

October 26, 2016 Scofield PUD - Neighborhood Meeting Summary

Project: MI Homes of Indiana, L.P. - Proposed Scofield PUD
Docket Numbers 1611-PUD-22, 1611-SPP-11, 1611-ODP-11

Date: Wednesday, October 26, 2016 at 6:30 pm

Location: Westfield City Hall building, 130 Penn Street, Westfield, Indiana

Attendees: Johnathan Isaacs – MI Homes of Indiana, L.P.
Kevin Sumner – Weihe Engineers
Jon Dobosiewicz and Rick Lawrence – Nelson & Frankenberger
Pam Howard – Westfield Planning Staff
Surrounding Neighbors (See attached Sign-in Sheet Ex. A)

Summary of Neighbor Questions and Petitioner's Responses:

Jon Dobosiewicz provided an overview summary of the request. The following questions were asked:

1. How will drainage be dealt with between the adjacent parcel to the west and through the northwest corner of the proposed development?
 - a. Response: The existing clay tiles will be replaced with an open drain that would feed into the existing drainage to the north and east of the proposed development.
2. How will the existing tree buffer on the shared western border be protected?
 - a. Response: The existing tree buffer will be inventoried and the usable trees will be incorporated into the buffer requirements via the city ordinance. The tree buffer would be in addition to the 40' common area at that location.
3. How will drainage be addressed over the southwest corner of the proposed development via the church's property?
 - a. Response: Drainage for the proposed development will incorporate the constructed pond network and drain northeast across the site.
4. Will there be path connections across 191st Street between Scofield and the Church property?
 - a. Response: The City prefers path connections at road intersections but this will be discussed with them in further detail.
5. Why is there a stub street along the western border to the farm field?
 - a. Response: The City wanted a stub street to the Goines property to allow for connectivity when this property is developed.

6. Is Shady Nook going to extend north of 191st Street?
 - a. Response: The thoroughfare plan does not include extending Shady Nook north of 191st Street.

7. Can the entrance on 191st Street be moved to Moontown Road due to traffic volume on 191st Street?
 - a. Response: It is our understanding the City wants access on 191st Street.

8. Has a traffic survey been completed?
 - a. Response: The City may address the use of 191st Street in the future because of development and the City's website has traffic survey data that can be reviewed.

9. Comment: We object to the enlargement of 191st Street due to an increase in traffic.
 - a. Response: The City Engineer only recommends changes to the entrance design based on the proposed site plan.

10. Who has jurisdiction over 191st Street?
 - a. Response: The City has jurisdiction if that portion of 191st Street has been annexed, otherwise the County. Maintenance would be determined based on an interlocal agreement. The City generally concentrates resources to improve intersections first.

11. What is the setback from 191st Street?
 - a. Response: There is about 75' from the centerline of 191st Street to the edge of the path plus 30' from the path to the edge of the closest lot plus the rear setback for a total of around 130' from the centerline of 191st Street to the back of the house. The dedication of the right-of-way to the City allows for the City to make improvements at a lower cost.

12. There are issues with traffic now on 191st Street at rush hour. What is the buildout timeframe?
 - a. Response: Development timeframe is estimated to be 4-6 years with the model being finished in late 2017.

13. Is MI the exclusive builder?

- a. Response: The City approves standards, not builders. Should a new builder take over, they would be held to the same standards being proposed unless they requested a change.

14. What is the property zoned now?

- a. Response: The property is currently zoned AGSF1 and the underlying zoning via the approved PUD would be SF4, which is common with similar developments. The lots would be 8,000-10,000 square feet with 60-70' lot widths. No developer is proposing projects consistent with the underlying AGSF1 zoning, which is consistent with the comprehensive plan.

15. Where are the utilities coming from?

- a. Response:
 - i. Sewer from Andover North
 - ii. Water from 191st Street and Shady Nook, along 191st Street
 - iii. Electric from 191st Street and Shady Nook area
 - iv. Gas from Andover North
 - v. Drainage would be directed northeast across the property to the existing natural drainage features, controlled by the pond system

16. I object to utilities via my property. How else would utilities get to the development?

- a. Response: Through right-of-way or by easements by agreement with other land owners.

17. Would people really pay \$340,000.00 to live next to the Marathon pumping station?

- a. Response: Living near utilities, people become used to the noise, like living next to a train.

18. What is the setback on the east side?

- a. Response: 40' common area plus the rear lot setback, for a total of around 60-70'

19. How long has MI been around, were they another company, where else are MI projects, and what is the highest price homes MI builds?

- a. Response: MI has been around since the mid-1970's. MI had never been another company. MI is developing neighborhoods in Zionsville, Noblesville, Carmel and Westfield. The highest priced homes are in the \$600k.

20. What is the percent of masonry?

- a. Response: The ordinance will require certain standards applicable to masonry, which could include cement board or brick.

21. What are the sizes of the homes?

- a. Response: Area “A” will be ranch homes with a minimum of 1400 square feet. Area “B”, the ranches will be a minimum of 1600 square feet and the two story will be a minimum of 2,000 square feet. There will be slab and basement lots. The standard will be higher than what is provided for in Andover North.

22. How are the side and rear of the homes going to look?

- a. Response: The proposed ordinance requires elements and detail on both the sides and rear, including overhangs, windows, and window trim for example. This standard will be applicable to all homes, both internal and external facing.

23. Will there be elevations available to review?

- a. Response: The ordinance will include character exhibits only. To see proposed elevations, visit existing MI neighborhoods such as Slater Run.

24. Will there be restrictions on street parking?

- a. Response: Yes via the covenants maintained by the HOA.

25. Is this property part of the City of Westfield and if not, will it be annexed?

- a. Response: The property is not annexed but the City requires that we do so.

26. Will other property owners be required to be annexed?

- a. Response: No, only the subject parcel will most likely be annexed.

Neighborhood Meeting Sign In-Sheet

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Wednesday, October 26, 2016 at 6:30pm at Westfield City Hall building, 130 Penn Street, Westfield, IN 46074

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
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1. BRIAN JOHNSON
2. LARRY BOCK
3. ROD REASEN
4. Jason & Susan Carney
5. GLEN & Nancy Pfeifer
6. Mike Maloney
7. Kevin + Beth Tribbett
8. Jeff Kanorky
9. Steve Hoover City Council
10. Cindy Spoljanc Council
11. JOE EDWARDS CITY COUNCIL
12. BREND MICHAEL
13. Henry Scofield
14. Ken + Debbie Qualls
15. Joz and Leanna Roberts
16. Rev. Tim Krupski
LORD OF LIFE LUTHERAN
17. JOSHUA MORIARITY
18. Melissa Johnson
- 19.
- 20.