

**Keeneland Park PUD
Report on Neighborhood Meeting**

On September 6, 2012, the Petitioner conducted a neighborhood meeting at the City Hall building at 6:00 p.m. regarding the Keeneland Park PUD proposal. Sean Mulroony, Jon Dobosiewicz and Jim Shinaver were present on behalf of the Petitioners. Ryan Clark with the City of Westfield attended the meeting along with others from the public.

An overview of the proposal was provided by Jon Dobosiewicz including a description of the following:

- A. Location of the site,
- B. Subdivision layout and access,
- C. Lot sizes and setbacks,
- D. Home Elevations and Architectural Themes, and
- E. The zoning process.

The attendees asked the following questions of the applicant:

Question: Issue increase traffic 169/Springmill. How to deal with increased traffic?

Answer: City has plan in place where city requires payment for road improvements when homes are constructed. We will dedicate additional ROW, plan for roundabout, and the city prioritizes improvements. We can not tell when road improvements would occur. However we will make improvements at our entrances.

Question: What is projected time line/when will phase 1 start

Answer: Construction will begin in 2013 with 5 phases planned. We plan to have the model open in September of 2013 and start off Springmill road near entrance then go toward 169th Street with two different product types.

Question: What is the difference between area A and area B?

Answer: Area B has the larger home product and lot sizes.

Question: What is blue and green on drawing?

Answer: Blue areas are retention ponds and the Green is buffer areas

Question: Lots the back up to Maple Knoll has walking area, fence, where will lots go? Will the tree line remain?

Answer: We will preserve trees but also have to do drainage improvements that may require removal of some trees but are adding to rear of each lot that abuts Maple Knoll with additional two (2) evergreen trees and ten (10) evergreen shrubs. This property is zoned SF2 and Maple Knoll zoned SF2 but lots not as similar to SF2 lots. All lots more similar to SF4.

Question: Is there an easement along white fence in Maple Knoll?

Answer: Yes there is probably an easement along Maple Knoll but we can't guarantee.

Question: People may want to refinance or re-sell? What happens to my view and how will it affect my property value?

Answer: Residential development is permitted today so the view would be the same under existing zoning or that proposed.

Question: What are building standards?

Answer: The PUD has a complete list but specifically vinyl siding is prohibited in our neighborhood but is permitted in Maple Knoll. We also have additional building standards for homes abutting 169th Street and Springmill.

Question: What is the height of the berm?

Answer: Four to six feet in height.

Question: Another question was asked about road improvements.

Answer: We explained that the city collects traffic impact fees, traffic engineers employed by city, city prioritizes road improvements and decide on projects.

Question: Will we have pool and amenities?

Answer: We have pathways, open space, large gazebo, benches, playground, and no pool because only 180 houses in neighborhood and it is too costly over this few homes.

Question: Will we have our residents pay to use Maple Knoll pool?

Answer: No we don't expect to pursue that. If Maple Knoll asked us we may consider.

Question: What will happen to white fence?

Answer: Haven't decided yet, may need to remove it.

Question: What about construction drainage debris for bordering lots will a contact number be given to contact?

Answer: Beazer posts notice signs and phone numbers so people can contact Beazer.

Question: For houses near white fence will they do landscaping?

Answer: Yes, two (2) evergreens and ten (10) evergreen shrubs.

Question: Some people express desire to keep white fence?

Answer: We will review and come up with a consistent design for the neighborhood which may not include a fence.

Question: What about oak trees my white fence?

Answer: We said it will depend on where the property line actually in and required drainage improvements.

Question: What about silt fences during construction?

Answer: Yes we will have these.

Question: How long will this development take?

Answer: 3 ½ -5 1/2 years but depends on market.

Question: Is it rare for a developer to stay in a development?

Answer: No state requirement, no city requirement but we are the end user and not just developer.

Question: Are there other neighborhoods that Beazer is developing around the area that have these types of homes?

Answer: Beazer spends a considerable amount in market research. This is a new product in Area B, completely new to Indianapolis market. Area A applies new product design to existing home plans.

Question: About what is the number of internal paths and trails?

Answer: May do additional trail through pipeline easement area to allow for more connectivity.

Question: Where can we go to see additional information?

Answer: Can go to meeting or go to city website.

The meeting concluded at approximately 7:15.

A sign in sheet is attached to this report including the names and addresses of those in attendance.

SIGN IN - NEIGHBORHOOD MEETING

BRIAN + AMANDA PEARCE 568 STAFFORD DRIVE, WESTFIELD

Lan Whitlock 922 Halsyon Ave. Westfield

Joy + JOE RUST 558 STAFFORD DR WESTFIELD

Alison Beaudry 115 W Clearlake Ct Westfield

Jim Holton 16800 Springmill Rd WESTFIELD

Ben + Tara Miller 858 Burgess Hill Pass Westfield

Chris + Leisa Burke 16728 Greensboro Dr. Westfield

Chad Scott 586 Lynton Way Westfield

CHRIS BLUTO 104438 LAKEVILLE CROSSING WESTFIELD

Bill + LaRae Milton 701 W 169th St