

November 30, 2015 Tamarack Neighborhood Meeting Summary

Project: Tamarack PUD District PUD Docket No. 1512-PUD-25

Date: Monday, November 30, 2015 at 6:30 pm

Location: Westfield City Hall building, 130 Penn Street, Westfield, Indiana

Attendees: Ann Kloc – MI Homes

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. Will there be a berm along Oak Road and what type of screening will there be along Oak Road?
 - a. Our street entrance location along Oak Road matches the entrance across the street to Oak Woods Lane. The distance from the centerline of Oak Road to the path that will be constructed on our site is approximately 50'. From that path there is about another 30' to the backs of our lots and about 10' to the backs of homes along Oak Road. So from the centerline of Oak Road to the backs of our homes along Oak Road the distance is approximately 90'.
 - b. Along our side of Oak Road, we will be installing a berm that will be about 3' to 5' in height and on the mound we will be planting shrubs, evergreen trees and deciduous trees.
 - c. If you want us to consider replacing some of the deciduous trees with evergreen trees, we can review that request.

2. What size are the berms along Oak Road and 161st St.?
 - a. Between 3' to 5' from grade.

3. If any trees along the perimeter of Oak Road or 161st St. die how will they be replaced?
 - a. The HOA will typically do annual maintenance in the Spring and Fall of each year and would replace any trees that may have died at that time.
 - b. Also, if the City were to send MI a notice of any trees that have died and need to be replaced along these perimeters, MI would respond to such a notice.

4. What about the berm and plantings along the 161st Street perimeter and possibility of headlights coming out of Tamarack into Oak Park, would MI consider planting any trees or installing a berm on the Oak Park side of 161st Street?
 - a. We are not sure if there is any land that is outside of the existing trees on Oak Park's side of 161st Street between the right of way controlled by the City. We would also have to understand how the drainage works in this area. We could review this, but we can't plant any trees in the City's right of way, we would not want to remove existing trees to plant new trees and we could not negatively impact the drainage with any new plantings.

5. Would you consider increasing the height of the proposed berm on Tamarack's side of 161st Street?
 - a. We would need to look at how much room we may have to accommodate a higher berm on our side of 161st Street, but remember we are also planting shrubs, evergreens and deciduous trees on this berm which will also provide screening for car lights.
6. What is the size of the berm along Oak Manor's portion of Oak Road and can we make our berm adjacent to Oak Road consistent in height to Oak Manor's berm?
 - a. We would have to determine the height of Oak Manor's berm, but we believe that our proposed berm along Oak Road is generally consistent with Oak Manor's berm.
7. What about this proposal is different than the prior proposal?
 - a. We have added additional real estate to this new proposal and we are working with the City to assist in addressing issues related to the intersection improvements at 161st Street and Oak Road.
8. At the Council meeting there was some general discussion about a fund for the intersection improvements at the intersection of 161st Street and Oak Road? What amounts were being discussed? Was the cost of the Sokol parcel included in these amounts? Has this fund been fully agreed to? What were the timing of these discussions?
 - a. We are currently working on the details of this potential agreement, but it has not been finalized. Generally, the fund would consist of \$250,000 that the City could apply toward the future intersection improvements. The cost that MI would incur to purchase the Sokol property is separate from and not included in the \$250,000 amount. These discussions began to occur with the City at the conclusion of the Plan Commission process and recommendation.
9. Do you believe that your proposal is consistent with the Comprehensive Plan?
 - a. We believe that our proposal is consistent with the Comprehensive Plan.
10. Why can't MI build homes with more "quality" on larger lots and with more square footage?
 - a. We do believe our homes are of high quality. The architecture of the proposed homes, the size and square footage of the proposed homes and the size of the proposed lots are in response to what MI believes will meet a market demand based on its experience.
11. We think the proposed price ranges will have a negative impact on the existing and adjacent homes.
 - a. We conservatively anticipate that the general, estimated price range for homes in Tamarack will range between \$325,000 to \$375,000. We do not believe that this price range will have a negative impact on the surrounding home prices.
12. The Comprehensive Plan for this area calls for lower density housing.
 - a. The density that we are proposing is within the range suggested by the Comprehensive Plan.
13. What is different about Tamarack compared to the project that was recently approved for 161st Street and Union Street?
 - a. The architectural standards proposed by the Tamarack PUD are higher than the standards set forth in the Union Street proposal.
14. How many lots can accommodate a side load garage?
 - a. We would estimate that maybe 4 lots could accommodate a side load garage, but we would need to confirm that.

15. What is the diameter and depth of the pipeline?
 - a. We would need to obtain that information from our civil engineer. However, MI has had discussion and communications with the pipeline company and they are aware of the proposed site plan and have no objections to it. MI will comply with all standards, requirements and regulations that may govern construction, set-backs and separation as it pertains to the pipeline and pipeline easement area.
16. How many lots could one build if this property were developed under SF2?
 - a. Probably in the high 30's.
17. General comments were made about difference of opinion by neighbors regarding the number of proposed lots and the character of the proposed homes.
18. What is the approval process and timeline for the fund for the future intersection improvements for 161st Street and Oak Road? How many meetings did you have with the Mayor
 - a. The Plan Commission is not involved in the approval process regarding this matter. We would anticipate that this matter may be concluded and finalized later in December.
 - b. We probably had 5 or 6 meetings between various council members, Planning Staff members and the Mayor regarding this issue.
 - c. It is not uncommon in Westfield, other jurisdictions in Hamilton County or other cities within Indiana for petitioner's to meet with a mayor, council members or planning staff members. It is also not uncommon for developers to work with municipalities regarding assistance or participation with road projects or other municipal projects.
19. What is the proposed lot size?
 - a. The proposed PUD Ordinance defaults to the lot size requirement governed by the R4 zoning district which is 9,000 square feet.
20. Did you submit a traffic study?
 - a. Yes, we submitted a traffic study during the prior Tamarack proposal based on 53 lots.
21. How close will homes be to the existing pipelines?
 - a. We would estimate that homes would be between 45' to 50' from the pipeline.
 - b. MI will also provide prospective home buyers at the time they are considering purchasing a disclosure regarding the existence of the pipeline.
22. If your request is approved, how long will the build out take/
 - a. MI would probably begin site work in the Spring or Summer of 2016, they may be able to complete the internal road and lots by Fall or Winter of 2016, first home may be ready for occupation around Spring of 2017 and from there final build out may take another 24 to 36 months. However, these are just estimates as there are sometimes factors out of our control, such as weather conditions, etc.

23. Why can't MI build larger and more expensive homes? When MI estimated its prices for the homes in Tamarack did they take into consideration the pipeline?
- a. MI is proposing to build high quality homes that we believe will be appropriate for this area and they are designed to address a market need.
 - b. MI analyzes many factors were trying to determine estimated price ranges for a proposed subdivision. In this case, the pipeline was but one of many factors they considered.

Neighborhood Meeting Sign In-Sheet

Tamarack PUD Ordinance Docket No. 1512-PUD-25

Monday, November 30, 2015 at 6:30 p.m., Westfield City Hall building, 130 Penn Street, Westfield, IN

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. Roy MAYNARD	16425 OAK MANOR	997-6007	ROY.MAYNARD@YAHOO.CE
2. Brian Collier	16429 Oak Manor Dr.	289-5425	info@paramountmortgages.com
3. JONATHAN DELLEY	16421 OAK MANOR DR	202 714 4154	JDELLEY@PLTW.ORG
4. Dave Mueller	2812 Oak Park Cir	867-2802	insects1td@aol.com
5. Steve Hoover	649 Palmyra Dr	607 4972	shoover@westfield.in.gov
6. Jim Ake	543 Potomac Ct	730-4959	jake@westfield.in.gov
7. Cindy Spoljanc	16131 Chancello & Rd. Wg	695-6673	cspoljanc@westfield.in.gov
8. RON LOERN	16405 OAK MANOR DR	504-5092	RONLOERN@YAHOO
9. RANDALL TATUM	16250 OAK RD	8672903	rstllc@comcast
10. SUSIE TATUM	16250 OAK RD	8672903	rska.tatum@comcast
11. Guy Markusfeld	16412 Oak Rd.	896-2352	gmarkusfeld@aim.com
12. VICTOR ISBELL	2728 OAK PARK CIR.	840-4460	VISBELL@BMSIL.G
13. Mary Beth Mueller	2812 Oak Park Cir	867-2802	mbmueller@gmail
14. DENNIS THEURER	16200 CAREY RD.	866-3440	dennistheurer@frontier.co
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