

## Pamela Howard

---

**From:** Jesse Pohlman  
**Sent:** Monday, May 4, 2015 9:36 AM  
**To:** Pamela Howard  
**Subject:** FW: Concerning the proposed "Lantern Park" residential development

**From:** Ed Rowland [mailto:ejrowlan@hotmail.com]  
**Sent:** Monday, May 04, 2015 9:33 AM  
**To:** Jennifer Miller; Jesse Pohlman; jwoerner@westfield.in.gov; Andrew Murray; Matt Skelton; Kevin M. Todd, AICP; Jim Ake; Steve Hoover; Robert Horkay; Chuck Lehman; Bob Smith; Cindy Spoljaric; Rob Stokes  
**Cc:** cwhite@sitesolutionsgroupllc.com  
**Subject:** Concerning the proposed "Lantern Park" residential development

We live at the southwest corner of 161st and Cool Creek Circle - immediately across from the proposed "Lantern Park" development. While we will not be at this evening's Planning Commission meeting, we wanted to appraise you of our concerns in hope that they will be addressed as this project proceeds forward.

Our concerns:

- Traffic flow at the entrance/exit - primarily during rush hour. Request that Westfield work with the developer to mitigate this issue.
  - To that end, we would be gravely concerned should the number of homes for this area increase beyond the currently proposed maximum of 60.
- Making sure that the proposed development will properly handle rain water run-off from heavy rains.
- Designing in an adequate buffer (preferably trees or very tall shrubs) between the two lots at the entrance of the development and 161st street. In particular, the development should be proactive in the design so that all would know, including the eventual owners of these two lots, that there would still be an appropriate buffer after the day comes when Westfield widens 161st to the north to make it four lanes.

Your attention to these concerns will be most appreciated.

Sincerely,

Ed & Sandy Rowland  
19 Cool Creek Circle

## Pamela Howard

---

**From:** Jennifer Miller  
**Sent:** Wednesday, May 6, 2015 5:59 PM  
**To:** Pamela Howard  
**Subject:** Fwd: 1505-PUD-07

Sorry. I didn't realize he sent it to just me.

Jennifer M. Miller, AICP  
Assistant Director

City of Westfield | Economic and Community Development

2728 E. 171st Street | Westfield IN 46074

T: 317.804.3170 | DL: 317.223.6420 | F: 317.804.3181

Sent from my iPhone.

Begin forwarded message:

**From:** <[ronthomaswf@comcast.net](mailto:ronthomaswf@comcast.net)>  
**Date:** May 4, 2015 at 2:09:12 PM EDT  
**To:** <[crwhite@crwhitedevelopment.com](mailto:crwhite@crwhitedevelopment.com)>  
**Cc:** <[jmiller@westfield.in.gov](mailto:jmiller@westfield.in.gov)>, Ron Thomas <[ronthomaswf@comcast.net](mailto:ronthomaswf@comcast.net)>  
**Subject:** 1505-PUD-07

Chris,

The following are concerns from Cool Creek Circle residents that will be brought forth at tonight's Public Hearing. I want to ensure you have these so they can be addressed in a timely manner.

More may be forthcoming in the near future as this project is discussed.

I won't be available this afternoon as I have other commitments. We can talk before presentation if you'd like.

Thanks  
Ron Thomas  
Cool Creek Circle - HOA President  
205-6061

- Significant concerns with traffic. We have difficulties existing the neighborhood in the morning between 6:45 and 8:00 due to the backup of vehicles at Union Street.

- We want to have assurances that what we've been told in the past, that any widening of 161<sup>st</sup> will occur to the north side of 161<sup>st</sup>, so that the south edge is maintained and the road doesn't encroach any further into our yards.
- That the homes that are nearest to 161<sup>st</sup> are aware of 161<sup>st</sup> moving northward due to widening. That buffering, plantings and such, mitigate the impact widening to the north will cause on these homes.
- The underlying Zoning classification is inappropriate in that SF1 and SF2 abut this on three sides. We believe that a continuation of SF2 would be appropriate since the site has a natural buffer to the west. Specifically, a reduction in the number of dwellings as well as more compatible lot size compared to existing properties in the area.
- Lot sizes are inappropriate in that for SF4 the size is 9000 Sq. Ft. and these are reduced to almost SF5 standards
- We believe the side yard distances should be maintained at 8 feet. Currently this proposal reduces it to 5 feet
- We believe the amenities suggested are inadequate in that the pond pump(s) will be a liability and additional cost for the residents and HOA.
- There are concerns with headlights shining in windows of existing homes. Is there a way to mitigate or lessen the impact of this?
- We would like signage placed at the entrance of Cool Creek Circle noting no construction traffic allowed.
- Talking points of "empty nesters" have been mentioned. How will this be upheld?
- Are the covenants written and can we have a copy?
- Is there an intent or agreement that Parcel B will be turned over to the city? Will this be in lieu of Park Impact Fees? Will Park Impact Fees be paid as a cash / check payment?
- Can the speed limit be reduced to 30 from Union Street to the east, past the entrances to allow residents to enter and exist safely? There is a downward grade the starts at the east end of the homes in Cool Creek Circle and sometimes vehicles "catch up" rather quickly when someone is turning into the neighborhood.