

Bridgewater Parks Area – Neighborhood Meeting Summary

Project: BWC Management, LLC (“BWC”) – Text Amendment Request
Docket No. 1511-PUD-24

Date: Wednesday, October 28, 2015 at 6:00 pm

Location: HH Gregg Room at the Bridgewater Club, 3535 E. 161st St., Westfield, IN

Attendees: Dave Mennel – BWC
Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger
Jeffrey Lauer – Westfield Planning Staff
Surrounding Neighbors (See attached Sign-in Sheet)

Summary of Neighbor Questions and Petitioner’s Responses:

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

1. The proposed golf maintenance facility seems to be located about 25’ from the property line. Can it be moved further to the north?
 - a. Jon Dobosiewicz (JD) explained that we can look to see if an adjustment can be made. We would need to see what engineering issues may impact the location. The facility is proposed to be built partially into an existing knoll and not on the knoll so the knoll will provide some screening of the facility. Dave Mennel (DM) explained how the facades of the facility will be screened by existing tree cover in the area.
2. When will the path be built?
 - a. JD explained that the path will be built when the street is constructed. DM explained that the plan initially is for construction traffic to enter the site from the east through Kilarney Drive and not initially through Bethpage Trail.
3. Which lots will be built last?
 - a. DM explained that the last lots to develop will probably be near the golf facility.
4. What are the easement dimensions along the southern property line of the subject site?
 - a. DM explained that the proposed easement would be approximately 30’ to preserve the trees along this area.
5. Regarding the area that is north of the creek, can the proposed access driveway be moved further to the north and could we consider adding a gate to this access driveway?
 - a. JD explained that we could look at the location and it will be designed to meander slightly in an effort to preserve existing trees. DM explained that there would be a gate for the access driveway.
6. Regarding the existing trees that are north of the creek, will they remain?
 - a. DM explained that it is their intent to preserve these existing trees. However, some trees and not in good condition and should be removed. DM also explained that this general area

is also regulated by the Hamilton County Drainage Board and the Drainage Board could do some tree clearing in this area for purposes of maintaining their drainage systems.

7. A comment was made that the beavers that exist in this area should be allowed to remain.
 - a. DM explained again that the Hamilton County Drainage Board has jurisdiction over a portion of this area and the Drainage Board is concerned about drainage and water flow.
8. Regarding lot 9 and lot 10, where will the path be relocated to?
 - a. DM explained where the path would be relocated to and how the relocation would function.
9. What will happen to the drainage in the area of the path relocation?
 - a. DM explained that they will be sensitive to drainage in this area and our construction drawings will have a specific drainage plan and design.
10. What will be the hours of construction activity?
 - a. JD explained that he recalled that construction activity is permitted between the hours of 7am to 7pm, but that he would ask the City to confirm this.
11. What is the timeline for construction?
 - a. JD explained that if the zoning request was approved, some construction activity could begin this year. DM explained that if construction activity did not begin this year, it would begin in the Spring of 2016.
12. Have any of the lots in the proposed subdivision been sold yet?
 - a. DM explained that no lots have been sold yet and no lots have been offered for sale yet.
13. How many builders will be building in this subdivision?
 - a. DM explained that there is no proposed restriction on the number of builders. While they are considering Wedgewood as a builder, there could be other builders.
14. What is the area north of the creek?
 - a. JD and DM explained again that this area is proposed to be preserved. DM explained that they will most likely need to clear some of the dead and dying trees in this area and a portion of this area could be used as a park type area, but no specific plans have been established at this time.
15. If there were a park area in the area north of the creek, would it be near the northern property line?
 - a. DM explained that he does not foresee at this time that it would be located up against the northern property line. DM also explained that he is not sure where it may be located at this time or even if they would implement a park type feature. JD explained that he would follow up with the Planning Staff to determine if a park type area could be incorporated into this open space area and if there was a required procedure for the same. JD also explained again that at this time there is not a proposal to build anything in the area north of the creek.
16. How many homes are proposed for the portion of property that the Houk's retained.
 - a. DM explained that it was his understanding that the Houk's were only planning on building one home on their property.

17. A request was made for a commitment to preserve all trees of any nature between the flood plain north of the creek to 161st Street.
 - a. DM explained again that they had no desire to remove trees that did not need to be removed, other than trees that had died, were dying or were in danger of dying due to the conditions in this area.

18. How will the utilities be extended to this new subdivision and will there be interruptions of utility service when the utilities are extended?
 - a. JD explained that utilities would most likely be brought up through Bethpage Trail where they currently exist. JD also explained that while there is a possibility for brief interruptions of service when utilities are extended, the utility providers typically do all they can to prevent this or at least make sure the interruptions are as brief as possible.

19. Explain again how drainage will work?
 - a. JD and DM explained again generally how the storm water, sanitary sewer and drainage for the site will work.

Neighborhood Meeting Sign In-Sheet

BWC Management, LLC ("BWC") – Text Amendment Request Docket No. 1511-PUD-24 , Development Plan and Primary Plat Requests Docket Nos. 1511-SPP-23, 1511-ODP-23 and 1511-DDP-22

Wednesday, October 28, 2015 at 6:00 p.m., in the HH Gregg Room at The Bridgewater Club located at 3535 East 161st Street

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
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