

Kevin M. Todd, AICP

From: Joseph Plankis <jplankis@gotown.net>
Sent: Friday, July 13, 2012 12:36 PM
To: APC; Council Members; Andy Cook; Matt Skelton; Kevin M. Todd, AICP
Cc: 8:
Subject: Fwd: Harmony

All,
Comments from Centennial resident.

Joe

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

From: **8:** <nikkitsangaris@aol.com>
Date: Thu, Jul 12, 2012 at 6:25 PM
Subject: Harmony
To: shoover@westfield.in.gov
Cc: jplankis@gotown.net

Dear Mr. Hoover and Westfield City Council Members,

My name is Nikki Tsangaris, and I live at 1370 Mayfield Court. Thank you for your willingness to hear our concerns about the Harmony development.

I am vehemently opposed to having a gas station--and any other commercial establishments--so close to my home. These types of establishments would promote high traffic, high noise levels, congestion, and even potential safety hazards.

Those of us who chose to live in Centennial South did so without having any inkling that Estridge was going bankrupt. I cannot speak for my neighbors, but I feel duped by the entire Estridge organization. If I had it to do over again, Centennial would be the *last* place I would choose to live. Now, those of us in Centennial South, in addition to the inconveniences of Estridge going under, will have have to contend with noise, traffic, congestion, unsafe surroundings, and God knows what else. Enough is enough!

I am not opposed to having nice houses and apartments near me, but the commercial establishments would be another affront to us. Please, please, please, Mr. Hoover, hear our concerns and help us to stop the commercial aspects of Harmony from being built. I respectfully ask you to consider how **you** would feel living across the street from a gas station. My guess is that you would not choose to do so. Those of us in Centennial South feel this way, as well.

Yours truly,
Nikki Tsangaris
317-669-8980

--

Joe Plankis

Cell: 317-625-4387

Email: jplankis@gotown.net

Kevin M. Todd, AICP

From: Joseph Plankis <jplankis@gotown.net>
Sent: Friday, July 13, 2012 1:09 PM
To: APC; Council Members; Andy Cook; Matt Skelton; Kevin M. Todd, AICP; Ancich Tom; Andrea Wilson; Joe O'Connell; Joe Plankis; Robert P Smith II; Robin Barbera; Ron Rothrock; Susan Stephens; Tammie Gabriel
Subject: Fwd: Harmony Development

Kevin,
Additional comments from a Centennial resident for the record.

Joe

----- Forwarded message -----
From: Kathy Sawyer <ksawyer2011@gmail.com>
Date: Thu, Jul 12, 2012 at 2:41 PM
Subject: Fwd: Harmony Development
To: jplankis@gotown.net
Cc: Susan Stephens <sstephens@cas-indiana.com>

Joe,

Below is an email I sent to the city council after the 6/28 meeting. Couple of comments:

First, thank you for the continuing communication to the residents regarding this matter. Your efforts are greatly appreciated.

Second, I really object to the gas station in such a high residential area. My comments below express my firm belief that no one would want a gas station in their neighborhood or across the street.

Last, I have no objection to the development of apartments or homes. I am uneasy about what the commercial development will bring, i.e., traffic, noise, general disruption of those living so close to a commercial development. I've never lived that close to commercial development so do not know what to expect.

Thanks to you, the Board, and Sue for all your hard work. I trust you will have the best interest of the neighborhood when you submit your comments.

Kathy Sawyer
1310 Mayfield Court
[\(317\) 407-4588](tel:(317)407-4588)

Begin forwarded message:

From: Steve Hoover <shoover@westfield.in.gov>
Subject: RE: Harmony Development

Date: July 2, 2012 9:06:01 AM EDT
To: Kathy Sawyer <ksawyer2011@gmail.com>

Thanks for your input Kathy. All comments will be taken into consideration when making a decision on this development.

Steve Hoover

From: Kathy Sawyer [ksawyer2011@gmail.com]
Sent: Saturday, June 30, 2012 11:33 AM
To: Council Members
Subject: Harmony Development

I was able to attend a meeting on Thursday communicating the plans for the Harmony development. As a resident of Centennial South, I would like to implore the council to ask themselves if any one of you would like a gas station across the street from your house. If the answer is no, please DO NOT allow a gas station to be included in this development. I realize the "fuel station" will be built from bricks to make it visually appealing but it is still a gas station.

Thank you for your consideration.

Kathy Sawyer
1310 Mayfield Court
Westfield
[317-407-4588](tel:317-407-4588)

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Joe Plankis
Cell: 317-625-4387
Email: jplankis@gotown.net

Kevin M. Todd, AICP

From: Joseph Plankis <jplankis@gotown.net>
Sent: Friday, July 13, 2012 1:14 PM
To: APC; Council Members; Andy Cook; Matt Skelton; Kevin M. Todd, AICP; Ancich Tom; Andrea Wilson; Joe O'Connell; Joe Plankis; Robert P Smith II; Robin Barbera; Ron Rothrock; Susan Stephens; Tammie Gabriel
Cc: Amy Rogge
Subject: Fwd: Harmony PUD

Kevin,

Amy is a member of the Townhome Owners Association Board, which as you know has their own board, but are also members of the overall Centennial HOA. Her note is also for the record.

Joe

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

From: Amy Rogge <alnrogge@gmail.com>
Date: Thu, Jul 12, 2012 at 2:27 PM
Subject: Re: Harmony PUD
To: jplankis@gotown.net, hoa@centennialhoa.org

Joe,
thanks for the update. As a Lockerbie West town home resident and Board Member I have many concerns about the proposed development. I am away from Centennial for a number of months and truly appreciate your proposed updates about the meeting. I will read your comments with great interest. Thank you in advance for your up-date on the meeting.

Regards,
Amy Rogge

On Thu, Jul 12, 2012 at 1:11 PM, Centennial HOA <hoa@centennialhoa.org> wrote:
Dear Amy,

As you all know, there was a meeting held for the benefit of all Centennial residents on June 28th, regarding the proposed Harmony development of 277 acres along the west side of Ditch Road from 146th Street to 156th street. That meeting consisted of a formal presentation by the developers that took about 75 minutes and the balance of the approximately three hour meeting was a question and answer period. The developers stayed until every question was answered. There were positive comments made as well as concerns raised about traffic, proposed road improvements, types of commercial businesses that will be located in the multi-use area on the NW corner of 146h and Ditch road, timing of the project, and viability of the project in the current economic environment, along with other questions.

In response to concerns and questions raised by your HOA Board members and other residents of Centennial, the developers will address those concerns and discuss the changes they have made to the Harmony PUD in response to those concerns. If you are interested in learning about those changes, the next Advisory Plan Commission (APC) Public Hearing will be held at 7PM on July 16th at City Hall, This is your opportunity to learn about those changes first hand and an opportunity to provide input to the commission. If you cannot attend

the Public Hearing, you can also send the commission and the city council an email by going to the City's website at www.westfield.in.gov and finding the link to "Boards and Commissions" under the drop down menu for City Government.

If you send any emails to the Commission or City Council, please copy Sue Stephens at sstephens@cas-indiana.com and Joe Plankis at jplankis@gotown.net. We will be certain to pass your comments on to the other Board members as they are received. This project is not "a done deal", so the time to make your feelings known is now, whether you support the project or are not in favor of it going forward.

I will be sending a summary to the APC and the City Council of the comments and concerns that were raised by residents at the meeting at the Centennial Bible Church in order that it be a part of the public record. That summary will also include my personal comments concerning the proposed project. A copy of my summary will be emailed to all Centennial residents by the end of this week in a blast email, in order that those residents that were not able to attend the developers' presentation at Centennial Bible Church will have some idea of what was discussed at that meeting. If any resident has any questions about this issue and would like to discuss it, please feel free to contact me at my cell number, [317-625-4387](tel:317-625-4387).

Joe Plankis
President,
Centennial HOA

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

From: Kevin M. Todd, AICP <ktodd@westfield.in.gov>
Date: Wed, Jul 11, 2012 at 2:20 PM
Subject: Harmony PUD
To: "Kevin M. Todd, AICP" <ktodd@westfield.in.gov>
Good Afternoon,

As someone who has provided written comments regarding the Harmony PUD proposal, I wanted to inform you that Harmony is scheduled to appear before the Advisory Plan Commission at its meeting next Monday evening (July 16th at 7 PM, Westfield City Hall, 130 Penn Street). The petitioner will provide an update and highlight the changes since the May 7th Public Hearing.

The APC will also provide a brief opportunity (a total of 15 minutes) for public feedback at the meeting. If you wish to speak at the meeting, we are asking that, if at all possible, there be a spokesperson (or spokespeople) designated to speak on behalf of groups of people. We will of course hear individuals, but because the public feedback time will be limited, we are asking that different groups be represented by a speaker, to the extent possible. In addition, you are always welcome to submit written comments.

To find a copy of the revised Harmony PUD Ordinance, please use the link below:

<http://www.westfield.in.gov/egov/apps/document/center.egov?view=item;id=3070>

If you have any questions, please feel free to contact me.

Thank you,

Kevin M. Todd, AICP
Senior Planner

City of Westfield | www.westfield.in.gov
Economic and Community Development

2728 East 171st Street | Westfield, Indiana 46074

T: [317.379.6467](tel:317.379.6467) | MAIN: [317.804.3170](tel:317.804.3170) | F: [317.804.3181](tel:317.804.3181)

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You have received this message because you are a registered member of the Centennial Homeowner Association's website and you have subscribed to receive special messages from the webmaster. To stop receiving special messages like this one from the Centennial Homeowner's Association website, please log in at www.centennialhoa.org and modify the appropriate notification options in your profile.

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Joe Plankis

Cell: 317-625-4387

Email: jplankis@gotown.net

Kevin M. Todd, AICP

From: Jeff O'Neill <joejeffoneill@gmail.com>
Sent: Friday, July 13, 2012 8:41 PM
To: Council Members; Andy Cook; Matt Skelton; Kevin M. Todd, AICP
Cc: jplankis@gotown.net
Subject: Harmony PUD

To All Concerned,

As a 10 year Centennial resident I would like to comment on the proposed plan as presented by the developers for the Harmony development.

While events and circumstances happen in the private or governmental sectors that necessitate changes to plans that are developed, I do not believe either the Estridge bankruptcy/change in developer of the property west of Ditch Road or the more detailed plan for the reconstruction of W. 146th Street meet that criteria.

I deeply and fervently believe that the homeowners in Centennial and the surrounding areas should not be penalized for buying or building homes that were built in compliance with the comprehensive use plan and then have that plan changed because a new developer has purchased adjacent property. I believe that new developer needed to exercise due diligence prior to purchasing the property in researching existing government documents and understanding the environment of the current and planned use for that land and surrounding properties. The fact that this developer has employed an individual such as Mr. Stumpf indicates to me that they were highly aware of the environment that they were entering. If they, in fact, did not perform the due diligence it is not the government's responsibility to rectify their misstep.

I request that before any changes are made that will allow commercial development at the intersection of 146th St. and Ditch Rd., a careful and comprehensive assessment be made of the impact of those changes. That assessment needs to look at the impact on those now residing in the area plus any and all future impacts and the potential unintended consequences that can come from other developers who could come forward in the future. Those developers would be looking for changes in other areas of Westfield/Washington Township that would be good for them but deleterious to those who have already invested in the area by using this as a precedent.

Also, my apologies for the empty message that preceded this one that was solely caused by "operator error".

Thank you for your attention in this matter,

Joseph J. (Jeff) O'Neill
15203 Declaration Dr.

Kevin M. Todd, AICP

From: Gayle McGlocklin <gmcglocklin@hotmail.com>
Sent: Sunday, July 15, 2012 7:40 PM
To: jplankis@gotown.net
Cc: Council Members; Andy Cook; Matt Skelton; Kevin M. Todd, AICP
Subject: Re: Harmony Concerns

Importance: High

Hello Joe,

My name is Gayle McGlocklin. I live in the North (or original) Centennial subdivision in a lovely (at least I consider it so) partially vinyl sided, "snout" house.

I'm sure you are able to pick up my sarcastic tone, since I was actually offended by Bryan Stumpf's comments that the new Harmony project will not include this type of design, as the developers deem it "undesirable." At the time Centennial North was built, Bryan was an Estridge employee and apparently the "snout house" design was good enough then.

I wanted to take a moment to register with you, my concerns with the Harmony project. I have attended all the public meetings, but will not be able to attend Mondays hearing.

While I understand and can appreciate that progress/development is inevitable, I am not convinced the total Harmony plan is in the best interest of this community. On the commercial side, certainly, I am vehemently opposed to the placement of any type of gas/fueling station at 146th & Ditch or 146th & Towne. The nearby gas stations, The Kroger at 161st, Speedway at US 31 off of Clay Terrace, the stations at 151st and 31, Michigan road, etc. are sufficient. Since the development committee's decision on what types of commercial business's will included in the commercial development, I believe we need to refer back to the comments you stated in your summary, ***" On page 38 of the Comprehensive Plan it is stated very clearly for the Suburban Residential area that "Retail uses have not been part of Westfield's plan for this area, and development of such uses would change the character of the area." We knew at the time the Comp Plan was approved in early 2007, along with the approval of the update of the Thoroughfare Plan at that time, that 146th street would be a major road. In other words, our expectations then, are no different than they are now. We just did not know the details of the road design for 146th Street at that time. "***

Another concern is the 3 story apartment complex projected in the plan. I am not convinced it is warranted in this community. Two (2) rather large 3 story complexes are close in proximity, 146th & Springmill and Springmill & 32.

Traffic is another major concern. Since the county design has no road cuts in their plan for access to the frontage road as shown in the Harmony PUD design. The Developers have a totally different design that routes the frontage road through their commercial area as a slowing mechanism and also to achieve their desire for a pedestrian friendly main street for the out lots. They also have road cuts shown from the frontage road entering their development for access to the commercial area and the proposed apartment development. That design is key to minimize the traffic flow for the 5-point roundabout at Somerville Road. I agree with you on this point, "council members should not vote on this project until this road design issue is resolved with the county. The traffic studies would be quite different, depending on which road design is finally approved. The final design that is approved will have a significant difference, as to the impact on residents of Centennial. Of major concern is the realignment between 151st and Bridgeport with the speed limit on Ditch Road being 50 MPH and has a high volume of traffic during the AM and PM rush hours it will only be compounded which the the additional traffic out of Harmony."

Lastly, my concern is on the feasibility of actually completing this massive undertaking without running out of funds. With demise of the Estridge Group, Centennial South is still not completed, and now with MI Homes on board to complete the project, the community looks like 2 separate developments within one area. While I can appreciate the attempt in replicating the Estridge quality, it simply is not there, at least externally. I am fearful the same thing will happen with the Harmony project - just look at Viking Meadows. In this economic environment, I strongly believe the developers are over zealous in this project and the funding will dry up with only partial completion.

I want to thank you in advance for your time. Please feel free to contact me if you have any questions.

Gayle McGlocklin
1315 Monmouth Drive
Westfield, IN 46074
gmcglocklin@hotmail.com
317.730.6041

Kevin M. Todd, AICP

From: Joseph Plankis <jplankis@gotown.net>
Sent: Friday, July 13, 2012 1:05 PM
To: APC; Council Members; Andy Cook; Matt Skelton; Kevin M. Todd, AICP; Ancich Tom; Andrea Wilson; Joe O'Connell; Joe Plankis; Robert P Smith II; Robin Barbera; Ron Rothrock; Susan Stephens; Tammie Gabriel
Subject: Fwd: Harmony PUD

Kevin,
Additional resident's letter for the record.

Joe

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

From: Joseph Plankis <jplankis@gotown.net>
Date: Thu, Jul 12, 2012 at 5:02 PM
Subject: Re: Harmony PUD
To: "salarina@juno.com" <salarina@juno.com>
Cc: sstephens@cas-indiana.com, Ancich Tom <iratwa@gotown.net>, Andrea Wilson <awilson@pentzerprinting.com>, Joe O'Connell <joe.oconnell@dukerealty.com>, Joe Plankis <jplankis@gotown.net>, Robert P Smith II <disneyworldbob@yahoo.com>, Robin Barbera <rkelly@mitchell-law.net>, Rothrock Ron <ron.rothrock@gotown.net>, Tammie Gabriel <schatje@sbcglobal.net>

Sally,

I agree with your comments to a degree.

The meeting that was held on June 28th was only held because your HOA board got involved to insist on the developers having a meeting with Centennial residents. When I first asked for a meeting to be held with the residents by the developer, I was not even given the courtesy of an answer as was a City Councilor that also requested they meet with the residents of Centennial and was also ignored. The complaints that we received from residents in the former Centennial South area were that only certain residents were contacted for the first developers meeting, while those living next door, and living closer to the development, were not contacted. Your board was not notified about the meeting at all.

With that background, we sought to have a community meeting for all residents so they could all have the opportunity to hear and see what was proposed to be in the Harmony PUD. We facilitated that meeting by providing communication to the Centennial Community. We had approximately 150 persons at that meeting, the largest meeting of residents we have ever had, including counting our annual meetings. Obviously with the high turnout, there was a very high level of interest in hearing what they had to say and the comments I have received from residents have been very favorable, in that they appreciate our efforts at improving communications with them. When I introduced the developers' speakers at the meeting on the 28th, and at a prior meeting the board had with the developers a week earlier, I stated that, as a board, we did not have a position on Harmony. However, we absolutely must provide communications to our residents about activities that could affect them personally, especially their property values. We should also provide feedback to the City while encouraging residents to do the same. Protecting property values is one of the key roles of the Board.

Communications with our elected and appointed officials is also one of our roles. There is a monthly meeting called WeCan, which stands for "Westfield Community Association Network", That is a network of approximately 30 HOA's from Westfield, started by the City several years ago and currently facilitated by John Dippel, the City Councilor who happens to represent Centennial, Merrimac and other areas here on the west side of Westfield. The purpose is for the HOA's to bring issues to the City for everyone to collectively resolve. Again, a great communication tool and an example of good government. In summary, they want to hear from the HOA's that represent the citizens of Westfield. Centennial board members participate in that monthly meeting and have participated from the beginning.

I was also the Chairman of the Steering Committee from 2005 to 2007, that spent two years updating our current Comprehensive Land Use Plan and was subsequently a member of the Town Council that approved that updated Plan in 2007. I have intimate knowledge of the process that we went through to update the Comp Plan and what was intended for how certain areas were to be developed. It is clearly stated in the Comp Plan that there is not to be any commercial at 146th and Ditch, but at 146th and Towne Road which is a primary arterial on the Westfield Thoroughfare plan. Ditch is considered a secondary arterial, a somewhat lower level road. Obviously, any part of that Plan can be changed by the current City Council through a certain procedure.

On your last point about Clay Terrace, I really have no idea as to what you are referencing pertaining to tenant changes, as none of us have ever discussed Clay Terrace in any way and as you point out it is irrelevant to the discussion about Harmony.

Joe Plankis

On Thu, Jul 12, 2012 at 3:59 PM, salarina@juno.com <salarina@juno.com> wrote:

I would suggest that the HOA should NOT forward the concerns and comments raised by individual residents concerning this issue to the Planning commission. This is the job of the individuals who hold those concerns, as private citizens. The fact that some people were very vocal and persistent with their concerns does not mean that those concerns are shared or even representative of the community residents at large. Personally, I had no issues with the plans as stated in the presentation, welcome the development and the jobs it will bring, along with the added convenience of retail, restaurants, and a gas station in close proximity to our neighborhood. Today, 146th at Ditch is a well traveled area, not a parcel tucked away deep inside a subdivision, and in my opinion such comparison to a purported tenant change issue in Clay Terrace is not relevant.

Sally Leath

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

From: Centennial HOA <hoa@centennialhoa.org>

To: salarina@juno.com

Subject: Harmony PUD

Date: Thu, 12 Jul 2012 13:10:15 -0400

Dear Sally,

As you all know, there was a meeting held for the benefit of all Centennial residents on June 28th, regarding the proposed Harmony development of 277 acres along the west side of Ditch Road from 146th Street to 156th street. That meeting consisted of a formal presentation by the developers that took about 75 minutes and the balance of the approximately three hour meeting was a question and answer period. The developers stayed until every question was answered. There were positive comments made as well as concerns raised about traffic, proposed road improvements, types of commercial businesses that will be located in the multi-use area on the

NW corner of 146h and Ditch road, timing of the project, and viability of the project in the current economic environment, along with other questions.

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If you send any emails to the Commission or City Council, please copy Sue Stephens at sstephens@cas-indiana.com and Joe Plankis at jplankis@gotown.net. We will be certain to pass your comments on to the other Board members as they are received. This project is not "a done deal", so the time to make your feelings known is now, whether you support the project or are not in favor of it going forward.

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Joe Plankis
President,
Centennial HOA

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

From: Kevin M. Todd, AICP <ktodd@westfield.in.gov>
Date: Wed, Jul 11, 2012 at 2:20 PM
Subject: Harmony PUD
To: "Kevin M. Todd, AICP" <ktodd@westfield.in.gov>
Good Afternoon,

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The APC will also provide a brief opportunity (a total of 15 minutes) for public feedback at the meeting. If you wish to speak at the meeting, we are asking that, if at all possible, there be a spokesperson (or spokespeople) designated to speak on behalf of groups of people. We will of course hear individuals, but because the public feedback time will be limited, we are asking that different groups be represented by a speaker, to the extent possible. In addition, you are always welcome to submit written comments.

To find a copy of the revised Harmony PUD Ordinance, please use the link below:

<http://www.westfield.in.gov/egov/apps/document/center.egov?view=item;id=3070>

If you have any questions, please feel free to contact me.

Thank you,

Kevin M. Todd, AICP
Senior Planner

City of Westfield | www.westfield.in.gov
Economic and Community Development
2728 East 171st Street | Westfield, Indiana 46074

T: [317.379.6467](tel:317.379.6467) | MAIN: [317.804.3170](tel:317.804.3170) | F: [317.804.3181](tel:317.804.3181)

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Joe Plankis
Cell: [317-625-4387](tel:317-625-4387)
Email: jplankis@gotown.net

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Joe Plankis
Cell: 317-625-4387
Email: jplankis@gotown.net

Kevin M. Todd, AICP

From: Amy Sell <amysell@gmail.com>
Sent: Monday, July 16, 2012 5:00 PM
To: Council Members; Andy Cook; Matt Skelton; Kevin M. Todd, AICP
Subject: Fwd: Harmony PUD

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

From: **Amy Sell** <amysell@gmail.com>
Date: Mon, Jul 16, 2012 at 4:55 PM
Subject: Re: Harmony PUD
To: Joseph Plankis <jplankis@gotown.net>

Joe,
I am pleased to hear that it will be modelled after the Turkey Hill location. I think that the building setbacks, rear dispenser location, and signage all reflect the neighborhood feel that we want in our area.

I am interested in asking if there can be additional controls on the Underground Storage Tanks. Some ideas that come to mind would be specifying:

- 1) double-wall, fiberglass tanks, with active interstitial monitors.
- 2) install monitoring wells on the property so that soil contamination can be proactively checked periodically

I realize that the state Fire Marshall has jurisdiction over the UST registration, but there should be some way for us to specify some proactive ways to ensure environmental protection for our neighborhood.

I am also interested in the vegetation plan for the area, and ensuring that if the commercial land is adjacent to residential space that a buffer zone will be created, with mature landscaping to reduce vehicle traffic noise from adjacent properties.

In regards to lighting. There are lighting fixtures available that direct all the lighting to the ground, and reduce the amount of light pollution in the neighborhood. I would prefer that these fixtures be placed wherever there is a possibility that the light could travel horizontally and be seen by neighboring parcels.

I agree with the recommendation that this should not come to a vote in the council until the street plan has been developed more thoroughly. The traffic plan will be very important to reducing speeds in the neighborhood areas, while still funnelling traffic to the commercial areas.

I am concerned about the number and location of curb cuts in the area.

Thanks so much for you communication with the HOA! Please let me know if there is anything I can do to help.

Amy Sell

On Mon, Jul 16, 2012 at 10:20 AM, Joseph Plankis <jplankis@gotown.net> wrote:

Amy,

They are still planning a gas station, supposedly designed after the Turkey Hill facility at Rangeline and Carmel Drive. If you have some comments to submit to the APC and Council today would be the time to do that, including any environmental issues to be addressed. I will forward those addresses.

Joe

On Mon, Jul 16, 2012 at 8:57 AM, Amy Sell <amysell@gmail.com> wrote:

Sorry, I had a computer glitch that sent this email prematurely.

If the convenience store/gas station is still in the Harmony PUD plans, then I would be very interested in recommending some restrictions on their development, that would go a long way in protecting our soil and environmental (and neighborhood) quality.

Thanks again...

Amy

On Mon, Jul 16, 2012 at 8:54 AM, Amy Sell <amysell@gmail.com> wrote:

Joe,

I am a Centennial resident (430 Athens Place), and while I haven't been able to attend any of the HOA meetings, I am very interested in the future of Harmony and its impacts to our neighborhood. Thank you so much for keeping all the Centennial residents informed about the Harmony PUD.

First of all, regarding gas station proposals: I'm assuming that if this were to be approved, that the construction would go on the corner of a major intersection (146th and Ditch, or perhaps Towne). I work for a major oil company in the area, and I would like to provide some recommendations for some restrictions on the convenience store...

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Joe Plankis

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