

WRITTEN PUBLIC COMMENT

Docket Number: 1602-CPA-01 (Resolution No. 16-100)
Petitioner: The Conservancy Task Group (the "TCTG")
Request: Approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

Enclosed Attachments:

1. McColgin Letter (01/25/16) Robert McColgin, Trustee for Wm. McColgin Trust
2. Besinger Letter (01/18/16) Bart Besinger, M.D.
3. Hughes Letter (01/28/16) David B. Hughes on behalf of Mary I. Schreiber, Trustee of the Timothy J. Murphy Charitable Lead Trust, and Thomas P. Murphy
4. Compton E-mail (01/28/16) David Compton, Pulte Group
5. Sweet Letter (01/28/16) George P. Sweet
6. Hymbaugh Letter (01/28/16) Karen Hymbaugh
7. Whitson Letter (01/28/16) Carol Davis Whitson, V. John Davis Family Farms
8. N. Davis Letter (01/28/16) Nancy Davis, V. John Davis Family Farms
9. Crandall Letter (01/28/16) Judy Crandall, V. John Davis Family Farms
10. C. Davis Letter (01/28/16) Charles Davis, V. John Davis Family Farms
11. J. Davis Letter (01/28/16) Joe Davis, V. John Davis Family Farms
12. Frenzel Letter (01/28/16) Otto N. Frenzel IV, BCE Associates IV, LLC
13. Bookwalter Letter (01/28/16) Eleanor F. Bookwalter, BCE Associates IV, LLC
14. Zawadzki E-mail (01/28/16) Paul and Jan Zawadzki
15. Wilds E-mail (01/29/16) Sandy and Terry Wilds
16. Severson E-mail (01/25/16) Leah Severson, L. Severson Portraits
17. Kaylor Letter (01/31/16) David Kaylor
18. Ackerson Letter (01/30/16) Nels Ackerson
19. Reynolds E-mail (01/29/16) Mary Reynolds
20. Kotsanos Letter (01/29/16) James and Annetta Kotsanos
21. Sandee E-mail (01/29/16) Nels Ackerson, on behalf of Sandee Enterprises
22. Polizzi Letter (01/29/16) Steve Polizzi, Polizzi & Associates

23. Irwin Letter	(01/29/16)	Todd and Christine Irwin Phil and Beth Weingart Stephanie Franco
24. Fineis E-mail	(01/30/16)	Ken Fineis
25. Gillim Letter	(01/30/16)	Sarah Gillim
26. Stafford Letter	(01/30/16)	Cynthia Stafford, Ed.D.
27. Levins Letter	(01/31/16)	Richard and Sandy Levins
28. Tatum E-mail	(01/31/16)	Susie and Randy Tatum
29. Watkins E-mail	(01/31/16)	Gary and Sarah Watkins
30. Pingleton E-mail	(01/31/16)	Michael and Riley Pingleton
31. Curry E-mail	(01/31/16)	Donna Currey
32. Armstrong E-mail	(01/31/16)	Mikael Armstrong
33. Arnold E-mail	(01/31/16)	Kyle and Twyla Arnold
34. Gharst E-mail	(01/31/16)	Diane Gharst
35. Cook E-mail	(01/31/16)	Derek, Cherie, Tyler, Mackenzie and Lauren Cook
36. DiMascio E-mail	(01/31/16)	Mike DiMascio Brandee Thornburg Samara Thornburg
37. White E-mail	(01/31/16)	Gloria White
38. Essex E-mail	(01/31/16)	Andrea Essex
39. Weeks E-mail	(01/31/16)	Zona Weeks
40. Armstrong E-mail	(01/31/16)	Thomas Armstrong Family
41. Osborne E-mail	(02/01/16)	Bruce Osborne, DECO Associates, Inc.
42. Koss E-mail	(02/01/16)	Bill Koss
43. Kemmer Letter	(02/01/16)	Dennis Kemmer
44. Fesenko E-mail	(02/01/16)	Diana Cage Welch, on behalf of Anna Fesenko
45. Hepler E-mail	(02/01/16)	Doug Hepler
46. J. Davis E-mail	(02/01/16)	Jim Davis, Christopher Scott Homes
47. Wallis Comments	(02/01/16)	Robert Wallis

TO: Westfield Planning and Zoning Board
FROM: Robert McColgin
SUBJ: Conservancy Addendum
DATE: Jan 25, 2016

As trustee of my father's family trust, I am writing this letter to express our concerns regarding the Conservancy Addendum on the agenda for the public hearing on Feb.1, 2016. This letter is written on behalf of my father, William E. McColgin and my three brothers, William C. McColgin, James D. McColgin, and Jerry L. McColgin concerning zoning on our 230 +/- acre family farm located east of Towne Road and north of 166th Street.

My family would like to make known our concerns regarding the proposed Conservancy Addendum before the planning committee and we would like to make it clear where we stand.

1. We are opposed to the Conservancy Addendum because it affects our property value and weakens the integrity of the existing Master Plan.
2. In 2005, my 87-year-old father and I participated on the South West Subcommittee as Westfield created a master plan before going forward with residential development. It was agreed that our property needed to transition from higher density toward lower density housing and that there should be buffers on the edge of the property to protect the neighbors.
3. We may choose to sell our land in the next few years. It is currently zoned as the WestGate PUD. We have multiple developers interested in purchasing the land for development. They understand our family wants a quality product. They also understand the need to buffer and protect the neighbors whom we have lived next to for so many years.
4. We would anticipate a developer wanting to make minor changes to the current layout approved as the WestGate PUD. For example, WestGate was approved with alleys and garages in back. This may be an idea whose time has passed. It may not be the best idea for the housing market and for the town of Westfield. We anticipate any requested changes would be to offer a better product to the town of Westfield.
5. Since we began considering development options, improvements to our land include: near by city sewers and Citizens Energy water.
6. We do not feel the neighbors nor the town should limit our plans for development, by redefining density vastly different from the way the rest of the town has been zoned and developed.
7. It is not right for the town to amend our current zoning to one that financially devalues our family's assets. We are strongly opposed to the proposed change.

Background

The McColgin family moved to this property in 1952 onto land that was owned by my granddad, Lowell Carey.

In 2004, the land was put under contract with Pulte developers. They were looking for a site for their Del Webb product. Our family felt it would be a plus for Westfield. We did not realize Pulte took options on multiple sites with the intention of dropping all of the contracts except one on the last day. Pulte ended up developing Del Webb homes in Fishers

In 2006, we negotiated a contract with Westgate LLC, created by Scheetz Realty and Drees Realty. Westfield approved the PUD but the LLC went under during the housing crash.

We have multiple developers who continue to check on the land status. We may choose to sell the land in the next few years. We hope that our financial opportunities are not limited by a sudden restriction in zoning.

Respectfully submitted,

Robert McColgin
Trustee for Wm. McColgin Trust

Bart Besinger, M.D.
4435 W 176th St
Sheridan, IN 46069
January 26, 2016

Westfield Advisory Plan Commission
130 Penn Street
Westfield, IN 46074

Members of the Westfield Advisory Plan Commission:

Although I work in downtown Indianapolis, I choose to reside, shop, dine, and enjoy leisure time with my family in the Westfield community. We could have chosen any of a number of suburban Indianapolis communities that, like Westfield, offer safety, excellent schools, and a family friendly environment. Westfield is unique, however, in the balance it provides between suburban, small city, and rural environments. The distinctive rural-suburban area of southwest Washington Township, with its rolling hills, small farms, quaint home sites, and low traffic backroads provides homes to a handful of Westfield residents and natural beauty and recreational opportunities for all.

I am pleased to see so many others eager to join us in living here, but I am concerned that overzealous expansion of residential areas will ultimately diminish the very features of the Westfield community that make it attractive to so many. Such expansion strikes me as short-sighted and lacking in vision. I am saddened to see bucolic golf courses and bustling soccer fields be replaced by subdivisions and apartment complexes. I believe that the Conservancy Addendum will allow rational growth while preserving the variety of lifestyle options that make Westfield a welcome respite from the suburban sprawl and one of Indiana's best places to live.

Thank you for considering my steadfast support of the Conservancy Addendum to the Westfield Washington Township comprehensive plan.

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. Besinger', with a long horizontal flourish extending to the right.

Bart Besinger, M.D.

DAVID B. HUGHES
ATTORNEY AT LAW

13762 DRIFTWOOD DRIVE
CARMEL, INDIANA 46033

TELEPHONE: 317-573-2255
FAX: 317-573-2266

January 28, 2016

VIA FASCIMILE AND HAND DELIEVERY

Matthew S. Skelton
City of Westfield, Indiana
2728 East 171st Street
Westfield, IN 46074

Re: Advisory Plan Commission Petition No. 1602-CPA-01 of
The Conservancy Task Group

Dear Mr. Skelton:

I write on behalf of my clients, Mary I Schreiber, Trustee of the Timothy J. Murphy Charitable Lead Trust, and Thomas P. Murphy, to request a postponement and rescheduling of the public hearing on the above captioned Petition for an Addendum to the Westfield-Washington Township Comprehensive Plan presently scheduled for February 1, 2016 at 7:00 P.M. before the Advisory Plan Commission.

My client, Ms. Schreiber, as Trustee of the Charitable Lead Trust, is the owner of approximately 250 acres of land immediately west of Towne Road and north of 146th Street as shown on attachment A. This property was acquired decades ago by her parents, James and Marianne Murphy, and it originally included their residence which fronted on 146th Street. I believe that the subject land is the largest tract of land located within the subject Conservancy Area currently zoned AG-SF1.

My client, Thomas P. Murphy, Ms. Schreiber's brother, is the owner of approximately 70 acres of real estate located on the north side of 161st Street and adjacent, on the east, to the Bent Tree/Wood Wind golf course.

Matthew H. Skelton

January 28, 2016

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A principal reason for this postponement request of the scheduled hearing is the lack of any adequate advance notice to Ms. Schreiber and Mr. Murphy and others similarly situated of the planned filing of the Petition, and that no one on The Conservancy Task Group (the "TCTG") or in Westfield City government has sought any specific input from either Ms. Schreiber or Mr. Murphy about this important matter.

My clients and I gather that numerous other significant stakeholders regarding the issues raised by the Petition also have not been adequately consulted and that many of them share our valid concerns. We also tend to believe that many of the persons claimed to be in support of the Petition are persons who do not own any land within the Conservancy Area, and that those that do and who support the Petition are a relatively modest number.

Ms. Schreiber, especially, is most surprised that the land held in the Charitable Lead Trust -- *given that her land is immediately adjacent to the soon to be major limited access thoroughfare of 146th Street* -- is proposed to be additionally burdened going forward by a Conservancy Addendum designed to ensure "rural character," "natural open spaces" of "fields and streams," "equestrian uses," or "artisan farms." It is also difficult to understand what additional protections the Plan Commission or City Council would need against future ill-advised re-zoning or variance petitions regarding land in the Conservancy Area given the content at present of the existing Comprehensive Plan and the AG-SF1 zoning classification of the Unified Development Ordinance *providing for one dwelling unit for a minimum of three acres.*

Indeed, it appears that the majority of the land within this four square mile proposed Conservancy Area is zoned AG-SF1, except for the significant PUDs already permitted for the benefit of Ackerson Farms, Westgate, Towne West, and Harmony developments. The latter two PUD districts take in the entire mile stretch of land on the north side of 146th Street between Towne and Ditch, namely, the stretch immediately east of the Charitable Trust's land.

You and I met last a year ago this month, together with Ken Alexander, regarding the Charitable Trust's real estate. At that time, I shared the concerns of Ms. Schreiber about the taking of approximately ten acres of the Trust's land at the northwest corner of Towne and 146th Street by the Hamilton County Highway Department for Phase 2 of the multi-million dollar widening of 146th Street, and the planned taking in the near future by the Highway Department in its Phase 3 of significant additional land of the Charitable Trust for such widening. We discussed at some length the fact that the Trust's lands were being held by the Charitable Trust for future sale to one or more developers and our concerns about the potential adverse consequences to the Charitable Trust by the County's intention to deny all direct access on 146th Street via any driveways or

Matthew H. Skelton

January 28, 2016

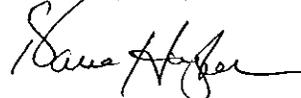
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curb cuts to all real estate properties abutting 146th Street. You advised that Westfield had concerns as well about the 146th Street widening and limited access Plan having a potentially a negative impact on Westfield's plans for land use and economic development of lands in Westfield on and along 146th Street.

Surely, there is no need for the subject Petition to be rushed forward in the administrative process before all stakeholders have a reasonable opportunity to gather the necessary facts and have time to consult among themselves, and with City planners, and to prepare full written responses for the Advisory Plan Commission's consideration. We do not know of any current pending re-zoning request that would be negatively impacted by a reasonable delay while this matter is considered. As stated above, the moving parties, and the City, are fully protected by the substantial strictures of the existing Comprehensive Plan and Ordinance

My clients and I are hopeful that the Advisory Plan Commission will remove this matter from next Monday's meeting agenda. In the event that this request needs to be formally addressed to a different member of City government in order to be considered for approval or denial, please advise. Thank you.

Yours very truly,

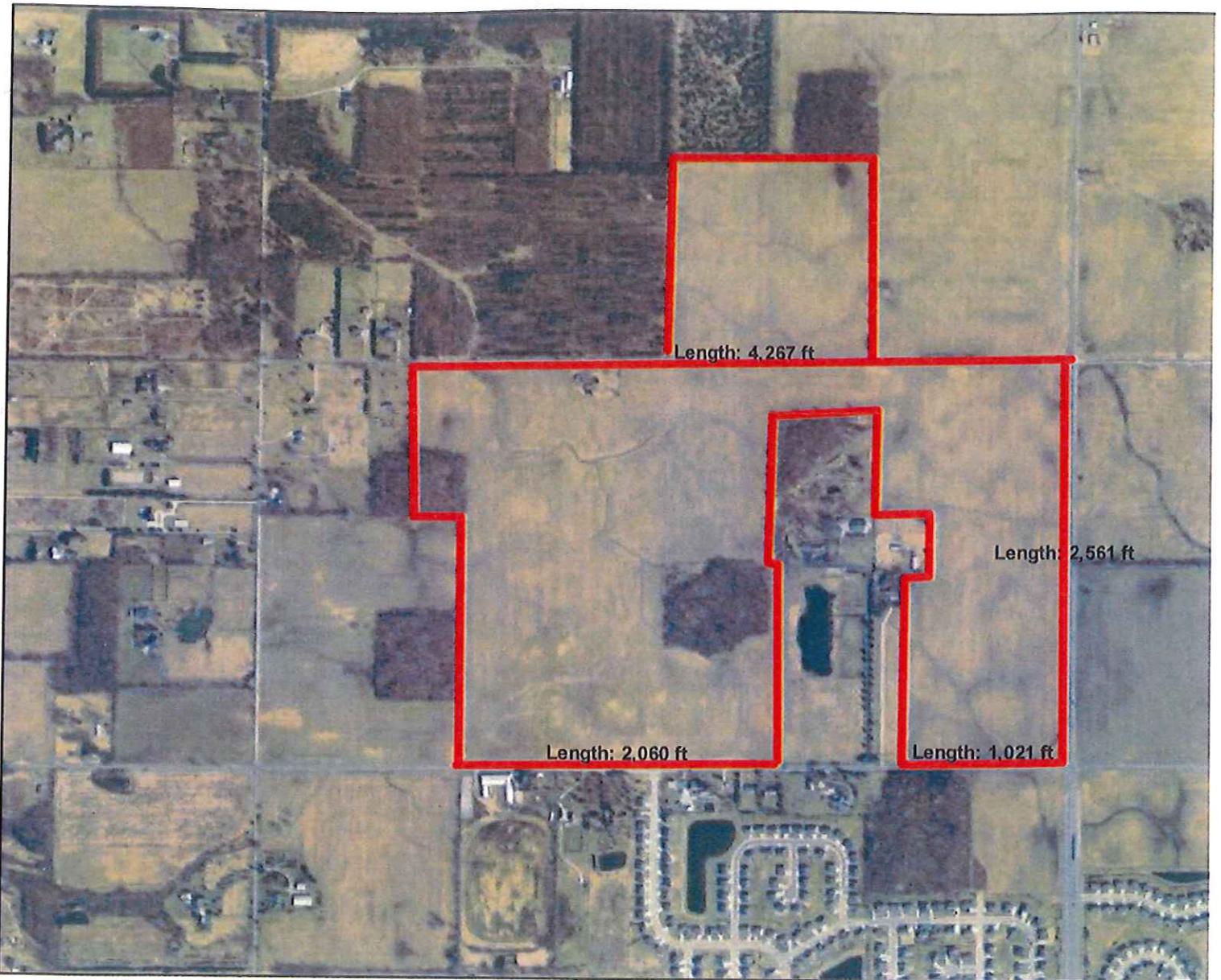


DAVID B. HUGHES

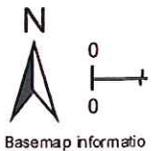
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(Attachment)

MARY I. SCHREIBER, TRUSTEE



October 2, 2014



Subject Property:

Location = NWC 146th St. & Towne Rd.
Gross Acreage = 247.339 Acres = all tax parcels
Primary Parcel = 208.179 acres [south of 151st]
Road Frontage +/- = 151st St. = 4,267
Towne Rd. = 2,561
146th St. = 3,081

Zoning = Ag & SF-1
Utilities = All available
Floodplain = None
Topography = Level to gently undulating

Permitted uses [examples only]
Large lot single family [3 acres min. lot size]
Churches & public uses
Golf courses/ parks & schools
Minimum road frontage = 250'
Front yard setback = 100'
Side & rear yard = 30'

A

From: Jim Ake
Sent: Thursday, January 28, 2016 10:05 AM
Subject: Fwd: Conservancy comments - David Compton

Dear APC and Council Members,

I received these comments from David Compton regarding The Conservancy Addendum and have his permission to forward them on to all of you for consideration.

Regards,

Jim Ake

From: "David Compton" <David.Compton@PulteGroup.com>
To: "Jim Ake"
Sent: Monday, January 25, 2016 7:05:47 PM
Subject: Conservancy comments - David Compton
Dear Jim:

I find myself in a unique position regarding the proposed conservancy area west of ditch road that totals just over 3100 total acres. I was originally with the RN Thompson Companies the owner and builder of Woodwind Golf course in 1988 and assisted with the construction of the course. I have been friends and a partner of the Thompson family for over 20 years. Although, I am not a partner in the Woodwind Golf course, I have been involved in this area of Westfield for over 25 years. Overall, the proposed Conservancy District proposal is an excellent start to the discussion of how this area will grow and what it will look like in the future. However, with limited involvement from all stakeholders in the area, it paints a broad brush stroke (3 acre lots) or one size fits all for the affected 3,113 acre area. I firmly agree that the opportunity exists that "Good can be done BETTER". There exists many different subsections to this 3113 acre area including but not limited to: the SR32 corridor, Woodwind Golf Course, Ditch Road development area, 146th Corridor and Little Eagle Creek flow way. Each area has its' own unique set of opportunities and limitations. There are no current zoning matters filed in this area. Lets' take a step back, slow down and involve all stakeholders. In the end, I believe we can create WIN/WIN scenario where Woodwind Golf may continue on as a viable golf course available to the public and while protecting the interests of ALL stakeholders at the table.

The following comments are based upon my review of the proposed Addendum to the Comprehensive Plan for Westfield. I am available via phone or email should you have any questions or comments on my notes. I appreciate the opportunity to provide input.

Best regards always:

David Compton



DAVID COMPTON

VP Land Acquisition : : Indianapolis
11590 N. Meridian Street Ste 530
Carmel IN 46032
direct (317) 249.1128 : : Cell (317) 281.4177
pultegroup.com

Approximate measurement....tried to be near center of ROW of perimeter roads.
3,113 acres

General Comments:

1. Preliminary research indicated that the proposed Conservancy district covers 3,113 acres more or less. The top 15 landowners by size (Totaling 2,2045 acres) own or control almost two-thirds of the land that will be affected by the Conservancy District. Furthermore, my research has indicated that none were directly invited nor consulted about their opinions about the proposed conservancy district prior to its filing with the City of Westfield. Only one landowner (#23 in size) from the 25 landowners within the Proposed Conservancy District Area was included on the on the Conservancy Task Group
2. Many parcels in the area are already zoned for higher intensity residential uses. This includes the Ackerman, McCoglin, and Harmony PUD's, as well as the PUD on 146th street proposed by Polizzi/Levisohn in the Proposed Conservancy District Area.
3. As noted on page one of the Document, Indiana Planning Statute provides the purpose of a comprehensive plan is "the promotion of public health, safety morals, convenience, order or the general welfare and for the sake of efficiency and economy in the process of development. The proposed Amendment as it stands today ignores several approved PUD's, does not take into account the 146th road improvement plan, and promotes sprawl through its' proposal to have conservation subdivisions of minimum lot size of 3 acres.
4. No fiscal impact analysis/cost of services has been completed as part of the Proposed Amendment. Citizens Energy has and/or is planning to invest millions of dollars in infrastructure upgrades in the proposed Conservancy District area. Many of these projects must be done to serve the existing Westfield communities to the East as well as existing PUD's within the Proposed Conservancy District. If this area, is not developed with enough density to pay for these improvements, these costs will have to be borne by all Westfield utility rate payers whether or not they benefit from the improvements in any manner. The area proposed to be conserved is closest to the utility treatment plant where lines must run through this area versus conserving land at the end of the lines. Road infrastructure should be reviewed. SR32 as well as 146th street are major east west transportation corridors. Higher intensity uses adjacent to these roads will provide increased tax revenue based upon the State of Indiana's current tax code.
5. The proposed Amendment mentions several large equestrian tracts and Artisan farms within the area. Preliminary research indicates that there are less than ten tract of land with this use out of the 3113 affected acres. Other municipalities provide for the protection of such activities through a landowners' voluntary commitment/rezoning of their property to "Rural Conservation" rather the imposition of an Amendment to the Comprehensive Plan or an overlay district.
6. The Amendment provides that the Conservancy Task Group be added to the rezoning process to review any zoning petitions proposed within the Conservancy District. This is a good idea provided that all the non-elected members of this group live within the Conservancy District and the Task Group has a broad representation of landowners in the area.

Development Policies:

1. The Comprehensive Plan affecting this area was last updated in 2007 less than 10 years ago and during the height of the worst housing recession in US history. In this plan most of the proposed Conservancy District was identified as New Suburban. This would allow for a variety of uses including equestrian tracts and Artisan Farms while not limiting development. Zoning by Indiana Statute is a Legislative action and never guaranteed. The City of Westfield has a long history of encouraging developers to meet and work with surrounding landowners to find common ground. The proposed Conservancy District Area imposes the will of few over a large area at the expense of the residents of the City of Westfield and other landowners within the affected area.
2. Buffering between uses: Consideration should be given for existing homes as well as ongoing/approved developments. In several areas such as those adjacent to Harmony, undeveloped land is adjacent to an active community both the anticipated density of new development as well as the buffer area around it should take into account the existing uses in determining the size and requirements of the buffer yard.

Woodwind Golf Course:

1. Originally constructed in 1988, The owners of golf course have indicated that the course in its current structure will not support its continued operation as a golf course. Golf as a sport is declining in popularity. An alternative approach is necessary in order to provide a consistent long term revenue stream to support the course and debt structure. One such approach would involve incorporating the course as permanent open space in a master planned golf course community where every homeowner would be a social member of the golf course and related amenities. This would involve a rezone of the golf course to permanent "Open Space" while allowing other parcels in the masterplan to have a higher density. Going through a public process of a PUD will provide for a better overall development while preserving the golf course. Architectural guidelines and amenity requirements will be determined during the zoning process. Some density as well as a variety of home styles and price points will enable the development and the golf course to thrive in the long run.

Conservancy and Rural Subdivisions:

Both of these types of communities promote sprawl and have a negative fiscal impact on the community based upon their demand for community services and the possible ground water contamination through the extensive use of septic systems because in most cases it is not economically feasible to extend public water and sewer to such communities. Requiring 60% "Open Space" will create sprawl. Open space should be meaningful not a drag on the individual community or the City of Westfield as a whole community. Thoughtful Open Space – trails, amenities (community pools, parks, playgrounds, gardens, dog parks). We are only limited by

GEORGE P. SWEET

10807 Lakeview Drive
Carmel, Indiana 46033
317-846-3770
317-432-7604 cell
georges@brenwick.com

January 28, 2016

Ladies and Gentlemen:

I was somewhat shocked to see the emergence of an organized effort to decrease density inside the area depicted on the attached map. It appears to me that some thought should be given to surrounding zoning particularly that lying south of 146th Street in Carmel.

As a point of background, I have had the privilege to be in the housing development business for over 40 years and with a partner have developed over 6,000 residential lots.

I am aware of an organized group attempting to dictate density reductions. It appears that the decrement to the City in loss of tax revenues will result with this plan. I would therefore request your continued attentiveness to the overall change as opposed to the loudest voices.

A company that I am associated with has developed over 4,000 residential home sites in the Carmel/Clay area including The Village of WestClay in the area immediately south of 146th Street.

Having worked with planning agencies for over 40 years, I believe the step you are about to take will result in a considerable loss in both revenues and economic circumstances.

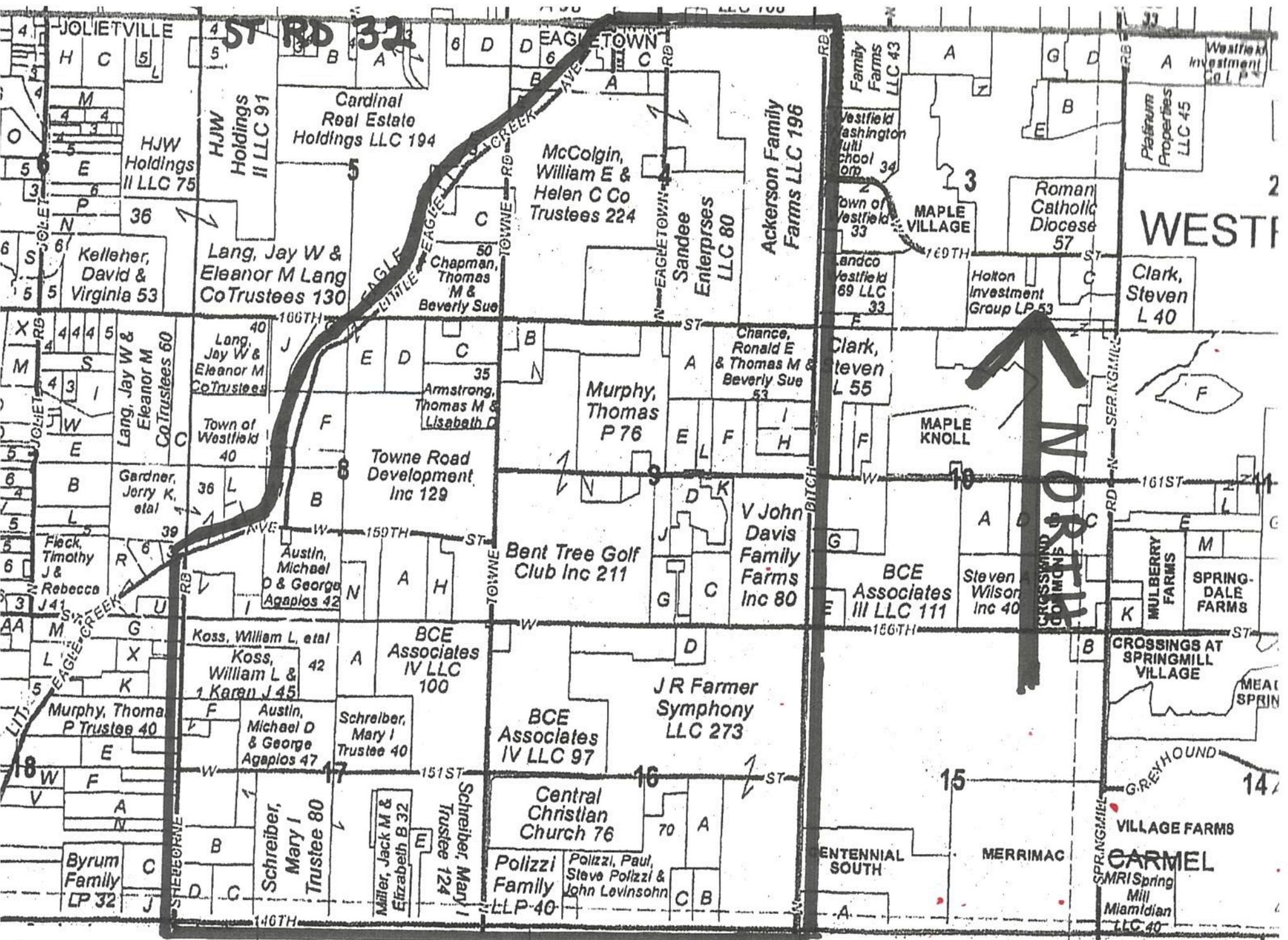
Please consider this thoughtfully and its influence on numerous landowners in the designated area.

The contemplated rezoning will change not only the economics as to the revenues to the City but substantially change the development of the community in Westfield itself.

Sincerely,



George P. Sweet



4' 86° 13' 86° 12' 86° 11' 86° 10'

January 26, 2016

Dear Westfield Advisory Plan Commission,

My name is Karen Hymbaugh and in 2014, I bought the property at 2929 W. 159th Street. I have worked every day of my life since I was 16 years old so that I could buy a little farm in Indiana, retire, and live in a quiet, rural, peaceful area. It has been my lifelong dream to go back to my farming roots and live on a farm surrounded by nature, animals, and great neighbors. I wanted to fix up my farm so that I could have alpacas or goats, an orchard and garden, chickens, or maybe even rescue animals.

I work for CDC and was planning to retire (as soon as my house is remodeled) and become active in the Westfield community. I have lived abroad in India, Tanzania, and Barbados for the past 12 years and I have travelled and worked in more than 50 countries during my public health career and service to the US government. I tell you this because I have seen firsthand how fast-paced, overdevelopment and unplanned growth has destroyed beautiful areas and communities over time. I have lived in areas where growth that was too fast destroyed natural environments, wreaked havoc on water supplies, increased opportunities for disease, and caused increases in crime.

Between the short time (15 months) that I bought my little 5 acre farm and now, the growth and urban sprawl that is happening in Westfield seems unprecedented. In my humble opinion, it will soon become one of the worst places in Indiana to live not the best. Just since I bought my farm, there is a 150+ house subdivision going in across the street from me. I have personally experienced a developer who misrepresented his intentions as he was trying to get passage through my property so that he could develop land for the Chinese investor behind me. Why is this happening to this beautiful, rural area?

Voters and the Indiana public rely on local officials to do the right thing for the citizens of their communities and not for greedy interests of large corporations who are not even living in the area.

Please, please I ask you to preserve the natural, rural landscape in Westfield. Do the right thing and preserve these beautiful settings and wildlife. I am a wildlife photographer and I put a webcam in the small wooded area on my property in November. The first night had 4 different species of wildlife walking by. Please don't destroy this.

Thank you so much for the opportunity to ask for your help in preserving the rural landscape in Westfield.

Sincerely,

Karen Hymbaugh

2929 W. 159th St., Westfield Indiana 46074

Phone: 404-729-6060

January 28, 2016

To the Westfield Mayor, City Council Members, Advisory Plan Commission, Economic Development and anyone else that has a say in the Conservancy Addendum to the Comprehensive Plan of 2007 that The Conservancy Task Group is proposing and the public hearing is scheduled for February 1, 2016:

I am Carol Davis Whitson. I am part owner of V. John Davis Family Farms, along with my siblings. Our 80 acre property is located in the southwest corner of the intersection of 161st Street and Ditch Road. Our family has owned and farmed the land since 1938.

I am opposed to the addendum because it is not in our family's best interest and not in the best interest of the citizens and property owners of Westfield, IN. Because of the larger lot size proposed, overall individual property taxes will be higher, water and sewage will be higher, taxes to maintain the roads and other infrastructure will be higher – due to the smaller number of property owners to divide the expenses among. Commercial development will be limited in the Conservancy area. What is the effect on the police and fire departments? Have they planned for areas with larger population density?

Chapter 2 of the Comprehensive Plan of 2007 already addresses diversity uses of the land –regulates density of housing, buffers, transitions, green space for public use, recreation, preserve historically significant buildings, as well as allowing for commercial opportunities. The Comprehensive Plan of 2007 is very flexible for all present and future property owners. Why change that?

The fact is that the Conservancy was initiated by a group of property owners who have small (3-10) acre lots and the larger property owners were not asked to be included in the development of this addendum. A cross section of property owners needed to be consulted, not just a narrow few. I understand that this addendum is different from a zoning variance in that larger property owners were not consulted. But it is unfair that this addendum passes. The current property owners will be limited to what we can do with our property. Let those property owners who want in the conservancy be in it and let the property owners who oppose it opt out **or do not accept the proposal at all**. It is a shame that not above board tactics by a small group of individuals were used to get this far. I know the group put a lot of effort into this proposal. There should have been more notice by newspapers, more public hearings others than the one scheduled for February 1.

Has there been a study on the effect this Conservancy would have on the utilities? We have a stake in that because of a sewage easement and lift station is on our property. Was this easement and life station done unnecessarily? What is the impact on utility rates because of this?

It seems to me that good planning does not include blanket policy decisions in transitions and buffers and other uses of land that accommodates existing and stable rural uses. The Conservancy ignores the fact of the existing Harmony, Westgate, Ackerson Farms and the S-2 zoned land within the planned district.

This addendum does not include development of public structures or public utilities. Was this amendment prepared by the Plan Commission? There is no space for commercial development

Why does there need to be a change from the existing Comprehensive Plan of 2007? Is it just to satisfy a few individual wishes? Why impose that plan on everyone? This addendum is too restrictive.

Please do NOT accept this Addendum by The Conservancy Task Group.

Thank you for considering my opinion.

Carol Davis Whitson
carol.j.whitson@gmail.com

January 28, 2016

My name is Nancy Davis and I'm part owner of V. John Davis Family Farms. We own 80 acres along Ditch Road between 161st and 156th Streets. Our grandparents bought this land in 1938 and we are third generation farmers of this land. We currently are farming this area now but it is becoming increasingly difficult due the development and the traffic it has brought to the area. When my brother moves equipment to this location I have to follow him in my car to be a buffer between him and the traffic. He has had individuals call the sheriff office at night and complain about the noise of the equipment that is across the street from them. Have you ever heard the saying, "You have to make hay while the sun shines"? Well that is what farmers do. Not only do they work during the day but sometimes it is late at night and the times it is late at night it might occur only 2 to 3 nights during the year during planting and harvesting season.

When the property was purchased the thought never occurred to us that any development would come this far north. It has and we are trying to go with the flow. We are being pushed out and now you are going to limit what we can do with our land. That's not right.

I'm opposed to this addendum because it is not in our best interest or the best interest of the citizens of Westfield.

Here are some specific issues in the Addendum that should be changed:

- Opt-In: allow property owners to "opt-in" if they want to restrict their own property, but don't force it on those who don't want it.
- Task Group: a group established to review and comment on proposed developments within the district is ok, but the group needs to reflect a cross-section of property owners from within the district, and not just a narrow, self-selected group within a biased agenda.
- Buffering: Context-sensitive buffering is appropriate, and it is advisable to provide guidance for enhanced buffering adjacent to those properties that "opt-in"
 - Increased standards are appropriate for properties immediately adjacent to a property that opts-in
- Public parks and open space are good for the entire city, and they should be publicly owned and maintained for the benefit of the public; not foisted on any one individual property owner.

Diversity of uses exist and/or are planned already in this district.

- The petitioner largely ignores the existing Harmony, Westgate, Ackerson Farms and the S-2 zoned land within the district. No recognition is given to the planning best practices for addressing these existing and/or planned developments and the appropriateness of applying the Addendum to properties near these planned developments – over the objection of the property owners

Density should be context-sensitive. The 2007 Plan recognized, from a planning best practices perspective, that density should be higher as you get closer to Ditch Road, 146th Street and SR 32. This proposal seeks to erect a “Berlin Wall” along SR 32, Ditch Road, and 146th Street by applying a “one-size-fits-all” suburban sprawl density cap of 1 home per 3 acres. The proposal’s approach fails to implement planning best practices, which acknowledge the need for context-sensitive transitions and buffering.

Please do NOT accept this addendum by the Conversancy Task Group.

Thank you for considering my opinion.

Nancy Davis
Davis7583@att.net

January 28, 2016

Thank you to the council members and the Mayor for allowing me to voice my opinion in this matter.

My name is Judy Crandall and I am part owner of the V. John Davis Family Farms.

I am opposed to the Conservancy Addendum that was presented to the council on January 11, 2016. Our parents and grandparents had a vision many years ago (to be exact it was in the 1938) when they choose to settle here in Westfield. Their vision was to provide for the future of our family and the generations to come by living and farming the 80 acres located between 161st and 156th and west of Ditch Road. Our family still farms this acreage to date.

It is my understanding that there is a Comprehensive Plan in effect and was adopted in 2007. When this was created, the city spent thousands of man hours to develop it so that all citizens would understand the impact on Westfield. Why then is the Conservancy Addendum completely contrary to this plan? It is stating that there would only be .33 homes per acre. How can the city possibly consider this Addendum without any studies for the financial/fiscal repercussions for all citizens? This would mean that all citizens would be paying higher taxes, higher utility costs (water and sewer) and the cost of maintaining the roads because the lower density of homes in the Conservancy Addendum. Westfield's tax rate is already 50% higher than the surrounding communities of Carmel and Fishers. What kind of message are we sending to all the citizens of Westfield and citizens wanting to settle in Westfield? Do we really want to encourage people to settle in our community or is it crippling or discouraging their interest for growth both residential and commercial in this part of southwest Westfield? When this addendum was prepared and presented it was not communicated to all of the land owners that were affected. It was only developed by a small group of individuals in this area. It has only become common knowledge within the last few weeks when word got out. This is supposed to be a democratic process. Part of the democratic process is to have our government inform all citizens that have a vested interest in Westfield.

Also, Citizens Utility has obtained an easement from us on the south end of our property to install an interceptor sewer and lift station in order to accommodate future growth of Westfield. Has there been a misunderstanding communicated to the utility company? We want you to build this infrastructure but we don't want any growth in this area. In my opinion the Conservancy Addendum is NOT in the best interest for us because it directly effects our livelihood. Our livelihood on whether we can ultimately sell this property is being limited. We are also being limited to farming because of the safety aspect. Either way we lose.

Thank you

My name is Charles Davis and I am third generation farmer for the 80 acres on Ditch Road between 161st and 156th Streets known as V. John Davis Family Farms. This farm has been in the same family for 78 years.

I am opposed to this Conversancy addendum as it is written today

It doesn't seem right for a few property owners to impose their wants and needs on other property owners.

If they want larger lots and more green space they need to purchase surrounding farm properties surrounding to their land in order to achieve their desires.

Limiting how many houses can be built and commercial businesses will result in higher property taxes and utility costs for everyone else in the Westfield area.

This proposal will virtually eliminate in over 2,500 acres of the City the "life span of housing" encouraged as a key element in the 2007 Plan: renters, first-time buyers, family homes, executive housing, senior housing – all deemed to be encouraged by the 2007 current Comprehensive Plan

Why would Citizens Energy install a large interceptor sewer line along 156th street and Ditch Road knowing that there is a restriction on residential and commercial development in the south west quadrant of Westfield. This doesn't make good business sense.

Good planning needs to account for where a city encourages investment in sewer and water services and road networks. These improvements are costs that are borne by all of the city's citizens, and it is inefficient to restrict development to a rural style and density in an area where the city already has planned and encouraged investment in public infrastructure to serve a suburban style and density.

This plan hurts commercial viability of all of the development planned for and invested in and along SR 32 and 146th Street

This is inconsistent with the current Comprehensive Plan to support Commercial uses.

I hope everyone here today stops and reevaluates what is appropriate for this area.

To: The Honorable Mayor of Westfield, City Council Members, Advisory Plan Commission Members, Economic Development,

Re: The Conservancy Addendum to the Comprehensive Plan of 2007 scheduled for public hearing Feb. 1, 2016:

Dear Westfield Colleagues,

My name is Joe Davis. I am part owner of V. John Davis Family Farms, along with my siblings. Our 80 acre property is located in the southwest corner of the intersection of 161st Street and Ditch Road. Our family has owned and farmed the land for almost 80 years. We have a deep regard for the community as a whole, our neighbors and the land.

I am opposed to the Conservancy Addendum. It has not received a thorough review by impacted property owners and may limit land use to satisfy the desire of minority, small acreage, owners versus the majority or land owners and voters. We do not want additional restrictions placed on our property that may limit use. In my opinion the community will not want restrictions that will limit future choices for services or improvements. We also feel it is not in the best interest of the neighbors and the community as a whole in Westfield by negatively impacting property taxes, public utility services and fees.

The Comprehensive Plan of 2007 already addresses diverse use of the land, regulates density of housing, buffers, transitions, green space for public use, recreation, preserves historically significant buildings, as well as allows for commercial opportunities. The Comprehensive Plan of 2007 is very flexible for all present and future property owners. Why change?

The Conservancy proposal was not initiated or reviewed by a majority of land owners, larger land owners, or the longer term community residents who have been here for decades. Our family, over the years, has been tolerant of the neighbors and development that has significantly changed the community and our lives through enhanced services and shopping while retaining a rural feel. We view these changes positively. We wish to see this continue guided by the existing Comprehensive Plan of 2007.

A simple solution is to let those property owners who want to be included in the conservancy addendum voluntarily agree to be included. Let those who oppose, opt out by not accepting the proposal. I know the Conservancy group put a effort into this proposal. We are as concerned about our property as they are with their property and respect their thoughts and desire as we do any of our neighbors.

Please do NOT accept this Addendum by The Conservancy Task Group.

Thank you and regards,

Joe Davis

ejcrdavis@msn.com

317-413-3022

January 26, 2016

Westfield Advisory Plan Commission
130 Penn St.
Westfield, IN 46074-9544

RE: The Conservancy, Resolution 16-100

Dear Advisory Plan Commission Members:

I am writing on behalf of our family owned entity, BCE Associates IV, LLC, which owns approximately 181 acres that is situated within the proposed Conservancy area. We object to the proposed amendment to the Westfield Comprehensive Plan and believe this change will have a direct negative impact, not only on our property values, but also for the City of Westfield.

In reviewing the current comprehensive plan, there is frequent mention of “careful planning” and “appropriate transitions”, however, it appears the proposed amendment has been put into consideration without thorough analysis of these issues. In addition, the amendment has been proposed without engaging all stakeholders. Based on acreage, we are the 5th largest land owner in the proposed area, yet we were not invited to a single meeting to discuss the issues. We were not invited to the November open house event at Wood Wind, but did attend after learning about it from others. At that meeting, our representative spoke with Ms. DuBois and briefly voiced our concerns and provided contact information so we could engage in the process. We never heard anything further from Ms. DuBois, or any representative from the Task Group. We also expressed our concerns to our City Council Representative around that same time. The next thing we learned was this amendment had been presented to the City Council on January 11, 2016.

The property is currently zoned AG-SF1, however, it lies within the “New Suburban” classification in the current comprehensive plan. Although we realize the comprehensive plan is not to be viewed as a zoning map, it does provide important insight for the City’s view of the future use of our property. In fact, the comprehensive plan includes a classification for “Rural Residential”, which this area was specifically not included. Thus, it is logical to assume that the City considered a more rural use for this area, but concluded that suburban residential was a more appropriate use, a position that we strongly agree with. Based on review of the proposed amendment, I think it is safe to assume that there was much more thorough and comprehensive analysis done by the City in their 2007 planning than has been done with the current proposal. To adopt this amendment would be contrary to the sound planning that was done to create the comprehensive plan.

As landowners, we have evaluated various uses for our property and the comprehensive plan impacts those decisions. Given the prospects in growth in Westfield, coupled with other projects in this area and the policies laid out within the comprehensive plan we believed there was a well thought out strategy for the ultimate development of our property. This expectation is validated by the land use plan in the comprehensive plan by classifying our property as “New Suburban”. **More to the point, page 8 of the Comprehensive Plan states that “Decision makers should give full weight to this plan as the agreed-upon vision for the future of the community.”** We do not support a reversal of the current vision for this area, especially without full opportunity to be heard on the matter.

The classification as "New Suburban" creates an expectation that development projects that demonstrated quality construction with good planning would be viewed favorably by the City, and we have relied on that information. It is also reasonable for us to assume such projects would be considered in context of their surroundings and have reasonable levels of density as is customary with suburban residential development. Our property shares a boundary to the east with the Harmony PUD. This development has a density of approximately 3.0 units per acre. The idea that a density of 0.33 units per acre on this site, directly adjacent to a development with 3 units per acre, would be appropriate is troublesome and lacks good planning in our opinion. The comprehensive plan states the need for transition to lower densities as development goes to the west. We understand and support that objective, however, the proposed amendment provides no such transitions.

In our opinion, the group's proposed rural uses for our property and the surrounding areas are simply inconsistent with good planning. The 146th St. corridor is ripe with opportunities for development, including commercial development at Towne Road and 146th St. (as called for in the comprehensive plan). Our property is almost directly adjacent to this area to our south and is intersected north/south by Towne Road, which is sure to become a vital and heavily traveled thoroughfare through the City. With the golf course to our north, we simply don't believe that the types of land uses suggested are likely to fit in with the surrounding area, nor do they provide proper transitions from higher density to lower density uses as called for in the comprehensive plan.

Finally, we view this proposed addendum to be beneficial to a small percentage of current homeowners, but those benefits are coming at the detriment to ourselves and other similar large parcel owners. It is inherently unfair for the wishes of certain property owners to place restrictions on the property of others, especially when those changes directly conflict with the current comprehensive plan that has been relied upon. In reviewing the proposed documents I am left with many unanswered questions. For example, what analysis has been done to determine the impact to the City's tax base? What analysis has been done on the impact of economic development and job growth that would be impacted by this amendment? Has this proposed amendment been vetted fully, in a professional way, to fully understand how it will impact the surrounding areas and path of growth in Westfield?

For these reasons, we oppose the amendment as it is currently proposed to the comprehensive plan. At a minimum, we would suggest that there has not been a full vetting, analysis and engagement with all stakeholders to warrant such a substantive change to the comprehensive plan.

Sincerely,



Otto N. Frenzel IV
BCE Associates IV, LLC

January 28, 2016

Westfield Advisory Plan Commission
130 Penn St.
Westfield, IN 46074-9544

RE: The Conservancy, Resolution 16-100

Dear Advisory Plan Commission Members:

Our family owns a land position within an entity named BCE Associates IV, LLC that is significantly impacted by The Conservancy proposal to amend the Westfield Comprehensive Plan. You can imagine our surprise to learn this had been filed with the City Council earlier this month without us having any opportunity to understand, question or contribute to the process.

Our parcel consists of approximately 181 acres that straddles Towne Road and is situated between 151st St. and 156th St. Based on my understanding, we are the 5th largest landowner in the impacted area. At no time were we contacted by The Conservancy Task Group, or any of its constituents to discuss their ideas and how they might impact our property and the surrounding area. In discussing with other large land owners, a majority of them were also not contacted or engaged in the process. We were not even invited to November Open House event at Wood Wind Golf Course that is so prominently featured in the filing documents. Despite not receiving an invitation or notice of the Open House, we did hear about it from others, and sent a representative from our group to learn about the proposal.

It is true that the Open House was well attended, however, there were many people there who objected to this movement or were there simply to learn and gather information. To present the turnout as any sort of validation or support from all the landowners would be highly misleading. Regrettably, the Open House did not provide any overview or presentation about the process, its objectives or how these conclusions were reached. In addition, there wasn't any opportunity as a group to ask questions or discuss the very significant issues that this proposal raises. There was no real forum for substantive debate or idea sharing, which appears to have left the City with the impression that this is widely supported, which is not the case. There were limited opportunities to have one-on-one discussions with Task Group members, and we did voice our concerns directly to Ms. DuBois, as well as other members of the Task Group. However, despite providing Ms. DuBois with our contact information and requesting that we be engaged in the process, we never heard from her. This would include any requests to meet directly, but at minimum we were expecting to be included on various email updates and communications. Although we know from other landowners there were email updates sent out, none of those were received by us. It has become apparent to us, and other landowners, that this is not a simple oversight, but rather an intentional effort to exclude our participation in the process, presumably because they know we have objections and do not support this initiative.

Prior to the open house, our advisor contacted City Council President Chuck Lehman, who is also our representative in District 4, to voice our significant concerns. After that call we were reassured that there would be ample time for discussion, analysis and consultation with all the key stakeholders. This message was reinforced at the Open House by Mr. Lehman and also in a brief discussion with Jim Ake. From that time until now, there were no discussions with anyone from the City or the Task Group to discuss this matter further. We were fully expecting to be engaged in the process at some point since we made direct efforts to engage with multiple people deeply involved in the process. However, these discussion never transpired and the next thing we heard was the proposed amendment to the comprehensive plan had been introduced at City Council on January 11, 2016.

I support many conservation initiatives and also support responsible development that retains the natural beauty and characteristics of the land. However, this broad brush approach is simply off base when considering the areas that surround our property. We are bordered to the east by Harmony PUD, with density of 3 units per acre. Based on the current comprehensive plan and logical planning, we assume we will be bordered to the south by very intense development along the 146th St. corridor. Although this proposal would wipe out all of that potential development, our assumption is that the City will ultimately determine that is not a good business decision. The comprehensive plan calls for appropriate transitions of density and uses as growth moves towards more rural areas. However, this proposed amendment provides no such transition and would put our property in a very awkward position of trying to provide rural use when there is intense development to the east and south of our site.

Our question is, has there truly been full analysis of all of the impacts of this change? If not, then we would question why this is being presented now before full analysis has been completed and all stakeholders engaged. In reviewing the documents, it appears to lack many of the basic economic analysis I would expect the City would require to even consider such an amendment. How does this impact future economic development in Westfield? What is the impact to tax revenues? What is the impact to the surrounding areas of Westfield if this amendment is adopted? How will this impact utilities, both in terms of rates and infrastructure build out? How can the City adopt a comprehensive plan amendment without considering this critical data?

In closing, we object to the proposed amendment. In the very least, this matter needs further and more in-depth analysis before an informed decision can be made. Perhaps there are some areas where conservation is more appropriate, but this broad brush approach does not represent good planning. The proposed amendment is opposed by landowners who own a majority of the acreage in the impacted area and who have not had a voice in this process.

Sincerely,



Eleanor F. Bookwalter
BCE Associates IV, LLC

----- Forwarded message -----

From: **Paul Zawadzki** <paulzebo@yahoo.com>
Date: Thu, Jan 28, 2016 at 5:07 PM
Subject: Rezoning of the Wood Wind Golf Course Property
To: "rkburkman@gmail.com" <rkburkman@gmail.com>

January 28, 2016

16409 Little Eagle Creek Ave.
Westfield, IN 46074

Westfield Planning,

My wife Janice and I are opposed to the rezoning of the Wood Wind Golf Course from the present agriculture zoning designation to that of a residential zoning designation.

We have been living at our address for over 32 years and bought our house because we want to live in the country. We enjoy the open area, the wildlife, the peace and quiet, the low crime rates, and the low traffic volumes.

Adding house after house into every parcel of land that surrounds us will turn us into another nightmare like Fishers: lots of houses, lots of people, lots of businesses, lots of traffic, lots of crime, more drugs in the schools, etc., etc, etc. Who needs it.

I suggest that the City of Westfield buy the Wood Wind Golf Course and link it in as an adjunct activity to the Grand Park. I think that every parent watching their child play games at the Grand Park would be interested in doing more than just watching their child play games. And, if they are visiting from other communities and staying at the eventual hotels and eating at even more eateries, it might be nice for them to become aware and enjoy a game of golf. Also, there is a possibility to tie in the golf course with our our fantastic walking and bike riding facilities. Consider the possibly a walking/biking path from the Grand Park to the Wood Wind Golf Course.

Golf is a very popular activity and by advertising to our Grand Park visitors, the Wood Wind Golf Course would become another source of income for our community.

If Westfield is to become a premier sports mecca, keep them entertained and spending their money in Westfield. Turn Westfield into: The Most Fun Sports Capitol with great scenery, wholesome activities (including golfing), and is just plain fun. They will come in, enjoy our community and it's amenities, tell their friends and come back to Westfield.

People like open areas, seeing wildlife and doing outside recreational activities. The last thing they are interested in seeing is: rows and rows of houses; they can go home to see that. I myself like to visit other communities that are pretty to look at: large tracts of land with some patches of moderate size houses on acres of land, flower gardens, little walkways, trees and wildlife; relaxing places to live.

Thank you for listening

Paul and Jan Zawadzki

----- Forwarded message -----

From: **Robyn Wilds** <robyn.wilds@gmail.com>
Date: Fri, Jan 29, 2016 at 12:06 AM
Subject: Letter for the APC Meeting/Addendum
To: Kristen Burkman <rkburkman@gmail.com>
Cc: dub164@aol.com

February 1, 2016

To: Westfield Advisory Plan Commission

We appreciate your careful consideration and request your support for the vision as laid out in the Conservancy Addendum to retain the rural lifestyle in this area of Westfield.

Today is actually our families' 35th anniversary of residing at 15919 Ditch Road. We previously lived in Marion County but purchased our acreage and built our home in Westfield after months of searching for the ideal location to offer our family the rural setting that reflected our values and desire for open spaces. We specifically chose not to build in Carmel with great schools and an excellent sports program but took a leap of faith and chose a rural school system that has struggled and had to overcome many issues along the way.

We have made a conscious decision to remain in this location in spite of the increasing encroachment of urban housing. We have looked at home sites in the neighboring cities and towns but found that they have all allowed urban sprawl to deteriorate their rural landscape. We are business people ourselves and understand the appeal that tract housing and related tax revenue will bring to the city but at what cost? What currently attracts people to this community - open spaces and beautiful views - will be gone if Westfield doesn't have the vision to retain open spaces and keep our community special.

You have the responsibility to make the choice to keep Westfield as a desirable place to live or to allow it to become just another suburban city.

Sandy & Terry Wilds
15919 Ditch Road

January 25, 2016

To the Advisory Plan Commission and Westfield City Council,

I'm sorry I cannot be here in person this evening to share my thoughts with you, but as a 16 year resident of Westfield, I felt I needed to share with you my feelings about the growth creeping towards the beautiful rolling hills and farms in the area surrounding Woodwind Golf.

I have operated my business, L. Severson Portraits, in Westfield for more than a decade. When we decided to move our business from a commercial space to something with a bit more character, we decided maybe we should move our home as well.

After evaluating the 2007 Comprehensive plan, we decided to look in the area referred currently referred to as The Conservancy. As we drove the country roads, we realized this was the place for us. We moved both our business and our family to a four-acre lot near the intersection of Towne Road and 166th Street.

I have photography clients visit my home studio daily, and over and over I hear the same thing. "I love your property. I wish I could find something like this. It's so peaceful and quiet out here." And I smile and nod. I cannot disagree. The natural beauty of the landscape here and the charm of the country roads is why we decided to move here. It makes a beautiful backdrop for the family portraits I photograph year-round.

I implore you to be thoughtful and prudent when considering the future of The Conservancy. The natural beauty and charm is what makes our Westfield business thrive.

Sincerely,

Leah Severson

--

www.LSeverson.com

www.HauteMamaPhotography.com

www.BulletproofWomen.org

[317-867-3723](tel:317-867-3723)

"Therefore, as we have opportunity, let us do good to all people."

Galatians 6:10

January 29, 2016

To whom it may concern,

My name is David Kaylor. I am a sophomore pre-pharmacy student at Butler University, son of Mike and Katy Kaylor, and a happy resident of Westfield, IN.

I am very concerned about the future of the land in my literal backyard. I have seen the plans to rip up the golf course and make it into track homes or “vinyl villages” as my mom calls them. I attended the meeting where Mr. Sweet hid information from concerned residents, and made little effort to ease their concerns or propose a plan that met what the community had desired. He didn’t listen. He wanted his mass-produced homes, even if that meant destroying some of the beauty of Westfield along the way. I want to make sure that the land surrounding the Westfield community and near the Woodwind Golf Course stays protected greenspace. I want to make sure that Westfield stays true to itself. I do not want to live in a clone of Carmel and Noblesville.

I grew up in Carmel and Noblesville, the epitome of suburbia. Though I had a great childhood living in those cities, I would attribute that to my parents and not my place of residence. My childhood consisted of sports, and indoor games. Outside of basketball, I was very much a couch potato. Playing outside was not fun, and it was something that I never really appreciated as a young kid. However, since moving out to Westfield where the land stretches on for miles with little interruption, I have grown to adore the outdoors and recognize its importance.

A large reason I was disinterested in being outside was the fact that all around me called to the indoors. Homes upon homes all nestled together really mitigated the benefits of greenspace. In fact, I believe the lack of greenspace was a detriment to my childhood. People have an inherent bond with nature and the suburban lifestyle I grew up in prevented that connection from happening.

Now when I go home, I find solace, relaxation, and recreation in nature. There is something special about greenspace that improves the quality of life of a person. I really believe that, and this is coming from a person who before moving to Westfield would have said the exact opposite. Building homes in this area takes all of that away and then some.

NELS ACKERSON
nelsackerson@comcast.net
January 30, 2016

COMMENTS ON PROPOSED CONSERVANCY DISTRICT

Dear Mayor Cook and City Council Members:

My sister, Karen Jamesen, and I grew up on our Westfield family farm that our grandparents bought and farmed beginning in 1905. Karen and I farmed the land with our father and mother, milked our Jersey cows, cared for our laying hens, worked our fields of corn, soybeans, oats, and hay. We know the heritage and the many blessings that all in our Eagletown community enjoyed.

Our farm land now is part of a PUD called Ackerson Farm – the result of years of work, consultations with neighbors, advice from nationally recognized experts, and input by Westfield city officials. We have insisted on the highest standards of quality. We continue to invest substantial resources in the PUD, while conferring with excellent developers and builders in recent months.

We want to be proud of the land that we leave to our children, our community, and future generations, just as we are grateful for what our parents and grandparents and our community left for us.

With the above in mind, as my sister has written, I too am saddened by much of the proposed Conservancy Addendum. Following are my concerns:

1. **COMMUNITY INVOLVEMENT:** There has been little opportunity for involvement of the persons who will be most affected, including residents, landowners, and nearby neighbors. Many of us learned about the proposal a few days ago, and some told me they learned only yesterday.
2. **MARKET & FINANCIAL ANALYSIS:** There appears to be no analysis of the potential market that may be attracted to the described lot sizes and proposed land uses. For example:
 - What market studies suggest that there will be buyers of 3-acre or larger residential lots? We have been told by developers that lots of that size are inconsistent with customary and acceptable standards.
 - Artisan farms or small specialty crop operations appear to be untested in this area. Can they meet economic feasibility and compatibility tests with neighboring residents here?
 - Anticipated uses, such as ranches, horse exhibition facilities, riding arenas, amusement park, airport, zoo, auction barn, heliport, stockyard, etc., appear to be speculative.
3. **AGRICULTURAL HERITAGE:** Celebrating our agricultural heritage is commendable. We in Hamilton County, including Westfield, have been on the cutting edge of agricultural innovation, conservation, and science. But the image of artisan farms and equestrian

estates are not our heritage. This was never horse country or the site of large homesteads and grand estates. Farm homes were often architecturally interesting, but were small and adapted to small lots, leaving other land for agricultural production. Our heritage includes growing Indiana field crops, herds of cattle and barns for hogs and poultry. Our farmers were early adapters of new systems and innovations such as hybrid seed, minimum tillage, soil and water conservation, and agricultural research. Why not celebrate what we have been and what we can be to attract more 21st century innovations?

4. **EFFECT ON LAND VALUES:** There appears to be no analysis or support for an assumption that the imposition of a 3-acre minimum lot size will increase land values or even maintain a fraction of current land values . The result might be the opposite.– to reduce land values. What analysis has been done?
5. **ENVIRONMENTAL OR GOVERNMENT REGULATORY EFFECTS:** No analysis is offered of the impact of regulatory or environmental burdens that may arise in areas that are intended to contain land uses that are typically separated for health, production or nuisance considerations. Some of the proposed uses may strain environmental, land and water management requirements or regulations, such as storm water management, waste water management, lawn chemical restrictions, or small fabrication or artisan operations.
6. **TAX BURDEN:** Without a thorough evaluation of the plan's effects on the above important issues, we cannot know the consequences on land values or tax revenues. Imposing this plan might reduce the tax base and increase the tax burdens on all Westfield taxpayers.

I believe this proposal would create a huge financial and development risk. for all in the designated area, and for nearby neighbors, the City of Westfield and its taxpayers.

Thank you for considering these comments.

Respectfully,

Nels Ackerson

From: Mary Reynolds <mrsfarmall@frontier.com>

Date: January 29, 2016 at 9:33:43 AM EST

To: "Mskelton@westfield.in.gov" <Mskelton@westfield.in.gov>

Subject: **Conversancy area**

I own farm ground north of Eagletown, and this is just going to push development north sooner.

Mary Reynolds
15725 Springmill Road.

Sent from my iPhone

29 January 2016
10635 Willowbrook Drive
Potomac, MD 20854

Dear Honorable Mayor of Westfield and City Council Members, and Economic Development Members:

We own twenty acres of land along 156th street just west of Ditch Road (see attached plat map with yellow highlight).

We oppose the proposed Conservancy Addendum that will be discussed at the 01FEB2016 public hearing.

We only recently learned of the Addendum. We are surprised that this topic was not more widely communicated beyond apparently only a few potentially affected land owners and council members involved in the *coffee discussions* and *open houses*.

We refer to the written arguments made by other land owner opponents, and wish to emphasize and add other concerns:

This addendum will lower our property value, and we oppose such impact.

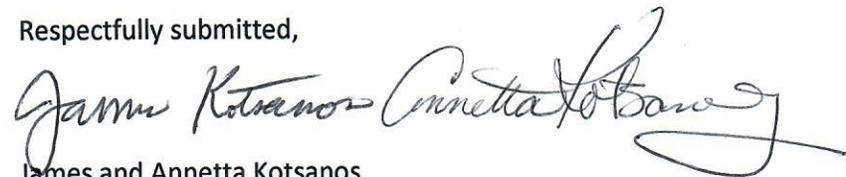
The existing Master Plan seems adequate to us, but if changes to the Master Plan are needed, then we wish to be included in these discussion. Please slow down the pace to include all concerned land owners.

This Addendum will most likely increase our real estate taxes due to the bureaucracy that will need to be established to oversee this new addendum.

Even though we recently moved out of Indiana, we purchased this land 16 years ago with the intent to return to build a house for retirement, or development for our retirement, and do not wish to have additional land-use restrictions placed on us as proposed in the Addendum.

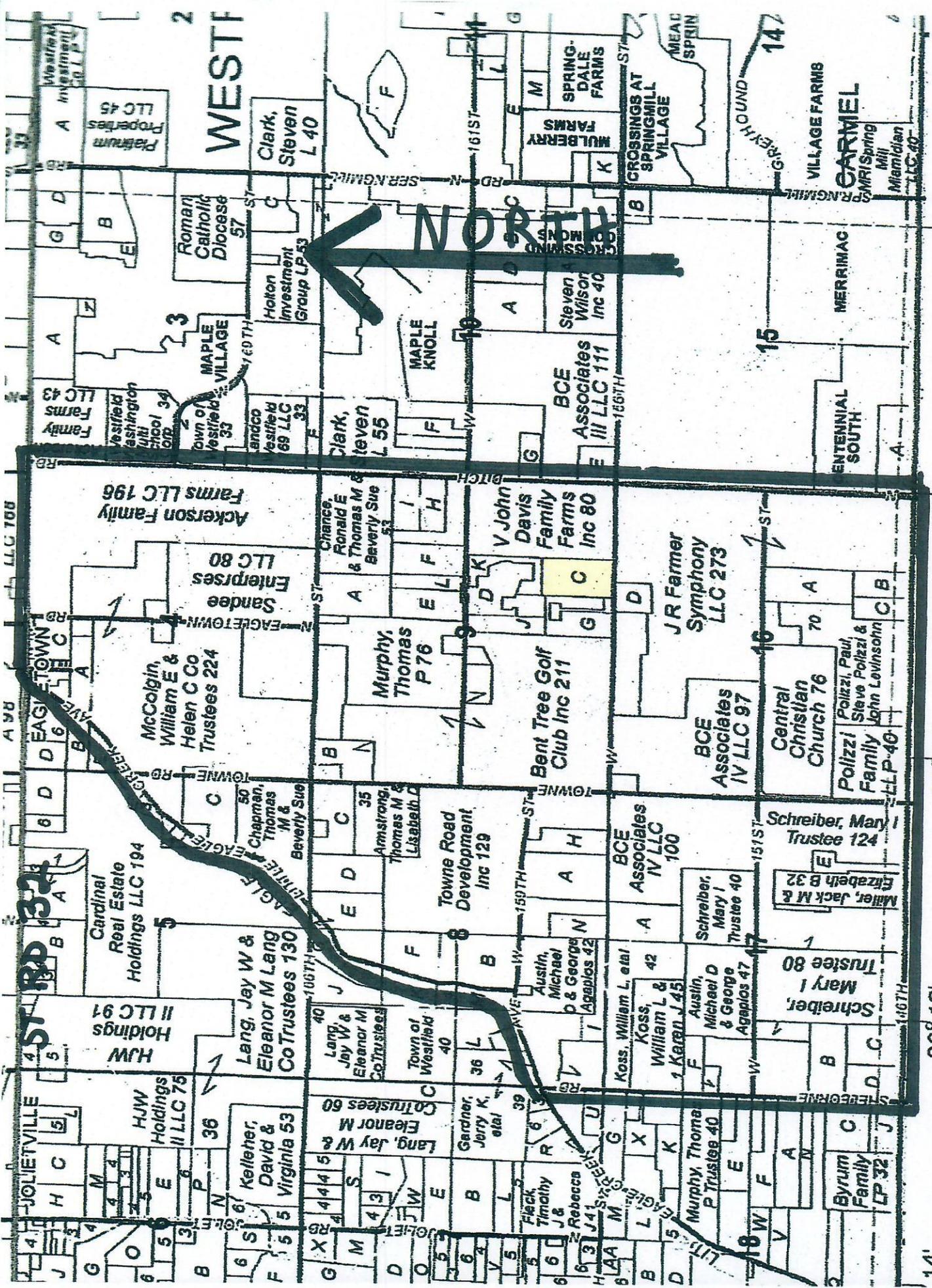
Thank you for considering our concerns.

Respectfully submitted,



James and Annetta Kotsanos
Parcel Number: 08-09-09-00-00-010.002
jagapk@yahoo.com

Attachment: plat map with our property highlighted in yellow



14' 86° 13' 86° 12' 86° 11' 86° 10'

SEE PAGE

Rockford Map Publs., Inc.

Jesse Pohlman

From: nelsackerson@comcast.net
Sent: Friday, January 29, 2016 11:50 AM
To: Josh Edwards; Steve Hoover; Chuck Lehman; Robert Horkay; Cindy Spoljaric; Andy Cook
Cc: Matt Skelton; Jennifer Miller; Kevin M. Todd, AICP; Jesse Pohlman; deannakmartin42@yahoo.com
Subject: Comments on Conservancy District Proposal

Dear Mayor Cook and City Council Members:

I wrote to you separately this morning with my comments on the proposed amendment to Westfield's Conservancy District Ordinance. I am writing this message to you on behalf of our neighbors who own adjacent property that is in the name of Sandee Enterprises. Two of the owners are in Mexico and the other owner is uncertain whether she will be able to attend the hearing Monday evening. None of them had heard about the proposal until yesterday, and they have asked me to inform you that they agree with the comments about the proposed Conservancy District proposal that I sent to you in my separate email and attachment.

Nels Ackerson, on behalf of Sandee Enterprises and its owners.

To: Westfield City Council members and Westfield Economic Development Staff,

My name is Steve Polizzi and own 110 acres at the northeast corner of 146th and Towne Road in Westfield, Indiana. I was just informed of a proposal to pass an addendum to change the current comprehensive plan for the western part of the city of Westfield.

As a landowner of 110 acres I want to convey that I am not in favor of this proposal and very disappointed on how it has not been properly or publically conveyed or shared with the citizens and property owners of Westfield. It goes against the comprehensive plan that was well thought out and took into consideration years of public meetings, citizen focus groups and the desire and input of the citizens and land owners of Westfield for the city and this area.

I have made a very large investment in Westfield and attended most if not all of the focus group and public informational meetings all related to the creation of the comprehensive plan and can assure you this goes totally against what the citizens and landowners of Westfield all desired.

I plan on attending this Monday's meeting and am available if any of you would like to speak with me in person concerning this.

Thank you for the time that all of you give in making Westfield, as voted one of the best places in the United States to live.

Regards,

Steve Polizzi

Polizzi & Associates
9640 Commerce Drive
Carmel IN 46032
(317) 872-5555 stevep@ppolizzi.com

Steve Polizzi

Concerns about the proposed Conservancy District amendment to the Westfield Comprehensive Plan.

28 January 2016

Overview: The proposal is a massive change in policy and the already well thought out comprehensive plan and creates numerous ramifications impacting the entire city. Such a dramatic change requires an open, city-wide discussion.

1. The proposed amendment covers nearly five square miles of land. When residential uses, property zoned for development, property ownership, investments, utilities, and future infrastructure are reflected on the map, it provides a much different view of the growth occurring in the area.
2. It would be a fiscal loss to the City to lose the assessed value that development per the current comprehensive plan provides. The amendment proposes to eliminate about 25% of the city's growth areas for new suburban residential and commercial development.
3. The process has not been open and inclusive. Drafters of the proposal did not reach out to all landowners and citizens within the area affected by the amendment. I was just informed of this proposal earlier this week by other concerned landowners and not the originators. It is my understanding that requests of some large landowners to be involved have been ignored.
4. The "open house" at WoodWind did not adequately explain the proposed change in land use. Again I was just recently informed of the proposal by concerned landowners and not the people behind this proposal.
5. Approving this amendment would force an increase in property taxes due to the loss of assessed value resulting from the greatly diminished level of development. That is not good for landowners or residents of Westfield.
6. Approving this change would force utility rates to increase due to the loss of revenue resulting from a greatly diminished level of development. This is not good for landowners or residents of Westfield.
7. Residents in other parts of the city should not be required to pay higher property taxes and utility rates because a few rural residents don't want neighbors.
8. The current comprehensive plan seems to be working. It requires development to become less dense as you move away from 146th Street, SR 32, and Little Eagle Creek Road. The plan also requires for larger buffers to the existing rural residents. New developments have been happening within the areas slated for growth and development has stayed away from the rural areas seeking to preserve their current character.

Steve Polizzi

9. As the current comprehensive plan states, development patterns should transition to the existing 3-5 acre parcels of the Existing Rural Southwest district. It's what we have agreed to as a community through years of community and resident focus groups and input. This proposed amendment eliminates the transition to rural owners and counteracts the long thought out and approved comprehensive plan.
10. People, companies, investors and utilities have relied upon the city's plans directing growth to this area in making their investments in infrastructure and assembling land for development. Now all of that is proposed to dramatically change undermining those investments, especially when this change is being made without informing those most affected by it..

What is being proposed has many negative, city-wide ramifications. There are more effective ways to address their concerns while not causing so much harm.

1. There are several solutions property owners can use that don't require any governmental involvement.
 - a. Property owners can deed restrict their property to prevent future subdivision of their land.
 - b. Property owners can place conservation easements prohibiting development on their land.
 - c. Rural residents can purchase additional property and choose to keep it in its current state.
 - d. Rural residents can seek outside assistance from investors or land trusts to acquire and protect property.
2. There are also solutions where the government can help provide solutions that work for most of the property owners within the area.
 - a. A new preservation zoning district can be created which prohibits any subdivision of the land. Property owners could then voluntarily have their property zoned in this manner.
 - b. A new conservation zoning district can be created which limits any subdivision of the land to only conservation subdivisions or large lot subdivisions. Property owners could then voluntarily have their property zoned in this manner.

From: [Christine Irwin](#)
Sent: 1/29/2016 3:37 PM
Subject: Letter to the city

Dear members of the the City-County Council,

You are critical to the future of Westfield - both residential growth and attracting future businesses. Thank you for this opportunity to hear differing points regarding the development of OUR city.

Our primary concerns are the eradication of green space and the over-development of Westfield. Both the eradication of green space and over-development of Westfield will put our highly acclaimed educational system at risk, cause increased traffic, pose a threat to our water supply, wildlife habitat, and our overall quality of life.

The rural western area of our city has unique and appealing features, such as Little Eagle Creek, rolling hills and heavily wooded sections. It is our opinion that the City of Westfield should preserve as much of this area as possible by claiming it to be public green space. We propose that if this area was turned into a park-like setting, residents could enjoy bike rides, picnics, walking, fishing and other outdoor recreation activities that promote active lifestyles. Local gardens could be created, thus providing residents an opportunity for sustainable living. Wildlife habitat could be protected and enhanced by planting trees and plants useful to animals.

I could list many more human and environmental benefits of preserving the western, rural area of Westfield, but sometimes it is also important to just solely consider the beauty of an area. If you have ever have played golf at Woodwind, taken a bike ride or driven your car around the rolling hills at sunset, you know that it is a special place. It would be a bad decision to develop this land for this reason alone. No, it isn't the Grand Canyon or Old Faithful, but we are lucky to have it and to call it home. In this case, uniqueness justifies preservation in nature, just as does in considering where to build buildings and neighborhoods. And, research shows that beauty is an important element in community attachment, which in turn is vital in keeping talented mobile members of the workforce in our town.

Please consider our points of view when deciding the fate of this land. We hope that you will also see how preserving this area can make our community even a better place to live.

Yours Truly,

Todd & Christine Irwin
Phil & Beth Weingart
Stephenie Franco

-----Original Message-----

From: Ken Fineis [mailto:ceo811@aol.com]

Sent: Saturday, January 30, 2016 6:35 PM

To: Kristen Burkman <rkburkman@gmail.com>; Jesse Pohlman <jpohlman@westfield.in.gov>

Subject: City of Westfield

Mr Jesse Pohlman,

I am writing you about the development of our city. I have lived in Westfield for nearly 15 years. One of the primary reasons for choosing Westfield was the lifestyle the city offered. There are limited number of areas in Westfield that offers country living with larger parcels. It is my hope Westfield wishes to preserve some of it's heritage by protecting these areas. Most of us living in these areas are not interested in living in a community with densities similar the Fishers or Carmel. I do understand most cities progress with development however, I feel we are at a very important stage of our city's growth and should give careful consideration on how Westfield is developed. The "Task Force" has spent countless hours developing an addendum that I feel represents the majority of our citizens. Also please note, some of the large parcels of farm land are owned by individuals who do not live in our city and have little or no concern of our city's well being. I thank you for your time and consideration for our city's future.

Sincerely,

Ken Fineis

Little Eagle Creek Ave.

Jan 30, 2016

Dear Westfield City Council

I am writing this letter in support of the addendum to the comprehensive plan that would create a conservation district in the southwest region of Westfield. Great communities retain green space for the enjoyment of all. It is also critical to the welfare of wildlife and the preservation of clean water. Westfield is fortunate to still have some rural lands that have not been converted to subdivisions. This is a treasure we possess that our neighbor to the south, Carmel, sorely lacks. Pressures from developers, lawyers etc should not stop the city council from this important mission to preserve a very unique and beautiful part of Westfield. Those who live in this area cherish our rural lifestyle and those who visit by bicycle, foot or car are always delighted to find this lovely corner of farms, trees and animals.

Please approve the addendum to conserve this unique part of Westfield

Sincerely,

Sarah Gillim

Cynthia B. Stafford, Ed.D.

15736 Towne Road
Westfield, IN 46074

Westfield City Council
City Hall
Westfield, IN 46074

Dear Council Members:

As new residents, my husband and I support the New Suburban Southwest Addendum to the 2007 Westfield-Washington Comprehensive Plan. We believe the creation of a land conservancy in this part of Westfield is in the best interest of the public and, in particular, citizens who call Westfield their home.

Before purchasing our home, we reviewed the comprehensive plan and believed it to be a well-thought out document that would be used to guide future land use in the city. The proposed amendment ensures that Westfield will not become merely a sprawling, unplanned sea of rooftops.

The City has torn down homes and preserved mature trees and a creek to build Grand Junction, a lovely addition to Westfield. Kudos for creating another downtown park. Why would you now do the opposite in our area: destroy mature trees and the beautiful landscape in order to allow construction of homes where park-like settings already exist?

Please be wise in your decision and vote to protect this area that still remains an open and attractive part of Westfield. Thousands of people enjoy having this small part of their city as a recreational, green, and productive space.

Thank you for your consideration.

Sincerely,

Cynthia B. Stafford

1/31/2016

Advisory Plan Commission
Westfield IN 46074

My wife and I, Sandy have lived at 15630 Towne Rd. since 1980. Since that time we have seen many changes. Some are good, others not.

We are very concerned with the current plans to build more subdivision in our rural area. That is the reason we built our home where we did.

We support our rural life lifestyle and landscape and want to maintain it.

Sincerely

Richard Levins

From: **Susie Tatum** <Suzanne.Tatum@stjude.org>
Date: Sun, Jan 31, 2016 at 9:54 AM
Subject: Re: ALERT: Need MORE Letters by Tomorrow
To: Kristen Burkman <rkburkman@gmail.com>

Dear Westfield Town Council and Mayor Andy Cook,

My husband and I have lived in Westfield for 23 years and have watched it grow so quickly. Although we do not live in this neighborhood, we completely support this Addendum. We strongly feel that it is important to integrate development with the natural beauty that Westfield has to offer. People want to live in this area in part because of the trees, rolling hills and open fields. This is a great model for the town of Westfield to incorporate, instead of the rampant, thoughtless development and building. Please support this Addendum.

Sincerely,

Susie and Randy Tatum

From: Sarah Watkins [mailto:sarahwatkins99@gmail.com]

Sent: Sunday, January 31, 2016 2:17 PM

To: Jesse Pohlman <jpohlman@westfield.in.gov>; Kristen Burkman <rkburkman@gmail.com>

Subject: Letter-The Conservancy Addendum

Good evening, my name is Gary Watkins of 2191 W 166th Street. My wife Sarah and I have been residence of Westfield for more than 15 years. We moved to Westfield to start a family for two primary reasons, the excellent schools and the opportunity for rural living. Sarah and I are blessed to now have two young daughters, Cora (14) and Ava (11) who attend Westfield Middle School & Intermediate School. We are all active participants in our growing and thriving community and have supported the growth and development of Westfield and Hamilton County through numerous means, including paying taxes. After starting a family, my wife and I had a dream to offer our girls the opportunity to grow up in a rural setting.

You see, I grew up on a farm and we wanted our daughters to know the value of a hard days work, experience the joy of harvesting fruits and vegetables from our garden and to have the opportunity to host friends and families for overnight camp outs among other things. For years, we searched for property, the right property in Westfield. We hoped for something between 3-10 acres that we could build our dream home on. Unfortunately, we couldn't find that option in Westfield and actually began looking in surrounding areas such as Sheridan, Noblesville, Zionsville. Luckily and just in time, we found our spot in Westfield. I am happy and proud to say that we have lived in our new home, a custom-built home on 3.5 acres, three years this month.

Make no mistake, I am not opposed to growth, progress and the further development of our community but not at the expense of some of the core assets and amenities that drew and kept my family here. We need to preserve an area of our community for large rural homes, providing opportunities for custom home building and the rural living that accompany them. My family is proof that there is desire and demand for such lifestyles and we believe that the conservation and responsible growth in Westfield is essential for the long-term viability of our city.

And yes, both my daughters now know what a "real" hard days work is, we have enjoyed homegrown fruits and vegetables from our garden and have hosted more overnight camp outs than I can count. Thank you!

From: Michael Pingleton [mailto:pingl7@yahoo.com]
Sent: Sunday, January 31, 2016 2:34 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Cc: rkburkman@gmail.com
Subject: Support for The Conservancy

Dear Mr. Pohlman,

We hope this message finds you well. In an effort to maintain brevity, we will not overwhelm you with pages of drivel, rather we will present a few specific reasons as to why we support the Comprehensive Plan Amendment to establish proper land use for The Conservancy.

We are not opposed to development in our area. We support the amendment to keep our area rural, and to protect our neighborhood from development plans like Bent Creek. To have approximately 160 homes on less than 140 acres, it is the antithesis of the rural lifestyle we have and enjoy. This sprawling suburban development will be in our back yard. Our barbecues, quiet nights on the patio, having dinner, or even watching movies in the family room will be on full display for those who chose to build along our property line. We had big windows and sliding glass doors installed to be able to look out on the fields, trees, and wildlife, not the backs of dozens of cookie-cutter homes built so seemingly everyone can get a piece of the *I live in Westfield* pie.

Westfield can boast about its small town charm precisely because of its rural areas. We live here because we enjoy being away from the hustle and bustle that is suburban life, and the Planning Commission seems determined to force us into becoming a more metropolitan area. Living in a more rural setting allows for a level of peace not found in the suburbs. We sit in the yard and watch the fireflies and listen to the breeze in the trees with only the occasional vehicle passing by. We have a little bit of Heaven here, and we'd hate to lose our lifestyle to developers who want to maximize profit, and to officials who want to let these developers destroy Westfield's charm to supply the demand to live here. Westfield will lose its appeal when it's just like Carmel; nothing to see but subdivisions and roundabouts...and Grand Park.

We don't have neighbors close to us, which is another reason we love our more rural lifestyle. Our kiddos have room to play baseball and football without any worry of being a nuisance to the neighbors. We live on a winding stretch of Little Eagle Creek Avenue and already bear witness to the occasional aspiring Formula One driver who takes the turn in front of our house at excessive speeds; we don't want sprawling suburbanization to add to this phenomenon. We have privacy, safety, and room to run, which we will still have as long as we live here, but our privacy and safety will suffer.

We love being in a more rural setting because it gives us peace of mind. Worrying about the increased foot and vehicle traffic that comes with more development will be a constant source of stress for us. We want our family to have a safe place to live and play. It's very frightening to think about the prospect of increased crime due to increased population. We worry about theft and vandalism. We have a horse and plans for two more when he passes, and we don't want the liability of having children and others exploring beyond their back yards into ours, with only some evergreens and shrubs to stop them. We don't want to turn into a petting zoo.

Responsible development is all we're requesting; fewer homes with more acreage so those families could have livestock, a big garden, or just enjoy being able to take in all the beauty that is rural Westfield...the place we call home.

Kind regards,

Michael & Riley Pingleton
16523 Little Eagle Creek Avenue
Westfield, IN 46074
pingl7@yahoo.com
pingl10@yahoo.com

----- Forwarded message -----

From: <d.j.curry@comcast.net>

Date: Sun, Jan 31, 2016 at 1:52 PM

Subject: Saving our peaceful community

To: rkburkman@gmail.com

I am writing this letter hoping our beautiful little corner of the county does not get swallowed up by more of the same development that has been exploding across the landscape recently. While there must be a demand for this type of housing (or it would not be happening), there most certainly is a demand for more greenspace, not only for people to enjoy but also for wildlife to live. We have the unique opportunity at this time to develop our area in a responsible way that would preserve the natural beauty of this little corner in Westfield.

My husband and I moved here in search of a quiet rural setting. We bought a bank owned, uninhabitable house and over the years have lovingly restored both it and the beautiful gardens surrounding it. We would love to live out our days in this peaceful setting, but over the years the developments surrounding the area have brought more and more traffic through our area. It is so sad to think the place we so spent so much time developing as our sanctuary will be overrun with even more traffic from incoming developments. I have also seen the slaughter on the roads of animals being displaced by these developments. Are we so anxious to build more homes that we cannot consider the residents who are already there?

I would love to see Westfield take the unique approach we are presenting for development, and also to consider the concerns of those who will be affected by it. This is where we LIVE. The developers are here and gone and do not have to worry about how it affects us in our daily lives.

Thank you for your consideration.

Donna Curry
15550 Little Eagle Creek Ave.

From: Mikael Armstrong [mailto:jmarmstr@gmail.com]
Sent: Sunday, January 31, 2016 4:26 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Cc: rkburkman@gmail.com
Subject: In Support of Conservancy Sub-District Addendum

Westfield City Council Members:

My family lives in the Conservancy sub-district and we fully appreciate the uniqueness and natural beauty of this part of Westfield. The character and rural charm of the area should be preserved as an invaluable asset to our city. This is an opportunity for Westfield to differentiate ourselves from the high-density, urban sprawl that almost all of Carmel has become. The large-parcel estates, hobby farms, natural landscape, and golf course form a hidden gem in Hamilton County that cannot be destroyed. There are very few places left in the immediate Indianapolis metropolitan area that offer an alternative to the congested communities of our neighbors to the south. Having a sub-district in our city that is focused on conservation will help our city to stand out when compared to the crowded cities of Carmel, Fishers, and Noblesville.

I fully support the Conservancy Addendum as a way to responsibly navigate the growth of southwest Washington Township. Realizing that the rural lifestyle the residents in this area love will continue to feel pressure from outside, this addendum offers reasonable guidelines for rural-friendly, residential developments. I urge the city council to recognize the benefits that the Conservancy Addendum has to offer and to invest in the preservation of this rural sub-district.

Sincerely,

Mikael Armstrong
(317) 370-8289

From: ktbarnold@aol.com [mailto:ktbarnold@aol.com]
Sent: Sunday, January 31, 2016 6:29 PM
To: rkburkman@gmail.com; Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: Arnold Family Letter for the Conservancy

Dear Mr. Pohlman,

We have lived on West 159th St. since May 2004. We have three acres with a couple of paddocks, a barn and a guest house, in addition to our house, on our property. Our tri-level house was built in 1969 by an optometrist in Westfield who used the now guest house as his office and lab.

Twelve years ago we were so excited to find acreage close to Westfield where we could raise our three children similarly to how we were raised. I grew up on a corn and soybean farm and my husband grew up on a horse farm. While we are not farmers, we enjoy a rural lifestyle. We plant a nice garden, keep chickens, line dry our clothes in the summertime and utilize our barn. We have a large playground in the yard, lots of flowers and shrubs and a big soccer goal in one of the paddocks. We enjoy sitting on our back deck listening to the cicadas and enjoying the owls and hawks that live in the tree line behind our property. Our three children are active in 4H where they show chickens, do woodworking and grow flowers, among other things.

We have lived in Westfield since 1999, originally on a one-acre lot at Springmill and 161st St. That home was torn down last month for more development. We understand that Westfield is a growing community, but its roots are rural. It seems a shame to throw away all the family farms, hobby farms and rural lifestyle folks for more and more and more development. It seems we should be able to combine rural areas and developed areas, which is what this conservancy aims to do.

We support the conservancy and wish to have a portion of Westfield designated for people who want to live a rural lifestyle.

Thank you,

Kyle and Twyla Arnold

----- Forwarded message -----

From: **Diane Gharst** <DGIIIPines@msn.com>

Date: Sun, Jan 31, 2016 at 4:37 PM

Subject: Addeudum support

To: "rkburkman@gmail.com" <rkburkman@gmail.com>

I am e-mailing you to support the addendum that is being proposed by Kristen Burkman and her committee. I have lived in this community since 1980 and have enjoyed the rural lifestyle. This is one reason why I bought land in this area for the "openness", the wildlife, and being able to appreciate the beauty of the landscape. I am very much in favor in keeping the agricultural setting.

III Pines Labs Diane Gharst 2727 West 166th St. Westfield, Indiana

From: Cook [mailto:cookhouse3841@comcast.net]
Sent: Sunday, January 31, 2016 9:34 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Cc: Burkman Kristen <rkburkman@gmail.com>
Subject: Addendum

To whom it may concern,

We recently moved into 1740 W. 161st St. In Westfield after a 3-4 year search for the perfect property. We have always wanted 'land' that our kids and dog would be able to run and play on. We couldn't be happier that we finally found our paradise. We had started to believe it didn't exist in our city and that we might have to move outside Westfield and transfer our kids to another school district.

We also learned we weren't the only people looking for this type of property. Every time we mentioned to someone what we were looking for we heard the same thing over and over again – 'we have been looking for the same thing for several years and can't find it either'. It seems our dream was shared by many others as well.

That is why we are writing this letter, Westfield seems to be caving in to the demands of builders by continuing to build subdivision after subdivision. Each time it seems to grab more land and shrink the size of the lots, squeezing more residents into our great city and taking away the opportunity for folks to own their dream.

This will only decrease the values of property, overcrowd our schools, and destroy the ability of folks to find the property of their dreams. The only positive could be the additional tax revenue generated by the city. But, would that be enough to support the additional infrastructure needed for all the additional residents? Overbuilding a city can come at a tremendous cost.

We support the addendum written by our neighbors, and oppose the continued 'development' of the surrounding land by our property.

Thank you for upholding the current standard and supporting the addendum.

Derek, Cherie, Tyler, Mackenzie and Lauren Cook

-----Original Message-----

From: Michael DiMascio [mailto:michaeldimascio@frontier.com]

Sent: Sunday, January 31, 2016 10:16 PM

To: Jesse Pohlman <jpohlman@westfield.in.gov>

Cc: rkburkman@gmail.com; Brandee Easterday <ebrandee@gmail.com>

Subject: Southwest New Suburban Addendum to the Comprehensive Plan

Jesse Pohlman,

The Westfield and Washington Comprehensive Plan is a very important document to us because it acts as an indispensable guide for maintaining the characteristics of an environment we in Westfield want to live in. Brandee, Samara and I moved here in 2013 not only because of the current beauty of our residence and surrounding areas of Little Eagle Creek, but also because Westfield has a well written and concise development plan to maintain the beautiful characteristics of our area of Westfield well into the future. The plan sets us apart from communities around us and makes us a more desirable place to live.

We all know Westfield is growing fast with lots of developments pressures being placed on the comprehensive plan. Most notable to me is the continual pressure to rezone the AG-SF1 classifications to much higher density PUDs. As this pressure continues, we must work to honor the ideals of the comprehensive plan. We don't want a plan that is disregarded, and therefore disrespected, because it falls to often to commercial pressures. We want a plan that current and future residents can count on and believe will make a difference in how the area growth is managed.

I have seen the passion of our Westfield residents at Planning Commission meetings before. We want our Comprehensive Plan to be strong and meaningful and impacting. Otherwise, Westfield will become just another high-density and generic suburb like Noblesville or Fishers. That is not why we live here!

We strongly stand behind the proposed Southwest New Suburban Addendum to the Comprehensive Plan ("The Conservancy") to help maintain congruency of new developments with the existing beauty of the land and properties throughout our area. We hope that you will, too.

Thank you.

Mike DiMascio

Brandee Thornburg

Samara Thornburg

17028 Towne Rd

Westfield, In 46074

-----Original Message-----

From: Gloria White [mailto:gwhite2@aol.com]

Sent: Sunday, January 31, 2016 10:39 PM

To: Jesse Pohlman <jpohlman@westfield.in.gov>

Subject: Westfield Comprehensive Plan/tomorrow's meeting

14 years ago when my husband and I begin looking at which area to buy land to build our home on, we basically stumbled upon the property we have now. That said and lots of research, we did know that we didn't want to live in Fishers...14 years ago it was densely populated and look at it now, we didn't want to live in Carmel...again because of the dense population...and now look at the debt they have. The Geist area basically was overpriced and had no in-fracture one way in one way out... Westfield seemed like the perfect fit for us, a Comprehensive plan that allowed for development yet protected from developers solely focused on profit aka densely built homes. We checked 3 different times just to be sure the answer we were getting was correct...minimum 3 acre plots in this area.

While we certainly understand those who own property in this area, the opportunity to sell their land, however, my understanding was the comprehensive plan was there to ensure the balance and placement of development to keep Westfield growing but not at the cost of every green space. There is a lot of great development happening in Westfield, let's not loose site of that.

I've heard that others have inferred that there is only 3 people who is focused on this, clearly, those people did not attend the 3 packed meetings to discuss the fate of this area. We all are very grateful to those who have worked tirelessly being ALL of our voices on this matter.

Please consider our viewpoint, consider maintaining balance with development.

Thanks.

Gloria White

Dear Mr. Pohlman,

I am writing to voice my support for the Conservation Addendum for the Southwest District of Washington Township. As a resident of the SW District, I am extremely concerned by the large amount of development interest in this area of the city and fear that the character of this district may easily be compromised without carefully planned, responsible development practices.

It is my opinion that this addendum addresses the collective concerns of the large majority of SW District residents and moving forward, the Comprehensive Development Plan including this addendum should be given the full weight of consideration by the Plan Commission and City Council during the review/approval processes for new development. Rigid adherence to the Comprehensive Development Plan should not only be an absolute requirement for all proposed development, but the extension of privately owned utilities as well.

Preservation of the topography, landscape, and lifestyle of this district are absolutely critical in retaining the character of the area which is what makes it so attractive to development to begin with. I implore the City Council to please listen carefully to the citizens on this very important matter.

Sincerely,

Andrea Essex
Southwest District
Westfield, Indiana

-----Original Message-----

From: Zona Weeks [mailto:tdweeks@frontier.com]

Sent: Sunday, January 31, 2016 11:05 PM

To: Jesse Pohlman <jpohlman@westfield.in.gov>

Subject: Conservation of green space in Westfield

I am voicing my support for active conservation of green space in Westfield. Housing, including single family homes and apartments, are rapidly being developed. I have commented on this to others and have noted also that the density is too high. Homes are closely spaced and do not have much diversity of style.

As Carmel was developed, the esthetics of the neighborhoods seemed to be considered. Here in Westfield, the homes look like cookie cutter replicas of each other squashed into every available space without regard for preserving green spaces. In Carmel, more apartments have been squeezed in, and in Westfield I understand developers are seeking permission to build more apartments. Increasing traffic is another offshoot. We moved to Westfield in 2007 and the traffic has increased dramatically. Denser housing affects quality of life in several ways.

It is incumbent upon our city's leaders to protect and ensure the best possible quality of life.

From: lisabeth armstrong [mailto:lisabetharmstrong84@gmail.com]

Sent: Sunday, January 31, 2016 11:31 PM

To: Jesse Pohlman <jpohlman@westfield.in.gov>

Cc: Mikael Armstrong <jmarmstr@gmail.com>; Kristen Burkman <rkburkman@gmail.com>; Henry Armstrong <hsarmst@gmail.com>; Thomas Armstrong <tmarmstr22@gmail.com>

Subject: Conservancy addendum

The city of Westfield needs to listen to its people, especially when they organize and bring forth ideas and concepts that are thoughtfully and carefully planned in order to better our community. The Conservancy addendum is a vision for land use and lifestyle, historic preservation and conservation in a rural setting that is unique to Westfield.

It's not unusual for counties to have within them sub districts or historic districts. The Conservancy is actually something the City of Westfield could use to their advantage! It is much like the Traders Point Eagle Creek Rural Historic District in Boone county. Like Traders Point, the proposed Conservancy is characterized by the agricultural landscape, farmsteads and estates, recreational landscapes, exceptional roads and bridges and an historic cemetery.

William Stultz, buried in Little Eagle Creek cemetery, built the house we live in in 1870 on the highest point topographically, so that he could see all around. His farm was considered to be one of the finest in the township, boasting two gas wells as part of the historic Northwestern Gas Company. Never able to have children, the family table was always loaded with the best of everything to eat, and everyone was made welcome, the Stultz homestead noted far and wide for its hospitality. His cousin, Larkin Stultz lived in the house that is now the Woodwind Golf Clubhouse and was a person who took part in community life, interesting himself in every measure which promised to benefit the community in which he lived.

These are just a couple of examples of the rich stories we live by that define our heritage. We only want to preserve what we now own, as stewards of the land that people like the Stultz's loved and cared for before us. The City of Westfield should protect its history. The Conservancy is the growing trend in Indiana for communities that can and should preserve their unique areas of agricultural and historic importance.

Respectfully,
The Thomas Armstrong Family

From: Bruce Osborne [mailto:osborne@decoassociates.com]
Sent: Monday, February 01, 2016 8:55 AM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: Conservancy

Jesse,

Thanks for your helpful support of my questions in the past related to the development and zoning changes we've seen in the western areas of Westfield. I would ask you include my letter supporting the Addendum consideration for the new business in the City Council meeting 2/1/16.

I have recently become aware of the details related to the Conservancy Addendum that has been proposed and is on the agenda for the Town Council. It seems to me this proposal codifies so many of the attempts that have been made to keep the feel and appeal of Westfield at the most beneficial balance for the community.

- Many of the questions I hear from the planning and zoning board meetings ask petitioners about the approachable aesthetics and long term appeal of development. I see this Conservancy request serving that interest.
- I observe the board's previous modifications to neighborhood development projects follow a general trend to upgrade materials, design, layout and open preservation spaces. This conservancy plan helps give specific and definable measures to that aim, without being rigid and inflexible.
- I view the development already in place in the last 5 years as conceding to the higher density construction (compact lots, apartments and the like—you can surely identify the projects—even just along 32, 161st and 151st). Given that Westfield is best served by balance, it is altogether appropriate that the land out further to the west be governed by a less dense, better preserved, more rural transition into the perimeter farmland.

The council sits at a pivotal time for development—and stewards the heritage of so many faithful servants who have gone before them. They have the power to approve the cheapest, least attractive, highest density options placed before them and we can end up looking like so many of our neighboring cities and towns that ring the perimeter of Indianapolis, or can look to maintain the long term appeal of the limited land resources we oversee with a balanced and conservative approach.

Given that we've tended toward the higher density developments which place greater unfunded strains on infrastructure in the past, I strongly encourage the council to accept the proposed Conservancy Addendum.

Thank you.

Bruce Osborne
DECO Associates, Inc.
(317) 842-4444 ext. 306
osborne@decoassociates.com

From: Capital Machine [mailto:capital@capitalmachineco.com]

Sent: Monday, February 01, 2016 11:30 AM

To: Jim Ake <jake@westfield.in.gov>; Steve Hoover <shoover@westfield.in.gov>; Robert Horkay <rhorkay@westfield.in.gov>; Chuck Lehman <clehman@westfield.in.gov>; Cindy Spoljaric <csoljaric@westfield.in.gov>; Josh Edwards <jedwards@westfield.in.gov>

Cc: 'Capital Machine' <capital@capitalmachineco.com>; Matt Skelton <mskelton@westfield.in.gov>; Jennifer Miller <jmiller@westfield.in.gov>; Jesse Pohlman <jpohlman@westfield.in.gov>; Kevin M. Todd, AICP <ktodd@westfield.in.gov>; Andy Cook <acook@westfield.in.gov>; Council Members <CouncilMembers@westfield.in.gov>

Subject: Westfield Conservancy

Dear Mayor & Councilmen,

I am a landowner since 1987 when my family purchased our land in the Westfield Washington township area on Shelborne Road. We currently own over 70 acres. We led the fight to have Westfield become a city and stop the annexation of our land into Carmel through the Washington Township Tea Party we created. We have raised a family of 5 and all have attended the Westfield High School. We have paid plenty of property taxes on our home and land toward the betterment of Westfield. Most of our land is in forest which we planted starting in 1987. We do not agree with limiting home ownership in our area to only 1 home per three acres. The Comprehensive plan for Westfield should allow for 4 homes per acre. In our area land owners should not be limited to the options imposed by others who have self serving interests who may not even own substantial acres. They may be interested in having a personal park next to their home without purchasing or owning the land and imposing their will on others who do own the land. If some people want to stop development, they have the right to purchase the land and do so on their own land. This is a free country and we should be very careful in telling other landowners how they can develop their own land or who they can sell it to within reason. Our community has had a comprehensive plan now since 2007 and we should allow for development in a reasonable fashion. I don't think we should allow apartments or businesses in this area. Our family wants to have the opportunity to sell our land to developers or develop it ourselves in the future to single family homes, should we decide to.

I ask for your support in stopping this land grab by others not willing to own the land. I look forward to giving my thoughts tonight at the meeting. Please confirm you have received this email. Thank you.

Bill Koss

15411 Shelborne Road

Westfield, IN 46074

317-989-0673

City of Westfield, Indiana

February 1, 2016

Attention: City Council

Re: Proposed Development Plan----Conservancy Area

My family and I moved to the Indianapolis area from Dallas, Texas in 1995, in pursuit of furthering my law career. At that time, the Indianapolis area offered many non-metropolis living options---Carmel, Zionsville, Noblesville, Fishers, Greenwood, Avon---you name it, Indianapolis had it. Settling in an area for convenience, available resources, or ease of commute were not our primary concerns. Finding where we felt most comfortable was, however, of utmost importance. After several months of searching for our perfect fit, we found that Westfield offered what the other communities could not; closeness, open land, wildlife, history, and most important, a sense of natural Indiana.

Although Indianapolis and central Indiana is not noted for its varied terrain as is perhaps Denver, Atlanta, Philadelphia, or even southern or western Indiana, the relatively short drive along the last leg of West 161st street was and still is, surprisingly enticing. Rolling hills, streams, and expansive parcels all exuding the natural beauty of the locale---not what one would expect to find in an otherwise flat region of the country.

The above description of that stretch of West 161st street was our family's perfect fit and for 21 years has been for us and the surrounding families. While we all know that with progress comes change, followed by development, in 2007 the area residents were promised and assured by Westfield's City Council under a Comprehensive Plan that this portion of West 161st street would remain as is, allowed to be preserved by the area residents so that its Indiana history and serenity would not be disturbed. The current development proposal, if allowed to materialize, bringing with it congested high traffic and environmentally dangerous high density, would be an open breach of that promise.

It truly would be a shame to pollute what is such a remarkable portion of Westfield.

I, along with the rest of the affected West 161st street residents, sincerely hope that a piece of Westfield's heritage will be protected as promised.

Sincerely,

A handwritten signature in black ink, appearing to read "Dennis J. Kemmer". The signature is fluid and cursive, with a long horizontal line extending to the right.

Dennis J. Kemmer, Attorney

1708 West 161st Street

Westfield, Indiana

From: Diana Cage [mailto:dcageslu@gmail.com]
Sent: Monday, February 01, 2016 2:46 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: Conservancy Addendum-Comprehensive Plan Amendment

Dear Mr. Pohlman-

I am writing you because I am against the current Conservancy Addendum-Comprehensive Plan Amendment you are considering to pass. I understand that you are interested in keeping the integrity of Westfield and not having too many subdivisions and houses; however, I feel it is unfair to penalize those who have not developed their land because of the over development of land due to others selling their land to zero lot line housing development companies.

My grandparents came to U.S. from Brasil and had very little. They had to learn English, raise two children, and make money to survive and prosper. They were able to start businesses and to prosper and with that money, buy land. They bought land as investments for their care when they were older and to give to the next generations of their family. I am the granddaughter of Anna Fesenko and her POA. I am thirty years old and am starting my own family. I don't know if I would ever have to sell that land to care for her, but I may. She has severe dementia and currently is staying with us in St. Louis, while we come up with a care plan for her. Currently, we farm the land that she owns, but I do not know what the future holds in terms of the cost of care that she will need with her deterioration. However, with you passing this amendment, the value of the land would be greatly depreciated and force us to have to take a loss and more than likely sell it due to the ramifications of passing the Conservancy Addendum- Comprehensive Plan Amedment.

Passing this amendment, would not only negatively affect me personally, it would also negatively affect the area. There have been no studies or research regarding case studies which predict the economic impact on the area with passing this new amendment. There is no imminent need for you to change the 2007 plan. The city of Westfield can address development proposals within the context of the fully-vetted 2007 plan, and all stakeholders can be heard when such specific proposals are made; allowing good planning principles to be applied in a context-sensitive manner. This would not negatively affect the value of the land and give the city and the area a say in the development of each plot of land.

The cost to own the land on current land owners will rise substantially based off of basic economic principles. Road maintenance costs will increase and be spread amongst fewer taxpayers due to a greater cost per mile to maintain those roads. This change would put a lot of land owners in a bind to keep their land due to the increase in cost to maintain the land. Their land will be worth less due to new restrictions placed by the city of Westfield, so they may be forced to sell their land because they cannot afford the increase in road maintenance cost, but get less money for their land due to the restrictions placed by the city on their land. This is absolutely deplorable. Currently, we have the highest municipal tax rate and the rate will only increase with the restriction of growth in this area. With higher tax rates and increased road maintenance costs, the existing homes will be less marketable to those interested in moving to the northern suburbs. This would further increase tax cost per citizen. These are just a few examples of what passing the Conservancy Addendum-Comprehensive Plan Amendment will do

not only to us, the large land owners, but also the entire city of Westfield, based on basic principles of economics.

At the very least, I would urge you to research the economical impact of passing this amendment before you do so. I would also like for you to consider those land owners who will be affected by this change. Lastly, I would like you to consider my story and the American Dream. My grandparents believed in the American Dream when they immigrated to U.S. They believed in this country and they believed in freedom. They have left me with this legacy. Please do not undo their legacy by passing this amendment and forcing me to take a loss on the value of the land and having to sell the land because I cannot afford to keep it in our family name. It is truly all I have left from my grandparents and my father and their struggles to make the American Dream happen. Please, vote NO for the Conservancy Addendum- Comprehensive Plan Amendment.

Thank you for your time,

Diana Cage Welch, on behalf of Anna Fesenko
[636.346.1042](tel:636.346.1042)

From: Doug [<mailto:rrsdoug@comcast.net>]

Sent: Monday, February 1, 2016 3:39 PM

Subject: Location of The Conservancy

In-Re: Location of "The Conservancy".

Hi Mr. Mayor,

Simple solution. Say "yes" to The Conservancy, but say "no" to the proposed location. Support the idea and goodness of it, but don't support the proposed location.

With Sincerity, Doug Hepler. K-12 resident of Westfield.

There is talk in Westfield about "The Conservancy" referendum.

Most people support such things, but there is a time and a place for everything.

The place for "The Conservancy" would be somewhere far north of Westfield, where it would be a better fit.

Changing the land usage this late in the game would be unfair to the people who have counted on Westfield keeping it's word.

Money should never be the main issue, but it must be kept in mind when making decisions.

Westfield would stand to loose allot of future revenue, by freezing the development of such a large section of land that is so near to it's core.

For just these two simple reasons the current proposed location of the "The Conservancy" is a bad idea for Westfield.

On Feb 1, 2016, at 3:40 PM, Jim Davis <jim@cshomes.com> wrote:

Dear Mr. Skelton,

I vote No to this Addendum.
I have property at 15501 Towne Road.

Sincerely,
Jim Davis

14846 Victory Court
Carmel Indiana 46032
317-590-3426

Jim Davis | Christopher Scott Homes

736 Hanover Place - Suite 100F | Carmel, IN 46032
Tel: [317.590.3426](tel:317.590.3426) | Fax: [317.257.7855](tel:317.257.7855)
jim@cshomes.com | www.cshomes.com

February 1, 2016

Re: Support for the Conservancy

My wife and I were looking for five (5) to ten (10) acres of a wooded lot twenty-six (26) years ago to build a house on, which we built at 15909 Ditch Road.

We are unable to attend the public hearing tonight, but we wanted to make our voices known as we are both opposed to development of any kind (retail, shopping center, apartment complex, high rise, residential neighborhoods).

We support the proposed Conservancy Addendum.

Robert Wallis
15909 Ditch Road
(317) 896-5020