

March 29, 2016 Wilshire Neighborhood Meeting Summary

Project: Indianapolis Hebrew Congregation PUD Docket Number 1604-PUD-05

Date: Tuesday, March 29, 2016 at 6:00 p.m.

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

Attendees: Carolyn Hiser – Indianapolis Hebrew Congregation

Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger

Amanda Rubadue – 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 is the drainage plan for this project? Will there be any changes to drainage pattern for drainage coming off of this site as a result of this project?

Response: Our proposal does not include the construction of any new buildings or structures. We have appeared before the City's TAC agencies. If future development occurs on the northern portion of the site, that future development would be required to have a detailed drainage plan that would be reviewed by the City's TAC agencies, the City's Board of Public Works and the County Surveyor's office.

2. Why are you seeking a PUD? Doesn't a PUD require a mix of uses?

Response: The City's Unified Development Ordinance does not require PUD's to have a mix of uses. We are seeking a PUD as a result of the US 31 Overlay Zone and its limitations regarding our proposed use for the expansion of the cemetery. The remaining 24 acres to the north of the cemetery expansion area will retain its current R2 zoning in our proposed PUD.

3. Will your proposal have any drainage impacts to the west of your site beyond the location of the Monon Trail?

Response: Again, our proposal does not include the construction of any new buildings or structures. We have appeared before the City's TAC agencies. If future development occurs on the northern portion of the site, that future development would be required to have a detailed drainage plan that would be reviewed by the City's TAC agencies, the City's Board of Public Works and the County Surveyor's office.

4. Will there be any new signage for your proposal; and if so, where will it be located?

Response: The only proposed signage will be a entryway sign as you enter the site off the roundabout.

5. Your PUD has a section that discusses “Infrastructure Standards”. What does that mean?

Response: The infrastructure standards are the standards in place for the construction of public improvements. The proposed language allows the Plan Commission and Westfield Public Works to vary those standards in the future based on the noted criteria.

6. Section 9 of your PUD discusses ROW standards, can you explain the ROW standards that you are seeking?

Response: We want to specify the types of ROW standards and road dedications we will be making along 161st Street since there are existing gravesites adjacent to this location and we do not want to have to relocate them. However, we still plan on dedicating ROW along 161st so that the ROW can accommodate a path. The PUD provides that the dedication of the ROW for 161st Street and the construction of the proposed path along 161st Street will occur when future development occurs.

7. Section 10 of your PUD discusses approval of the development plan by the “Director”, what does that mean?

Response: The only portion of the proposal that is subject to development plan review and approval relates to the cemetery site and the expansion area of the cemetery site. While the Plan Commission will be reviewing this plan as part of its review of the PUD request, the PUD is requesting that the Director have the authority to approve the Development Plan administratively.

8. Where will future roads be located through the northern section of your site?

Response: Our proposal for the expansion of the cemetery site includes access from the “stub road” at the north leg of the round-a-bout. As far as the actual location or configuration of this future road through the northern portion of our site and beyond, we do not know where the future road will be located because we do not know when the northern portion of our site will develop or how it will develop.

Neighborhood Meeting Sign In-Sheet

Indianapolis Hebrew Congregation PUD Docket Number 1604-PUD-05

Tuesday, March 29, 2016 at 6:00 p.m. Westfield City Hall building, 130 Penn Street, Westfield, IN

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. Ashley Bedell			
2. X			
3. LINDA NAAS			
4. Bruce CARLSTEDT			
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