

WRITTEN PUBLIC COMMENT

Docket Number: 1602-CPA-01 (Resolution No. 16-100)
Petitioner: The Conservancy Task Group (the "TCTG")
Request: Approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

Enclosed Attachments:

1. McColgin Letter (01/25/16) Robert McColgin, Trustee for Wm. McColgin Trust
2. Besinger Letter (01/18/16) Bart Besinger, M.D.
3. Hughes Letter (01/28/16) David B. Hughes on behalf of Mary I. Schreiber, Trustee of the Timothy J. Murphy Charitable Lead Trust, and Thomas P. Murphy
4. Compton E-mail (01/28/16) David Compton, Pulte Group
5. Sweet Letter (01/28/16) George P. Sweet
6. Hymbaugh Letter (01/28/16) Karen Hymbaugh
7. Whitson Letter (01/28/16) Carol Davis Whitson, V. John Davis Family Farms
8. N. Davis Letter (01/28/16) Nancy Davis, V. John Davis Family Farms
9. Crandall Letter (01/28/16) Judy Crandall, V. John Davis Family Farms
10. C. Davis Letter (01/28/16) Charles Davis, V. John Davis Family Farms
11. J. Davis Letter (01/28/16) Joe Davis, V. John Davis Family Farms
12. Frenzel Letter (01/28/16) Otto N. Frenzel IV, BCE Associates IV, LLC
13. Bookwalter Letter (01/28/16) Eleanor F. Bookwalter, BCE Associates IV, LLC
14. Zawadzki E-mail (01/28/16) Paul and Jan Zawadzki
15. Wilds E-mail (01/29/16) Sandy and Terry Wilds
16. Severson E-mail (01/25/16) Leah Severson, L. Severson Portraits
17. Kaylor Letter (01/29/16) David Kaylor
18. Ackerson Letter (01/30/16) Nels Ackerson
19. Reynolds Email (01/29/16) Mary Reynolds
20. Kotsanos Letter (01/29/16) James and Annetta Kotsanos
21. Sandee Email (01/29/16) Nels Ackerson, on behalf of Sandee Enterprises
22. Polizzi Letter (01/29/16) Steve Polizzi, Polizzi & Associates
23. Irwin Letter (01/29/16) Todd and Christine Irwin
Phil and Beth Weingart
Stephanie Franco

TO: Westfield Planning and Zoning Board
FROM: Robert McColgin
SUBJ: Conservancy Addendum
DATE: Jan 25, 2016

As trustee of my father's family trust, I am writing this letter to express our concerns regarding the Conservancy Addendum on the agenda for the public hearing on Feb.1, 2016. This letter is written on behalf of my father, William E. McColgin and my three brothers, William C. McColgin, James D. McColgin, and Jerry L. McColgin concerning zoning on our 230 +/- acre family farm located east of Towne Road and north of 166th Street.

My family would like to make known our concerns regarding the proposed Conservancy Addendum before the planning committee and we would like to make it clear where we stand.

1. We are opposed to the Conservancy Addendum because it affects our property value and weakens the integrity of the existing Master Plan.
2. In 2005, my 87-year-old father and I participated on the South West Subcommittee as Westfield created a master plan before going forward with residential development. It was agreed that our property needed to transition from higher density toward lower density housing and that there should be buffers on the edge of the property to protect the neighbors.
3. We may choose to sell our land in the next few years. It is currently zoned as the WestGate PUD. We have multiple developers interested in purchasing the land for development. They understand our family wants a quality product. They also understand the need to buffer and protect the neighbors whom we have lived next to for so many years.
4. We would anticipate a developer wanting to make minor changes to the current layout approved as the WestGate PUD. For example, WestGate was approved with alleys and garages in back. This may be an idea whose time has passed. It may not be the best idea for the housing market and for the town of Westfield. We anticipate any requested changes would be to offer a better product to the town of Westfield.
5. Since we began considering development options, improvements to our land include: near by city sewers and Citizens Energy water.
6. We do not feel the neighbors nor the town should limit our plans for development, by redefining density vastly different from the way the rest of the town has been zoned and developed.
7. It is not right for the town to amend our current zoning to one that financially devalues our family's assets. We are strongly opposed to the proposed change.

Background

The McColgin family moved to this property in 1952 onto land that was owned by my granddad, Lowell Carey.

In 2004, the land was put under contract with Pulte developers. They were looking for a site for their Del Webb product. Our family felt it would be a plus for Westfield. We did not realize Pulte took options on multiple sites with the intention of dropping all of the contracts except one on the last day. Pulte ended up developing Del Webb homes in Fishers

In 2006, we negotiated a contract with Westgate LLC, created by Scheetz Realty and Drees Realty. Westfield approved the PUD but the LLC went under during the housing crash.

We have multiple developers who continue to check on the land status. We may choose to sell the land in the next few years. We hope that our financial opportunities are not limited by a sudden restriction in zoning.

Respectfully submitted,

Robert McColgin
Trustee for Wm. McColgin Trust

Bart Besinger, M.D.
4435 W 176th St
Sheridan, IN 46069
January 26, 2016

Westfield Advisory Plan Commission
130 Penn Street
Westfield, IN 46074

Members of the Westfield Advisory Plan Commission:

Although I work in downtown Indianapolis, I choose to reside, shop, dine, and enjoy leisure time with my family in the Westfield community. We could have chosen any of a number of suburban Indianapolis communities that, like Westfield, offer safety, excellent schools, and a family friendly environment. Westfield is unique, however, in the balance it provides between suburban, small city, and rural environments. The distinctive rural-suburban area of southwest Washington Township, with its rolling hills, small farms, quaint home sites, and low traffic backroads provides homes to a handful of Westfield residents and natural beauty and recreational opportunities for all.

I am pleased to see so many others eager to join us in living here, but I am concerned that overzealous expansion of residential areas will ultimately diminish the very features of the Westfield community that make it attractive to so many. Such expansion strikes me as short-sighted and lacking in vision. I am saddened to see bucolic golf courses and bustling soccer fields be replaced by subdivisions and apartment complexes. I believe that the Conservancy Addendum will allow rational growth while preserving the variety of lifestyle options that make Westfield a welcome respite from the suburban sprawl and one of Indiana's best places to live.

Thank you for considering my steadfast support of the Conservancy Addendum to the Westfield Washington Township comprehensive plan.

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. Besinger', with a long horizontal flourish extending to the right.

Bart Besinger, M.D.

DAVID B. HUGHES
ATTORNEY AT LAW

13762 DRIFTWOOD DRIVE
CARMEL, INDIANA 46033

TELEPHONE: 317-573-2255
FAX: 317-573-2266

January 28, 2016

VIA FACSIMILE AND HAND DELIEVERY

Matthew S. Skelton
City of Westfield, Indiana
2728 East 171st Street
Westfield, IN 46074

Re: Advisory Plan Commission Petition No. 1602-CPA-01 of
The Conservancy Task Group

Dear Mr. Skelton:

I write on behalf of my clients, Mary I Schreiber, Trustee of the Timothy J. Murphy Charitable Lead Trust, and Thomas P. Murphy, to request a postponement and rescheduling of the public hearing on the above captioned Petition for an Addendum to the Westfield-Washington Township Comprehensive Plan presently scheduled for February 1, 2016 at 7:00 P.M. before the Advisory Plan Commission.

My client, Ms. Schreiber, as Trustee of the Charitable Lead Trust, is the owner of approximately 250 acres of land immediately west of Towne Road and north of 146th Street as shown on attachment A. This property was acquired decades ago by her parents, James and Marianne Murphy, and it originally included their residence which fronted on 146th Street. I believe that the subject land is the largest tract of land located within the subject Conservancy Area currently zoned AG-SF1.

My client, Thomas P. Murphy, Ms. Schreiber's brother, is the owner of approximately 70 acres of real estate located on the north side of 161st Street and adjacent, on the east, to the Bent Tree/Wood Wind golf course.

Matthew H. Skelton

January 28, 2016

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A principal reason for this postponement request of the scheduled hearing is the lack of any adequate advance notice to Ms. Schreiber and Mr. Murphy and others similarly situated of the planned filing of the Petition, and that no one on The Conservancy Task Group (the "TCTG") or in Westfield City government has sought any specific input from either Ms. Schreiber or Mr. Murphy about this important matter.

My clients and I gather that numerous other significant stakeholders regarding the issues raised by the Petition also have not been adequately consulted and that many of them share our valid concerns. We also tend to believe that many of the persons claimed to be in support of the Petition are persons who do not own any land within the Conservancy Area, and that those that do and who support the Petition are a relatively modest number.

Ms. Schreiber, especially, is most surprised that the land held in the Charitable Lead Trust -- *given that her land is immediately adjacent to the soon to be major limited access thoroughfare of 146th Street* -- is proposed to be additionally burdened going forward by a Conservancy Addendum designed to ensure "rural character," "natural open spaces" of "fields and streams," "equestrian uses," or "artisan farms." It is also difficult to understand what additional protections the Plan Commission or City Council would need against future ill-advised re-zoning or variance petitions regarding land in the Conservancy Area given the content at present of the existing Comprehensive Plan and the AG-SF1 zoning classification of the Unified Development Ordinance *providing for one dwelling unit for a minimum of three acres.*

Indeed, it appears that the majority of the land within this four square mile proposed Conservancy Area is zoned AG-SF1, except for the significant PUDs already permitted for the benefit of Ackerson Farms, Westgate, Towne West, and Harmony developments. The latter two PUD districts take in the entire mile stretch of land on the north side of 146th Street between Towne and Ditch, namely, the stretch immediately east of the Charitable Trust's land.

You and I met last a year ago this month, together with Ken Alexander, regarding the Charitable Trust's real estate. At that time, I shared the concerns of Ms. Schreiber about the taking of approximately ten acres of the Trust's land at the northwest corner of Towne and 146th Street by the Hamilton County Highway Department for Phase 2 of the multi-million dollar widening of 146th Street, and the planned taking in the near future by the Highway Department in its Phase 3 of significant additional land of the Charitable Trust for such widening. We discussed at some length the fact that the Trust's lands were being held by the Charitable Trust for future sale to one or more developers and our concerns about the potential adverse consequences to the Charitable Trust by the County's intention to deny all direct access on 146th Street via any driveways or

Matthew H. Skelton

January 28, 2016

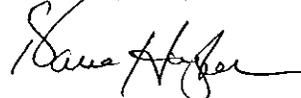
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curb cuts to all real estate properties abutting 146th Street. You advised that Westfield had concerns as well about the 146th Street widening and limited access Plan having a potentially a negative impact on Westfield's plans for land use and economic development of lands in Westfield on and along 146th Street.

Surely, there is no need for the subject Petition to be rushed forward in the administrative process before all stakeholders have a reasonable opportunity to gather the necessary facts and have time to consult among themselves, and with City planners, and to prepare full written responses for the Advisory Plan Commission's consideration. We do not know of any current pending re-zoning request that would be negatively impacted by a reasonable delay while this matter is considered. As stated above, the moving parties, and the City, are fully protected by the substantial strictures of the existing Comprehensive Plan and Ordinance

My clients and I are hopeful that the Advisory Plan Commission will remove this matter from next Monday's meeting agenda. In the event that this request needs to be formally addressed to a different member of City government in order to be considered for approval or denial, please advise. Thank you.

Yours very truly,

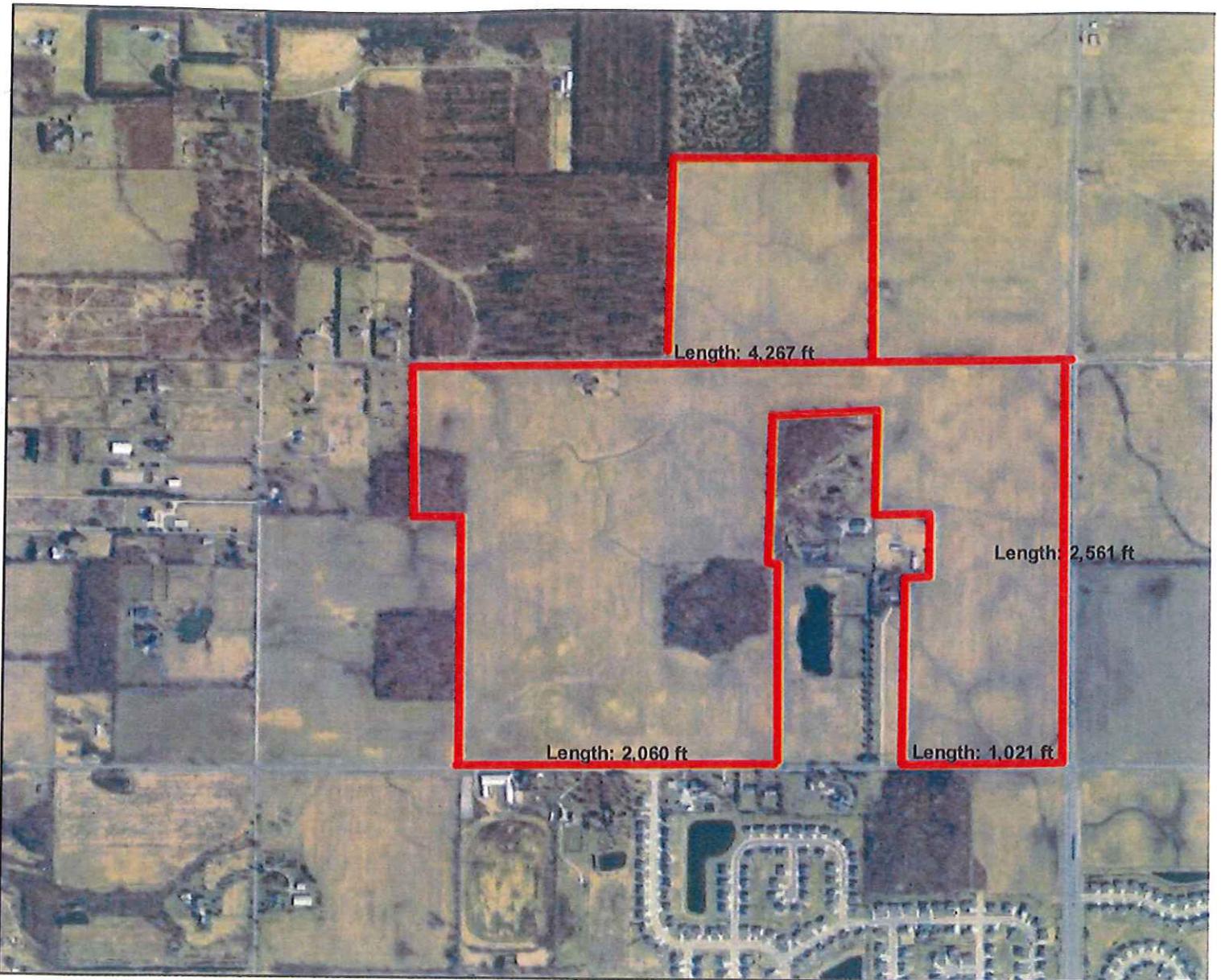


DAVID B. HUGHES

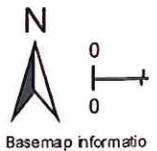
DBH:slh

(Attachment)

MARY I. SCHREIBER, TRUSTEE



October 2, 2014



Subject Property:

Location = NWC 146th St. & Towne Rd.
Gross Acreage = 247.339 Acres = all tax parcels
Primary Parcel = 208.179 acres [south of 151st]
Road Frontage +/- = 151st St. = 4,267
Towne Rd. = 2,561
146th St. = 3,081

Zoning = Ag & SF-1
Utilities = All available
Floodplain = None
Topography = Level to gently undulating

Permitted uses [examples only]
Large lot single family [3 acres min. lot size]
Churches & public uses
Golf courses/ parks & schools
Minimum road frontage = 250'
Front yard setback = 100'
Side & rear yard = 30'

A

From: Jim Ake
Sent: Thursday, January 28, 2016 10:05 AM
Subject: Fwd: Conservancy comments - David Compton

Dear APC and Council Members,

I received these comments from David Compton regarding The Conservancy Addendum and have his permission to forward them on to all of you for consideration.

Regards,

Jim Ake

From: "David Compton" <David.Compton@PulteGroup.com>
To: "Jim Ake"
Sent: Monday, January 25, 2016 7:05:47 PM
Subject: Conservancy comments - David Compton
Dear Jim:

I find myself in a unique position regarding the proposed conservancy area west of ditch road that totals just over 3100 total acres. I was originally with the RN Thompson Companies the owner and builder of Woodwind Golf course in 1988 and assisted with the construction of the course. I have been friends and a partner of the Thompson family for over 20 years. Although, I am not a partner in the Woodwind Golf course, I have been involved in this area of Westfield for over 25 years. Overall, the proposed Conservancy District proposal is an excellent start to the discussion of how this area will grow and what it will look like in the future. However, with limited involvement from all stakeholders in the area, it paints a broad brush stroke (3 acre lots) or one size fits all for the affected 3,113 acre area. I firmly agree that the opportunity exists that "Good can be done BETTER". There exists many different subsections to this 3113 acre area including but not limited to: the SR32 corridor, Woodwind Golf Course, Ditch Road development area, 146th Corridor and Little Eagle Creek flow way. Each area has its' own unique set of opportunities and limitations. There are no current zoning matters filed in this area. Lets' take a step back, slow down and involve all stakeholders. In the end, I believe we can create WIN/WIN scenario where Woodwind Golf may continue on as a viable golf course available to the public and while protecting the interests of ALL stakeholders at the table.

The following comments are based upon my review of the proposed Addendum to the Comprehensive Plan for Westfield. I am available via phone or email should you have any questions or comments on my notes. I appreciate the opportunity to provide input.

Best regards always:

David Compton



DAVID COMPTON

VP Land Acquisition : : Indianapolis
11590 N. Meridian Street Ste 530
Carmel IN 46032
direct (317) 249.1128 : : Cell (317) 281.4177
pultegroup.com

Approximate measurement....tried to be near center of ROW of perimeter roads.
3,113 acres

General Comments:

1. Preliminary research indicated that the proposed Conservancy district covers 3,113 acres more or less. The top 15 landowners by size (Totaling 2,2045 acres) own or control almost two-thirds of the land that will be affected by the Conservancy District. Furthermore, my research has indicated that none were directly invited nor consulted about their opinions about the proposed conservancy district prior to its filing with the City of Westfield. Only one landowner (#23 in size) from the 25 landowners within the Proposed Conservancy District Area was included on the on the Conservancy Task Group
2. Many parcels in the area are already zoned for higher intensity residential uses. This includes the Ackerman, McCoglin, and Harmony PUD's, as well as the PUD on 146th street proposed by Polizzi/Levisohn in the Proposed Conservancy District Area.
3. As noted on page one of the Document, Indiana Planning Statute provides the purpose of a comprehensive plan is "the promotion of public health, safety morals, convenience, order or the general welfare and for the sake of efficiency and economy in the process of development. The proposed Amendment as it stands today ignores several approved PUD's, does not take into account the 146th road improvement plan, and promotes sprawl through its' proposal to have conservation subdivisions of minimum lot size of 3 acres.
4. No fiscal impact analysis/cost of services has been completed as part of the Proposed Amendment. Citizens Energy has and/or is planning to invest millions of dollars in infrastructure upgrades in the proposed Conservancy District area. Many of these projects must be done to serve the existing Westfield communities to the East as well as existing PUD's within the Proposed Conservancy District. If this area, is not developed with enough density to pay for these improvements, these costs will have to be borne by all Westfield utility rate payers whether or not they benefit from the improvements in any manner. The area proposed to be conserved is closest to the utility treatment plant where lines must run through this area versus conserving land at the end of the lines. Road infrastructure should be reviewed. SR32 as well as 146th street are major east west transportation corridors. Higher intensity uses adjacent to these roads will provide increased tax revenue based upon the State of Indiana's current tax code.
5. The proposed Amendment mentions several large equestrian tracts and Artisan farms within the area. Preliminary research indicates that there are less than ten tract of land with this use out of the 3113 affected acres. Other municipalities provide for the protection of such activities through a landowners' voluntary commitment/rezoning of their property to "Rural Conservation" rather the imposition of an Amendment to the Comprehensive Plan or an overlay district.
6. The Amendment provides that the Conservancy Task Group be added to the rezoning process to review any zoning petitions proposed within the Conservancy District. This is a good idea provided that all the non-elected members of this group live within the Conservancy District and the Task Group has a broad representation of landowners in the area.

Development Policies:

1. The Comprehensive Plan affecting this area was last updated in 2007 less than 10 years ago and during the height of the worst housing recession in US history. In this plan most of the proposed Conservancy District was identified as New Suburban. This would allow for a variety of uses including equestrian tracts and Artisan Farms while not limiting development. Zoning by Indiana Statute is a Legislative action and never guaranteed. The City of Westfield has a long history of encouraging developers to meet and work with surrounding landowners to find common ground. The proposed Conservancy District Area imposes the will of few over a large area at the expense of the residents of the City of Westfield and other landowners within the affected area.
2. Buffering between uses: Consideration should be given for existing homes as well as ongoing/approved developments. In several areas such as those adjacent to Harmony, undeveloped land is adjacent to an active community both the anticipated density of new development as well as the buffer area around it should take into account the existing uses in determining the size and requirements of the buffer yard.

Woodwind Golf Course:

1. Originally constructed in 1988, The owners of golf course have indicated that the course in its current structure will not support its continued operation as a golf course. Golf as a sport is declining in popularity. An alternative approach is necessary in order to provide a consistent long term revenue stream to support the course and debt structure. One such approach would involve incorporating the course as permanent open space in a master planned golf course community where every homeowner would be a social member of the golf course and related amenities. This would involve a rezone of the golf course to permanent "Open Space" while allowing other parcels in the masterplan to have a higher density. Going through a public process of a PUD will provide for a better overall development while preserving the golf course. Architectural guidelines and amenity requirements will be determined during the zoning process. Some density as well as a variety of home styles and price points will enable the development and the golf course to thrive in the long run.

Conservancy and Rural Subdivisions:

Both of these types of communities promote sprawl and have a negative fiscal impact on the community based upon their demand for community services and the possible ground water contamination through the extensive use of septic systems because in most cases it is not economically feasible to extend public water and sewer to such communities. Requiring 60% "Open Space" will create sprawl. Open space should be meaningful not a drag on the individual community or the City of Westfield as a whole community. Thoughtful Open Space – trails, amenities (community pools, parks, playgrounds, gardens, dog parks). We are only limited by

our imagination. In discussing “Rural Cluster Subdivisions” with Rick Harrison a nationally respected land planner, Rick indicated that “people who want to move to a rural area want acreage not a half acre lot”. This makes sense. Looking out over “common area” feels disconnected from where this person lives. They cannot use this area as they wish which is an entirely different style of living versus owning 2 to 5 acres in the country fee simple.

Architectural Guidelines:

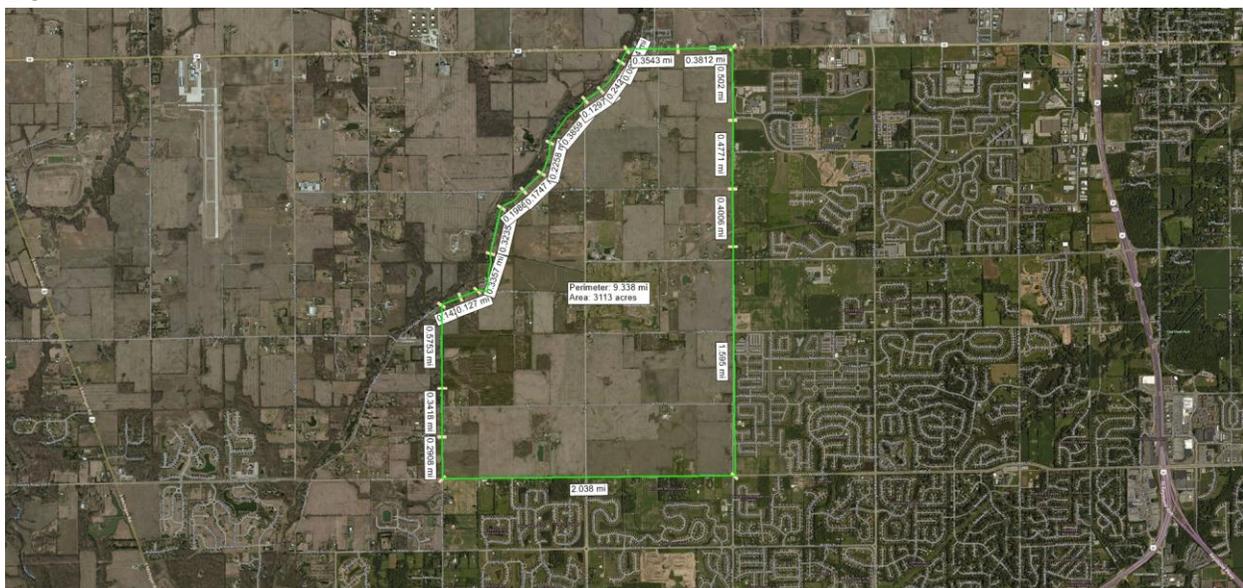
The proposed Architectural Guidelines promote only a limited number of architectural homes styles, are broad in scope and interpretation and lack specifics with such phrases as to “create aesthetically pleasing homes”. Such guidelines are better established on a development by development basis which can better take into account the theme of a proposed community. Requirements for four sided architecture should take into account the homes distance from surrounding thoroughfares. i.e.; Can it be seen from the road? Similar comments can be applied to the landscape requirements. View sheds should not be blocked and attention must be given to what the landscaping will look like in 20 years.

What are we missing????

Input from all stakeholders in the area. Slowing down the process and talking about sub districts and how do we get the “Best” development in each area will provide an outcome that all stakeholders will be proud of. This will take some time and sweat but can be accomplished if everyone puts forth a sincere effort to work together to the common goal of “Doing good BETTER”!

Best always:

DC



GEORGE P. SWEET

10807 Lakeview Drive
Carmel, Indiana 46033
317-846-3770
317-432-7604 cell
georges@brenwick.com

January 28, 2016

Ladies and Gentlemen:

I was somewhat shocked to see the emergence of an organized effort to decrease density inside the area depicted on the attached map. It appears to me that some thought should be given to surrounding zoning particularly that lying south of 146th Street in Carmel.

As a point of background, I have had the privilege to be in the housing development business for over 40 years and with a partner have developed over 6,000 residential lots.

I am aware of an organized group attempting to dictate density reductions. It appears that the decrement to the City in loss of tax revenues will result with this plan. I would therefore request your continued attentiveness to the overall change as opposed to the loudest voices.

A company that I am associated with has developed over 4,000 residential home sites in the Carmel/Clay area including The Village of WestClay in the area immediately south of 146th Street.

Having worked with planning agencies for over 40 years, I believe the step you are about to take will result in a considerable loss in both revenues and economic circumstances.

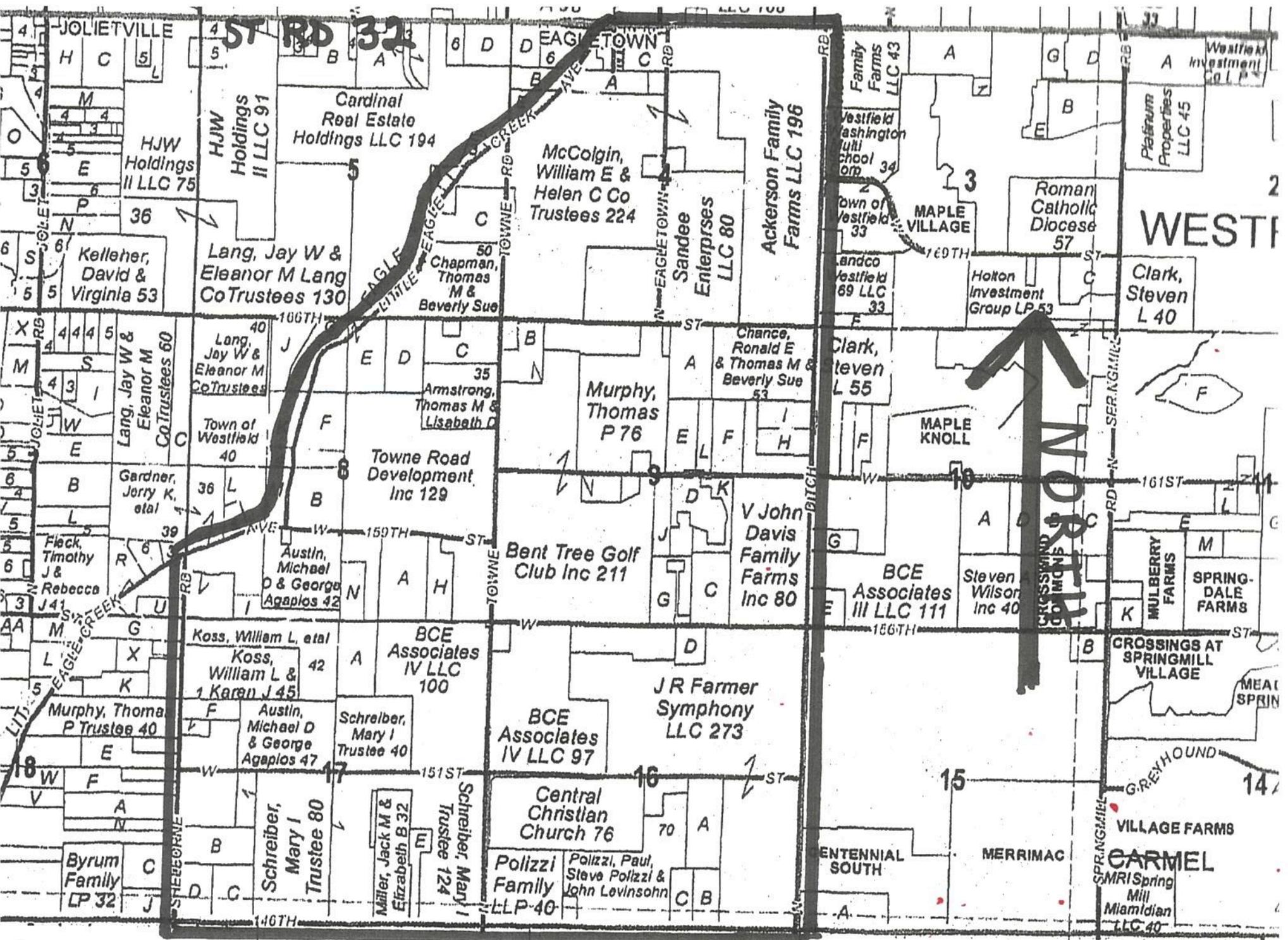
Please consider this thoughtfully and its influence on numerous landowners in the designated area.

The contemplated rezoning will change not only the economics as to the revenues to the City but substantially change the development of the community in Westfield itself.

Sincerely,



George P. Sweet



4' 86° 13' 86° 12' 86° 11' 86° 10'

January 26, 2016

Dear Westfield Advisory Plan Commission,

My name is Karen Hymbaugh and in 2014, I bought the property at 2929 W. 159th Street. I have worked every day of my life since I was 16 years old so that I could buy a little farm in Indiana, retire, and live in a quiet, rural, peaceful area. It has been my lifelong dream to go back to my farming roots and live on a farm surrounded by nature, animals, and great neighbors. I wanted to fix up my farm so that I could have alpacas or goats, an orchard and garden, chickens, or maybe even rescue animals.

I work for CDC and was planning to retire (as soon as my house is remodeled) and become active in the Westfield community. I have lived abroad in India, Tanzania, and Barbados for the past 12 years and I have travelled and worked in more than 50 countries during my public health career and service to the US government. I tell you this because I have seen firsthand how fast-paced, overdevelopment and unplanned growth has destroyed beautiful areas and communities over time. I have lived in areas where growth that was too fast destroyed natural environments, wreaked havoc on water supplies, increased opportunities for disease, and caused increases in crime.

Between the short time (15 months) that I bought my little 5 acre farm and now, the growth and urban sprawl that is happening in Westfield seems unprecedented. In my humble opinion, it will soon become one of the worst places in Indiana to live not the best. Just since I bought my farm, there is a 150+ house subdivision going in across the street from me. I have personally experienced a developer who misrepresented his intentions as he was trying to get passage through my property so that he could develop land for the Chinese investor behind me. Why is this happening to this beautiful, rural area?

Voters and the Indiana public rely on local officials to do the right thing for the citizens of their communities and not for greedy interests of large corporations who are not even living in the area.

Please, please I ask you to preserve the natural, rural landscape in Westfield. Do the right thing and preserve these beautiful settings and wildlife. I am a wildlife photographer and I put a webcam in the small wooded area on my property in November. The first night had 4 different species of wildlife walking by. Please don't destroy this.

Thank you so much for the opportunity to ask for your help in preserving the rural landscape in Westfield.

Sincerely,

Karen Hymbaugh

2929 W. 159th St., Westfield Indiana 46074

Phone: 404-729-6060

January 28, 2016

To the Westfield Mayor, City Council Members, Advisory Plan Commission, Economic Development and anyone else that has a say in the Conservancy Addendum to the Comprehensive Plan of 2007 that The Conservancy Task Group is proposing and the public hearing is scheduled for February 1, 2016:

I am Carol Davis Whitson. I am part owner of V. John Davis Family Farms, along with my siblings. Our 80 acre property is located in the southwest corner of the intersection of 161st Street and Ditch Road. Our family has owned and farmed the land since 1938.

I am opposed to the addendum because it is not in our family's best interest and not in the best interest of the citizens and property owners of Westfield, IN. Because of the larger lot size proposed, overall individual property taxes will be higher, water and sewage will be higher, taxes to maintain the roads and other infrastructure will be higher – due to the smaller number of property owners to divide the expenses among. Commercial development will be limited in the Conservancy area. What is the effect on the police and fire departments? Have they planned for areas with larger population density?

Chapter 2 of the Comprehensive Plan of 2007 already addresses diversity uses of the land –regulates density of housing, buffers, transitions, green space for public use, recreation, preserve historically significant buildings, as well as allowing for commercial opportunities. The Comprehensive Plan of 2007 is very flexible for all present and future property owners. Why change that?

The fact is that the Conservancy was initiated by a group of property owners who have small (3-10) acre lots and the larger property owners were not asked to be included in the development of this addendum. A cross section of property owners needed to be consulted, not just a narrow few. I understand that this addendum is different from a zoning variance in that larger property owners were not consulted. But it is unfair that this addendum passes. The current property owners will be limited to what we can do with our property. Let those property owners who want in the conservancy be in it and let the property owners who oppose it opt out **or do not accept the proposal at all**. It is a shame that not above board tactics by a small group of individuals were used to get this far. I know the group put a lot of effort into this proposal. There should have been more notice by newspapers, more public hearings others than the one scheduled for February 1.

Has there been a study on the effect this Conservancy would have on the utilities? We have a stake in that because of a sewage easement and lift station is on our property. Was this easement and life station done unnecessarily? What is the impact on utility rates because of this?

It seems to me that good planning does not include blanket policy decisions in transitions and buffers and other uses of land that accommodates existing and stable rural uses. The Conservancy ignores the fact of the existing Harmony, Westgate, Ackerson Farms and the S-2 zoned land within the planned district.

This addendum does not include development of public structures or public utilities. Was this amendment prepared by the Plan Commission? There is no space for commercial development

Why does there need to be a change from the existing Comprehensive Plan of 2007? Is it just to satisfy a few individual wishes? Why impose that plan on everyone? This addendum is too restrictive.

Please do NOT accept this Addendum by The Conservancy Task Group.

Thank you for considering my opinion.

Carol Davis Whitson
carol.j.whitson@gmail.com

January 28, 2016

My name is Nancy Davis and I'm part owner of V. John Davis Family Farms. We own 80 acres along Ditch Road between 161st and 156th Streets. Our grandparents bought this land in 1938 and we are third generation farmers of this land. We currently are farming this area now but it is becoming increasingly difficult due the development and the traffic it has brought to the area. When my brother moves equipment to this location I have to follow him in my car to be a buffer between him and the traffic. He has had individuals call the sheriff office at night and complain about the noise of the equipment that is across the street from them. Have you ever heard the saying, "You have to make hay while the sun shines"? Well that is what farmers do. Not only do they work during the day but sometimes it is late at night and the times it is late at night it might occur only 2 to 3 nights during the year during planting and harvesting season.

When the property was purchased the thought never occurred to us that any development would come this far north. It has and we are trying to go with the flow. We are being pushed out and now you are going to limit what we can do with our land. That's not right.

I'm opposed to this addendum because it is not in our best interest or the best interest of the citizens of Westfield.

Here are some specific issues in the Addendum that should be changed:

- Opt-In: allow property owners to "opt-in" if they want to restrict their own property, but don't force it on those who don't want it.
- Task Group: a group established to review and comment on proposed developments within the district is ok, but the group needs to reflect a cross-section of property owners from within the district, and not just a narrow, self-selected group within a biased agenda.
- Buffering: Context-sensitive buffering is appropriate, and it is advisable to provide guidance for enhanced buffering adjacent to those properties that "opt-in"
 - Increased standards are appropriate for properties immediately adjacent to a property that opts-in
- Public parks and open space are good for the entire city, and they should be publicly owned and maintained for the benefit of the public; not foisted on any one individual property owner.

Diversity of uses exist and/or are planned already in this district.

- The petitioner largely ignores the existing Harmony, Westgate, Ackerson Farms and the S-2 zoned land within the district. No recognition is given to the planning best practices for addressing these existing and/or planned developments and the appropriateness of applying the Addendum to properties near these planned developments – over the objection of the property owners

Density should be context-sensitive. The 2007 Plan recognized, from a planning best practices perspective, that density should be higher as you get closer to Ditch Road, 146th Street and SR 32. This proposal seeks to erect a “Berlin Wall” along SR 32, Ditch Road, and 146th Street by applying a “one-size-fits-all” suburban sprawl density cap of 1 home per 3 acres. The proposal’s approach fails to implement planning best practices, which acknowledge the need for context-sensitive transitions and buffering.

Please do NOT accept this addendum by the Conversancy Task Group.

Thank you for considering my opinion.

Nancy Davis
Davis7583@att.net

January 28, 2016

Thank you to the council members and the Mayor for allowing me to voice my opinion in this matter.

My name is Judy Crandall and I am part owner of the V. John Davis Family Farms.

I am opposed to the Conservancy Addendum that was presented to the council on January 11, 2016. Our parents and grandparents had a vision many years ago (to be exact it was in the 1938) when they choose to settle here in Westfield. Their vision was to provide for the future of our family and the generations to come by living and farming the 80 acres located between 161st and 156th and west of Ditch Road. Our family still farms this acreage to date.

It is my understanding that there is a Comprehensive Plan in effect and was adopted in 2007. When this was created, the city spent thousands of man hours to develop it so that all citizens would understand the impact on Westfield. Why then is the Conservancy Addendum completely contrary to this plan? It is stating that there would only be .33 homes per acre. How can the city possibly consider this Addendum without any studies for the financial/fiscal repercussions for all citizens? This would mean that all citizens would be paying higher taxes, higher utility costs (water and sewer) and the cost of maintaining the roads because the lower density of homes in the Conservancy Addendum. Westfield's tax rate is already 50% higher than the surrounding communities of Carmel and Fishers. What kind of message are we sending to all the citizens of Westfield and citizens wanting to settle in Westfield? Do we really want to encourage people to settle in our community or is it crippling or discouraging their interest for growth both residential and commercial in this part of southwest Westfield? When this addendum was prepared and presented it was not communicated to all of the land owners that were affected. It was only developed by a small group of individuals in this area. It has only become common knowledge within the last few weeks when word got out. This is supposed to be a democratic process. Part of the democratic process is to have our government inform all citizens that have a vested interest in Westfield.

Also, Citizens Utility has obtained an easement from us on the south end of our property to install an interceptor sewer and lift station in order to accommodate future growth of Westfield. Has there been a misunderstanding communicated to the utility company? We want you to build this infrastructure but we don't want any growth in this area. In my opinion the Conservancy Addendum is NOT in the best interest for us because it directly effects our livelihood. Our livelihood on whether we can ultimately sell this property is being limited. We are also being limited to farming because of the safety aspect. Either way we lose.

Thank you

My name is Charles Davis and I am third generation farmer for the 80 acres on Ditch Road between 161st and 156th Streets known as V. John Davis Family Farms. This farm has been in the same family for 78 years.

I am opposed to this Conversancy addendum as it is written today

It doesn't seem right for a few property owners to impose their wants and needs on other property owners.

If they want larger lots and more green space they need to purchase surrounding farm properties surrounding to their land in order to achieve their desires.

Limiting how many houses can be built and commercial businesses will result in higher property taxes and utility costs for everyone else in the Westfield area.

This proposal will virtually eliminate in over 2,500 acres of the City the "life span of housing" encouraged as a key element in the 2007 Plan: renters, first-time buyers, family homes, executive housing, senior housing – all deemed to be encouraged by the 2007 current Comprehensive Plan

Why would Citizens Energy install a large interceptor sewer line along 156th street and Ditch Road knowing that there is a restriction on residential and commercial development in the south west quadrant of Westfield. This doesn't make good business sense.

Good planning needs to account for where a city encourages investment in sewer and water services and road networks. These improvements are costs that are borne by all of the city's citizens, and it is inefficient to restrict development to a rural style and density in an area where the city already has planned and encouraged investment in public infrastructure to serve a suburban style and density.

This plan hurts commercial viability of all of the development planned for and invested in and along SR 32 and 146th Street

This is inconsistent with the current Comprehensive Plan to support Commercial uses.

I hope everyone here today stops and reevaluates what is appropriate for this area.

To: The Honorable Mayor of Westfield, City Council Members, Advisory Plan Commission Members, Economic Development,

Re: The Conservancy Addendum to the Comprehensive Plan of 2007 scheduled for public hearing Feb. 1, 2016:

Dear Westfield Colleagues,

My name is Joe Davis. I am part owner of V. John Davis Family Farms, along with my siblings. Our 80 acre property is located in the southwest corner of the intersection of 161st Street and Ditch Road. Our family has owned and farmed the land for almost 80 years. We have a deep regard for the community as a whole, our neighbors and the land.

I am opposed to the Conservancy Addendum. It has not received a thorough review by impacted property owners and may limit land use to satisfy the desire of minority, small acreage, owners versus the majority or land owners and voters. We do not want additional restrictions placed on our property that may limit use. In my opinion the community will not want restrictions that will limit future choices for services or improvements. We also feel it is not in the best interest of the neighbors and the community as a whole in Westfield by negatively impacting property taxes, public utility services and fees.

The Comprehensive Plan of 2007 already addresses diverse use of the land, regulates density of housing, buffers, transitions, green space for public use, recreation, preserves historically significant buildings, as well as allows for commercial opportunities. The Comprehensive Plan of 2007 is very flexible for all present and future property owners. Why change?

The Conservancy proposal was not initiated or reviewed by a majority of land owners, larger land owners, or the longer term community residents who have been here for decades. Our family, over the years, has been tolerant of the neighbors and development that has significantly changed the community and our lives through enhanced services and shopping while retaining a rural feel. We view these changes positively. We wish to see this continue guided by the existing Comprehensive Plan of 2007.

A simple solution is to let those property owners who want to be included in the conservancy addendum voluntarily agree to be included. Let those who oppose, opt out by not accepting the proposal. I know the Conservancy group put a effort into this proposal. We are as concerned about our property as they are with their property and respect their thoughts and desire as we do any of our neighbors.

Please do NOT accept this Addendum by The Conservancy Task Group.

Thank you and regards,

Joe Davis

ejcrdavis@msn.com

317-413-3022

January 26, 2016

Westfield Advisory Plan Commission
130 Penn St.
Westfield, IN 46074-9544

RE: The Conservancy, Resolution 16-100

Dear Advisory Plan Commission Members:

I am writing on behalf of our family owned entity, BCE Associates IV, LLC, which owns approximately 181 acres that is situated within the proposed Conservancy area. We object to the proposed amendment to the Westfield Comprehensive Plan and believe this change will have a direct negative impact, not only on our property values, but also for the City of Westfield.

In reviewing the current comprehensive plan, there is frequent mention of “careful planning” and “appropriate transitions”, however, it appears the proposed amendment has been put into consideration without thorough analysis of these issues. In addition, the amendment has been proposed without engaging all stakeholders. Based on acreage, we are the 5th largest land owner in the proposed area, yet we were not invited to a single meeting to discuss the issues. We were not invited to the November open house event at Wood Wind, but did attend after learning about it from others. At that meeting, our representative spoke with Ms. DuBois and briefly voiced our concerns and provided contact information so we could engage in the process. We never heard anything further from Ms. DuBois, or any representative from the Task Group. We also expressed our concerns to our City Council Representative around that same time. The next thing we learned was this amendment had been presented to the City Council on January 11, 2016.

The property is currently zoned AG-SF1, however, it lies within the “New Suburban” classification in the current comprehensive plan. Although we realize the comprehensive plan is not to be viewed as a zoning map, it does provide important insight for the City’s view of the future use of our property. In fact, the comprehensive plan includes a classification for “Rural Residential”, which this area was specifically not included. Thus, it is logical to assume that the City considered a more rural use for this area, but concluded that suburban residential was a more appropriate use, a position that we strongly agree with. Based on review of the proposed amendment, I think it is safe to assume that there was much more thorough and comprehensive analysis done by the City in their 2007 planning than has been done with the current proposal. To adopt this amendment would be contrary to the sound planning that was done to create the comprehensive plan.

As landowners, we have evaluated various uses for our property and the comprehensive plan impacts those decisions. Given the prospects in growth in Westfield, coupled with other projects in this area and the policies laid out within the comprehensive plan we believed there was a well thought out strategy for the ultimate development of our property. This expectation is validated by the land use plan in the comprehensive plan by classifying our property as “New Suburban”. **More to the point, page 8 of the Comprehensive Plan states that “Decision makers should give full weight to this plan as the agreed-upon vision for the future of the community.”** We do not support a reversal of the current vision for this area, especially without full opportunity to be heard on the matter.

The classification as "New Suburban" creates an expectation that development projects that demonstrated quality construction with good planning would be viewed favorably by the City, and we have relied on that information. It is also reasonable for us to assume such projects would be considered in context of their surroundings and have reasonable levels of density as is customary with suburban residential development. Our property shares a boundary to the east with the Harmony PUD. This development has a density of approximately 3.0 units per acre. The idea that a density of 0.33 units per acre on this site, directly adjacent to a development with 3 units per acre, would be appropriate is troublesome and lacks good planning in our opinion. The comprehensive plan states the need for transition to lower densities as development goes to the west. We understand and support that objective, however, the proposed amendment provides no such transitions.

In our opinion, the group's proposed rural uses for our property and the surrounding areas are simply inconsistent with good planning. The 146th St. corridor is ripe with opportunities for development, including commercial development at Towne Road and 146th St. (as called for in the comprehensive plan). Our property is almost directly adjacent to this area to our south and is intersected north/south by Towne Road, which is sure to become a vital and heavily traveled thoroughfare through the City. With the golf course to our north, we simply don't believe that the types of land uses suggested are likely to fit in with the surrounding area, nor do they provide proper transitions from higher density to lower density uses as called for in the comprehensive plan.

Finally, we view this proposed addendum to be beneficial to a small percentage of current homeowners, but those benefits are coming at the detriment to ourselves and other similar large parcel owners. It is inherently unfair for the wishes of certain property owners to place restrictions on the property of others, especially when those changes directly conflict with the current comprehensive plan that has been relied upon. In reviewing the proposed documents I am left with many unanswered questions. For example, what analysis has been done to determine the impact to the City's tax base? What analysis has been done on the impact of economic development and job growth that would be impacted by this amendment? Has this proposed amendment been vetted fully, in a professional way, to fully understand how it will impact the surrounding areas and path of growth in Westfield?

For these reasons, we oppose the amendment as it is currently proposed to the comprehensive plan. At a minimum, we would suggest that there has not been a full vetting, analysis and engagement with all stakeholders to warrant such a substantive change to the comprehensive plan.

Sincerely,

A handwritten signature in black ink, appearing to read "O. N. Frenzel IV". The signature is fluid and cursive, with a prominent flourish at the end.

Otto N. Frenzel IV
BCE Associates IV, LLC

January 28, 2016

Westfield Advisory Plan Commission
130 Penn St.
Westfield, IN 46074-9544

RE: The Conservancy, Resolution 16-100

Dear Advisory Plan Commission Members:

Our family owns a land position within an entity named BCE Associates IV, LLC that is significantly impacted by The Conservancy proposal to amend the Westfield Comprehensive Plan. You can imagine our surprise to learn this had been filed with the City Council earlier this month without us having any opportunity to understand, question or contribute to the process.

Our parcel consists of approximately 181 acres that straddles Towne Road and is situated between 151st St. and 156th St. Based on my understanding, we are the 5th largest landowner in the impacted area. At no time were we contacted by The Conservancy Task Group, or any of its constituents to discuss their ideas and how they might impact our property and the surrounding area. In discussing with other large land owners, a majority of them were also not contacted or engaged in the process. We were not even invited to November Open House event at Wood Wind Golf Course that is so prominently featured in the filing documents. Despite not receiving an invitation or notice of the Open House, we did hear about it from others, and sent a representative from our group to learn about the proposal.

It is true that the Open House was well attended, however, there were many people there who objected to this movement or were there simply to learn and gather information. To present the turnout as any sort of validation or support from all the landowners would be highly misleading. Regrettably, the Open House did not provide any overview or presentation about the process, its objectives or how these conclusions were reached. In addition, there wasn't any opportunity as a group to ask questions or discuss the very significant issues that this proposal raises. There was no real forum for substantive debate or idea sharing, which appears to have left the City with the impression that this is widely supported, which is not the case. There were limited opportunities to have one-on-one discussions with Task Group members, and we did voice our concerns directly to Ms. DuBois, as well as other members of the Task Group. However, despite providing Ms. DuBois with our contact information and requesting that we be engaged in the process, we never heard from her. This would include any requests to meet directly, but at minimum we were expecting to be included on various email updates and communications. Although we know from other landowners there were email updates sent out, none of those were received by us. It has become apparent to us, and other landowners, that this is not a simple oversight, but rather an intentional effort to exclude our participation in the process, presumably because they know we have objections and do not support this initiative.

Prior to the open house, our advisor contacted City Council President Chuck Lehman, who is also our representative in District 4, to voice our significant concerns. After that call we were reassured that there would be ample time for discussion, analysis and consultation with all the key stakeholders. This message was reinforced at the Open House by Mr. Lehman and also in a brief discussion with Jim Ake. From that time until now, there were no discussions with anyone from the City or the Task Group to discuss this matter further. We were fully expecting to be engaged in the process at some point since we made direct efforts to engage with multiple people deeply involved in the process. However, these discussion never transpired and the next thing we heard was the proposed amendment to the comprehensive plan had been introduced at City Council on January 11, 2016.

I support many conservation initiatives and also support responsible development that retains the natural beauty and characteristics of the land. However, this broad brush approach is simply off base when considering the areas that surround our property. We are bordered to the east by Harmony PUD, with density of 3 units per acre. Based on the current comprehensive plan and logical planning, we assume we will be bordered to the south by very intense development along the 146th St. corridor. Although this proposal would wipe out all of that potential development, our assumption is that the City will ultimately determine that is not a good business decision. The comprehensive plan calls for appropriate transitions of density and uses as growth moves towards more rural areas. However, this proposed amendment provides no such transition and would put our property in a very awkward position of trying to provide rural use when there is intense development to the east and south of our site.

Our question is, has there truly been full analysis of all of the impacts of this change? If not, then we would question why this is being presented now before full analysis has been completed and all stakeholders engaged. In reviewing the documents, it appears to lack many of the basic economic analysis I would expect the City would require to even consider such an amendment. How does this impact future economic development in Westfield? What is the impact to tax revenues? What is the impact to the surrounding areas of Westfield if this amendment is adopted? How will this impact utilities, both in terms of rates and infrastructure build out? How can the City adopt a comprehensive plan amendment without considering this critical data?

In closing, we object to the proposed amendment. In the very least, this matter needs further and more in-depth analysis before an informed decision can be made. Perhaps there are some areas where conservation is more appropriate, but this broad brush approach does not represent good planning. The proposed amendment is opposed by landowners who own a majority of the acreage in the impacted area and who have not had a voice in this process.

Sincerely,



Eleanor F. Bookwalter
BCE Associates IV, LLC

----- Forwarded message -----

From: **Paul Zawadzki** <paulzebo@yahoo.com>
Date: Thu, Jan 28, 2016 at 5:07 PM
Subject: Rezoning of the Wood Wind Golf Course Property
To: "rkburkman@gmail.com" <rkburkman@gmail.com>

January 28, 2016

16409 Little Eagle Creek Ave.
Westfield, IN 46074

Westfield Planning,

My wife Janice and I are opposed to the rezoning of the Wood Wind Golf Course from the present agriculture zoning designation to that of a residential zoning designation.

We have been living at our address for over 32 years and bought our house because we want to live in the country. We enjoy the open area, the wildlife, the peace and quiet, the low crime rates, and the low traffic volumes.

Adding house after house into every parcel of land that surrounds us will turn us into another nightmare like Fishers: lots of houses, lots of people, lots of businesses, lots of traffic, lots of crime, more drugs in the schools, etc., etc, etc. Who needs it.

I suggest that the City of Westfield buy the Wood Wind Golf Course and link it in as an adjunct activity to the Grand Park. I think that every parent watching their child play games at the Grand Park would be interested in doing more than just watching their child play games. And, if they are visiting from other communities and staying at the eventual hotels and eating at even more eateries, it might be nice for them to become aware and enjoy a game of golf. Also, there is a possibility to tie in the golf course with our our fantastic walking and bike riding facilities. Consider the possibly a walking/biking path from the Grand Park to the Wood Wind Golf Course.

Golf is a very popular activity and by advertising to our Grand Park visitors, the Wood Wind Golf Course would become another source of income for our community.

If Westfield is to become a premier sports mecca, keep them entertained and spending their money in Westfield. Turn Westfield into: The Most Fun Sports Capitol with great scenery, wholesome activities (including golfing), and is just plain fun. They will come in, enjoy our community and it's amenities, tell their friends and come back to Westfield.

People like open areas, seeing wildlife and doing outside recreational activities. The last thing they are interested in seeing is: rows and rows of houses; they can go home to see that. I myself like to visit other communities that are pretty to look at: large tracts of land with some patches of moderate size houses on acres of land, flower gardens, little walkways, trees and wildlife; relaxing places to live.

Thank you for listening

Paul and Jan Zawadzki

----- Forwarded message -----

From: **Robyn Wilds** <robyn.wilds@gmail.com>
Date: Fri, Jan 29, 2016 at 12:06 AM
Subject: Letter for the APC Meeting/Addendum
To: Kristen Burkman <rkburkman@gmail.com>
Cc: dub164@aol.com

February 1, 2016

To: Westfield Advisory Plan Commission

We appreciate your careful consideration and request your support for the vision as laid out in the Conservancy Addendum to retain the rural lifestyle in this area of Westfield.

Today is actually our families' 35th anniversary of residing at 15919 Ditch Road. We previously lived in Marion County but purchased our acreage and built our home in Westfield after months of searching for the ideal location to offer our family the rural setting that reflected our values and desire for open spaces. We specifically chose not to build in Carmel with great schools and an excellent sports program but took a leap of faith and chose a rural school system that has struggled and had to overcome many issues along the way.

We have made a conscious decision to remain in this location in spite of the increasing encroachment of urban housing. We have looked at home sites in the neighboring cities and towns but found that they have all allowed urban sprawl to deteriorate their rural landscape. We are business people ourselves and understand the appeal that tract housing and related tax revenue will bring to the city but at what cost? What currently attracts people to this community - open spaces and beautiful views - will be gone if Westfield doesn't have the vision to retain open spaces and keep our community special.

You have the responsibility to make the choice to keep Westfield as a desirable place to live or to allow it to become just another suburban city.

Sandy & Terry Wilds
15919 Ditch Road

January 25, 2016

To the Advisory Plan Commission and Westfield City Council,

I'm sorry I cannot be here in person this evening to share my thoughts with you, but as a 16 year resident of Westfield, I felt I needed to share with you my feelings about the growth creeping towards the beautiful rolling hills and farms in the area surrounding Woodwind Golf.

I have operated my business, L. Severson Portraits, in Westfield for more than a decade. When we decided to move our business from a commercial space to something with a bit more character, we decided maybe we should move our home as well.

After evaluating the 2007 Comprehensive plan, we decided to look in the area referred currently referred to as The Conservancy. As we drove the country roads, we realized this was the place for us. We moved both our business and our family to a four-acre lot near the intersection of Towne Road and 166th Street.

I have photography clients visit my home studio daily, and over and over I hear the same thing. "I love your property. I wish I could find something like this. It's so peaceful and quiet out here." And I smile and nod. I cannot disagree. The natural beauty of the landscape here and the charm of the country roads is why we decided to move here. It makes a beautiful backdrop for the family portraits I photograph year-round.

I implore you to be thoughtful and prudent when considering the future of The Conservancy. The natural beauty and charm is what makes our Westfield business thrive.

Sincerely,

Leah Severson

--

www.LSeverson.com

www.HauteMamaPhotography.com

www.BulletproofWomen.org

[317-867-3723](tel:317-867-3723)

"Therefore, as we have opportunity, let us do good to all people."

Galatians 6:10

January 29, 2016

To whom it may concern,

My name is David Kaylor. I am a sophomore pre-pharmacy student at Butler University, son of Mike and Katy Kaylor, and a happy resident of Westfield, IN.

I am very concerned about the future of the land in my literal backyard. I have seen the plans to rip up the golf course and make it into track homes or “vinyl villages” as my mom calls them. I attended the meeting where Mr. Sweet hid information from concerned residents, and made little effort to ease their concerns or propose a plan that met what the community had desired. He didn’t listen. He wanted his mass-produced homes, even if that meant destroying some of the beauty of Westfield along the way. I want to make sure that the land surrounding the Westfield community and near the Woodwind Golf Course stays protected greenspace. I want to make sure that Westfield stays true to itself. I do not want to live in a clone of Carmel and Noblesville.

I grew up in Carmel and Noblesville, the epitome of suburbia. Though I had a great childhood living in those cities, I would attribute that to my parents and not my place of residence. My childhood consisted of sports, and indoor games. Outside of basketball, I was very much a couch potato. Playing outside was not fun, and it was something that I never really appreciated as a young kid. However, since moving out to Westfield where the land stretches on for miles with little interruption, I have grown to adore the outdoors and recognize its importance.

A large reason I was disinterested in being outside was the fact that all around me called to the indoors. Homes upon homes all nestled together really mitigated the benefits of greenspace. In fact, I believe the lack of greenspace was a detriment to my childhood. People have an inherent bond with nature and the suburban lifestyle I grew up in prevented that connection from happening.

Now when I go home, I find solace, relaxation, and recreation in nature. There is something special about greenspace that improves the quality of life of a person. I really believe that, and this is coming from a person who before moving to Westfield would have said the exact opposite. Building homes in this area takes all of that away and then some.

NELS ACKERSON
nelsackerson@comcast.net
January 30, 2016

COMMENTS ON PROPOSED CONSERVANCY DISTRICT

Dear Mayor Cook and City Council Members:

My sister, Karen Jamesen, and I grew up on our Westfield family farm that our grandparents bought and farmed beginning in 1905. Karen and I farmed the land with our father and mother, milked our Jersey cows, cared for our laying hens, worked our fields of corn, soybeans, oats, and hay. We know the heritage and the many blessings that all in our Eagletown community enjoyed.

Our farm land now is part of a PUD called Ackerson Farm – the result of years of work, consultations with neighbors, advice from nationally recognized experts, and input by Westfield city officials. We have insisted on the highest standards of quality. We continue to invest substantial resources in the PUD, while conferring with excellent developers and builders in recent months.

We want to be proud of the land that we leave to our children, our community, and future generations, just as we are grateful for what our parents and grandparents and our community left for us.

With the above in mind, as my sister has written, I too am saddened by much of the proposed Conservancy Addendum. Following are my concerns:

1. **COMMUNITY INVOLVEMENT:** There has been little opportunity for involvement of the persons who will be most affected, including residents, landowners, and nearby neighbors. Many of us learned about the proposal a few days ago, and some told me they learned only yesterday.
2. **MARKET & FINANCIAL ANALYSIS:** There appears to be no analysis of the potential market that may be attracted to the described lot sizes and proposed land uses. For example:
 - What market studies suggest that there will be buyers of 3-acre or larger residential lots? We have been told by developers that lots of that size are inconsistent with customary and acceptable standards.
 - Artisan farms or small specialty crop operations appear to be untested in this area. Can they meet economic feasibility and compatibility tests with neighboring residents here?
 - Anticipated uses, such as ranches, horse exhibition facilities, riding arenas, amusement park, airport, zoo, auction barn, heliport, stockyard, etc., appear to be speculative.
3. **AGRICULTURAL HERITAGE:** Celebrating our agricultural heritage is commendable. We in Hamilton County, including Westfield, have been on the cutting edge of agricultural innovation, conservation, and science. But the image of artisan farms and equestrian

estates are not our heritage. This was never horse country or the site of large homesteads and grand estates. Farm homes were often architecturally interesting, but were small and adapted to small lots, leaving other land for agricultural production. Our heritage includes growing Indiana field crops, herds of cattle and barns for hogs and poultry. Our farmers were early adapters of new systems and innovations such as hybrid seed, minimum tillage, soil and water conservation, and agricultural research. Why not celebrate what we have been and what we can be to attract more 21st century innovations?

4. **EFFECT ON LAND VALUES:** There appears to be no analysis or support for an assumption that the imposition of a 3-acre minimum lot size will increase land values or even maintain a fraction of current land values . The result might be the opposite.– to reduce land values. What analysis has been done?
5. **ENVIRONMENTAL OR GOVERNMENT REGULATORY EFFECTS:** No analysis is offered of the impact of regulatory or environmental burdens that may arise in areas that are intended to contain land uses that are typically separated for health, production or nuisance considerations. Some of the proposed uses may strain environmental, land and water management requirements or regulations, such as storm water management, waste water management, lawn chemical restrictions, or small fabrication or artisan operations.
6. **TAX BURDEN:** Without a thorough evaluation of the plan's effects on the above important issues, we cannot know the consequences on land values or tax revenues. Imposing this plan might reduce the tax base and increase the tax burdens on all Westfield taxpayers.

I believe this proposal would create a huge financial and development risk. for all in the designated area, and for nearby neighbors, the City of Westfield and its taxpayers.

Thank you for considering these comments.

Respectfully,

Nels Ackerson

From: Mary Reynolds <mrsfarmall@frontier.com>

Date: January 29, 2016 at 9:33:43 AM EST

To: "Mskelton@westfield.in.gov" <Mskelton@westfield.in.gov>

Subject: **Conversancy area**

I own farm ground north of Eagletown, and this is just going to push development north sooner.

Mary Reynolds
15725 Springmill Road.

Sent from my iPhone

29 January 2016
10635 Willowbrook Drive
Potomac, MD 20854

Dear Honorable Mayor of Westfield and City Council Members, and Economic Development Members:

We own twenty acres of land along 156th street just west of Ditch Road (see attached plat map with yellow highlight).

We oppose the proposed Conservancy Addendum that will be discussed at the 01FEB2016 public hearing.

We only recently learned of the Addendum. We are surprised that this topic was not more widely communicated beyond apparently only a few potentially affected land owners and council members involved in the *coffee discussions* and *open houses*.

We refer to the written arguments made by other land owner opponents, and wish to emphasize and add other concerns:

This addendum will lower our property value, and we oppose such impact.

The existing Master Plan seems adequate to us, but if changes to the Master Plan are needed, then we wish to be included in these discussion. Please slow down the pace to include all concerned land owners.

This Addendum will most likely increase our real estate taxes due to the bureaucracy that will need to be established to oversee this new addendum.

Even though we recently moved out of Indiana, we purchased this land 16 years ago with the intent to return to build a house for retirement, or development for our retirement, and do not wish to have additional land-use restrictions placed on us as proposed in the Addendum.

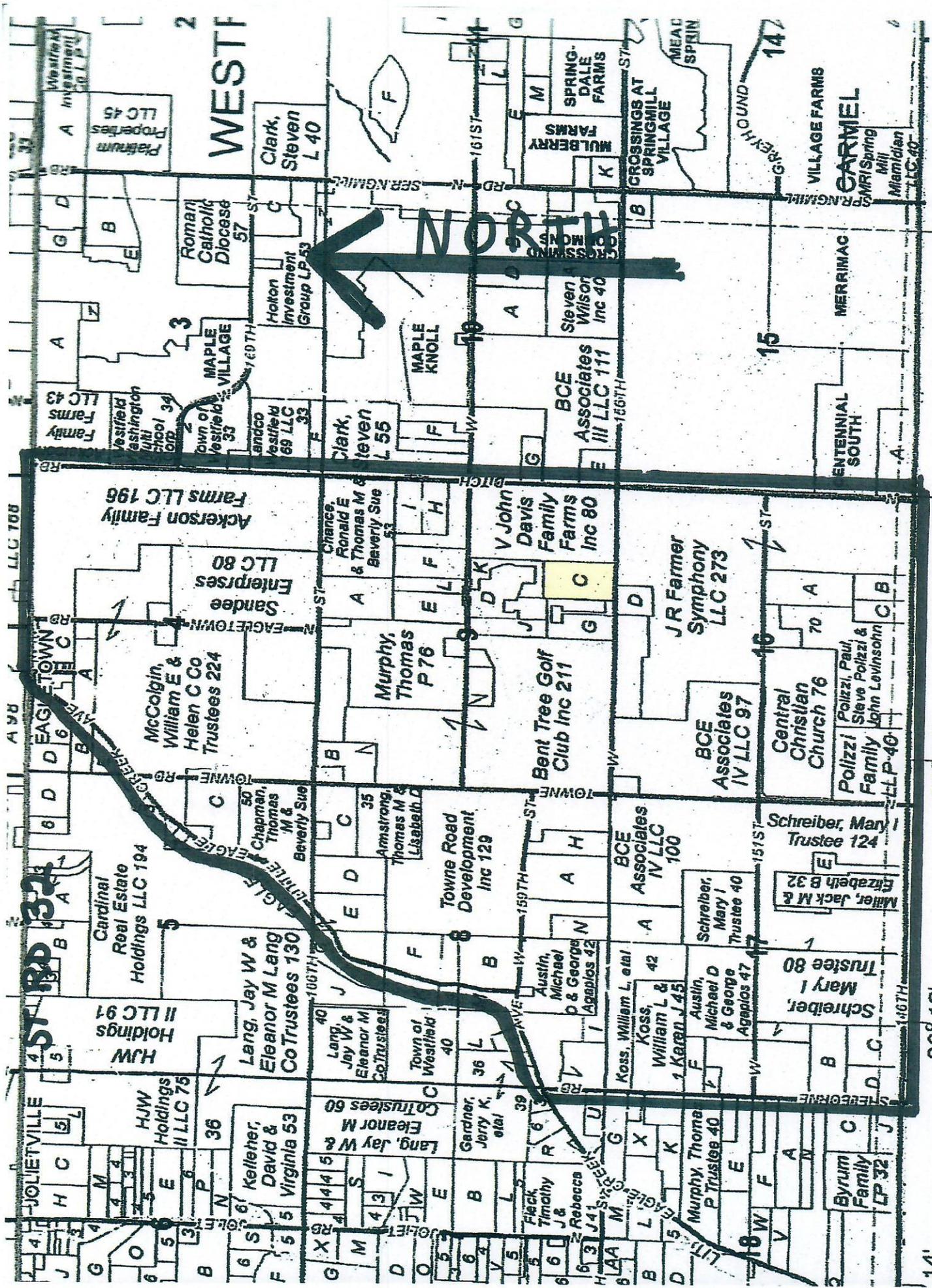
Thank you for considering our concerns.

Respectfully submitted,



James and Annetta Kotsanos
Parcel Number: 08-09-09-00-00-010.002
jagapk@yahoo.com

Attachment: plat map with our property highlighted in yellow



WESTFIELD

NORTH

ST RD 32

14' 86° 13' 86° 12' 86° 11' 86° 10'

See Back

Rockford Map Publs., Inc.

Jesse Pohlman

From: nelsackerson@comcast.net
Sent: Friday, January 29, 2016 11:50 AM
To: Josh Edwards; Steve Hoover; Chuck Lehman; Robert Horkay; Cindy Spoljaric; Andy Cook
Cc: Matt Skelton; Jennifer Miller; Kevin M. Todd, AICP; Jesse Pohlman; deannakmartin42@yahoo.com
Subject: Comments on Conservancy District Proposal

Dear Mayor Cook and City Council Members:

I wrote to you separately this morning with my comments on the proposed amendment to Westfield's Conservancy District Ordinance. I am writing this message to you on behalf of our neighbors who own adjacent property that is in the name of Sandee Enterprises. Two of the owners are in Mexico and the other owner is uncertain whether she will be able to attend the hearing Monday evening. None of them had heard about the proposal until yesterday, and they have asked me to inform you that they agree with the comments about the proposed Conservancy District proposal that I sent to you in my separate email and attachment.

Nels Ackerson, on behalf of Sandee Enterprises and its owners.

To: Westfield City Council members and Westfield Economic Development Staff,

My name is Steve Polizzi and own 110 acres at the northeast corner of 146th and Towne Road in Westfield, Indiana. I was just informed of a proposal to pass an addendum to change the current comprehensive plan for the western part of the city of Westfield.

As a landowner of 110 acres I want to convey that I am not in favor of this proposal and very disappointed on how it has not been properly or publically conveyed or shared with the citizens and property owners of Westfield. It goes against the comprehensive plan that was well thought out and took into consideration years of public meetings, citizen focus groups and the desire and input of the citizens and land owners of Westfield for the city and this area.

I have made a very large investment in Westfield and attended most if not all of the focus group and public informational meetings all related to the creation of the comprehensive plan and can assure you this goes totally against what the citizens and landowners of Westfield all desired.

I plan on attending this Monday's meeting and am available if any of you would like to speak with me in person concerning this.

Thank you for the time that all of you give in making Westfield, as voted one of the best places in the United States to live.

Regards,

Steve Polizzi

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Steve Polizzi

Concerns about the proposed Conservancy District amendment to the Westfield Comprehensive Plan.

28 January 2016

Overview: The proposal is a massive change in policy and the already well thought out comprehensive plan and creates numerous ramifications impacting the entire city. Such a dramatic change requires an open, city-wide discussion.

1. The proposed amendment covers nearly five square miles of land. When residential uses, property zoned for development, property ownership, investments, utilities, and future infrastructure are reflected on the map, it provides a much different view of the growth occurring in the area.
2. It would be a fiscal loss to the City to lose the assessed value that development per the current comprehensive plan provides. The amendment proposes to eliminate about 25% of the city's growth areas for new suburban residential and commercial development.
3. The process has not been open and inclusive. Drafters of the proposal did not reach out to all landowners and citizens within the area affected by the amendment. I was just informed of this proposal earlier this week by other concerned landowners and not the originators. It is my understanding that requests of some large landowners to be involved have been ignored.
4. The "open house" at WoodWind did not adequately explain the proposed change in land use. Again I was just recently informed of the proposal by concerned landowners and not the people behind this proposal.
5. Approving this amendment would force an increase in property taxes due to the loss of assessed value resulting from the greatly diminished level of development. That is not good for landowners or residents of Westfield.
6. Approving this change would force utility rates to increase due to the loss of revenue resulting from a greatly diminished level of development. This is not good for landowners or residents of Westfield.
7. Residents in other parts of the city should not be required to pay higher property taxes and utility rates because a few rural residents don't want neighbors.
8. The current comprehensive plan seems to be working. It requires development to become less dense as you move away from 146th Street, SR 32, and Little Eagle Creek Road. The plan also requires for larger buffers to the existing rural residents. New developments have been happening within the areas slated for growth and development has stayed away from the rural areas seeking to preserve their current character.

Steve Polizzi

9. As the current comprehensive plan states, development patterns should transition to the existing 3-5 acre parcels of the Existing Rural Southwest district. It's what we have agreed to as a community through years of community and resident focus groups and input. This proposed amendment eliminates the transition to rural owners and counteracts the long thought out and approved comprehensive plan.
10. People, companies, investors and utilities have relied upon the city's plans directing growth to this area in making their investments in infrastructure and assembling land for development. Now all of that is proposed to dramatically change undermining those investments, especially when this change is being made without informing those most affected by it..

What is being proposed has many negative, city-wide ramifications. There are more effective ways to address their concerns while not causing so much harm.

1. There are several solutions property owners can use that don't require any governmental involvement.
 - a. Property owners can deed restrict their property to prevent future subdivision of their land.
 - b. Property owners can place conservation easements prohibiting development on their land.
 - c. Rural residents can purchase additional property and choose to keep it in its current state.
 - d. Rural residents can seek outside assistance from investors or land trusts to acquire and protect property.
2. There are also solutions where the government can help provide solutions that work for most of the property owners within the area.
 - a. A new preservation zoning district can be created which prohibits any subdivision of the land. Property owners could then voluntarily have their property zoned in this manner.
 - b. A new conservation zoning district can be created which limits any subdivision of the land to only conservation subdivisions or large lot subdivisions. Property owners could then voluntarily have their property zoned in this manner.

From: [Christine Irwin](#)
Sent: 1/29/2016 3:37 PM
Subject: Letter to the city

Dear members of the the City-County Council,

You are critical to the future of Westfield - both residential growth and attracting future businesses. Thank you for this opportunity to hear differing points regarding the development of OUR city.

Our primary concerns are the eradication of green space and the over-development of Westfield. Both the eradication of green space and over-development of Westfield will put our highly acclaimed educational system at risk, cause increased traffic, pose a threat to our water supply, wildlife habitat, and our overall quality of life.

The rural western area of our city has unique and appealing features, such as Little Eagle Creek, rolling hills and heavily wooded sections. It is our opinion that the City of Westfield should preserve as much of this area as possible by claiming it to be public green space. We propose that if this area was turned into a park-like setting, residents could enjoy bike rides, picnics, walking, fishing and other outdoor recreation activities that promote active lifestyles. Local gardens could be created, thus providing residents an opportunity for sustainable living. Wildlife habitat could be protected and enhanced by planting trees and plants useful to animals.

I could list many more human and environmental benefits of preserving the western, rural area of Westfield, but sometimes it is also important to just solely consider the beauty of an area. If you have ever have played golf at Woodwind, taken a bike ride or driven your car around the rolling hills at sunset, you know that it is a special place. It would be a bad decision to develop this land for this reason alone. No, it isn't the Grand Canyon or Old Faithful, but we are lucky to have it and to call it home. In this case, uniqueness justifies preservation in nature, just as does in considering where to build buildings and neighborhoods. And, research shows that beauty is an important element in community attachment, which in turn is vital in keeping talented mobile members of the workforce in our town.

Please consider our points of view when deciding the fate of this land. We hope that you will also see how preserving this area can make our community even a better place to live.

Yours Truly,

Todd & Christine Irwin
Phil & Beth Weingart
Stephenie Franco