

Karl and Kathy Manders
728 E 199th street
Westfield, IN 46240
November 2, 2013

Jesse Pohlman
Westfield - Washington Township Plan Commission

This letter is to document my concerns regarding the proposed rezoning for the Chatham Hills Planned Unit Development, Docket No. 1311-PUD-11, being presented to the Westfield-Washington Township Advisory Plan Commission on Monday, November 4, 2013. It is my desire that these concerns be addressed prior to approval of this rezoning request.

For thirty-one years, our family has owned a 40 acre homestead, located at 728 E 199th street. that would be almost entirely surrounded by this proposed development(On our north, west and east property lines). In addition, we own 54 acres that would border the Chatham Hills project to our north and east property lines.

On the east property line, there is a barrier of mature trees that currently partially blocks the view of the property that has been proposed as the location of a Chatham Hills par three, nine hole, course. This course would be built at the corner of Tomlinson and 199th street. It is important to our family that the tree line not be cut down, and that appropriate mounding be constructed along this boundary.

In addition, we are concerned about light pollution, and request that artificial lighting of the course for night golfing activities be prohibited, so that the natural country setting of both our home, and our neighbor's' homes, will not be marred by artificial lights constructed for evening activities.

On the north side of our property, we want to be sure that appropriate mounding occur, in order to obscure any roadway that might be constructed, linking the western and eastern portions of the Chatham Hills development.

On the west side of our property line, our family wants to be sure that any roadway be hidden by properly mounded landscaping, and that homes will only be built on the west side of the road. We are currently working with Mr. Henke in an attempt to find an amicable and mutually beneficial resolution of our concerns. Although we anticipate an adequate resolution with Mr. Henke, it is our desire to see that the aforementioned minimum standards are incorporated as a requirement by the Plan Commission, in the event that this rezoning request is approved.

The proposed entry-exit on 199th street is a matter of grave concern for ourselves and virtually every one of our neighbors on 199th street. While an entry for fire and emergency vehicles may be necessary, this need not be an entry-exit that it open to the public. The road is simply too small to be a "collector" street. Using 199th street as an entry/exit for the Chatham Hills development would, in fact, require the future widening and straightening of 199th street, which would ruin many established residences, including the destruction of at least two residences. One of these imperiled residences would likely be our 1896 log cabin at the westernmost S curve.

Please present this letter to the Commission.

Regards,

Karl and Kathy Manders
728 E 199th street
Westfield, IN 46240
317-694-0705