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 146thstreet 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 o 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 bellow 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 Rédevelopment 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 Merrimac.

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 that 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 it's 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 1611West 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

--
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

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

Kevin M. Todd, AICP

From: Joseph Plankis <jplankis@gotown.net>
Sent: Friday, July 13, 2012 12:36 PM
To: APC; Council Members; Andy Cook; Matt Skelton; Kevin M. Todd, AICP
Cc: 8:
Subject: Fwd: Harmony

All,
Comments from Centennial resident.

Joe

---------- Forwarded message ----------
From: **8:** <nikkitsangaris@aol.com>
Date: Thu, Jul 12, 2012 at 6:25 PM
Subject: Harmony
To: shoover@westfield.in.gov
Cc: jplankis@gotown.net

Dear Mr. Hoover and Westfield City Council Members,

My name is Nikki Tsangaris, and I live at 1370 Mayfield Court. Thank you for your willingness to hear our concerns about the Harmony development.

I am vehemently opposed to having a gas station--and any other commercial establishments--so close to my home. These types of establishments would promote high traffic, high noise levels, congestion, and even potential safety hazards.

Those of us who chose to live in Centennial South did so without having any inkling that Estridge was going bankrupt. I cannot speak for my neighbors, but I feel duped by the entire Estridge organization. If I had it to do over again, Centennial would be the *last* place I would choose to live. Now, those of us in Centennial South, in addition to the inconveniences of Estridge going under, will have have to contend with noise, traffic, congestion, unsafe surroundings, and God knows what else. Enough is enough!

I am not opposed to having nice houses and apartments near me, but the commercial establishments would be another affront to us. Please, please, please, Mr. Hoover, hear our concerns and help us to stop the commercial aspects of Harmony from being built. I respectfully ask you to consider how ***you*** would feel living across the street from a gas station. My guess is that you would not choose to do so. Those of us in Centennial South feel this way, as well.

Yours truly,
Nikki Tsangaris
317-669-8980

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

Kevin M. Todd, AICP

From: Joseph Plankis <jplankis@gotown.net>
Sent: Friday, July 13, 2012 1:09 PM
To: APC; Council Members; Andy Cook; Matt Skelton; Kevin M. Todd, AICP; Ancich Tom; Andrea Wilson; Joe O'Connell; Joe Plankis; Robert P Smith II; Robin Barbera; Ron Rothrock; Susan Stephens; Tammie Gabriel
Subject: Fwd: Harmony Development

Kevin,
Additional comments from a Centennial resident for the record.

Joe

---------- Forwarded message ----------
From: **Kathy Sawyer** <ksawyer2011@gmail.com>
Date: Thu, Jul 12, 2012 at 2:41 PM
Subject: Fwd: Harmony Development
To: jplankis@gotown.net
Cc: Susan Stephens <sstephens@cas-indiana.com>

Joe,

Below is an email I sent to the city council after the 6/28 meeting. Couple of comments:

First, thank you for the continuing communication to the residents regarding this matter. Your efforts are greatly appreciated.

Second, I really object to the gas station in such a high residential area. My comments below express my firm belief that no one would want a gas station in their neighborhood or across the street.

Last, I have no objection to the development of apartments or homes. I am uneasy about what the commercial development will bring, i.e., traffic, noise, general disruption of those living so close to a commercial development. I've never lived that close to commercial development so do not know what to expect.

Thanks to you, the Board, and Sue for all your hard work. I trust you will have the best interest of the neighborhood when you submit your comments.

Kathy Sawyer
1310 Mayfield Court
(317) 407-4588

Begin forwarded message:

From: Steve Hoover <shoover@westfield.in.gov>
Subject: **RE: Harmony Development**

Date: July 2, 2012 9:06:01 AM EDT
To: Kathy Sawyer <ksawyer2011@gmail.com>

Thanks for your input Kathy. All comments will be taken into consideration when making a decision on this development.

Steve Hoover

From: Kathy Sawyer [ksawyer2011@gmail.com]
Sent: Saturday, June 30, 2012 11:33 AM
To: Council Members
Subject: Harmony Development

I was able to attend a meeting on Thursday communicating the plans for the Harmony development. As a resident of Centennial South, I would like to implore the council to ask themselves if any one of you would like a gas station across the street from your house. If the answer is no, please DO NOT allow a gas station to be included in this development. I realize the "fuel station" will be built from bricks to make it visually appealing but it is still a gas station.

Thank you for your consideration.

Kathy Sawyer
1310 Mayfield Court
Westfield
317-407-4588

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

Kevin M. Todd, AICP

From: Joseph Plankis <jplankis@gotown.net>
Sent: Friday, July 13, 2012 1:14 PM
To: APC; Council Members; Andy Cook; Matt Skelton; Kevin M. Todd, AICP; Ancich Tom; Andrea Wilson; Joe O'Connell; Joe Plankis; Robert P Smith II; Robin Barbera; Ron Rothrock; Susan Stephens; Tammie Gabriel
Cc: Amy Rogge
Subject: Fwd: Harmony PUD

Kevin,
Amy is a member of the Townhome Owners Association Board, which as you know has their own board, but are also members of the overall Centennial HOA. Her note is also for the record.

Joe

---------- Forwarded message ----------
From: **Amy Rogge** <alnrogge@gmail.com>
Date: Thu, Jul 12, 2012 at 2:27 PM
Subject: Re: Harmony PUD
To: jplankis@gotown.net, hoa@centennialhoa.org

Joe,
thanks for the update. As a Lockerbie West town home resident and Board Member I have many concerns about the proposed development. I am away from Centennial for a number of months and truly appreciate your proposed updates about the meeting. I will read your comments with great interest. Thank you in advance for your up-date on the meeting.

Regards,
Amy Rogge

On Thu, Jul 12, 2012 at 1:11 PM, Centennial HOA <hoa@centennialhoa.org> wrote:
Dear Amy,

As you all know, there was a meeting held for the benefit of all Centennial residents on June 28th, regarding the proposed Harmony development of 277 acres along the west side of Ditch Road from 146th Street to 156th street. That meeting consisted of a formal presentation by the developers that took about 75 minutes and the balance of the approximately three hour meeting was a question and answer period. The developers stayed until every question was answered. There were positive comments made as well as concerns raised about traffic, proposed road improvements, types of commercial businesses that will be located in the multi-use area on the NW corner of 146h and Ditch road, timing of the project, and viability of the project in the current economic environment, along with other questions.

In response to concerns and questions raised by your HOA Board members and other residents of Centennial, the developers will address those concerns and discuss the changes they have made to the Harmony PUD in response to those concerns. If you are interested in learning about those changes, the next Advisory Plan Commission (APC) Public Hearing will be held at 7PM on July 16th at City Hall, This is your opportunity to learn about those changes first hand and an opportunity to provide input to the commission. If you cannot attend

the Public Hearing, you can also send the commission and the city council an email by going to the City's website at www.westfield.in.gov and finding the link to "Boards and Commissions" under the drop down menu for City Government.
If you send any emails to the Commission or City Council, please copy Sue Stephens at sstephens@cas-indiana.com and Joe Plankis at jplankis@gotown.net. We will be certain to pass your comments on to the other Board members as they are received. This project is not "a done deal", so the time to make your feelings known is now, whether you support the project or are not in favor of it going forward.

I will be sending a summary to the APC and the City Council of the comments and concerns that were raised by residents at the meeting at the Centennial Bible Church in order that it be a part of the public record. That summary will also include my personal comments concerning the proposed project. A copy of my summary will be emailed to all Centennial residents by the end of this week in a blast email, in order that those residents that were not able to attend the developers' presentation at Centennial Bible Church will have some idea of what was discussed at that meeting. If any resident has any questions about this issue and would like to discuss it, please feel free to contact me at my cell number, 317-625-4387.

Joe Plankis
President,
Centennial HOA

---------- Forwarded message ----------
From: Kevin M. Todd, AICP <ktodd@westfield.in.gov>
Date: Wed, Jul 11, 2012 at 2:20 PM
Subject: Harmony PUD
To: "Kevin M. Todd, AICP" <ktodd@westfield.in.gov>
Good Afternoon,

As someone who has provided written comments regarding the Harmony PUD proposal, I wanted to inform you that Harmony is scheduled to appear before the Advisory Plan Commission at its meeting next Monday evening (July 16th at 7 PM, Westfield City Hall, 130 Penn Street). The petitioner will provide an update and highlight the changes since the May 7th Public Hearing.

The APC will also provide a brief opportunity (a total of 15 minutes) for public feedback at the meeting. If you wish to speak at the meeting, we are asking that, if at all possible, there be a spokesperson (or spokespeople) designated to speak on behalf of groups of people. We will of course hear individuals, but because the public feedback time will be limited, we are asking that different groups be represented by a speaker, to the extent possible. In addition, you are always welcome to submit written comments.

To find a copy of the revised Harmony PUD Ordinance, please use the link below:

http://www.westfield.in.gov/egov/apps/document/center.egov?view=item;id=3070

If you have any questions, please feel free to contact me.

Thank you,

Kevin M. Todd, AICP
Senior Planner

City of Westfield | www.westfield.in.gov
Economic and Community Development

2728 East 171st Street | Westfield, Indiana 46074

T: 317.379.6467 | MAIN: 317.804.3170 | F: 317.804.3181

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You have received this message because you are a registered member of the Centennial Homeowner Association's website and you have subscribed to receive special messages from the webmaster. To stop receiving special messages like this one from the Centennial Homeowner's Association website, please log in at www.centennialhoa.org and modify the appropriate notification options in your profile.

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

Kevin M. Todd, AICP

From: Jeff O'Neill <joejeffoneill@gmail.com>
Sent: Friday, July 13, 2012 8:41 PM
To: Council Members; Andy Cook; Matt Skelton; Kevin M. Todd, AICP
Cc: jplankis@gotown.net
Subject: Harmony PUD

To All Concerned,

As a 10 year Centennial resident I would like to comment on the proposed plan as presented by the developers for the Harmony development.

While events and circumstances happen in the private or governmental sectors that necessitate changes to plans that are developed, I do not believe either the Estridge bankruptcy/change in developer of the property west of Ditch Road or the more detailed plan for the reconstruction of W. 146th Street meet that criteria.

I deeply and fervently believe that the homeowners in Centennial and the surrounding areas should not be penalized for buying or building homes that were built in compliance with the comprehensive use plan and then have that plan changed because a new developer has purchased adjacent property. I believe that new developer needed to exercise due diligence prior to purchasing the property in researching existing government documents and understanding the environment of the current and planned use for that land and surrounding properties. The fact that this developer has employed an individual such as Mr. Stumpf indicates to me that they were highly aware of the environment that they were entering. If they, in fact, did not perform the due diligence it is not the government's responsibility to rectify their misstep.

I request that before any changes are made that will allow commercial development at the intersection of 146th St. and Ditch Rd., a careful and comprehensive assessment be made of the impact of those changes. That assessment needs to look at the impact on those now residing in the area plus any and all future impacts and the potential unintended consequences that can come from other developers who could come forward in the future. Those developers would be looking for changes in other areas of Westfield/Washington Township that would be good for them but deleterious to those who have already invested in the area by using this as a precedent.

Also, my apologies for the empty message that preceded this one that was solely caused by "operator error".

Thank you for your attention in this matter,

Joseph J. (Jeff) O'Neill
15203 Declaration Dr.

Kevin M. Todd, AICP

From: Gayle McGlocklin <gmcglocklin@hotmail.com>
Sent: Sunday, July 15, 2012 7:40 PM
To: jplankis@gotown.net
Cc: Council Members; Andy Cook; Matt Skelton; Kevin M. Todd, AICP
Subject: Re: Harmony Concerns

Importance: High

Hello Joe,

My name is Gayle McGlocklin. I live in the North (or original) Centennial subdivision in a lovely (at least I consider it so) partially vinyl sided, "snout" house.

I'm sure you are able to pick up my sarcastic tone, since I was actually offended by Bryan Stumpf's comments that the new Harmony project will not include this type of design, as the developers deem it "undesirable." At the time Centennial North was built, Bryan was an Estridge employee and apparently the "snout house" design was good enough then.

I wanted to take a moment to register with you, my concerns with the Harmony project. I have attended all the public meetings, but will not be able to attend Mondays hearing.

While I understand and can appreciate that progress/development is inevitable, I am not convinced the total Harmony plan is in the best interest of this community. On the commercial side, certainly, I am vehemently opposed to the placement of any type of gas/fueling station at 146th & Ditch or 146th & Towne. The nearby gas stations, The Kroger at 161st, Speedway at US 31 off of Clay Terrace, the stations at 151st and 31, Michigan road, etc. are sufficient. Since the development committee's decision on what types of commercial business's will included in the commercial development, I believe we need to refer back to the comments you stated in your summary, ***" 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. "***

Another concern is the 3 story apartment complex projected in the plan. I am not convinced it is warranted in this community. Two (2) rather large 3 story complexes are close in proximity, 146th & Springmill and Springmill & 32.

Traffic is another major concern. Since 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. I agree with you on this point, "council members should 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. Of major concern is the realignment between 151st and Bridgeport with the speed limit on Ditch Road being 50 MPH and has a high volume of traffic during the AM and PM rush hours it will only be compounded which the the additional traffic out of Harmony."

Lastly, my concern is on the feasibility of actually completing this massive undertaking without running out of funds. With demise of the Estridge Group, Centennial South is still not completed, and now with MI Homes on board to complete the project, the community looks like 2 separate developments within one area. While I can appreciate the attempt in replicating the Estridge quality, it simply is not there, at least externally. I am fearful the same thing with happen with the Harmony project - just look at Viking Meadows. In this economic environment, I strongly believe the developers are over zealous in this project and the funding will dry up with only partial completion.

I want to thank you in advance for you time. Please feel free to contact me if you have any questions.

Gayle McGlocklin
1315 Monmouth Drive
Westfield, IN 46074
gmcglocklin@hotmail.com
317.730.6041

Kevin M. Todd, AICP

From: Joseph Plankis <jplankis@gotown.net>
Sent: Friday, July 13, 2012 1:05 PM
To: APC; Council Members; Andy Cook; Matt Skelton; Kevin M. Todd, AICP; Ancich Tom; Andrea Wilson; Joe O'Connell; Joe Plankis; Robert P Smith II; Robin Barbera; Ron Rothrock; Susan Stephens; Tammie Gabriel
Subject: Fwd: Harmony PUD

Kevin,
Additional resident's letter for the record.

Joe

---------- Forwarded message ----------
From: **Joseph Plankis** <jplankis@gotown.net>
Date: Thu, Jul 12, 2012 at 5:02 PM
Subject: Re: Harmony PUD
To: "salarina@juno.com" <salarina@juno.com>
Cc: sstephens@cas-indiana.com, Ancich Tom <lratwa@gotown.net>, Andrea Wilson <awilson@pentzerprinting.com>, Joe O'Connell <joe.oconnell@dukerealty.com>, Joe Plankis <jplankis@gotown.net>, Robert P Smith II <disneyworldbob@yahoo.com>, Robin Barbera <rkelly@mitchell-law.net>, Rothrock Ron <ron.rothrock@gotown.net>, Tammie Gabriel <schatje@sbcglobal.net>

Sally,

I agree with your comments to a degree.

The meeting that was held on June 28th was only held because your HOA board got involved to insist on the developers having a meeting with Centennial residents. When I first asked for a meeting to be held with the residents by the developer, I was not even given the courtesy of an answer as was a City Councilor that also requested they meet with the residents of Centennial and was also ignored. The complaints that we received from residents in the former Centennial South area were that only certain residents were contacted for the first developers meeting, while those living next door, and living closer to the development, were not contacted. Your board was not notified about the meeting at all.

With that background, we sought to have a community meeting for all residents so they could all have the opportunity to hear and see what was proposed to be in the Harmony PUD. We facilitated that meeting by providing communication to the Centennial Community. We had approximately 150 persons at that meeting, the largest meeting of residents we have ever had, including counting our annual meetings. Obviously with the high turnout, there was a very high level of interest in hearing what they had to say and the comments I have received from residents have been very favorable, in that they appreciate our efforts at improving communications with them. When I introduced the developers' speakers at the meeting on the 28th, and at a prior meeting the board had with the developers a week earlier, I stated that, as a board, we did not have a position on Harmony. However, we absolutely must provide communications to our residents about activities that could affect them personally, especially their property values. We should also provide feedback to the City while encouraging residents to do the same. Protecting property values is one of the key roles of the Board.

Communications with our elected and appointed officials is also one of our roles. There is a monthly meeting called WeCan, which stands for "Westfield Community Association Network", That is a network of approximately 30 HOA's from Westfield, started by the City several years ago and currently facilitated by John Dippel, the City Councilor who happens to represent Centennial, Merrimac and other areas here on the west side of Westfield. The purpose is for the HOA's to bring issues to the City for everyone to collectively resolve. Again, a great communication tool and an example of good government. In summary, they want to hear from the HOA's that represent the citizens of Westfield. Centennial board members participate in that monthly meeting and have participated from the beginning.

I was also the Chairman of the Steering Committee from 2005 to 2007, that spent two years updating our current Comprehensive Land Use Plan and was subsequently a member of the Town Council that approved that updated Plan in 2007. I have intimate knowledge of the process that we went through to update the Comp Plan and what was intended for how certain areas were to be developed. It is clearly stated in the Comp Plan that there is not to be any commercial at 146th and Ditch, but at 146th and Towne Road which is a primary arterial on the Westfield Thoroughfare plan. Ditch is considered a secondary arterial, a somewhat lower level road. Obviously, any part of that Plan can be changed by the current City Council through a certain procedure.

On your last point about Clay Terrace, I really have no idea as to what you are referencing pertaining to tenant changes, as none of us have ever discussed Clay Terrace in any way and as you point out it is irrelevant to the discussion about Harmony.

Joe Plankis

On Thu, Jul 12, 2012 at 3:59 PM, salarina@juno.com <salarina@juno.com> wrote:
I would suggest that the HOA should NOT forward the concerns and comments raised by individual residents concerning this issue to the Planning commission. This is the job of the individuals who hold those concerns, as private citizens. The fact that some people were very vocal and persistent with their concerns does not mean that those concerns are shared or even representative of the community residents at large. Personally, I had no issues with the plans as stated in the presentation, welcome the development and the jobs it will bring, along with the added convenience of retail, restaurants, and a gas station in close proximity to our neighborhood. Today, 146th at Ditch is a well traveled area, not a parcel tucked away deep inside a subdivision, and in my opinion such comparison to a purported tenant change issue in Clay Terrace is not relevant.

Sally Leath

---------- Original Message ----------
From: Centennial HOA <hoa@centennialhoa.org>
To: salarina@juno.com
Subject: Harmony PUD
Date: Thu, 12 Jul 2012 13:10:15 -0400

Dear Sally,

As you all know, there was a meeting held for the benefit of all Centennial residents on June 28th, regarding the proposed Harmony development of 277 acres along the west side of Ditch Road from 146th Street to 156th street. That meeting consisted of a formal presentation by the developers that took about 75 minutes and the balance of the approximately three hour meeting was a question and answer period. The developers stayed until every question was answered. There were positive comments made as well as concerns raised about traffic, proposed road improvements, types of commercial businesses that will be located in the multi-use area on the

NW corner of 146h and Ditch road, timing of the project, and viability of the project in the current economic environment, along with other questions.

In response to concerns and questions raised by your HOA Board members and other residents of Centennial, the developers will address those concerns and discuss the changes they have made to the Harmony PUD in response to those concerns. If you are interested in learning about those changes, the next Advisory Plan Commission (APC) Public Hearing will be held at 7PM on July 16th at City Hall, This is your opportunity to learn about those changes first hand and an opportunity to provide input to the commission. If you cannot attend the Public Hearing, you can also send the commission and the city council an email by going to the City's website at www.westfield.in.gov and finding the link to "Boards and Commissions" under the drop down menu for City Government.
If you send any emails to the Commission or City Council, please copy Sue Stephens at sstephens@cas-indiana.com and Joe Plankis at jplankis@gotown.net. We will be certain to pass your comments on to the other Board members as they are received. This project is not "a done deal", so the time to make your feelings known is now, whether you support the project or are not in favor of it going forward.

I will be sending a summary to the APC and the City Council of the comments and concerns that were raised by residents at the meeting at the Centennial Bible Church in order that it be a part of the public record. That summary will also include my personal comments concerning the proposed project. A copy of my summary will be emailed to all Centennial residents by the end of this week in a blast email, in order that those residents that were not able to attend the developers' presentation at Centennial Bible Church will have some idea of what was discussed at that meeting. If any resident has any questions about this issue and would like to discuss it, please feel free to contact me at my cell number, 317-625-4387.

Joe Plankis
President,
Centennial HOA

---------- Forwarded message ----------
From: Kevin M. Todd, AICP <ktodd@westfield.in.gov>
Date: Wed, Jul 11, 2012 at 2:20 PM
Subject: Harmony PUD
To: "Kevin M. Todd, AICP" <ktodd@westfield.in.gov>
Good Afternoon,

As someone who has provided written comments regarding the Harmony PUD proposal, I wanted to inform you that Harmony is scheduled to appear before the Advisory Plan Commission at its meeting next Monday evening (July 16th at 7 PM, Westfield City Hall, 130 Penn Street). The petitioner will provide an update and highlight the changes since the May 7th Public Hearing.

The APC will also provide a brief opportunity (a total of 15 minutes) for public feedback at the meeting. If you wish to speak at the meeting, we are asking that, if at all possible, there be a spokesperson (or spokespeople) designated to speak on behalf of groups of people. We will of course hear individuals, but because the public feedback time will be limited, we are asking that different groups be represented by a speaker, to the extent possible. In addition, you are always welcome to submit written comments.

To find a copy of the revised Harmony PUD Ordinance, please use the link below:

http://www.westfield.in.gov/egov/apps/document/center.egov?view=item;id=3070

If you have any questions, please feel free to contact me.

Thank you,

Kevin M. Todd, AICP
Senior Planner

City of Westfield | www.westfield.in.gov
Economic and Community Development
2728 East 171st Street | Westfield, Indiana 46074

T: 317.379.6467 | MAIN: 317.804.3170 | F: 317.804.3181

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

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

Kevin M. Todd, AICP

From: Amy Sell <amysell@gmail.com>
Sent: Monday, July 16, 2012 5:00 PM
To: Council Members; Andy Cook; Matt Skelton; Kevin M. Todd, AICP
Subject: Fwd: Harmony PUD

---------- Forwarded message ----------
From: **Amy Sell** <amysell@gmail.com>
Date: Mon, Jul 16, 2012 at 4:55 PM
Subject: Re: Harmony PUD
To: Joseph Plankis <jplankis@gotown.net>

Joe,
I am pleased to hear that it will be modelled after the Turkey Hill location. I think that the building setbacks, rear dispenser location, and signage all reflect the neighborhood feel that we want in our area.

I am interested in asking if there can be additional controls on the Underground Storage Tanks. Some ideas that come to mind would be specifying:

1) double-wall, fiberglass tanks, with active interstitial monitors.
2) install monitoring wells on the property so that soil contamination can be proactively checked periodically

I realize that the state Fire Marshall has jurisdiction over the UST registration, but there should be some way for us to specify some proactive ways to ensure environmental protection for our neighborhood.

I am also interested in the vegetation plan for the area, and ensuring that if the commercial land is adjacent to residential space that a buffer zone will be created, with mature landscaping to reduce vehicle traffic noise from adjacent properties.

In regards to lighting. There are lighting fixtures available that direct all the lighting to the ground, and reduce the amount of light pollution in the neighborhood. I would prefer that these fixtures be placed wherever there is a possibility that the light could travel horizontally and be seen by neighboring parcels.

I agree with the recommendation that this should not come to a vote in the councel until the street plan has been developed more thoroughly. The traffic plan will be very important to reducing speeds in the neighborhood areas, while still funnelling traffic to the commercial areas.
I am concerned about the number and location of curb cuts in the area.

Thanks so much for you communication with the HOA! Please let me know if there is anything I can do to help.
Amy Sell
On Mon, Jul 16, 2012 at 10:20 AM, Joseph Plankis <jplankis@gotown.net> wrote:
Amy,
They are still planning a gas station, supposedly designed after the Turkey Hill facility at Rangeline and Carmel Drive. If you have some comments to submit to the APC and Council today would be the time to do that, including any environmental issues to be addressed. I will forward those addresses.

Joe

On Mon, Jul 16, 2012 at 8:57 AM, Amy Sell <amysell@gmail.com> wrote:
Sorry, I had a computer glitch that sent this email prematurely.
If the convenience store/gas station is still in the Harmony PUD plans, then I would be very interested in recommending some restrictions on their development, that would go a long way in protecting our soil and environmental (and neighborhood) quality.
Thanks again...
Amy

On Mon, Jul 16, 2012 at 8:54 AM, Amy Sell <amysell@gmail.com> wrote:
Joe,
I am a Centennial resident (430 Athens Place), and while I haven't been able to attend any of the HOA meetings, I am very interested in the future of Harmony and its impacts to our neighborhood. Thank you so much for keeping all the Centennial residents informed about the Harmoney PUD.
First of all, regarding gas station proposals: I'm assuming that if this were to be approved, that the construction would go on the corner of a major intersection (146th and Ditch, or perhaps Towne). I work for a major oil company in the area, and I would like to provide some recommendations for some restrictions on the convenience store...

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

Kevin M. Todd, AICP

From: Sanford Horn <sanford.horn@gmail.com>
Sent: Tuesday, July 17, 2012 7:59 AM
To: Kevin M. Todd, AICP
Subject: Comments attached
Attachments: Plan Commission Meeting 07-16-12.docx

Kevin,

As per our conversation at last evening's Plan Commission meeting, I have attached my amended comments for the record. Could you also disseminate a copy to each member of the Commission and the City Council?

Thank you,

Sanford D. Horn
1388 Somerville Drive

Sanford D. Horn
1388 Somerville Drive
Westfield, IN 46074

July 16, 2012

Members of the Plan Commission:

Thank you, again, for the opportunity to address you regarding my concerns pertaining to this construction project by the petitioner JR Farmer Harmony, LLC. I spoke before this commission on May 7 of this year.

My home, located 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 on Monday, March 12.

Such noise will prevent me and my neighbors from opening our windows or enjoying the amenities of our porches and decks; thus making people virtual prisoners in our homes with potential deleterious psychological effects.

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.

Estridge also behaved irresponsibly by not disclosing any information to me regarding the potentiality of such an enormous construction project during my home search process.

With supermarkets and restaurants there will be dumpsters – dumpsters potentially facing my house. With dumpsters come stench, rats, cats, raccoons, and other undesirable vermin and critters to invade our properties. The "rural" style land existing now when "urbanized" will force animals like deer potentially into our yards.

Additionally, because of the corner of Somerville and Ditch locale of my home, I will be negatively impacted by the five-point roundabout and its increase in traffic, as well as the inclusion of a gas station within walking distance from my front door. American Structurepoint can spin this any which way they choose, and cover it with a brick façade, but a gas station by any other name will remain just as smelly and deleterious to our quiet neighborhood.

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

While I support the expansion of the City of Westfield's tax base, I just prefer it be done in another neighborhood.

I am not feeling harmonious.

I appreciate this commission's attention to detail. 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: Nelson Scott <scott@gotown.net>
Sent: Tuesday, July 24, 2012 11:25 AM
To: Kevin M. Todd, AICP
Subject: Harmony PUD Project

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

Re: Harmony PUD Project

As a resident of Centennial Homeowners Association, I have attended the Public Hearing held by Bryan Stumpf,, Rick Mildner, and Brian Canin on behalf of the Harmony PUD Project, June 28, Centennial Bible Church. I really was impressed with the design of homes, streets, small open areas, sidewalks, & architecture.

Regarding the residential section, I would strongly recommend that Bryan Stumpf incorporate the architectural designs of homes into the PUD itself so those guidelines will be followed and enforced. We need oversight from the City on this project so that developers and contractors adhere to the residential designs.

I did not find the layout for the commercial proposal relevant until street accesses into the commercial sector have been fully approved by the proper authorities. As of now, those street entrances have not been approved. Until the 146th Street access and the roundabout access from Ditch Road into the commercial area are duly proposed for implementation then, I strongly recommend that no action be taken on the commercial sector within the Harmony PUD.

Furthermore, I doubt if the commercial sector can compete financially with the present matrix of businesses in our local shopping centers and malls. The business facilities looked too crowded on the plat along with small layouts for parking. I do not think that retailers, restaurants, banks, etc, would find this sector appealing. So, I encourage you to reject the commercial sector in the Harmony PUD proposal at 146th & Ditch Roads intersection.

The input that you received from HOA President Joe Plankis completely satisfies my observations about our concerns regarding Harmony.

Nelson S. Scott

15503 Marietta Circle

Westfield, IN. 46074

cc: Joe Plankis