

Kevin M. Todd, AICP

From: Joseph Plankis <jplankis@gotown.net>
Sent: Monday, May 07, 2012 5:54 PM
To: APC; Council Members; Andy Cook; Matt Skelton; Kevin M. Todd, AICP; Stumpf, Bryan
Cc: Joe O'Connell; Joe Plankis; Robert P Smith II; Robin Barbera; Ron Rothrock; Settle John; Susan Stephens; Tammie Gabriel
Subject: Harmony PUD District
Attachments: President's letter April 2012.doc; Letter to APC & others 5-7-12.doc

All concerned,

I do plan to speak at tonight's APC meeting regarding the Harmony PUD rezone petition. However, there is quite a lot of background information that you should all be aware of, but since I am limited as to my speaking time at the meeting, this will give you some time to review my comments and be able to ask questions at the meeting or via email or by phone at a later time.

As it stands now, the Centennial HOA Board is NOT in favor of this petition to rezone the property in question. I will discuss our position in more detail at the Public Hearing. In the meantime, if anyone has a need to contact me before the meeting, please contact me on my cell phone.

Joe

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Joe Plankis
Cell: 317-625-4387
Email: jplankis@gotown.net

PRESIDENT'S LETTER-APRIL 2012

As I write this letter, we are enjoying some terrific weather with temperatures in the high seventies and low eighties, and in fact we have now broken the high temperature records for four days in a row.

Just as with the weather, changes are always taking place in our country, our state, and in our community. As you read this, you may already be aware of a proposal that is coming forward to the Westfield City Council.

With the unfortunate demise of various Estridge Companies, the property west of Ditch Road is now in the hands of new owners. A project named Harmony will be presented to the City Council on April 9th. Representatives of the developer held a communication meeting for Centennial residents and other residents living along 156th street. The presenters were Bryan Stumpf of American Structurepoint Inc., and Rick Mildner of Ram Associates, based in Atlanta.

As a general overview, the development is 277 acres, about 2/3 the size of Centennial. The boundaries of Harmony are 146th street on the south, running about ¼ of a mile from Ditch road to the west, then north to 151st street, then west about ½ mile to the western boundary of the development and then basically north to 156th street, east to Ditch and back south along the west side of Ditch Road to 146th street.

At the same time, the Hamilton County Highway Department is planning to expand 146th street to four lanes from two lanes over the next two years from Springmill to just barely west of Ditch. When 146th reaches the area just west of the main Centennial South pond on 146th street, the road will then curve north onto the current farm that is just west of the pond. The county will build a roundabout on Ditch Road approximately 100-200 feet north of the current intersection of 146th and Ditch. The upgrade of 146th street to four lanes will stop at the western edge of the new roundabout. The balance of the 146th street upgrade to four lanes to the Boone County line will be done at a later date when County funds are available. The developers are working to coordinate their proposed project with the County Highway department.

The developers' plans call for a second roundabout to be built at the current Ditch Road entrance to Centennial South. That roundabout will have five roads feeding the roundabout: two for north and south Ditch, one for entering Centennial South, and two roads with one going southwest into a mixed use area in Harmony and a second road going northwest into the proposed residential area of Harmony. They also plan to curve 151st street to the north so that it meets up with the entrance to Centennial at Bridgeport, eliminating a traffic hazard. The plans call for just over 700 homes in Harmony. Half of the homes would be front load (garage in the front of the home), while half would be rear load (garage in the rear, loaded from an alley). The proposed mixed use area, at the northwest corner of Ditch and the new 146th street roundabout would be a commercial area with approximately 158,000 square feet of commercial space. It would include a grocery store, two banks, several sit down restaurants and a small office or medical building. Between the new and old 146th Streets a gas station and convenience store is proposed. West of the commercial area would be 260-270 upscale apartments, the smallest being 650 Square feet in size. Phase 1 would be the commercial area along with the new homes between the commercial area and 151st street.

The developers consider the project to be an upscale, intergenerational mix of homes with high architectural standards that builders would have to meet. There would be at least four builders building homes in the project and they would have to meet a minimum of 8 of the 15 standards the developer would set before they could build the homes. No vinyl siding would be allowed; only Hardiplank, brick, and stone for outside building wall materials. They would also provide additional property to the City on the west side of Ditch for Ditch to be widened to meet Thoroughfare Plan requirements for a secondary arterial road. That would move the homes along the west side of Ditch a considerable distance from homes in Centennial. They also stressed that the entrances to the development, including the roundabout on Ditch would all be landscaped to very high standards. They have plans for a recreation center with a pool and that would be built in Phase 1. They anticipate it will be an eight to ten year build out for the development.

These are just general comments from notes I had taken from the meeting that was held on 3/12/12 at the Centennial Bible Church. As I indicated, a number of residents from various locations, including Centennial were invited to the meeting. Since it was not an official, noticed meeting, all homeowners did not have to be notified at this time. The developers are required to notify all property owners within 600 feet of their property when the petition goes before the Advisory Plan Commission at a later date.

Nothing in this letter should indicate anything about any board member's position regarding this development. It is only a report on what was presented by the developer's representatives. Their petition to the City would be a rezone of the property. It should be noted that the current Comprehensive Land Use Plan that was passed by the Council in 2007 does not have any commercial property at the intersection of 146th and Ditch Road. The Land Use Plan calls for commercial development at 146th and Towne Road which is a Primary Arterial. All this can ultimately be changed by a vote of the Advisory Plan Commission and the City Council.

The developers indicated that they will make a formal presentation to the City Council at their April 9th meeting. If you are interested in learning more about the project, that would be your first opportunity to do so. The meeting would be held at City Hall at 130 Penn Street in Downtown Westfield at 7PM. I would suggest getting there early and taking a seat on the west side of the room for the best view of the presentation. You can check the city website at www.westfield.in.gov on the Friday before the April 9th meeting to obtain an agenda for that meeting.

May 7, 2012

To: Westfield APC Commissioners, Mayor Andy Cook, City Councilors, Matt Skelton, Kevin Todd, Centennial HOA Board Members
From: Joe Plankis, President, Centennial Home Owners Association

While I will address a number of issues regarding the Harmony development at the APC meeting this evening, there are quite a few details that I would like to present that will not fit in within the time frame allowed at the public hearing. That background and other comments follow in this document.

Timeline and discussions regarding Harmony:

1. There was a "neighborhood" meeting held at the Centennial Bible Church (it was actually held on March 12th, not the 13th), same night as the City Council meeting, so our elected representatives were not able to attend. Evidently Bryan Stumpf directly invited a number of Centennial residents as well as land owners on the perimeter of their development. There was never any attempt made to contact any of the Centennial HOA Board members about the meeting, nor was a request made to notify residents of Centennial through our general email system which would reach over 80% of our owners or more than 800 residents. Bryan indicated to me that they did send out a letter to the Board of Centennial South, which they really did not have a board since it was still controlled by the developer and everyone who was or had been employed by Estridge and had any knowledge of Centennial and Centennial South would know there was not a functioning board. That was also the time frame where Centennial South LLC was being merged into Centennial HOA. The Centennial HOA Board learned of the meeting from a resident who had been contacted about the planned meeting. This was all discussed by me with Bryan on March 12th.
2. I then wrote a President's letter for the April issue of the Changing Times, the monthly newsletter for Centennial Residents. **(Copy of President's letter attached with the email that goes along with this document.)**
3. Bryan Stumpf then requested to meet with me on Friday, April 27th to discuss the project further. A summary of the meeting follows below this timeline. The summary is in bolded Black, while some additional comments are in Red.
4. As part of my role as President of the Westfield Redevelopment Commission, I meet with Mayor Cook quarterly to discuss updates regarding the community. That meeting happened to fall just prior to my meeting with Bryan Stumpf and I provided Mayor Cook with the feedback of my discussion with Bryan. Report follows:

Andy,

As a follow-up to our discussion last week, I did meet with Bryan on Friday morning. I told him that besides not complying with the Westfield Comprehensive Land Use Plan as it currently stands, I also laid out a number of concerns of our Centennial HOA Board:

1) Concerns about flooding on the NW corner of 146th and Ditch since that is the lowest elevation point for Harmony. Ditch Road always floods currently when there are heavy rains. He states that there is a 54" drain crossing the northern portion of the open land on the NE corner that drains into the Centennial retention pond, then out of the pond via the creek that flows out of Centennial along the border of Centennial South and Merrimack. Can someone verify the size and location of the drainage system in that area for us and will it be adequate? How far down is the water table in the proposed commercial area? Bryan states that their design will flow all of the storm water from the commercial area into the nearest new pond they plan to build on the west side of Ditch Road, then through Centennial pond and the 54" drain.

2) Concerns about possible water pollution from the gas station with heavy rains and air pollution through venting with the gas station and the heavy auto traffic, not to mention the light pollution the gas station and fast food restaurant would cause. Any pollutants that would contaminate the runoff would, according to Bryan's design description, would wind up in the Centennial retention pond and then travel into the drainage system flowing out of Centennial and Merrimack.

3) Having a solid wall of the backs of homes on the west side of Ditch Road is unacceptable. Bryan stated that they will donate land for the future expansion of Ditch Road to meet the standards of a secondary arterial and they will also provide screening of Harmony from Ditch Road and Centennial. I suggested the use of a frontage road on the west side of Ditch in Harmony, similar to what is at 141st and Towne Road in Carmel where the homes are facing Towne Road. This suggestion was rejected by Bryan due to difficulty in selling those homes with views of two streets, the frontage Road and Ditch Road. On further thought since our meeting, the use of a frontage road evidently did not stop the sale of some very expensive homes in Carmel under similar circumstances.

The second suggestion I made was to have ALL homes along Ditch be designed with full brick on the ends of the homes facing Ditch and incorporate the use of other architectural features to improve the appearance of the homes facing Ditch. For example, different elevations for those homes could be designed so there is significant variety visually, both to passing travelers and our Centennial residents. Regardless of my comments or suggestions, this is a design issue that should be addressed by land use planning professionals for a solution before any consideration for approval of the petition.

One item that we did not discuss at our meeting is the alignment of 151st and Bridgeport as part of this petition. I would suggest that a roundabout be considered upfront for that location, with the roadway shifted to the west to minimize any taking of the Bridgeport entrance to Centennial. It could be designed similar to the roundabout at 141st and Springmill Road which is offset to the west, yet is very attractive and functional. The Bridgeport entrance is very busy, especially in the morning and evening and with 700 more homes in Harmony and whatever else is built to the west of Harmony in the future, that consideration should be part of the current planning process.

4) We also have major concerns with the traffic patterns the new roads and roundabouts would create, not to mention who is going to pay for the road upgrades they have in their plan, as well as who will pay for the westward extension of 146th street beyond the

roundabout at Ditch that appears to be key to their success for the commercial and apartment area. The City Council should not consider this rezone petition, especially with the apartments, until Union Street Flats is fully under construction.

5) The argument that the gas station and the fast food restaurant will be perceived to be in Carmel like the Matthew 25 Center is on the OLMC campus is not valid. I drove the curb lane going east on 146th and the Center is South of the "old" roadway, other than some small part of the lawn perhaps, which may be a short distance into Westfield. The fact remains, for the reasons stated above, the gas station is still on the NW corner of 146th and Ditch, in Westfield within the line of site of Centennial Residents and with all its associated issues.

I did ask Bryan to have a meeting with the residents of Centennial BEFORE their petition goes before the Advisory Plan Commission on May 7th for the public hearing, so the residents have an opportunity to understand the project as well as have an opportunity to give them input. He will check with his client on my request and get back to me. We have the ability to send a blast email to well over 800 of our residents to tell them about the meeting, even if it was on short notice. It could be held at Centennial Bible Church, depending on which night of the week it would be. **Note: I never received any feedback from Bryan regarding my request for a presentation to Centennial residents. Lack of ANY feedback was disappointing to say the least.**

I told Bryan that unless that meeting is held next week and we can have feedback from a large number of our residents at that presentation, I will speak against the petition on behalf of our community, at the APC meeting on May 7th. There are far too many unanswered questions regarding Harmony and its affect on Centennial residents to do anything different at this point in time.

We do understand the need to add commercial AV to the tax base for Westfield, and for a host of good reasons. However, as you said during the development of the Comprehensive Land Use Plan which we approved in 2007 as Town Council members, and what you and I have stated publicly many times since, "We know development is coming, but we want it to be quality and in the right location."

Sanford D. Horn
1388 Somerville Drive
Westfield, IN 46074

Members of the Plan Commission:

Thank you for the opportunity to address you regarding my concerns pertaining to this construction project by the petitioner JR Farmer Harmony, LLC.

I moved to Westfield one year ago from Alexandria, VA, a busy, thriving DC-area city with more traffic and construction than imaginable or that should be endured by anyone.

I now find myself face to face with this huge construction proposal, literally, as my home on the corner of Somerville and Ditch is ground zero for this project. The peace and quiet currently enjoyed by me and my neighbors will be permeated by noise, construction, garbage, pollution, traffic, street blockages and possibly even crime and property damage for the next eight to 10 years – the length of this five-phase project according to Bryan Stumpf, of American Structurepoint, at the presentation he gave at the Centennial Bible Church a couple months ago.

The values of our homes are in jeopardy as is the idyllic sense of a quiet Midwest American neighborhood. Additionally, our quality of life will be adversely affected due to the aforementioned disruptions with no compensation.

While I do not begrudge any honest person or company the opportunity to earn as much money as possible – after all, what kind of a capitalist would I be – I just prefer they take their banks, stores and smelly gas station somewhere else. All of those businesses are already within close proximity.

I will continue to be an outspoken opponent of the Harmony construction project in word and deed – orally and in my columns.

I offer thanks to Centennial HOA President Joe Plankis for his work on this important issue, as well as City Councilman John Dipple for his leadership.

Thank you.



Kevin M. Todd, AICP

From: magisell@aol.com
Sent: Wednesday, May 09, 2012 11:29 AM
To: Kevin M. Todd, AICP
Subject: Harmony

My name is Mark Sell. My wife Gina and I live at 1611 West 146th Street. We are strongly opposed to the proposed change in zoning for the Harmony development. This comprehensive plan for this location was originally proposed in 2007 as residential only and should stay that way. This is a rural area and should not be turned into a business/commercial corridor. We have relied on this plan as we have invested in our home, and it would be unfair to change the overall plan at this point. We feel that the change as proposed would devalue our property greatly. If the developer is concerned about not wanting to put homes along 146th Street then perhaps he should consider putting a park/playground section in that area, not gas stations.

It is my understanding that the whole point of 146th street being widened and moved to the North is to make it a major thoroughfare that keeps traffic moving. According to the Highway Department's website "the road will be reconstructed to a 5-lane section with center median. 146th St. will be limited access with no drives or curb cuts allowed between mile points." which means that in order to get to any of the proposed businesses in Harmony they will have to drive through the neighborhood to get to them. I believe that a mixed use community would discourage homeowners from buying a home in Harmony. I don't know many homeowners who want an influx of strangers in their neighborhood at all hours. I also doubt they want their children walking home, riding their bikes or waiting at the bus stop while distracted drivers are racing to get a cup of coffee or fill up their tank. Putting businesses in this community does not make sense. I understand Westfield needs to increase their tax base but it should concentrate on the areas surrounding US 31 and SR 32, or Springmill and 161st. Why must we fragment commercial development when it could be concentrated and draw from a larger consumer base.

In looking at the plan document we also question the density of the residential development. It is far greater than the comprehensive plan specifications. Also we question the construction specification and the quality of the home and apartments proposed. Westfield deserves far better.

We hope that you will take our opposition to this plan into consideration as you proceed. We are unequivocally opposed to the development plan as proposed.

Thank you,

Mark & Gina Sell
1611 West 146th St.
Carmel, in 46074

Kevin M. Todd, AICP

From: O'Brien, Jim <JPO'Brien@fox59.com>
Sent: Thursday, May 17, 2012 6:47 AM
To: Kevin M. Todd, AICP
Subject: Harmony Project

Dear Kevin,

I recently had the chance to read over the proposed "Harmony" at 146th and Ditch, as well as speak with many neighbors in the area about this project! I, we have serious concerns with this area becoming rezoned from residential use to mixed use...

There is no need for another gas station, grocery store and apartment complex for this area. The apartment complex at 32 and Spring Mill is more than adequate to service this area, as well as the one less than a half mile down the road along 146th and Spring Mill.

The lure of Westfield has always been the wide open spaces and country feel once you drive west of 31 and 32...I can understand that all things change and the population growth demands new housing. I would think the recent events to the economy would halt any rush in throwing something together without a well thought out plan just for the gains of more taxed revenue. Between Viking Meadows and the new home addition east of Towne road, plus the heavy surplus of homes for sale or in foreclosure in this area, we have time to put together a more vibrant, attractive proposal that all can agree upon.

There are more important issues that should have a higher priority such as the revitalization of downtown Westfield and the expansion of 146th with the Keystone Project.

Thank you for your time in reading this and I hope that the letters you will continue to receive from many of us will not fall on deaf ears...

Sincerely,

Jim O'Brien

Jim O'Brien
FOX 59 Morning Meteorologist
317.687.6583

Kevin M. Todd, AICP

From: Jim Dallas <jsd@gotown.net>
Sent: Wednesday, May 16, 2012 8:58 AM
To: Kevin M. Todd, AICP
Subject: Harmony

Mr Todd

My name is James Dallas and I live in the Centennial community. I would like to express to you my strong opposition to re-zoning the land at 146th and Ditch Rd from residential to mixed use. I want that land to stay residential. I feel that we do not need more gas stations or grocery stores in that area.

Thank you,
James Dallas

Kevin M. Todd, AICP

From: Pat Nosler <pnosler@timberproducts.com>
Sent: Monday, May 21, 2012 8:02 AM
To: Kevin M. Todd, AICP
Subject: Harmony

Kevin, I am a centennial resident and have owned 2 homes in this sub division. I enjoy the area but I am quite concerned about the plan to add apartment, gas station and other amenities on the 146th to 156 and ditch rd area. We have Kroger in close proximity as well as the gas station on the same property. On the corner of 146th and spring mill there is a large apartment home complex that rarely doesn't have a sign up advertising Move in Specials. A similar plan was proposed by Estridge under the name of Symphony and I believe when Paul Estridge finally ran out of mosey that idea went by the way side. Development is important in all communities but a better plan that is not just a duplication of something nearby would be much more beneficial to all those involved.

Thanks,
Patrick Nosler

Kevin M. Todd, AICP

From: Arman Amirhamzeh <amirhamzeh_arman@lilly.com>
Sent: Monday, May 21, 2012 8:47 AM
To: Kevin M. Todd, AICP
Subject: Harmony Project

Mr. Todd,

I am a resident of Centennial neighborhood in Westfield and have been hearing a lot about project "Harmony" at 146th and Ditch lately. I have serious concerns with this area becoming rezoned from residential use to mixed use... as do all of my friends and neighbors which is the reason I'm writing you today.

I honestly do not see the need for another gas station, grocery store and apartment complex for this area. The apartment complexes at 32 and Spring Mill and also 146th and Spring Mill are more than adequate to service this area, as well as the Kroger gas station less than a half mile down the road along 161st and Spring Mill roads.

Westfield has always had the country feel once you drive west of 31 which is the reason my family and I moved here when we relocated from North Carolina 9 years ago...as have many other families. I can understand that all things change and the population growth demands new housing; however, I would think that the current housing crisis and economic downturn would halt any rush in an ill-advised plan just for the gains of more tax revenue. As for the supply vs. demand equation, between Viking Meadows and the new home addition east of Towne road, plus the heavy surplus of existing homes for sale or in foreclosure in this area, I don't see the urgent need. Why are we rushing into this rather than putting together a more attractive proposal that all can agree upon that does not kick the Centennial residents in the groin?

There are far more important issues that should have a higher priority such as the revitalization of downtown Westfield and the expansion of 146th with the Keystone Project than this.

Again, I want to reiterate my/my friends'/my neighbors' displeasure with this proposal especially the possibility of a gas station and an apartment complex directly across the street from my/our home(s) and neighborhood that I/we love so much. It makes no common sense to me whatsoever and I do hope that powers that be are paying attention to our concerns. We are the ones living here who will be **DIRECTLY** affected by this and we are **ALL** against this proposal! Thank you and have a great day.

Regards,

Arman

Arman Amirhamzeh
Assoc. Consultant Chemist-Product Protection and Anti-Counterfeiting
Global Product Protection Technical Team
Global Quality Control Laboratories
Eli Lilly and Company
Indianapolis Indiana, USA
317-651-9381

Kevin M. Todd, AICP

From: Mary Davidson <davidson.mary@ymail.com>
Sent: Monday, May 21, 2012 10:30 AM
To: Kevin M. Todd, AICP
Subject: Fw: Harmony

Dear Kevin

I am writing to you today to relay our concerns regarding the Harmony proposal.

I really thought we dodged a bullet with Estridge's Symphony. Now a new builder wants to develop a apartment buildings and put in a gas station? At least Symphony was proposed as an equal value to Centennial.

We live at the corner of 156th and Ditch in the Lockerbie Townhomes. When we bought this home we were assured by Estridge that there would be no development north or west of us. Obviously that promise was broken.

I am surprised we haven't heard more about this until this past week. How far along is this? Is there any hope of stopping it?

The upgrade of Walmart and Target in Westfield is already affecting Kroger at 161st and Springmill.

Please let us know what we can do to ensure our concerns are heard.

Regards
Mary Davidson
Concerned Centennial Resident
317-669-7450

Kevin M. Todd, AICP

From: Allison Flickinger <allisonflickinger@yahoo.com>
Sent: Tuesday, May 22, 2012 3:45 PM
To: Kevin M. Todd, AICP
Subject: No to Harmony

Kevin,

Our family is residents of Centennial. We have learned about a proposed development called "Harmony." We have big concerns about this development. The first and biggest is the proposed gas station and potential grocery store. We are 2 miles away from a "filling station" and a grocery store. We don't need the extra congestion of traffic that will surely result from this development.

Part of the reason we moved to Westfield was the open farm type living. Putting an apartment complex, another gas station and another grocery will kill this feeling.

Greater efforts can be made in revitalizing downtown Westfield as opposed to this unattractive idea.

Please know that we don't speak alone - our neighbors are in full agreement: We don't want Harmony to come to fruition.

Allison and Brian Flickinger
Concerned Residents of Centennial

Kevin M. Todd, AICP

From: Christina Murra <ccmurra@gmail.com>
Sent: Friday, May 25, 2012 8:30 PM
To: Kevin M. Todd, AICP
Subject: Harmony Project

Dear Mr. Todd,

I am writing to advise you of our displeasure of the proposed Harmony project. This project is not needed for businesses. We have a gas station, grocery store, restaurants, etc on 156th and Springmill, having more a block away is not necessary nor will it be good for the surrounding area. The apartments are another problem. We have apartments on Springmill and 146th and Springmill and State Road 32. There is no need for another apartment complex. Our home values in Westfield, especially in the Centennial subdivision and surrounding areas have dramatically declined. My family and I feel the Harmony project will decline property values even more. We moved to Westfield in order to have our children go to a "small town" atmosphere type of school and area. If we had wanted more congestion, we would have picked Carmel or Fishers. Westfield has the 2nd highest tax base in the state. I understand this is because the business base is not as large but I feel Westfield can find another area that would be more beneficial to the City for the Harmony Project.

If this is built, my family and myself will not use/promote this area in any way. We will still use the Kroger, Springmill/156th and promote those businesses.

Thank you for taking the time to read this email and please vote NO for the proposal of Harmony. Please leave this area "residential" so that our children and families can enjoy the area as it was intended.

Thank you,

Christina & Curtis Murra
1254 Lewiston Drive
Westfield, IN 46074

Kevin M. Todd, AICP

From: J Noonan <jessica@gotown.net>
Sent: Wednesday, May 30, 2012 8:39 AM
To: Kevin M. Todd, AICP
Subject: Harmony Development

Dear Mr. Todd -

My name is Jessica Noonan and I live in the Centennial South Neighborhood in Westfield. I am writing to voice my concerns about Harmony.

I understand that the expansion of 146th Street to a 5-lane road is what is fueling the opinion that it will not be suitable to put homes along the street. However, Towne Road, South of 146th Street is very nice and runs right between many upper-end neighborhoods, including Lincolnshire, Lakes of Towne Road, and Villages of West Clay. The idea that our only option is to line the new 146th Street with gas stations and strip malls is absurd. I feel just the opposite. Westfield is sandwiched between two of the most desirable and wealthy cities in all of Indiana - Carmel and Zionsville. So why do we feel we have to tarnish our side of the road with commercial buildings? A gas station - or a "fueling station" - is such a bad idea. That would mean huge tankers with gasoline will be hauling up and down 146th Street, between all of these homes - on a daily basis. And we do not need any more apartments! We are surrounded with apartments - on the corner of 146th and Spring Mill and on the corner of Hwy. 32 and Spring Mill. I am on a Family Watchdog list, and a new sex offender moves into Maple Knoll about once a month. I am not sure anyone will want to buy a \$400,000 home behind a bunch of overcrowded apartments with sex offenders living in them. Please - no more apartments!

I love living in Westfield and I have enjoyed raising my family here. However, when I talk to other people who live in Carmel about what the City of Westfield wants to build next to Centennial - the gas station and apartments - their comments have been, "That is exactly why I would never live in Westfield." The opinion is that Westfield can't keep the nicer neighborhoods nice because the city continually attempts to merge low-end commercial and multi-family dwellings with high end housing. There is so much space in Westfield to bring in more businesses and gas stations - please don't put them right in the middle of all of these homes.

146th Street is going to expand, and there is nothing we can do about that. However, if Westfield does a good job of lining the street with many large trees and burms to separate the homes from the street - like Carmel and Zionsville have - there will be no need to trash it up with gas stations and commercial. I am so offended that the developers of Harmony think that this isn't the area for luxury building. Do we really want someone with that attitude developing our city? Please don't re-zone that land for mixed-use. That is going to destroy home values in the area and bring the wrong kind of attention to our city.

I know that eventually growth will happen and all of the land along Ditch and 146th Street will get developed. However, perhaps waiting until the expansion of 146th Street is completed would bring better perspective about what would be appropriate for this area and what won't.

Thank you for taking the time to hear my concerns.

Sincerely,
Jessica Noonan

Kevin M. Todd, AICP

From: Christie Sprinkle <cdsprinkle@yahoo.com>
Sent: Friday, June 01, 2012 10:27 AM
To: Kevin M. Todd, AICP
Subject: Harmony opposition

Dear Mr. Todd,

My husband and I have been residents of Westfield for over 10 years. Three years ago, we purposely built our new home in Centennial to stay in Westfield. We have supported the city in its endeavors and new projects, including Grand Park. As I understand, there has been a new proposal regarding the land on the northwest corner of Ditch and 146th street. The proposal includes rezoning the land from residential home lots to mixed-use lots. As residents of Centennial, I would like to express that our family adamantly opposes this change! The fact that the land was zoned for residential homes was part of the reason we chose to build here. We would not have chosen to do so, of course, had we thought the land might be used for commercial use including a "fueling station" and shopping! We don't want or need those in our back yards. We have plenty of retail options within 5-10 minutes of our house, so the idea of building more seems ridiculous, unnecessary, and must be simply a money-making project for someone.

Westfield is being revitalized and booming! Not only is the downtown area upgrading, we are also adding Grand Park! These changes are going to draw people to our city! Homes will sell. Contrary to the developer's belief, we feel this area IS the area to develop luxury homes. Located between two of the most desirable cities in Indiana, this property is the ideal location to expand our home neighborhoods for families. Apartments don't attract families, nor do excess "fueling stations" and grocery stores. Decent homes and neighborhoods do.

We would like to ask the city to consider its residents' needs and wishes by declining this rezone request. We would ask the developer, project managers and anyone else involved in this decision, to ask themselves if they would want this kind of change (and the people, traffic, and decreased safety it would bring) in their own back yards. Apartment living and gas stations are not in line with the city's goals of drawing families here with the new sports complex. Please do not rezone this area!

Thank you for your time and consideration,

Scott and Christie Sprinkle
Centennial Residents

Kevin M. Todd, AICP

From: Sanford Horn <sanford.horn@gmail.com>
Sent: Monday, July 02, 2012 12:01 PM
To: Kevin M. Todd, AICP
Subject: Harmony Development
Attachments: Plan Commission Meeting 05-07-12.docx

To the members of the APC:

I spoke against the Harmony Development slated for construction across from Centennial, where I am a resident and homeowner, at the May 7 APC meeting. My remarks were submitted in writing for your review and are attached here.

I once again strenuously urge the members of the APC to vote against this project. Regardless of the materials used (brick), a gas station is still a gas station and is most undesirable in this neighborhood.

With my attached remarks, there is no need to reiterate my points.

Thank you for your time.

Sanford D. Horn
1388 Somerville Drive

Sanford D. Horn
1388 Somerville Drive
Westfield, IN 46074

Members of the Plan Commission:

Thank you for the opportunity to address you regarding my concerns pertaining to this construction project by the petitioner JR Farmer Harmony, LLC.

I moved to Westfield one year ago from Alexandria, VA, a busy, thriving DC-area city with more traffic and construction than imaginable or that should be endured by anyone.

I now find myself face to face with this huge construction proposal, literally, as my home on the corner of Somerville and Ditch is ground zero for this project. The peace and quiet currently enjoyed by me and my neighbors will be permeated by noise, construction, garbage, pollution, traffic, street blockages and possibly even crime and property damage for the next eight to 10 years – the length of this five-phase project according to Bryan Stumpf, of American Structurepoint, at the presentation he gave at the Centennial Bible Church a couple months ago.

The values of our homes are in jeopardy as is the idyllic sense of a quiet Midwest American neighborhood. Additionally, our quality of life will be adversely affected due to the aforementioned disruptions with no compensation.

While I do not begrudge any honest person or company the opportunity to earn as much money as possible – after all, what kind of a capitalist would I be – I just prefer they take their banks, stores and smelly gas station somewhere else. All of those businesses are already within close proximity.

I will continue to be an outspoken opponent of the Harmony construction project in word and deed – orally and in my columns.

I offer thanks to Centennial HOA President Joe Plankis for his work on this important issue, as well as City Councilman John Dipple for his leadership.

Thank you.

Kevin M. Todd, AICP

From: Joseph Plankis <jplankis@gotown.net>
Sent: Thursday, July 12, 2012 5:15 PM
To: APC; Council Members
Cc: Matt Skelton; Kevin M. Todd, AICP; Andy Cook; Stumpf, Bryan; Ancich Tom; Andrea Wilson; Joe O'Connell; Joe Plankis; Robert P Smith II; Robin Barbera; Ron Rothrock; Susan Stephens; Tammie Gabriel
Subject: Harmony PUD
Attachments: Harmony Presentation to Centennial 6-28-12.doc

Dear Recipients,

As a follow-up to my original comments to all of you, I am providing an update for you. The attachment I have provided is self-explanatory, but if anyone has any questions for me, I would be happy to work with them to answer those questions.

I am asking that this email and the attachment be made a part of the public record for input concerning the Harmony PUD. Thank you.

Joe Plankis

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Joe Plankis
Cell: 317-625-4387
Email: jplankis@gotown.net

July 9, 2012

To: Westfield-Washington Township Advisory Plan Commission

To: Westfield City Council, Matt Skelton, Kevin Todd, and Mayor Andy Cook

Cc: Bryan Stumpf

Subject: Harmony PUD

From: Joe Plankis, President

Centennial HOA

Since the last note that I sent to all of you, there is an update that I would like to provide to all concerned.

Since I presented my original comments to the APC concerning Harmony, including the fact that the developers had not originally replied to my request to set up an open meeting with all the residents, the meeting with the residents was held on June 28th at the Centennial Bible Church. Prior to the meeting with the residents, representatives of the developer did meet with the majority of the Centennial HOA Board of Directors in order to answer any questions the individual board members had concerning the development. Subsequent to the meeting with the board, the meeting date, time, and location for meeting with the Centennial residents was established and scheduled.

The developers' reps at our residents meeting last evening were Bryan Stumpf, Rick Mildner, and Brian Canin (pronounced Cannon) from Canin Associates, an architectural and urban planning firm from Florida. I introduced the speakers and they took it from there with Bryan being the lead speaker and facilitator. Jim Ake, John Dippel, Steve Hoover, and Cindy Spoljaric were there from the City Council along with Mrs. Tolan (APC) and Kevin Todd (Community Development Staff), all of whom stayed pretty much to the end of the meeting.

We had 89 "homes" sign in for the meeting. Since many were couples, we estimate that we had between 125 and 150 persons in attendance from Centennial with a few other neighbors there also. That number of residents is larger than we usually have at an annual HOA meeting. Obviously, this subject had a very high level of interest for our residents. Bryan has sent me pdf copies of the sign in sheets. I did recognize that a couple people were, I believe, from Viking Meadows (not happy campers, based on their comments).

The meeting started at 7PM and lasted until 10 PM, although people started drifting away gradually at about 8:30 or so. The presentation took about 1 hour and 15 minutes with most of the concentration on residential and the rest of the time till 10 PM was the Q & A period. All questions were answered.

One resident said it best: "You spent over one hour on residential for the most part and what most of us here tonight are concerned about is the commercial section, so please cover that aspect in more detail please."

Issues of most concern raised by the residents: gas station and fast food drive through, traffic issues since the developers have no agreement with the county on their idea of how the frontage road should be incorporated into the development, which could force all traffic to go through the Somerville roundabout, buffering between Harmony and Centennial (Bruce Watson and his neighbors were very vocal about that issue with their questions, since they live closest to the Somerville roundabout), and the potential problems with getting out of Centennial safely at the new 151st Street/Bridgeport road alignment. Bryan did do an excellent job of addressing many, if not all of the questions or concerns that have been raised in the past by various persons. The answers to questions appeared to be geared to the questions that I assume, were in the packet of information Matt had provided to the developers a couple weeks ago for their response back to the APC and the City.

It was a very well prepared and scripted power point presentation. Brian Canin was the missing piece that they did not have at the first meeting with residents. He did an excellent job of explaining many different design criteria, including visual features that are part of the Harmony concept.

In Summary:

- The residential sections do not seem to be a major concern on the part of the residents for the most part. There is one major concern as to the control that would be needed to assure that the design of the homes that are described in the PUD ordinance with Architectural Standards referenced to the "A Field Guide to American Houses" by Virginia and Lee McAlester: 2003; Alfred A. Knopf, New York, NY are actually built to those designs by the builders that would be purchasing lots from the developers. (Note: I understand from Bryan Stumpf today-July 10th- that there is a major revision to the PUD documents to incorporate the information from the design book into the PUD itself and that information will be provided to the Community Development staff.)
- In answer to a direct question from me, Bryan Stumpf stated that there is no agreement at this time with the county on the design of the frontage road. Unfortunately, since the county is waiting for the environmental study from the Federal Transportation Department, there is, in essence, a blackout period during which the county, by law, is not allowed to discuss the 146th street project. Therefore, the developers cannot receive a decision on their request to modify the highway design to match what the developer has shown us in their Harmony PUD Plan. A response is not expected until sometime towards the end of the summer.
- The county design has no road cuts in their plan for access to the frontage road as shown in the Harmony PUD design. The Developers have a totally different design that routes the frontage road through their commercial area as a slowing mechanism and also to achieve their desire for a pedestrian friendly main street for the out lots. They also have road cuts shown from the frontage road entering their development for access to the commercial area and the proposed apartment development. That design is key to minimize the traffic flow for the 5-point roundabout at Somerville Road. Personally, if I were a council member, I would not vote on this

project until this road design issue is resolved with the county. The traffic studies would be quite different, depending on which road design is finally approved. The final design that is approved will have a significant difference, as to the impact on residents of Centennial.

- In reviewing the traffic study that was submitted, pages 18 and 19 discusses the intersection of 151st and Ditch Road. The developers design shows a realignment between 151st and Bridgeport Drive, but the traffic study does not have all of the information necessary to illustrate the before and after construction volumes. (Per Bryan Stumpf, that will be submitted to the Community Development Department this week, the week of July 9th.) Regardless, quite a number of residents of Centennial expressed a very strong concern with that intersection if it is not going to be built as a roundabout. The speed on Ditch Road at that point is 50 MPH and has a high volume of traffic during the AM and PM rush hours which will only be complicated with the additional traffic out of Harmony.
- The entrance to Centennial that is to the north of Bridgeport is Pawtucket, which is not included in the study at all. While not our busiest entrance, there is some usage for that entrance. Since there is no traffic study, we do not have any figures to discuss.

Overriding all of these discussions of different road designs, home designs, impact on the residents of Centennial and surrounding areas is the Westfield-Washington Township Comprehensive Plan and the vision for this area. In my mind, the key issue for the APC to discuss and act on is the Comp Plan.

The current Comp Plan took a little over two years to complete with the input of well over 200 residents and stakeholders. There was a very strong argument made for NO COMMERCIAL at the intersection of 146th and Ditch Road. **On page 38 of the Comprehensive Plan it is stated very clearly for the Suburban Residential area that “Retail uses have not been part of Westfield’s plan for this area, and development of such uses would change the character of the area.”** We knew at the time the Comp Plan was approved in early 2007, along with the approval of the update of the Thoroughfare Plan at that time, that 146th street would be a major road. In other words, our expectations then, are no different than they are now. We just did not know the details of the road design for 146th Street at that time.

All that being said, it seems that the prudent approach for our community, through the Advisory Plan Commission, is to review the Comprehensive Land Use Plan and determine if there is a need to update the Comp Plan for this intersection, or any other areas of the township, before there is action taken on the Harmony PUD. This is true, especially, in light of the fact that there is a local commercial area currently designated for 146th and Towne Road in the Comprehensive Land Use Plan, and there appears to be an interest surfacing for commercial development for that area.

If the mixed-use area at 146th and Ditch Road were to be approved as part of the Harmony PUD, it is possible that at some future point, you would have commercial development stretching from Ditch Road all the way past Towne Road. That certainly is not the vision in the Comprehensive Land Use Plan for the New Suburban area.

Kevin M. Todd, AICP

From: Joseph Plankis <jplankis@gotown.net>
Sent: Friday, July 13, 2012 10:57 AM
To: Susan Fuller
Cc: APC; Council Members; Ancich Tom; Andrea Wilson; Joe O'Connell; Joe Plankis; Robert P Smith II; Robin Barbera; Ron Rothrock; Susan Stephens; Tammie Gabriel; Andy Cook; Matt Skelton
Subject: Re: Neighborhood development

Susan,
Thanks for your input. I will pass it on to the Plan Commission and City Council for the record..
Joe

On Fri, Jul 13, 2012 at 10:37 AM, Susan Fuller <mimifuller@live.com> wrote:
Joe, I would just like to say that I do NOT want a gas station in my neighborhood. Thanks for your hard work on our behalf.
Sue Fuller
mimifuller@live.com

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Joe Plankis
Cell: 317-625-4387
Email: jplankis@gotown.net

Westfield-Washington Advisory Plan Commission held a meeting on Monday, May 7, 2012 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Bob Smith, Dan Degnan, Steve Hoover, Charles Lehman, Bill Sanders, Cindy Spoljaric, Bob Spraeetz, and Danielle Tolan.

City Staff Present: Matthew Skelton, Director; Jennifer Miller, Assistant Director; Kevin Todd, Senior Planner; and Sarah Reed, Associate Planner

Minutes:

Motion: To approve the minutes for the April 2, 2012 APC meeting as presented.

Motion: Tolan; Second: Spoljaric; Vote: Passed by voice vote

Todd reviewed Public Hearing Rules of Procedure.

ITEMS OF BUSINESS

Case No.	1205-DP-04 & 1205-SPP-01
Petitioner	Terra Site Development, Inc.
Description	Waters Edge at Springmill Trails; West side of Casey Road, approximately 0.5 mile north of State Road 32; Petitioner requests a Development Plan and a Primary Plat Review for 106 single family residential lots on approximately 36 acres in the Residential District 2 section of the Springmill Trails PUD.

Reed introduced the petition stating no action is required at this time. She also stated the petition is compliant and was properly advertised for the public hearing tonight.

Mr. Cliff White, M/I Homes, presented further details of the project, including square footage, amenities, including trails, fishing dock, and orchards.

A Public Hearing opened at 7:10 p.m.

No one spoke, and the Public Hearing closed at 7:11 p.m.

Degnan asked if the Parks Department was comfortable with the development plan regarding trails and connectivity.

Reed responded Parks & Recreation did submit comments prior to TAC and their only concern was the timing on 8-foot walking path along Casey Road, which will be addressed at the May 21 meeting and the staff report.

Hoover asked Mr. Beau Wilfong if he is comfortable with the open space being less than the overall, knowing it would have to be made up elsewhere.

Wilfong responded that he is comfortable with the amount, and that they will most likely go over the required amount.

Case No. 1204-ZOA-02
Petitioner City of Westfield
Description Road Impact Fee Ordinance; Petitioner a public hearing on City Ordinance 12-13 Road Impact Fee.

Miller discussed the Road Impact Fee Ordinance which was introduced to the Council on April 9, 2012. She stated the next step is the public hearing tonight, and then this item will be back before the Commission on May 21, 2012.

A Public Hearing opened at 7:18 p.m.

Mr. David M. Compton, Pulte Homes, representing the Builders Association of Greater Indianapolis, stated their belief that impact fees help provide for the orderly growth and development in a community. However, BAGI's current concern is if the full increase was passed by the Council; believe there will be a significant negative impact both on the commercial and residential development within the City of Westfield. He stated they would suggest maybe a tiered approach over a five-year period and then another update to the plan.

The Public Hearing closed at 7:19 p.m.

Hoover stated he liked the idea of perhaps looking at stepping the impact fee up over time rather than a one-time hit and asked if this is common in other communities.

Skelton responded he has never seen it done, but does not know of anything in the statute preventing it.

Case No. 1205-PUD-05
Petitioner JR Farmer Harmony, LLC
Description Harmony Planned Unit Development; Northwest corner of 146th Street and Ditch Road; Petitioner requests a change in zoning on approximately 277 acres from the AG-SF1 District to the Harmony PUD District.

Todd introduced the new PUD proposal stating this item is scheduled for a public hearing; he introduced the petitioner to make their presentation.

Mr. Rick Mildner introduced guests Bryan Stumpf and Brian Cannan.

Stumpf, with AmericanStructure Point, introduced details of the Harmony project, which is a mixed use community.

Cannan shared further details of the project and overall planning goals.

A Public Hearing opened at 7:45 p.m.

Ms. Andrea Montgomery, representing the Westfield Chamber of Commerce Board, stated support of the Harmony PUD.

Mr. Joe Plankis, President of Centennial HOA and representing Centennial HOA, encouraged the Commission to review the Comprehensive Land Use Plan and further stated that the HOA Board is opposed to this project. He also stated the Board asked the Developer to make a presentation to all Centennial residents, but did not receive a reply to that request. Plankis also asked that his earlier email be made part of the public record.

Mr. Sanford Horn stated his opposition to the project stating the proposed commercial piece of the Harmony project is right outside his door. He also believes the value of homes is in jeopardy as well as the quality of life.

Mr. Bruce Watson, representing a part of his community, stated the traffic study report projected growth rate is overall 2%; however, also appears that the traffic rate from 146th up to that Somerville Circle appears to be around 22%, which is of great concern to this part of the community. He also stated, if a commercial drive, there needs to be a tie into 146th Street from the commercial area. He stated that otherwise all commercial traffic in that area will have to go around Somerville Drive. Additionally, he added another issue is that the backsides of the commercial buildings facing Ditch Road, which homes would look directly into, be developed in such a way that the elevations on the back side would be pleasing to look at from the Ditch Road side. He also expressed concern about the possibility of a gas station, stating no one he has spoken with in his part of the community wants to see a gas station on that corner.

Mr. Brent Newnan expressed concern about public awareness and education of this project. He also expressed concern about the commercial part of the project.

Mr. Bruce VanAtta expressed concern regarding the minimal green space and minimal buffering and asked the Commission to consider much more significant buffering and require more green space and lowering the density.

Mr. Ernest Simons, President of HOA Autumn Wood Farms (across 146th Street in Carmel), encouraged the Commission to use the Comprehensive Plan/residential plan established in 2007 and sees no need whatsoever of having a commercial aspect to this development.

Mr. Joe McCarthy asked if a decision would be made tonight because he is interested in getting a group together and getting advice on how to address their area. He also asked if there was a failure provision, i.e. a bond, in case this begins and can't be completed due to economic reasons.

Skelton responded that there is a performance bonding period and a maintenance bonding period.

The Public Hearing closed at 8:06 p.m.

Hoover stated that he sees plans and pictures, but doesn't feel like the PUD ordinance adequately supports or requires the same amount of architecture. He also expressed concern about architectural requirements for the homes or the businesses.

Spoljaric expressed concern about the multi-family density. She also questioned whether this was the appropriate area for commercial development. She also stated that she would have preferred to hear that the petitioner has been in more meetings with affected neighborhoods.

Tolan also expressed concern about the lack of communication in making sure the Centennial residents are informed.

Mildner responded to public hearing comments.

Stumpf stated the flow along Ditch Road is important to the petitioner. He also stated that the architecture is four-sided so that the businesses look good along Ditch Road. He assured the Commission that the petitioner is very cautious of the Comprehensive Plan and how it is applied.

A discussion followed regarding the 146th Street corridor, a 146th Street Corridor Study, economic development, and the Comprehensive Plan.

Todd discussed the new APC filings for June.

ADJOURNMENT (8:52 p.m.)

President, Robert Smith, Esq.

Vice President, Daniel Degnan

Secretary, Matthew S. Skelton, Esq.