McClough stated they have been asked by the schools to do a noise study and this will be addressed on future project. As far as this project, the kindergarten wing will have its own units inside the classrooms

so no additional outside noise will be produced. The multipurpose room will tie into the existing system but no additional noise is anticipated.

Spoljaric asked if there will be a playground expansion.

Zhang stated yes, that the playground will increase by approximately 30% to 40%.

Spoljaric asked if the playground expansion will be fenced.

McClough stated the playground expansion will be fenced.

A Public Hearing opened at 7:30 p.m.

Ms. Annette Colum expressed concern regarding the ongoing construction and security of the students with construction workers in the building. She also expressed support for the expansion.

Mr. Larry Clareno expressed concern about spending $ 2.8 million for 88 students and another $ 1 million for the HVAC.

The Public Hearing closed at 7:34. p.m.

McClough responded to public hearing comments stating the construction traffic will be separate from the school traffic, and the construction workers will have badges and be identified and should not be in the building while the students are present unless there is a specific construction tie in issue.

Kelleher read a letter from citizen, Mr. Carl Hugh, who expressed concern about the air conditioning system in the school and the noise.

Horkay moved to approve 0707-DP-10 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office.

Kingshill seconded, and the motion passed unanimously.

Kingshill moved to approve 0707-SIT-08 with the following condition:

1. That any condition associated with 0707-DP-10 be satisfied prior to the issuance of an ILP for the subject site.

Carey seconded, and the motion passed unanimously.

0707-DP-11 0707-SIT-09	4445 East 191st Street, Lord of Life Lutheran Church requests Development Plan and Site Plan review of a proposed 19,500 square foot structure on approximately 25 acres in the Andover North PUD District.

Miller reviewed the staff report.

Mr. Matthew Skelton, Baker & Daniels, introduced John Akman and Randy McNutt of the Lord of Life Lutheran Church; Mike Eagen, Enthios Architects; Daren Pitman, EMH & T, and Craig Glazier, Context. Skelton stated the petitioner is seeking approval of the development plan and site plan, and he explained the building materials waiver. He further stated the requirements are for residential building materials and techniques; some of the elevations have vertical applications; therefore, waiver is being requested.

Kingshill asked about the building material in the upper part of the structure.

Skelton responded an EFIS type cover.

A Public Hearing opened at 7:50 p.m.

No one spoke, and the Public Hearing closed at 7:51 p.m.

Spoljaric asked how many students were anticipated.

Skelton responded there is no plan for a school at this time, only Sunday school.

Kingshill expressed concern that the vertical applications may look industrial rather than residential.

Carey moved to accept the waiver request on 0707-DP-11.

Motion failed for lack of a second.

Horkay moved to deny the waiver.

Zaiger stated the denial was not necessary.

Skelton proposed an alternative to horizontal applications.

Kingshill moved to grant the waiver request.

Carey seconded, and the motion failed 3-2.

Skelton stated the petitioner would move forward with all horizontal hardiplank siding.

Spoljaric suggested the waiver limit vertical siding to 20 percent.

Skelton noted that would nearly eliminate all vertical siding that was intended to be an architectural feature.

Horkay moved to grant waiver request with vertical siding not to exceed 50% per facade.

Kingshill seconded, and the motion passed unanimously.

Horkay moved to approve 0707-DP-11 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office.

Kingshill seconded, and the motion passed unanimously.

Kingshill moved to approve 0707-SIT-09 with the following condition:

- That any condition associated with 0707-DP-11 be satisfied prior to the issuance of an ILP for the subject site.

Carey seconded, and the motion passed unanimously.

0708-ZOA-02 WC 16.08.060 Temporary Event Signage, proposed revision to the Sign Ordinance provisions to provide for permitted temporary event signage within public rights-of-way.

Todd discussed the sign ordinance stating that staff was directed in May, 2007 by the Town Council to review sign standards, especially as they pertain to special events and more specifically to residential purposes and uses within the residential district. He further stated this is not a wholesale change to the sign ordinance, but a focused amendment to the sign standards for special event signage and residential districts. He also stated that as the amendment drafting process progressed, the impact of sandwich board signs was reviewed as well. Todd further stated this ordinance was reviewed on July 18, 2007 and August 8, 2007 by the Standards Committee.

Spoljaric commented there was one business owner who was not satisfied with the changes to the sign ordinance.

A Public Hearing opened at 8:16 p.m.

No one spoke, and the Public Hearing closed at 8:17 p.m.

Kingshill stated he had several grammatical suggestions to make at a later date.

Spoljaric moved to send 0708-ZOA-02 to the Town Council with a positive recommendation with grammatical corrections.

Horkay seconded, and the motion passed unanimously.

COMMITTEE REPORTS

Comprehensive Plan Subcommittee:

Horkay stated the Comprehensive Plan Subcommittee is working on the Towne Road Crossing petition. He also stated the Springmill Commons proposed rezone to General Business was discussed and sent out of committee with a 4-0 negative recommendation.

Town Council President Andrew Cook spoke of the special study regarding 161st Street & Spring Mill Road. He stated staff has begun some mechanics on the project. He stated that the purpose of the study is to try to address what is, or would be acceptable on the remaining three corners of a very controversial area.

EDUCATIONAL ITEM

Ms. Amy Nelson, Brick Industry, presented some general guidelines from the Brick Industry.

The meeting adjourned at 9:18 p.m.

President

Secretary