

NEIGHBORHOOD MEETING REPORT
The Maples at Springmill PUD Docket No. 1007-PUD-07
Neighborhood Meeting – June 29, 2010 7 p.m.
at the Maples Clubhouse

Attendees: Wayne Beverage, on behalf of the Petitioner, Jim Shinaver and Jon Dobosiewicz from Nelson & Frankenberger

1. Wayne Beverage provided an introduction and Jon Dobosiewicz provided an overview of the project.
 - a. Jon Dobosiewicz reviewed the notice requirements for neighborhood meetings and the notice requirements for the Plan Commission meeting.
 - b. Jon then described the Plan Commission and Council process as it relates seeking an amendment to a PUD Ordinance.
 - c. Jon then explained the specific area that was the subject of the request. Jon explained that the Petitioner was seeking approval to construct three (3) different product types of detached single family homes. Jon also explained that the square footage and the price range for the detached single family homes would be similar to the existing duplexes and four-plexes currently existing in the neighborhood.
 - d. Jon then explained that the purpose of the request was to provide flexibility of product type offerings, issues related to financing of duplexes and four-plexes as compared with single family detached units and that the Petitioner's research suggested that the detached single family homes may sell quicker and allow the neighborhood to finish out quicker. Jon also addressed the fact that the demographic for the single family detached homes would be similar to the demographic for the duplex and four-plexes.
2. Questions from the public and general summary of responses:
 - a. Questions were asked regarding the notice required for the neighborhood meeting and the notice required for the Plan Commission meeting.

Response – Westfield's Zoning Ordinance requires notice of a neighborhood meeting be sent by regular mail to all property owners of record within 500 feet of the parcel that is the subject of a rezone request and it also requires that all property owners within 660 feet or two (2) properties deep, whichever is less, be sent certified mail notice of the Plan Commission's public meeting. The Hamilton County Auditor's Office prepares the list of owners to be notified and Nelson & Frankenberger mailed the neighborhood meeting notice and notice of the Plan

Commission's public hearing to the list of owners provided to it by the Auditor's Office.

- b. Questions were asked regarding who would own the common area.

Response – The Home Owners would continue to own the Common Area around the footprint of the home.

- c. Statements were presented regarding why certain residents purchased in this community.
- d. Questions were asked regarding how the single family detached product was received and how it was selling in other markets.

Response – Epcon has closed 20 detached homes in the Columbus, OH area in the last 10 – 12 months. In addition, another franchisor in the Pittsburgh, PA area has sold 13 detached homes since February 2010.

- e. A question was asked whether a detached single family model would be constructed on the real estate.

Response – A model of the detached home is planned.

- f. Questions were asked about the exterior building materials.

Response – The materials to be used on the new detached homes would mirror what was used in Phase 1.

- g. Questions were asked regarding the distances between the detached single family homes.

Response – The detached homes will be eight feet (8") apart.

- h. A question was asked about the view from the adjacent roadways of the detached single family homes.

Response – The proposed detached homes will be constructed on Mapleview Drive which is north of Spring Lake Drive. The attached homes located on the north side of Spring Lake Drive will block off a substantial portion of the view of the detached homes to be constructed on Mapleview Drive.

- i. A question was asked regarding the number of detached homes to be constructed on Block 26.

Response – In Block #26 A there will be three (3) detached homes and in Block 26B there will be four (4) detached homes.

- j. Questions were asked about other Epcon developments and the success or failure of the developers in other Epcon Developments.

Response – Epcon has closed 20 detached homes in the Columbus, OH area in the last 10 -12 months. In addition, another franchisor in the Pittsburg, PA area has sold 13 detached homes since February 2010. Overall, Epcon is strongly recommending that franchisees include a significant portion of detached homes in their developments to increase the rate of home sales and raise the average sales price.

- k. A question was asked whether other communities within Westfield had sought similar amendments to their PUD's from duplexes and four-plexes to single family detached units.

Response – Yes, for example, a recent application was approved for a development in Bridgewater.

- l. A question was asked regarding if the request was seeking more density or more units than what was originally approved for the overall development.

Response – The density and number of homes remains the same as the original SFA-1 zoning.

- m. A question was asked about a South Bend Epcon community that had introduced detached single family units.

Response – Subsequent to the meeting, Wayne beverage found out that the Epcon Franchisee in South Bend has tow completed and sold detached homes and has three more under contract to build.

- n. A question was asked about why we have a neighborhood meeting.

Response – It was explained that a neighborhood meeting was required by Westfield's Zoning Ordinance for rezone requests and that Mr. Beverage had also conducted such neighborhood meetings in other zoning jurisdictions for other zoning projects and found them to be beneficial.

- o. A question was asked about the new courtyard configuration and whether the courtyard belongs to the homeowner or is it considered common area.

Response – The courtyard would be considered common area. The resident owns

the footprint of the home, everything else is common area.

- p. A question was asked about the HOA dues and whether owners of single family detached units would be paying more for their HOA dues.

Response – At this time the detached homes would be paying the same amount per home as existing residents. If further study determined that detached homes had a “higher cost to maintain”, then this subject would be re-opened.

- q. A question was asked about the timetable of constructing the single family detached units in the event the zoning request was approved and when build-out of the community may be completed so that the HOA could be turned over to the residents.

Response – In the normal flow of the approval process, Maples would expect a favorable decision from the City Council in August 2010 and then start right away actively marketing. Build-out is a function of the rate of new home sales within the community.

- r. A question was asked as to whether the single family detached units increased sales in other communities.

Response – Yes, Epcon reports a significant increase in sales of other franchisees when the detached home has been introduced.

- s. A question was asked about the unfinished units under construction.

Response – There are two (2) courtyard series attached homes that are under construction in Phase 2. Maples is awaiting input from pending purchasers before the interiors are built out.