

MAY 28, 2015 BENT CREEK NEIGHBORHOOD MEETING SUMMARY

Project: Bent Creek Docket No. 1506-ZC-02; 1506-SPP-15 and 1506-ODP-16

Date: Wednesday May 28, 2015 6:30 pm

Location: City of Westfield, City Hall Assembly Room

Attendees: Jim Langston and John Edwards – Langston Residential Development, LLC
Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger
Kevin Todd – City of Westfield
See attached Exhibit "A" Sign In Sheet for Neighbors who attended

Summary of Neighbor Questions and Petitioner's Responses:

1. Will there be a buffer on the north side of the property?
 - a. On the north side of the property there will be a buffer that is 30' wide which will be planted with evergreen trees, shrubs and shade trees.
2. What is the square footage of the homes?
 - a. Excluding garages and basements, the minimum square footage for a 1 story home will be 2,300 square feet and the minimum square footage for a 2 story home will be 2,800 square feet.
3. What are the lots sizes and distances between homes?
 - a. Lots will be 100' wide with a minimum of 24' between homes.
4. A neighbor who lives off 159th Street asked what road improvements will be done to 159th Street.
 - a. The proposal will include an accel/decal lane on the north side of 159 Street in front of our entrance. For the south side of 159th across from our entrance, if we can obtain ROW we can install a passing blister. If we cannot obtain the ROW on the south side of 159th Street, our general understanding is that the City may try to obtain the ROW for a passing blister.
5. What is the stub street to the north for?
 - a. The City's development requirements require developers to provide stub streets for future connectivity.
6. How many homes will be constructed and concern about traffic expressed.
 - a. The proposal is for 158 homes.
 - b. Our understanding is that the City will be asking the developer to contribute funds toward a traffic study for this general area.
 - c. The City also has a road impact fee ordinance and road impact fees that are paid go into a fund for the City to utilize for planned road improvements.
 - d. We are also granting ROW (50' half) on the north side of 159th Street to the City.
 - e. We anticipate that upon obtaining a traffic study for this area the City will begin to analyze the need for road improvements in this general area.
7. It does not seem fair that adjacent property owners would be required to dedicate land or have land taken to widen 159th Street.
 - a. Again, we are complying with the City's requirements by dedicating land for ROW on the north side of 159th Street to accommodate any road widening that the City may undertake in the future.

8. On the Comp Plan is 159th Street classified as a “collector” and how much ROW is required?
 - a. Kevin Todd of Westfield’s Planning Staff provided a response.

9. Is the City planning road improvements at the intersection of Towne Road and 159th Street?
 - a. Again, we are complying with the City’s requirements by dedicating land for ROW on the north side of 159th Street to accommodate any road widening that the City may undertake in the future.
 - b. Also, we will be asked by the City to contribute funds toward a traffic study for this general area.
 - c. We anticipate that upon obtaining a traffic study for this area the City will begin to analyze the need for road improvements in this general area.
 - d. We anticipate that the Planning Staff will be able to respond to this question in more detail at the Plan Commission hearing on June 1st.

10. Where will sewer and water be located and will the surrounding neighbors be required to hook up to any new water or sewer ? Will the new water lines affect existing wells in the area?
 - a. We explained the location of the water and sewer infrastructure.
 - b. No, the surrounding neighbors will not be required to hook up to any new water and sewer infrastructure.
 - c. No, our water system should not affect existing wells in the area.

11. There is a sewer facility located nearby that creates odors. Are you aware of this?
 - a. Yes we are aware of this and our understanding is that this facility is now owned by Citizens.

12. What is the minimum lot size?
 - a. The minimum lot size is 15,000 square feet.

13. Why is there only 1 entrance to your subdivision on Towne Road, why not have 2 entrances off of Towne Road?
 - a. We only have 1 proposed entrance off of Towne Road due to the proximity of the intersection of 159th Street and Towne Road.

14. What road improvements are planned for Towne Road?
 - a. We will ask the Planning Staff to explain at the Plan Commission hearing scheduled for June 1st any proposed road improvements for Towne Road.

15. When will the traffic study occur?
 - a. We do not know when the City will begin and complete the traffic study. However, when it occurs the study will include a “scope of study” to determine what area will be studied and studies such as these typically contain recommendations for suggested road improvements based on the conditions in the area of the study.

16. How soon would development start if the proposal is approved?
 - a. We anticipate breaking ground and beginning site work in the Fall of 2015. We anticipate the first home being built around the Summer of 2016.

17. An owner to the west asked questions about drainage, the location of the public park, whether a fence would be installed by the City or the developer to separate their land from the public park area and the development and the location of the proposed south to north “through street”.
 - a. We explained that we did not know if the City planned to put a fence around the public park area, we explained how drainage would work and we explained the reasons and purpose of the proposed south to north “through street”.

18. Can we make the proposed stub street to the north (by lot 126) a green space for future connection and not make it a stub street?

- a. We explained that we could review this with the Planning Staff to determine if there were any alternatives to the proposed stub street design and also look at additional landscaping or buffering options for this area.
19. Do we know if the City's public park will be for horses and horseback riding only how will our project be related or connected to the public park?
- a. We can try to obtain information from the City regarding the types of activities planned for the public park.
 - b. We have been asked by the Planning Staff to provide a pedestrian path to connect from our subdivision over to the public park area.
20. What is the lighting plan for your subdivision?
- a. The City requires street lights at the corner of intersections which we will have.
 - b. We will have street lights at entryways to subdivision.
 - c. We are still in process of determining if we will have yard light or coach lights for each home site.
21. A neighbor on south side of our 159th Street entrance asked how we may be able to address their concerns about traffic.
- a. We explained if they wanted to explain to us in more detail after the meeting their specific concerns we could look at options on how to potentially address them.
22. What type of guarantees can the developer provide regarding the proposed price ranges for the homes and is this project "recession proof"?
- a. We explained that our anticipated price range would be between approximately \$450,000 to \$600,000.
 - b. We explained that the proposed home sizes and architectural standards contained in the zoning commitments help to establish the anticipated price ranges and the quality of the proposed development.
 - c. We explained that no plan is "recession proof".
23. Does the developer have a plan to keep the existing nearby golf course?
- a. We explained that we do not own the golf course property.
24. Does the developer have a list of "approved" builders?
- a. We explained that the anticipated builders would be the same types of builders that have constructed homes in Oak Manor and Brookside.
25. Will the proposed development have any amenities?
- a. We explained that the developer planned to construct a pool area and a playground for subdivision's residents.

5/27/15 Bent Creek Neighborhood Meeting

Name	Address	Phone	email
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Kristen Burkman	1924 W 161 st St	867-3582	rkburkman@gmail.com
Suzie DuBois	1719 W. 161 st St	867-3691	dubb16@aol.com
John DuBois	"	"	"
Jim + Nedra Holloway	16427 Little Eagle Crk	896-5338	snwholloway@iguest.net
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Sarah Gillim	16505 LEC	239-565-6549	frontier.com
GLNNY KELLEHER	3920 W. 166TH	867-5833	gkelleher@gmail.com
Michael + Filey Tingleton	*North road issue (NW CORNER HORSE PASTURE) 16523 Little Eagle Crk Ave.	797-7459	call the ping (Teyako.com) gmail.com
Karen Hymbaugh	2929 W 159 th St	404-923-4132	khymbaugh@yahoo.com
Sande Frutiger	2835 W 159 th St	867 4250	smtiger4@aol.com
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