

Public Comment

1504-SPP-10 & 1504-ODP-11

(Shelton Cove)

To whom it may concern:

I am writing this letter to address our family's concerns in regard to Hertha Markusfeld's property at 928 West 186th street, Westfield IN 46074. As it pertains to the Public Hearing on Monday, April 6, 2015, where Olthof Homes, LLC will be petitioning for a Primary Plat and Development Plan for the Shelton Cove development.

Hertha has lived in Westfield for over fifty years. Our family has owned this property for nearly 30 years. My parents Paul and Hertha Markusfeld immigrated to the United States from Vienna, Austria after narrowly surviving WWII. They were looking for a quiet, safe, and beautiful place to raise their family and found it here in Westfield.

Hertha purchased this property to enjoy the safety, privacy and quiet that country living should provide. Amazingly, at 84 years old, she continues to enjoy working in her yard and keeping her 4 acres looking like a park.

She also purchased this property as an investment. Hertha has worked hard to make it a beautiful and desirable small country estate. With the intention being, if the day ever came that she would decide to sell her property it would be as attractive and valuable to the next person as it was to her.

Our main concerns with the development proposed around Hertha and its potential negative impact are:

1. Her safety and sense of security
2. Property value and salability
3. Noise and light pollution
4. Privacy
5. Drainage
6. Traffic
7. The general aesthetics of the area.

In 2006 we entered into an agreement with Beau Wilfong of Wilfong Land Companies. This agreement is designed to protect Hertha's safety, privacy and property value. While limiting the negative impact to her property and life style.

The documents of this agreement are attached.

With this agreement in place as part of the PUD, our concerns over the negative impact on Hertha's property and lifestyle are addressed.

Without this agreement in place we will strongly, persistently and vocally object to the density and style of the development Olthof Homes, LLC and others are or will be proposing.

Thank you for your time.

Sincerely,

Guy Markusfeld

317-727-1536

16412 Oak Road, Westfield IN 46074

WILFONG

LAND COMPANIES

June 26, 2006

Ms. Hertha Markusfeld
928 W. 186th Street
Westfield, IN 46074

Re: Commitments regarding buffering from Eagle Station:

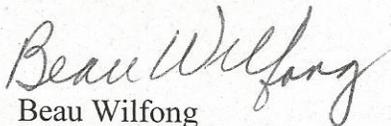
Dear Ms. Markusfeld

I appreciate being able to meet with you and your son Guy in order to find solutions to issues you have raised regarding Eagle Station. Attached is an outline of commitments that we are making to you that will minimize the noise and visibility.

If we are approved, we will be building Eagle Parkway in 2008 and would begin work on the mounds at that time together with the spruce trees on top of the mounds.

If you have any questions, please do not hesitate to call me, or have Guy call me.

Sincerely,


Beau Wilfong



June 22, 2006

Guy Markusfeld

- 8' high mound along the entire western board and along the northern border until the "woods" meets the new mound.
- Mound will be a 2/1 slope on the Markusfeld side and a 2/1 or 3/1 slope on Eagle Station side
- 7 to 8 foot tall Norway Spruce to be planted 11' apart on top of mound.
- Privacy fence along the property line along the west boundary and Northern boundary. This would be an 8 foot "shadow box" type fence
- South side of property, would be a "scalloped" "shadow box" fence 6 feet high at high point. Gate to be included.
- We will provide to Guy the engineered drawings for storm water as our plan develops. These will be the plans that the County/City will approve as part of our construction plans.
- If we buy Wheelers 45 acres to the east we will do the fence and mound to same specifications.
- Markusfelds feel that the TND homes need to be buffered. Mound along Springmill Road into Countryside (just north of the entryway that is north of 161st street) are a good example of what would be satisfactory on the south side of 186th.
- The mound would not be as wide at the far west end where the 4 lots back up to 186th.
- Spruce trees, shrubbery, and hard woods to make it more interesting on the south side of 186th.
- Walking path along 186th street on the south side
- Water and sewer designed so that they can develop their land if they desire
- Mounds to be built 2008 or 2009 and trees planted immediately so they can get height quicker.
- Markusfeld's have the right to join the Home Owners Association. (each homeowner would have to pay the typical fees that are assessed on a yearly basis)
- The security gate would be an automatic, sliding security gate.