January 26, 2016 Wilshire Neighborhood Meeting Summary

Project: **Wilshire PUD District - Docket No. 1601-PUD-01**

Date: **Tuesday, January 26, 2016 at 6:30 pm**

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

Attendees: **Ty Rhinehart – Drees Homes**

Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger

Pam Howard – Westfield Planning Staff

Surrounding Neighbors (See attached Sign-in Sheet Ex. A)

Summary of Neighbor Questions and Petitioner's Responses:

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

1. What kind of landscaping or buffer will there be between the Wilshire subdivision and the Crosswind Commons subdivision?
    a. Jon Dobosiewicz (JD) explained that the PUD requires a 5' wide landscape planting area that will contain newly planted trees and shrubs.
    b. JD also explained that it was the Petitioner's intent to preserve any existing trees along this eastern perimeter, except for trees that may be dead or dying that should be removed for safety reasons.
    c. JD also explained that the closest homes within Wilshire would be a minimum of approximately 20' to 30' from the property line.

2. Will this landscaping area between the Wilshire subdivision and the Crosswind Commons subdivision be a "raised" buffer area with a mound?
    a. JD explained that the landscape area between Wilshire and Crosswind Commons would be at grade and would not be "raised" or mounded.

3. Some adjacent Crosswind Commons neighbors expressed a concern about drainage on their properties, the asked how the Wilshire drainage plan would work, they asked about the size of our drainage pipes and if any of our drainage plans could be found on-line on the City's website?
    a. JD explained that the Petitioner is required to hold back drainage on their site and release it at a slower rate than it is being released currently. JD also explained that since the subject property was undeveloped, it is simply draining naturally.
    b. JD also explained that the Wilshire drainage plan would entail piping stormwater into pipes, releasing the water into ponds on the Wilshire property and those ponds on the Wilshire site would then release water through a pipe system to the south into the Centennial drainage network.
    c. JD explained that he would contact our civil engineer to determine the size of the pipes for the Wilshire drainage plan.
    d. JD explained that the Petitioner would be required to comply with the City's drainage requirements and standards; and, if the project were approved, the Petitioner would come

back for secondary plat approval with a full set of construction drawings, including finalized drainage plans. JD explained that he was not sure if our drainage plans would be on the City's website, but he could follow up and check with the Planning Staff on that issue.

   i. JD suggested to this neighbor that if he sent JD and email requesting the final drainage plans, JD would provide them to him when they were completed and submitted to the City for final review.

4. <u>What is the size of your smallest lots and the size of your largest lots?</u>
   a. JD explained that the PUD required the minimum lot width to be 65'.
   b. JD explained that the PUD required the minimum lot size to be 9,100 square feet.
   c. JD explained that, based on the current layout, the largest lot would be approximately 30,000 square feet.

5. <u>Will the Wilshire subdivision contain 1 or 2 story homes and what is the expected price ranges of the homes?</u>
   a. JD explained that the homes would be predominately 2 story homes, but 1 story homes were permitted.
   b. JD explained that the builder conservatively anticipates the homes prices to be between $300,000 to $375,000.

6. <u>How much brick will be on the homes? Will the homes have 2 or 3 car garages? How many homes are proposed? Will these be custom homes or will they have pre-determined floor plans?</u>
   a. JD explained that the PUD contains architectural standards that exceed the architectural requirements contained in the City's Zoning Ordinance. Per the PUD, masonry is required as an option to meet the architectural requirements, hardi-plank is a permitted building material and vinyl siding is a prohibited building material.
   b. JD explained that both 2 car and 3 car garages are permitted per the proposed PUD.
   c. JD explained that the current layout for the subdivision contains 86 lots, but the original Centennial PUD Ordinance, which we are seeking to replace with the Wilshire PUD Ordinance, would have permitted approximately 100 lots.
   d. JD explained that while Drees, the proposed builder, offers pre-determined floor plans, its customers can modify those plans. JD also explained that Drees would be offering 6-8 different plans and the PUD has an anti-monotony requirement to assure a variety of home appearances.

7. <u>Will there be a fence around the pond your show on your plan near 156th Street?</u>
   a. JD explained that this pond would not have a fence around it; however, based on how close the pond is to the right-of-way, we may be required to install bollards between the 156th right-of-way and the pond.

8. <u>Will 156th Street be widened as a result of the Wilshire proposal?</u>
   a. JD explained that the Wilshire site layout plans for the construction of an accel/decel lane at our entrance, but that road widening will not be occurring along the entire frontage of our site adjacent to 156th Street.

9. <u>What is maximum height of the homes? How close will the homes be to each other?</u>
   a. JD explained that the homes were permitted to be 35' in height.
   b. JD explained that the minimum set back between homes would be 10', but generally on average the homes would be about 15' to 20' apart.

10. Will the trees along the eastern perimeter between the Wilshire neighborhood and Crosswind Commons remain? Will the fence along the common property line remain?
    a. JD also explained that it was the Petitioner's intent to preserve any existing trees along this eastern perimeter, except for trees that may be dead or dying that should be removed for safety reasons.
    b. JD also explained that during the construction plan phase a tree inventory for this area will most likely be done to determine the condition of these trees to determine which, if any, should be removed for safety reasons.
    c. JD explained that the Petitioner had no intent on removing the existing fence between the common property line of the Wilshire parcel and the Crosswind Commons parcel.

Neighborhood Meeting Sign In-Sheet

Steve A. Wilson, Inc. ("Wilson") – Wilshire PUD District PUD Docket No. 1601-PUD-01

Tuesday, January 26, 2016 at 6:30 p.m., Westfield City Hall building, 130 Penn Street, Westfield, IN

NAME	ADDI
1. WILMA GIRTON	
2. LINDA WHITE	
3. MARY BOLK	15
4. Aimee Rawlings	W
5. Phillip Rawlings	
6. Cindy Spolyar	
7. Steve Hoover	
8. John Saler	
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EXHIBIT
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