

Gary and Lori Shuman
1019 E 199th Street
Westfield, IN 46074
November 1, 2013

Westfield Economic and Community Development Department
2728 E 171st Street
Westfield, IN 46074

The purpose of this letter is to document our concerns regarding the rezoning request 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 our desire that these concerns be mutually discussed and favorably addressed prior to approval of the rezoning request.

Chatham Hills presented their plans at the Neighborhood Property Owner Meeting held on October 29, 2013. During the meeting, questions were raised about the increased traffic, how the roads would handle the volume and if any widening of roads was planned. Steve Henke, developer of Chatham Hills provided some information regarding the highway infrastructure but indicated he was unaware of any plans to widen roads around the development at this time.

One of our concerns regarding this proposed development is the roadway infrastructure in general and specifically the current state of 199th Street. This street is not adequate to support the increased volume of traffic, both residential and construction, which the Chatham Hills development will create. Without major improvements to 199th Street, the increased traffic will pose a significant risk to the safety and wellbeing of the residents and those citizens using the road to commute or provide commercial services.

As noted below, the Chatham Hills Concept Plan indicates a large area of residential housing off of 199th Street with access to 199th Street via the South Entrance.



90 Degree Blind S Curves on 199th

Currently 199th Street is a "chip and seal" road between Tomlinson Avenue and Horton Road. It is approximately 15 foot wide with two blind 90 degree S-curves. The road is not wide enough to safely handle large commercial vehicles or the volume of residential traffic that will be generated by the Chatham Hills development.

For example, school buses are on 199th Street several times a day. Once Chatham Hills construction begins the school buses will compete for the 15 foot wide road with dump trucks, large cement mixers and other construction vehicles. There is only room for one large vehicle to safely navigate 199th Street, especially when entering the S-Curve areas of the road.

The Chatham Hills development has been compared to the Bridgewater development. According to the information provided in the Westfield Thoroughfare Plan, the current estimated traffic volume on the roads surrounding Bridgewater (151st, 161st, Gray Road, Carey Road) range from 5,800 vehicles per day to 10,300 vehicles per day. We understand this volume was reached over time, however now is the time to address 199th Street while plans are more easily adjusted.

Currently, the Hamilton County Highway Department maintains 199th Street. When recently contacted, the Hamilton County Highway Department indicated the current traffic volume on 199th Street to be approximately 60 vehicles per day, that there are no current plans for improvements and they were unaware of the proposed Chatham Hills development.

The City of Westfield Economic and Community Development was contacted regarding the status of 199th Street. We were informed "there are currently no plans by the City to improve 199th Street; however, if and when the roadway (or parts thereof) is annexed by the City and improvements to the road are warranted, then the Westfield Thoroughfare Plan would be taken into consideration."

This leads to the additional concerns regarding 199th Street, such as what jurisdiction is going to make the necessary improvements, when would these improvements be made and how will the improvements impact the current and future residents of 199th Street.

At the moment the Hamilton County Highway Department is in charge of 199th Street and they are not in the loop. If and when the City of Westfield annexes the roadway, they will take into consideration the Westfield Thoroughfare Plan. This is too late and the recommended design as stated in the Thoroughfare Plan is currently unacceptable to us.

The Westfield Thoroughfare Plan designates 199th Street as a "Collector" roadway, which is recommended to have two 12 foot wide traffic lanes plus a 16 foot wide center lane for a median or turn lane with 100 feet of right of way (50 feet each side of the center of the road).

Implementation of a "Collector" roadway designation for 199th Street without agreed upon design modifications is not acceptable. If the Plan recommendations were to be implemented on 199th Street as stated, at least two residential homes would likely be destroyed and several others would have the roadway dangerously close to their homes. Also, more than one hundred mature trees currently lining 199th Street would be destroyed, making what is a beautiful roadway an eyesore, which is in conflict with the stated objectives of the Chatham Hills development.

As a follow up to the Neighborhood Property Owner Meeting, Gary Shuman invited Steve Henke to 1019 East 199th Street for an informal discussion of the current state of 199th Street and to see if the identified issues can be addressed during the Chatham Hills planning phases.

They discussed potential ideas for widening and improving the road with less impact to the property owners. Some of the ideas discussed include eliminating the center lane, offsetting the centerline, or using additional right of way from the undeveloped Chatham Hills property and farm lands instead of the fully developed residential properties on 199th Street. Steve indicated a willingness to consider alternatives and would "look into" what could be done.

Steve Henke followed up with Gary Shuman on November 2, 2013, indicating he is willing to modify the Chatham Hills Planned Unit Development to provide some additional right of way that could be used for roadway improvements to 199th Street, while retaining as much of the natural beauty that lines the street.

To that end, we are requesting a comprehensive plan be developed for 199th Street. The plan needs to include improving the road for safety, a responsible party and timeline for the improvements and downgrading 199th Street in the Westfield Thoroughfare Plan to a local road so an economically effective design can be developed minimizing the impact to the current residents.

We respectfully request the Westfield-Washington Township Advisory Plan Commission take these concerns into consideration and withhold recommendation for Chatham Hills rezoning approval until an adequate plan for 199th Street is created.

Sincerely,

Handwritten signatures of Gary and Lori Shuman. The signature on the left is "Gary Shuman" and the signature on the right is "Lori A Shuman".

Gary and Lori Shuman
1019 E 199th Street
Westfield, IN 46074
317 413 8370

Additional Signature of Residents on or adjoining 199th Street, Westfield, IN

Signature	Name	Address
<i>Gary Richter</i>	Gary Richter	145 E. 199 th St WESTFIELD, IN. 46074
<i>Steve & Marcie Cole</i>	Steve & Marcie Cole	909 E. 199 th St Westfield, IN
<i>D. S. Timpany</i>	Dannel Timpany	917 E 199 St Westfield 46074
<i>Kim Gettings</i>	Kim Gettings	1007 E 199 th St 46074
<i>Wayne Stouder</i>	Wayne Stouder	1111 E. 199 th Street
<i>Terry England</i>	Terry England	1123 E. 199 th St.
<i>Sharon England</i>	Sharon England	1123 E. 199 th St.
<i>Robert R. Yull</i>	Robert Yull	19830 Tomlinson Rd
<i>Kathy Manders</i>	Kathy Manders	728 E 199 St.
<i>Karl Manders</i>	Karl Manders	728 E 199 st
<i>Todd Robinson</i>	Todd Robinson	219 E 199 th St 802 E 199 th St
<i>Dennis M & Terina J Smith</i>	Dennis M Terina J Smith	19903 Northside Rd

Yen Worley
Bonita Worley
Janet Krum

Kien Worley
Bonita Worley
Aileen Krum

724 E 199th
Westfield IN
724 E 198th
Westfield IN
725 E 198th
Westfield IN

November 18, 2013

Dear APC Members,

I am a resident of Washington Township living at 21019 Oak Ridge Road. I spoke at the APC meeting on November 4, 2013 regarding safety issues relating to additional traffic on Oak Ridge Road as a result of the Chatham Hills development.

As I mentioned, Oak Ridge Road is a chip-sealed road that in many places is not wide enough for two vehicles to pass without driving in the grass along the side of the road, there are numerous blind spots where a driver cannot see vehicles traveling the opposite direction, and the posted speed limit is 45 mph.

Mr. Henke stated in the neighborhood meeting that residents of Chatham Hills will primarily use the southern exits and will not add much additional traffic on Oak Ridge Road. I disagree with his assumption because the southern exits will disperse traffic to 191st Street and the Grand Park area. With the additional traffic in the area during tournaments, etc., the typical response would be to use the northern exit and avoid the traffic and congestion. The reconfiguration of the US 31 and SR 38 intersection provides easy access to US 31 and would only add about a mile of additional travel. It would be well worth the extra mile to avoid the additional traffic and congestion.

Mr. Henke stated at the last APC meeting that Oak Ridge Road was originally scheduled to be upgraded to a major thoroughfare and would have become a four-lane highway. His response that the residents on Oak Ridge Road benefit from the change from the original plan is not my interpretation. If Oak Ridge Road was upgraded, there would be additional space for traffic and sidewalks for residents to use so they are not forced to walk or bike in the path of traffic. The upgrade would afford a safer environment for the residents living along Oak Ridge Road.

I understand that development of the area is part of "progress". But is the vision of one person more important than the safety of others? Oak Ridge Road from 206th Street to SR 38 is only about one mile in distance. Widening this section of Oak Ridge Road and providing sidewalks would alleviate the dangers resulting from the additional traffic brought about by developing Chatham Hills during both the construction phase and the residential phase.

Please consider the upgrade of Oak Ridge Road from 206th Street to SR38 when you are deliberating the approval of the Chatham Hills development.

Thank you.

A handwritten signature in cursive script that reads "Karen Keinsley". The signature is written in dark ink and is positioned at the bottom left of the page.

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