WRITTEN PUBLIC COMMENT

Docket Number: 1606-PUD-07

Petitioner: TMC Developers, LLC by Nelson & Frankenberger

Request: Petitioner requests an amendment to the Mixed Use District (Commercial Area) of the Harmony Planned Unit Development (PUD) Ordinance.

Enclosed Attachments:

1.	Rochester Email (06/03/16)	Jen and Derek Rochester (Harmony)
2.	Cardimen Email (06/03/16)	Michelle Cardimen (Harmony)
3.	Eggleston Email (06/03/16)	Ann Eggleston (Brookstone Park)
4.	Raftery Email (06/03/16)	Scott Raftery (Harmony)
5.	Sell Email (06/03/16)	Mark and Gina Sell (1611 W 146th St)
6.	Towne Email (06/03/16)	Brittney Towne (Harmony)
7.	Schaaf Email (06/14/16)	Mark and Carla Schaaf (Harmony)
8.	SW Centennial Email (06/03/16)	Bruce Watson on behalf of SW Centennial area
9.	Patterson Email (06/03/16)	John Patterson (Village Farms)
10.	B. Taylor Email (06/03/16)	William and Jennifer Taylor (Centennial)
11.	Vahrenkamp Email (06/03/16)	Erin Vahrenkamp (Brookstone Park)
12.	Simonson Email (06/03/16)	Barbara Simonson (Centennial)
13.	Gerke Email (06/05/16)	Steven and Maria Gerke (Brookstone Park)
14.	Gelfman Email (06/04/16)	Dan Gelfman (Harmony)
15.	Feipel Email (06/04/16)	Nick and Neha Feipel (Brookstone Park)
16.	Magnussen Email (06/04/16)	Marc and Tara Magnussen (Harmony)
17.	Goodere Email (06/04/16)	Steve and Bea Goodere (Centennial)
18.	Goldstein Email (06/07/16)	Marcia and Marv Goldstein (Centennial)
19.	A. Anderson Email (06/04/16)	Amy Anderson (Brookstone Park)
20.	Davis Email (06/04/16)	Scott and Stacey Davis (Centennial)
21.	Scott Email (06/04/16)	John and Beth Scott (Centennial)
22.	Pitre Email (06/04/16)	Cory and Kari Pitre (Village Farms)
23.	Malkmus Email (06/05/16)	Danese Malkmus (Centennial)
24.	Helsel Email (06/05/16)	Clifford Helsel (Brookstone Park)
25.	Williams Email (06/05/16)	Melissa Williams

26. J. Long Email (06/05/16)	Judy Long (Centennial)
27. McCarthy Email (06/05/16)	Joe McCarthy, Brandy Dravet-McCarthy, and Reznor McCarthy (1739 W 156th St)
28. Titel Email (06/05/16)	Rose Titel (Centennial)
29. VanRyckeghem Email (06/05/16)	Alain and Christina VanRyckeghem (Centennial)
30. Collier Email (06/05/16)	Maria and Lee Collier (Centennial)
31. Hansen Email (06/05/16)	Richard and Patricia Hansen (Brookstone Park)
32. Knapp Email (06/05/16)	Molly and Tyler Knapp (Centennial)
33. Bruno Email (06/05/16)	Ann and Tom Bruno (Centennial)
34. Bardwell Email (06/05/16)	Arlon and Beverly Bardwell (Centennial)
35. Goldstein Email (06/05/16)	Dr. Marc Goldstein (Kingsborough)
36. Horn Email (06/05/16)	Sanford Horn (Centennial)
37. D. Hughes Email (06/05/16)	David Hughes (Brookstone Park)
38. Machemer Email (06/05/16)	Scott and Hilary Machemer (Harmony)
39. Santos Email (06/05/16)	Jose and Lidia Santos (Centennial)
40. Soboleski Email (06/05/16)	Cristina Soboleski (Harmony)
41. Moore Email (06/05/16)	Abby Moore (Harmony)
42. B. Anderson Email (06/05/16)	Bart Anderson (Harmony)
43. Blessinger Email (06/05/16)	Larry and Beth Blessinger (Harmony)
44. Floreancig Email (06/05/16)	Lisa Floreancig (Harmony)
45. Shepherd Email (06/05/16)	Charles and Allison Shepherd (Centennial)
46. Shaw Email (06/05/16)	Victoria Shaw (Centennial)
47. S. Taylor Email (06/05/16)	Susan and Mark Taylor (Harmony)
48. Leal & Arnold Email (06/06/16)	Kativa and Daniel Leal (Centennial) Jimmie and Bobbie Arnold (Centennial)
49. A. Hughes Email (06/06/16)	Aaron and Louise Hughes (Harmony)
50. Day Email (06/06/16)	Alison Day (Kingsborough)
51. McClanahan Email (06/06/16)	Bill and Tena McClanahan (Centennial)
52. Whittaker Email (06/06/16)	Betty Whittaker (Centennial)
53. O'Neill Email (06/06/16)	Joseph J. and P. Jane O'Neill (Centennial)
54. Smith Email (06/06/16)	Brandon and Lana Smith (Brookstone Park)
55. Kissling Letter (06/06/16)	Richard Kissling (Centennial)
56. Wilkinson Email (06/06/16)	Mary Wilkinson (Centennial)

57. Sheraw Email (06/06/16)	George and Lisa Sheraw (Harmony)
58. Daley Email (06/06/16)	Penny Daley (Village Farms)
59. Brinegar Email (06/06/16)	Steve and Patti Brinegar (Harmony)
60. Ashman Emails (06/06/16)	Stephen and Janet Ashman (Centennial)
61. Wilkerson Email (06/06/16)	Kathylyn Wilkerson (Centennial)
62. Benge Email (06/06/16)	Claudia and Jim Benge (Centennial)
63. Centennial HOA Letter (06/06/16)	Joseph Plankis, President, Centennial HOA
64. Carmichael Email (06/06/16)	Jeffrey and Marcia Carmichael (Kingsborough)
65. Niazi Email (06/06/16)	Sara Niazi (Westchase)
66. Gibson Email (06/06/16)	Steve and Jennifer Gibson (Centennial)
67. Jackson Email (06/06/16)	Peter and Jayne Jackson (Harmony)
68. Ruppert Email (06/06/16)	Laura Ruppert (Centennial)
69. Dahl Email (06/06/16)	Noelle Dahl (Harmony)

Post Public Hearing Comments

70. Howard Email (06/06/16)	Bill Howard (Brookstone Park)
71. Ancich Email (06/07/16)	Tom and Lynn Ancich (Centennial)
72. Johnston Email (06/07/16)	Craig Johnston (Harmony)
73. Bennett Email (06/07/16)	Scott Bennett (Brookstone Park)
74. Williams Email (06/07/16)	Steve Williams (Centennial)
75. Scott Email (06/07/16)	John and Beth Scott (Centennial)
76. Benge Email (06/07/16)	Claudia and Jim Benge (Centennial)
77. Hartley Email (06/07/16)	Erin Hartley (Centennial)
78. Harrod Email (06/07/16)	Matt and Ellen Harrod (Centennial)
79. York Email (06/07/16)	Reba and Vance York (Centennial)
80. Sawyer Email (06/07/16)	Don and Kathy Sawyer (Centennial)
81. Yerian Emails (06/07/16)	Neal and Lesley Yerian (Centennial)
82. Hiers Email (06/07/16)	Casey Hiers (Centennial)
83. Crawford Email (06/07/16)	Shawn Crawford (Centennial)
84. Tsangaris Email (06/07/16)	Dr. Nikki Tsangaris (Centennial)
85. Battersby Email (06/07/16)	Karen Battersby (Centennial)
86. Tremblay Email (06/07/16)	Jim and Linda Tremblay (Centennial)
87. K. Smith Email (06/07/16)	Kelly Smith (Harmony)
88. Wright Email (06/07/16)	Kim Wright (Centennial)

89. Rehm Email (06/07/16)	Terri Rehm (Centennial)
90. Wyant Email (06/07/16)	Shirley Wyant (Centennial Townhomes)
91. Winkler Email (06/07/16)	Carl Winkler (Centennial)
92. Glascock Email (06/07/16)	Dean Glascock (F.C. Tucker)
93. Geier Email (06/07/16)	Charlie Geier (Centennial)
94. Cassidy Email (06/07/16)	Lynsay Cassidy (Centennial)
95. C. Johnson Email (06/07/16)	Chris Johnson (Centennial)
96. Hankinson Email (06/07/16)	Mel and Joan Hankinson (Centennial)
97. Gonzalez-Russell Email (06/07/16)	Marigen Gonzalez-Russell (Centennial Townhomes)
98. Czizek Email (06/08/16)	Tim Czizek (Centennial)
99. Weintraut Email (06/08/16)	Alice Weintraut (Centennial)
100. Dieckmeyer Email (06/08/16)	Damon Dieckmeyer (Centennial)
101. Riley Email (06/08/16)	Randy and Allyson Riley (Brookstone Park)
102. Sperlik Email (06/08/16)	Patricia and James Sperlik (Centennial)
103. Boarman-Rowe Email (06/08/16)	Stephanie Boarman-Rowe (Centennial)
104. Reisenleiter Email (06/08/16)	Mary Reisenleiter (Centennial)
105. Rieck Email (06/08/16)	David Rieck (Centennial)
106. Rogge Email (06/08/16)	Ben Rogge (Centennial)
107. Shipe Email (06/08/16)	Wayne and Lois Shipe (Centennial)
108. Chavente Email (06/08/16)	Blessy and Alex Chavente (Centennial)
109. Price Email (06/08/16)	Beth Price (Spring Mill Villages)
110. Perkins Email (06/08/16)	John and Christine Perkins (Centennial)
111. Clare Email (06/08/16)	Emily Clare (Centennial)
112. B. Johnson Email (06/08/16)	Barbara Green Johnson (Centennial)
113. Sexton Email (06/08/16)	Kathryn Sexton (Centennial)
114. Yovanovich Email (06/08/16)	Sue Ann Yovanovich (Centennial)
115. Troy Email (06/08/16)	Kristie Troy (Harmony)
116. M. Scott Email (06/08/16)	Matt Scott (Brookstone Park)
117. Cole Email (06/08/16)	Marcie Cole and Keith Moore (Centennial)
118. Moore Email (06/08/16)	Cheryl Moore (Centennial)
119. Rupp Email (06/08/16)	Steve Rupp (Centennial)
120. Bluett Email (06/09/16)	Tom Bluett (Centennial)

121.	Myers Email (06/08/16)	Elizabeth Myers (Centennial)
122.	Firestone Email (06/09/16)	Malea Firestone and Yaw Aning (Harmony)
123.	Robertson Email (06/09/16)	Carol Robertson (Centennial)
124.	N. Scott Email (06/09/16)	Nelson Scott (Centennial)
125.	Davidson Email (06/09/16)	David Davidson (Centennial)
126.	Masin Email (06/09/16)	Jon and Kelly Masin (Saddle Creek)
127.	Cannon Email (06/09/16)	Amy Cannon (Centennial)
128.	M. Long Email (06/09/16)	Mark and Betty Long (Centennial)
129.	Stewart Email (06/10/16)	Eric and Amy Stewart (Centennial)
130.	Goodlet Email (06/13/16)	Robert Goodlet (Harmony)
131.	Chang Email (06/14/16)	Sidney Chang & Yana Sung (Brookstone Park)
132.	Grace Email (06/16/16)	Helene Grace (Centennial)
133.	Petition (06/16/16)	Harmony Residents
134.	Bhargava Email (06/21/16)	Atul and Reeta Bhargava (SWC 146th & Ditch)
135.	Chitturi Email (06/24/16)	Pani and Heman Chitturi (Kingsborough)
136.	Petition (06/30/16)	Kingsborough Residents
137.	Buffer Letter/Survey (06/29/16)	Centennial South (Trescott Drive Residents)
138.	Dwivedi Email (07/02/16)	Yogander Dwivedi (Kingsborough)
139.	Migut Email (07/12/16)	Kim Migut (Centennial)
140.	Moorman Email (07/13/16)	Linda and Lee Moorman (Centennial)
141.	Ferentz Email (07/13/16)	John Ferentz (Maple Knoll Enclave)
142.	Fruland Email (07/13/16)	Amanda Fruland (Saddle Creek)
143.	Benge Email (07/15/16)	Claudia Benge (Centennial)

Jesse Pohlman

From: Jen Rochester <Rochester@bigi.org>
Sent: Friday, June 03, 2016 8:46 AM
To: Jesse Pohlman
Cc: drochester@theoris.com
Subject: Harmony Mixed Use / Development at 146th & Ditch

Hello Jesse,

I'm a new resident of Westfield, living in Harmony. We just moved into our beautiful new home in late March. My husband, Derek and I have concerns over the development being discussed for our neighborhood. I've heard a few things, namely a CVS, a gas station, and a fast food restaurant. I'm extremely concerned with both the gas station and the fast food restaurant. I feel like we moved into a very elegant and pricey neighborhood, with promises of high-end use for the new development, and this sounds like cheap commercial. I'm very much in favor of a NICE restaurant and as a family who likes to eat out, we'd likely frequent a location near us. Even something one step up from fast food like a Panera or similar but a fast food restaurant with a drive-thru paired with a gas station is exactly why we moved from Nora to Westfield. We wanted to escalate our surroundings and now I feel like they are being brought right back down to all the ugliest of commercial uses – and not only that, but literally in our backyard.

We are very concerned and can only hope that you are working in our best interests and choosing commercial development that enhances the new, up-and-coming, beautiful Westfield, set apart from its neighbors in class and city management.

If you have any suggestions as to who further I may contact, or meetings to attend, please let me know. I welcome any opportunity to discuss this further.

Jen & Derek Rochester
14933 Pollard Drive, Westfield
317-775-9229

Jesse Pohlman

From: Michelle Cardimen <mcardimen@icloud.com>
Sent: Friday, June 03, 2016 9:05 AM
To: Jesse Pohlman
Subject: Harmony PUD

Jesse,

I was very discouraged after attending the meeting last night at the Westfield City Hall.

I just purchased a home in Harmony and moved in in December 2015. We were made aware of the commercial development but were informed that it would be a "quaint" retail corner that would fit with the residential appeal of both Harmony and Centennial. We were told the concept was to create a continuation of the Carmel appeal into Westfield City Limits.

I am terribly concerned as the homeowner directly north of the pond along Ditch Road. We were required to upgrade the back of our property which cost us approximately $15,000.00 including decorative fence so that it was appealing to the city. The commercial property should be held to the same standards.

I have multiple concerns:
1. The types of businesses should reflect the type of neighborhood we are trying to achieve. Coffee shops, small sit down restaurants, banks, cafe's, ice cream or smoothie place. No fast food and no gas stations.

2. The hours of operation should not be of a 24 hour nature. 8am-10 pm to keep people away from residential areas at night.

3. The aesthetics of the landscape and building should be close to the architecture of the surrounding community with green space. This is supposed to be a village feel. That is what we were promised when we moved into the Harmony Development.

I will be at the meeting Monday. I am not opposed to the development as long as it is done with surrounding residential area taken into account.

Please represent the neighborhood views when this goes to a vote.

Michelle CARDIMEN
14917 Pollard Drive
Harmony Development
317-414-5984

Sent from my iPhone

Jesse Pohlman

From: Ann Eggleston <kaeggleston@sbcglobal.net>
Sent: Friday, June 03, 2016 9:14 AM
To: Economic Development
Subject: Development at 146th Street and Ditch Road

Hello,
My name is Ann Eggleston and I live in Brookstone Park Subdivision located on the southeast side of 146th Street and Ditch Road. I attended the Information meeting last night (6/1) to discuss the planned development at 146th Street and Ditch.

I am concerned that the new proposal includes an exception to the 2012 requirements to allow a Get and Go Gas station on the southwest corner of 146th and Ditch.

A gas station is unacceptable for the area. This is a residential area and I very disappointed that a developer with local ties would even consider constructing a gas station in a residential area. The lights, traffic and trash that go along with a gas station is unacceptable. Besides, the proposed gas station would sit right in front of an existing home.

I encourage the Board to vote against the requested zoning exception for the tract of land on the southwest corner at 146th street and Ditch road.

I am not opposed to the development on the northwest corner but the proposed design of the CVS store must be improved to blend in with the architect design of Harmony. A red brick building with bright lights is not acceptable.

Thank You

Ann Eggleston
317-407-2478

Jesse Pohlman

From: Scott Raftery <sraftery20@gmail.com>
Sent: Friday, June 03, 2016 10:39 AM
To: Jesse Pohlman
Subject: Harmony Neighborhood

Jesse,
I built and moved into our retirement home in Harmony in October, with the hopes that Westfield would not continue to put a drug store and gas station on every corner. A CVS is currently being built on 161st as well as the existing ones (Walgreens/CVS) on 32/Carey. We also have plenty of brand new gas stations on 32 that the council approved. The low end/cheap commercial/retail development (fast food, gas stations, drug stores) need to stay close to Grand Park, like we were promised and NOT be placed into/right next to our neighborhoods. If you need guidance, look to Carmel and Zionsville as to how the protect their neighborhoods and have development near and in their downtown commercial areas.

Sent from my iPhone

June 13, 2016

Attn: Westfield Plan Commission

We are vehemently opposed to the addition of a gas station on the 146th and Ditch property. However, in the event that all the voices who opposed this misguided plan are not heard, we would like to put on record that the request for the reduction of the buffer zones from 20 feet to 10 feet be denied. We would also ask that the density of plantings be increased to 7 trees and 30 shrubs per 100 feet due to the nature and unsightliness of this type of business.

In addition, we request that we be provided with a detailed lighting plan to ensure that adequate care will be taken to reduce any and all light pollution directly affecting our home.

We do not want this gas station any closer to our home!!

Mark and Gina Sell
1611 W. 146th Street
Westfield, IN 46074

From: Gina Sell [mailto:magisell@aol.com]
Sent: Friday, June 03, 2016 11:15 AM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: Proposed Gas Station 146th and Ditch

We are vehemently opposed to the construction of a gas station on the parcel of land adjacent to our home on 146th street.

This type of business would decrease our property values while increasing crime; it will create a chokepoint for traffic. Gas stations bring lights, chemicals, noise, and trash pollution with it - we do not want to allow it to be that close to the vicinity of our homes where our children play.

To provide high visibility to passing motorists and fend off would-be armed robbers, gas stations are very well lit. This can cause light pollution to the surrounding area and can be a particular nuisance if the station continues to operate late into the night or 24 hours a day, as many stations choose to do.

Gas stations have large and numerous curb cuts to allow for the easy flow of traffic, but these curb cuts interrupt the sidewalk and create an unpleasant and unsafe environment for pedestrians and bicyclists.

But more importantly the main reason we do not want this gas station is the potential exposure to Benzene. The air around gas stations have been found to have significantly higher levels of carcinogens such as Benzene that put current and future generations at higher risk for various cancers. Benzene is a known carcinogen that has been shown to affect the central nervous system, respiratory track, and the immune system. After prolonged exposure, it has also been shown to cause brain damage, anemia, and leukemia. Toluene is another chemical that is found in gasoline vapors; and it is associated with cardiac arrhythmias, liver and kidney failure, and developmental problems in fetuses.

Scientists carried out a study that found a child whose home was within two blocks of a fuel station was four times as likely to develop leukemia as a child than a child whose home was further away and the longer a child had lived nearby, the higher the risk of leukemia seemed to be.

Despite all the modern health and safety guidelines they must follow, gas stations can still pose significant hazards to neighbors, especially children. Some of the perils include ground-level ozone caused in part by gasoline fumes, groundwater hazards from petroleum products leaking into the ground.

A new study suggests that drops of fuel spilled at gas stations — which occur frequently with fill-ups — could cumulatively be causing long-term environmental damage to soil and groundwater in residential areas in close proximity to the stations.

"When gasoline spills onto concrete, the droplet will eventually disappear from the surface. If no stain is left behind, there has been a belief that no gasoline infiltrated the pavement, and all of it evaporated," Hilpert says. "According to our laboratory-based research and supported by our mathematical model, this assumption is incorrect. Our experiments suggest that even the smallest gasoline spills can have a lasting impact."

Many homes on the southside of 146th utilize wells for their water supply. Another study said wells should be at least 500 feet from a gas station.

A research study shows that a "minimum" of 328 feet should be the distance from "especially vulnerable" facilities such as hospitals, health centers, schools and assisted living centers. How far away is Copper Trace?

The board has already approved construction of a gas station at Towne and 146th street. There is no need for this gas station.

For the safety of our children and future generations we implore you to deny the request for inclusion of a gas station on the Southwest Corner of 146th and Ditch. Ask yourselves, would you expose your child to the risk of cancer for a few more tax dollars? Deny this request. It would be unconscionable to do otherwise.

Sincerely,

Mark and Gina Sell
1611 W. 146th Street
Carmel, IN 46074
magisell@aol.com

Jesse Pohlman

From: Brittney Towne <bgailcrane@hotmail.com>
Sent: Friday, June 03, 2016 11:39 AM
To: Jesse Pohlman
Subject: 146th & Ditch Commercial Development

Mr. Pohlman:

As a homeowner in the Harmony community, I would like to formally voice my concerns regarding the commercial project at 146th and Ditch that will be presented to the planning commission on Monday, June 6th. While understanding that the area was always zoned commercial, the types of businesses initially presented were drastically different than the properties being petitioned now. Gas stations, fast food restaurants and big box stores will severely degrade property value, affect quality of life with increased traffic (including semis and other delivery trucks) and potentially affect health and safety with water runoff issues and 24 hour commercial activity.
I urge the commission to look at The Village Of Westclay in Carmel as a model of a master planned community. They have managed to seamlessly blend commercial and residential sites while respecting the aesthetic of the community. The plans that are before the committee do not match the aesthetic of Harmony or any of the surrounding communities. The same thought and planning that goes into communities in Carmel need to be applied in Westfield. Please, take the time to invest in our city and make it the best it can possibly be.

Sincerely,
Brittney Towne
1617 Rosebank Drive
Westfield

Sent from my iPhone

Date: July 14, 2016

To: Plan Commission

We would like to bring to the attention of the Plan Commission that on January 14, 2013 the Westfield City Council Approved Ordinance 12-14. The document “Exhibit 3: Harmony PUD Ord 12-14 taken from the APC meeting on Tuesday, July 05 of this year contains a great deal of information. Although the J.C. Hart proposal for apartments was separated from the commercial portion, the above referenced document contains a plethora of photos and drawings relating to the entire Harmony project as originally envisioned which confirms what we were all led to believe when we bought our properties. Th pictures in this exhibit are certainly nothing like what is found in the commercial area along Indiana 32 today.

Of particular interest is page 51 (included on the next page). What the City Council approved is exactly the way we envision the commercial center at the north west corner of 146th and Ditch. The designers might want to look at the pictures that are a part of the exhibit they submitted to the Plan Commission on July 5. The amenities and design are right there. We see awnings, tree shaded areas, quaint outdoor dining, gathering places, and friendly outdoor areas.

Sincerely,

Mark & Carla Schaaf
14925 Pollard Drive
Westfield, IN 46074

Exhibit C-2 – Neighborhood Commercial Design Elements

The neighborhood commercial uses in the Mixed Use District shall be designed to encourage:

Outdoor dining

Opportunities to gather

Amenities to enhance pedestrian comfort

Jesse Pohlman

From: Mark Schaaf <mschaaf@mac.com>
Sent: Friday, June 03, 2016 1:46 PM
To: Jesse Pohlman
Cc: Carla Schaaf; Andy Schaaf; Andy & Erin Schaaf; paulestridge@estridge.net
Subject: Design Changes at 146th & Ditch Road

June 3, 2016

Dear Jesse,

We attended the meeting on Thursday evening regarding the property development at 146th and Ditch Road. Just six weeks ago we moved into our new home in Harmony which is two houses north of pond one and our backyard backs up to Ditch Road.

When we purchased the lot and were in the process of designing our home, we were told that because the house backs up to Ditch Rd., Westfield required that we had to meet certain architectural standards. We incurred extra cost because of these requirements and were happy to comply because of Westfield's high standards. Frankly, we were excited about this because, after 42 years in Carmel, we became accustomed to the same high standards. We were also told that the commercial development to the south of us would also comply with the same standards and fit the architecture of the Harmony and Centennial communities.

Last night we were told that the standards that Westfield originally planned for our area were to match those along State Road 32. That area is very commercial, definitely not residential. As surely you can understand, times have changed and so have the circumstances.

The design that we saw for the CVS pharmacy is totally out of character for the surrounding neighborhoods and is unacceptable. We have no objection to a pharmacy, but CVS must be held to the same design standards that we homeowners must comply with. Just one example is the gaudiness of the big sign on the front of the building.

In addition to the issues regarding the design of the buildings, we are concerned about landscaping and lighting. When we looked at the plans online, we saw provision for a few trees on the south side of the ponds. We would like to see a large mound of earth with shrubbery and trees to shield our neighborhood from the noise and lighting that would accompany these businesses. We want to be good neighbors and we expect that they be good neighbors as well.

We hope and, frankly, expect that the city of Westfield will look out for our interests as new residents and see beyond the financial gains that may be possible. We feel that the residents of Centennial and Harmony will be able to find common ground with the commercial developers so that everyone will be comfortable and that we will be good customers as well as good neighbors.

Sincerely,

Mark and Carla Schaaf
14925 Pollard Drive
317-439-7540

Jesse Pohlman

From: Bruce Watson <bruce@bwatson.us>
Sent: Friday, June 03, 2016 1:43 PM
To: Jesse Pohlman
Cc: jplankis@gotown.net
Subject: Notes on the Harmony Mixed Use Development
Attachments: PUD Changes Letter to APC 060216.docx

Jesse,

The attached notes regarding the Harmony mixed Use Development reflect the opinions, concerns and objections of the residents in the SW Centennial area which is directly adjacent to this development. Please forward this on to the APC members and the City Council for their consideration.

Thank you for your assistance.

Bruce

Bruce A. Watson
Representative for South Centennial Residents
1355 Trescott Dr.
Westfield, IN 46074
317-443-3101

June 2, 2016

RE: Neighborhood Meeting – Proposed Amendment to the Harmony PUD mixed Use District – 1606-PUD-07

Comments / Concerns / Objections to Proposed Zoning Changes – Southwest Centennial Residents

1. In 2012 when the Harmony PUD was first proposed, the SW Centennial Residents were opposed to a Fueling Station and Convenience Store in the midst of a residential neighborhood, and still are today. At that time this was excluded from a use in this commercial development. In our opinion, nothing has changed. We continue to be strongly opposed for the following reasons:
    a. Possible air and water pollution from the fueling Station
        i. Runoff drains into retention ponds that drain into protected wetlands
    b. A gas station does not belong in the middle of a residential area
    c. Increase in traffic volume and noise 24/7
    d. Convenience Stores attract crime and transient customers
    e. A gas station will significantly devalue the properties on the old 146th St. who would look directly at this property

    The better place for this use would be in the proposed commercial development at 146th & Town Rd. where there are no homes today that would be affected by it. If homes are eventually built in that area, it would be the choice of the homeowners to live in proximity to a Fueling Station/Convenience Store, rather that forcing it on existing residents.
2. Likewise, in 2012 when the Harmony PUD was first proposed, the SW Centennial residents were opposed to a Fast Food restaurant in the mixed use development, and still are today. This type of restaurant does not fit with the nature of small retail businesses in the midst of a residential development. We are opposed for the following reasons:
    a. An increase in traffic volume and noise on 146th & Ditch Rd. all hours of the day and night
    b. Offensive cooking odors waifing over our residences due to the prevailing winds from west to east
3. The residents on Trescott Dr. whose homes back up to Ditch Rd. object to the addition of a right in-right-out drive between the 146th St. and Somerville Rd. roundabouts. Due to the increased grade of the land, headlights from vehicles exiting onto Ditch Rd. will shine over the top of the existing fence and into the living spaces of these homes.
4. The increase in height of the grade of the Mixed Use District has already created a drainage problem on Ditch Rd., and in the back yards of homes on Trescott Dr. and Somerville Dr. When Ditch Rd. is reconstructed, and raised to address the puddling issue, more water will be forced toward the back yards of these homes. This drainage issue must be addressed.

    The excess roof and surface coverage of large flat roof structures and paved parking and roadways, will only exacerbate this problem.

The height of the grade of this Mixed Use area will also create a light pollution issue for the homes on Trescott Dr. that back up to Ditch Rd. and this development. Although shorter light poles and down lighting may be used, the grade is so high that that the lights will still shine into the living spaces of our homes. Turning vehicle headlights in the proposed parking areas, will also shine over the existing fence behind the homes on Trescott Dr. This issue needs to be addressed by the type of lighting used along with light shields, and by mounding/berming and the dense planting of evergreen trees and shrubs and/or the replacement of the existing fence with a taller one.

5. While the addition of a CVS Pharmacy is not necessarily objectionable, the proposed architectural design is. The ordinance specifically excludes "Corporate architecture", and the proposed design would violate this exclusion. Although the proposed architectural design conforms to the Rt. 32 Overlay, the design does not blend in with the appearance of its' residential surroundings. Architecture similar to that approved for the CVS store in the Springmill Station development would be more suitable for this type of building in a residential area. The architecture should include elements from the surrounding residential and commercial buildings (ie. Copper Trace, Harmony and Centennial).

   Similar design elements should be applied to all of the structures in this development to create a consistency of appearance throughout the mixed use development.

6. Also opposed, is the addition of a retail strip center at the NE corner of the development. As originally proposed there were going to be a number of smaller, stand-alone buildings in this area. In 2012, this project was visualized, sold to the City and surrounding residents, and approved as a quaint, neighborhood marketplace with boutique shops and small family restaurants, a coffee shop, and a small grocery store. The proposed changes to the PUD will change the nature of the development into a high volume, high traffic commercial district with a significantly negative impact on the surrounding residences.

The surrounding residents are willing to work with the Developer to effect positive change that will complement the residential area in which this development is to be situated. We would like to see this area become a jewel in the community, and one that will attract families to live in the surrounding communities, and improve the values of our properties.

Bruce A. Watson
South Centennial Representative
1355 Trescott Dr.
Westfield, IN 46074
317-443-3101

Jesse Pohlman

From: John David Patterson <patterson_john_d@lilly.com>
Sent: Friday, June 03, 2016 2:40 PM
To: APC
Subject: 146th and Ditch

I am a Westfield resident that lives very near the 146th and Ditch area. I am objecting to any plans or consideration to grant an exception for the construction of a gas station/convenience store in this area. It is not needed as we have plenty of gas stations in the immediate area. This is a residential area and the area remaining to be developed should not be just thrown together with fast food restaurants, gas stations, etc. Instead please consider that you are making a statement for the rest of the 146th street corridor and compliment it rather than detracting from it. Make it unique…….make it standout as a statement…….do not devalue the area by allowing crap to be built.

Thank you,
John Patterson

Jesse Pohlman

From: Bill Taylor <wataylor04@gmail.com>
Sent: Friday, June 03, 2016 3:02 PM
To: APC
Subject: 146th & Ditch Proposal

To whom it may concern,

I'm a resident of the Centennial subdivision and am very concerned about the proposal currently being discussed for the intersection at 146th and Ditch Road. When we moved in there was not approval for a gas station and to see it now being seriously considered feels like a bait and switch which certainly isn't what we expected when moving to Westfield. I'm concerned about what impact this proposal will have on traffic, crime, property values, etc. I certainly hope the planning commission will hear the voices of the citizens this proposal will impact and decline to approve the variance.

As for the CVS I understand that the zoning already allows for it but the distressing part is the design that is being considered. There are strict design standards placed on the homes in the neighborhoods immediately adjacent to this property and to hear that the CVS won't have the same strict standards just doesn't make sense. With the explosive growth Westfield is experiencing right now it's imperative that design standards are such that we can all look at new development and be proud to have it in our city.

I certainly want to be a good neighbor and understand that growth brings change and new opportunities but it's vital that the voices of the citizens of Westfield be heard to keep the city moving forward in a successful and positive manner.

Thank you,

William and Jennifer Taylor
14934 Declaration Drive
Westfield, IN 46074

From: Erin Vahrenkamp [mailto:erin.vahrenkamp@gmail.com]
Sent: Friday, June 03, 2016 4:08 PM
To: APC <APC@westfield.in.gov>
Subject: Re: Proposed GetGo Station at 146th & Ditch Road

To the members of the Advisory Planning Commission, City of Westfield:

My name is Erin Vahrenkamp and I am the resident owner of a home at 1359 Holden Ct. in Carmel, within the Brookstone Park subdivision on the southeast corner of 146th St. and Ditch Rd.

I am writing in regards to agenda item 1606-PUD-07 for the Monday, June 6th meeting of the APC, regarding an amendment to the mixed-use district of the Harmony PUD. TMC Developers, LLC proposes changing the existing zoning to allow a GetGo gas station to be built on the southwest corner of 146th and Ditch, which is essentially across the street from my home.

I am strongly opposed to this amendment, as I feel that a gas station will have a negative effect on the character, environment, and safety of our neighborhood and other surrounding residential neighborhoods. This station would potentially be open 24 hours a day, and would bring all sorts of issues right to our front doors, including possible fuel spillage in our groundwater, light and noise pollution, crime, trash/associated rodents, tobacco and alcohol sales. In turn, the blight that this GetGo would cause would negatively impact our home values. I would never have purchased my home if I'd had any indication that a gas station would be built just a few hundred feet away, and I know that many of my neighbors feel the same.

In this area, I cannot think of another location where a new (not pre-existing) gas station was constructed so close to so many adjoining residential neighborhoods, and there is honestly no reason to build one in that space when there are so many other potential locations in Westfield that are not yet developed.

I urge you to protect our neighborhoods by rejecting this amendment, and plan to attend the meeting on Monday night to speak out against it.

Respectfully yours,

Erin Vahrenkamp

From: Barb Simonson [mailto:barbsimo@icloud.com]
Sent: Friday, June 03, 2016 4:31 PM
To: APC <APC@westfield.in.gov>
Subject: 146 and Ditch

June 3, 2016

Dear Jesse,

I, with many of my neighbors, attended the meeting on Thursday evening regarding the property development at 146th and Ditch Road.

I was surprised (but not shocked) that the developer of that corner is trying to push through plans that the residents of the area DO NOT WANT.

First and foremost, WE DO NOT WANT A GAS STATION AND/OR QUIKIE MART IN THE AREA OF OLD/NEW 146 AND DITCH.

Secondly, WE DO NOT WANT A FULL FAST-FOOD BUSINESS, WHETHER IT IS BEEF, CHICKEN, FISH, TURKEY, TACO, OR ANY COMBINATION OF THE ABOVE. WE DO NOT WANT THIS ANYWHERE NEAR 146 AND DITCH.

Those businesses are not needed and not wanted in our residential area.

(A coffee house (Starbucks or the like) with a drive thru option would probably be acceptable, per most of the attendees last night.)

We live in a beautiful residential area. We understand that the corner of 146 and Ditch is destined to be commercial; it is Pollyanna-ish to think otherwise.
The architecture of these proposed buildings needs to be congruent with the guidelines that we have to follow as homeowners.

A garish CVS building (or similar business) is not acceptable. The other buildings need to be designed to follow suit. The St. Rd. 32 model is not appropriate for this area; please think reserved Zionsville instead of gaudy and crowded Fishers! Quaint local shops would be perfect; but quaint-looking businesses would fare better than the loud "run of the mill" places being courted by the developer.

In addition to the issues regarding the design of all the buildings, we are also concerned about landscaping, lighting, and buffers for the neighborhoods. We would like a significant barrier with shrubbery and trees to shield our neighborhoods from the noise and lighting that would accompany these businesses.

Significant barriers should also be put on the east side of Ditch Rd, to protect those Centennial homes from the traffic, noise, and 24-hour lighting.

This is certainly not too much to ask of a developer that is licking its chops to get to that intersection!

We do not need a huge pharmacy, gas station, and burger joint on every corner and cornfield in Hamilton County.... That is already available in Fishers! Please consider the long-term effects to the upscale nature of western Hamilton County, with expensive Carmel homes being affected as well as lovely Westfield properties.

Lastly, I'd like to address the presentation itself last night. John (whose client is the developer) did not identify himself at the start of the meeting. Most attendees thought that he was somehow representing the city. After a while, (and a very embarrassing but innocent faux pas by a resident) it was clear that the developer and crew were getting tired of the comments. Snippy answers such as "People like convenience and people like drugs, so there you go!" "If you want that, go buy a corner and put it up yourself. Rich people make the rules!" and using trade terms such as "not enough rooftops" were very off putting. We may not be lawyers, but we are not stupid.... we are concerned people INVITED to this informational meeting, and a condescending manner is uncalled for.

Thank you for reading this long letter.

I look forward to the meeting on June 6.

Sincerely,

Barbara Simonson
15290 Seneca Circle
317-590-3921

Jesse Pohlman

From: Steve Gerke <gerkesteve@hotmail.com>
Sent: Sunday, June 05, 2016 3:44 PM
To: Jesse Pohlman
Subject: Development of Harmony, Mixed-use District NW corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Steven Gerke
Maria Gerke

Jesse Pohlman

From: Dan Gelfman <delfman2004@gmail.com>
Sent: Saturday, June 04, 2016 3:52 PM
To: Jesse Pohlman
Subject: Ditch and 146 concerns

Jesse

I live in Harmony at 151 and Ditch rd.

I will be out of town for Monday's meeting.

I wanted to express my concern for any development that would decrease our property values by not being in line with the upscale development in harmony.

I would appose a gas station and a cvs box store. CVS and others should use an upscale design similar to what was done in Carmel.

It would be nice to have a sit down restaurant, not a fast food store.

The neighborhood has changed since the original planning and the businesses in that area should reflect that change.

Thank you,

Dan Gelfman

Sent from my iPhone
Please excuse minor errors

Jesse Pohlman

From: Nick Feipel <nfeipel@gmail.com>
Sent: Saturday, June 04, 2016 4:28 PM
To: APC
Subject: Against GetGo Gas Station

Hello,

I am emailing in regard to the potential of a GetGo Gas station on the southwest corner of 146th and Ditch road. I am a resident of Brookstone Park of Carmel and work in Westfield at Busby Eye Care, therefore, I feel this potential plan effects me greatly.

I see no benefit to a gas station at this location. We have access to a gas station 5 minutes driving time to the north and less than 10 minutes both southeast and southwest of this location. The addition of this gas station doesn't provide any extra convenience to the residents in this area.

The addition of a gas station to this area will have a negative impact on the communities surrounding it. I'm concerned about increased trash, air and light pollution, potential fuel leaks, and crime that inevitably comes hand in hand with a gas station, especially one open 24/7. This will certainly cause residential property value of the surrounding area, including both Westfield and Carmel, to plummet.

From my understanding, the original zoning plan did not include approval of a gas station at this location. I do not see how the addition of this gas station would benefit the residents of Westfield or Carmel in this area. I've listened to several talks at the Westfield Chamber of Commerce in which the keynote speaker would voice their thoughts on how to make Westfield a more "desired and liveable" area to reside in. A gas station at this location doesn't help to achieve that appeal according to these experts brought in by the WCC and I agree with them.

Please consider my objection to this when making your decisions on Monday evening as I will be unable to attend the meeting and make my voice heard.

Thank you for your time to listen to my concerns.

With warm regards,

Nick Feipel

Jesse Pohlman

From: Nick Feipel <nfeipel@gmail.com>
Sent: Saturday, June 04, 2016 4:28 PM
To: APC
Subject: Against GetGo Gas Station

Hello,

I am emailing in regard to the potential of a GetGo Gas station on the southwest corner of 146th and Ditch road. I am a resident of Brookstone Park of Carmel and work in Westfield at Busby Eye Care, therefore, I feel this potential plan effects me greatly.

I see no benefit to a gas station at this location. We have access to a gas station 5 minutes driving time to the north and less than 10 minutes both southeast and southwest of this location. The addition of this gas station doesn't provide any extra convenience to the residents in this area.

The addition of a gas station to this area will have a negative impact on the communities surrounding it. I'm concerned about increased trash, air and light pollution, potential fuel leaks, and crime that inevitably comes hand in hand with a gas station, especially one open 24/7. This will certainly cause residential property value of the surrounding area, including both Westfield and Carmel, to plummet.

From my understanding, the original zoning plan did not include approval of a gas station at this location. I do not see how the addition of this gas station would benefit the residents of Westfield or Carmel in this area. I've listened to several talks at the Westfield Chamber of Commerce in which the keynote speaker would voice their thoughts on how to make Westfield a more "desired and liveable" area to reside in. A gas station at this location doesn't help to achieve that appeal according to these experts brought in by the WCC and I agree with them.

Please consider my objection to this when making your decisions on Monday evening as I will be unable to attend the meeting and make my voice heard.

Thank you for your time to listen to my concerns.

With warm regards,

Nick Feipel

Jesse Pohlman

From: Marcus Magnussen <marcus_magnussen@hotmail.com>
Sent: Saturday, June 04, 2016 6:25 PM
To: APC
Subject: Harmony Mixed Use District

My name is Marc Magnussen, and I recently bought a home in the Harmony subdivision at 146th and ditch rd. In fact, my family's home is on the southern most edge of section 2 in the development.

I have concerns regarding the proposed amendments for development in the mixed use plot of Harmony:

1. I am opposed to a gas station being allowed on any plot (north or south of 146th st) in the development. This will not add to the appeal nor property value of homes in our community. This will bring an undesirable clientele and an elevated traffic volume to our section off the community.

2. I am opposed to moving a fast food /drive through restaurant to the north side of 146th st. If a drive through food store is placed on the plot south of 146th st, I want the current stipulations regarding type of restaurant to stand. I do not want the allowed type of drive through restaurant to be expanded.

3. I would prefer that the architecture of the buildings in the development flow nicely with the surrounding neighborhoods. I do not like the current proposed design for the CVS store, and I would like a less intrusive storefront if possible.

4. I would like a sight and sound barrier to be installed between the southern edge of the neighborhood (section 2) and the northern barrier of the mixed use plot. A combination of grass mounds and a tree line would be ideal. I do not want people looking into my windows, and I did not move to Westfield to wake up to a parking lot view.

I hope that the APC listens to the citizens of Westfield and does not allow for the above proposed amendments (gas station, move the fast food plot, or expand the type of fast food allowed). These items were not explicitly allowed when this area was initially zoned, and I would not have purchased this home had this been the case. Please help us preserve the integrity of our neighborhood and community. Make us proud to live in Westfield.

Sincerely,

Marc Magnussen

Jesse Pohlman

From: Tara Magnussen <tmagnussen08@gmail.com>
Sent: Sunday, June 05, 2016 10:57 PM
To: Jesse Pohlman
Subject: Harmony mixed use district

My name is Tara Magnussen and my family and I live in Harmony just north of the proposed mixed use district.
I have deep concerns regarding the proposed amendments for development in this space.

1. I am opposed to a gas station being allowed on any plot (north or south of 146th st) in the development. This will not add to the appeal nor property value of our homes in our community. This will bring an undesirable clientele and elevated traffic volume to our section of the community. Also, I do not want to raise our children in an area that ground/water nearby could easily be polluted with this type of establishment.
2. I am opposed to moving a fast food /drive through restaurant to the north side of 146th st. If a drive through food store is placed on the plot south of 146th st, I want the current stipulations regarding type of restaurant to stand. I do not want the allowed type of drive through restaurant to be expanded.
3. I would prefer that the architecture of the buildings in the development flow nicely with the surrounding neighborhoods. I do not like the current proposed design for the CVS store, and I would like a less intrusive storefront if possible.
4. I would like a sight and sound barrier to be installed between the southern edge of the neighborhood (section 2) and the northern barrier of the mixed use plot. A combination of grass mounds and a tree line would be ideal. I do not want to look out my windows and see a parking lot.
5. Lastly, whatever ends up residing in this area should not be open 24 hours. This, to me, welcomes more crime, noise, and nonsense that we do not want around our home.

I hope that the APC listens to the citizens of Westfield and does not allow for the above proposed amendments (gas station, move the fast food plot, or expand the type of fast food allowed). These items were not explicitly allowed when this area was initially zoned, and I would not have purchased this home had this been the case. Please help us preserve the integrity of our neighborhood and community and continue to be proud of where we live.
Thank you for taking our opinions into consideration.

Tara Magnussen

Sent from my iPhone

Jesse Pohlman

From: Steve Goodere <sgoodere@gmail.com>
Sent: Saturday, June 04, 2016 9:45 PM
To: Jesse Pohlman; APC
Subject: NO Gas Station at 146th Street and Ditch Road

June 4, 2015

Mr. Jesse Pohlman
jpohlman@westfield.in.gov

Re: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive-in restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change of food use.

We feel the design for the new CVS should be in keeping with the Harmony architecture and blend into the surrounding community, such as was done by CVS at 131st street and Town Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St, Westfield at 7 pm on Monday, June 6, 2016 to voice our opinion.

Sincerely,

Steve & Bea Goodere
1393 Bridgeport Dr
Westfield, IN 46074
317.669.7480

copy to: apc@westfield.in.gov (Advisory Plan Committee)

Jesse Pohlman

From: Beatrice R Goodere <sgoodere@icloud.com>
Sent: Tuesday, July 12, 2016 9:38 AM
To: Jesse Pohlman
Subject: Development at 146th and Ditch

July 12, 2016

Dear Jesse,

I was wondering why a gas station is even being considered at 146th street and Ditch when a gas station has already been approved at 146th street and Towne...less than one mile away. At the present time there is only one gas station on 146th street between Shelbourne to the west and SR 37 to east and that is at Carey Road. Why do we citizens of Westfield need another gas station. We have a Kroger's gas station 2.5 miles from 146th street Ditch already. Put the gas stations on SR 32 and US 31. PLEASE KEEP GAS STATIONS OUT OF OUR NEIGHBORHOODS. How many gas stations are in the Carmel neighborhoods??? Steve Goodere

From: Marcia Goldstein [mailto:margold2@gotown.net]
Sent: Tuesday, June 07, 2016 10:15 AM
To: APC <APC@westfield.in.gov>
Subject: update to my previous post

I previous sent a post about the proposed commercial construction at 146th and Ditch. In that post I did not express objection to the gas station and convenience store.

Since the first meeting, however, it has come to my attention that a gas station is already planned and approved for 146th and Towne. There is absolutely NO NEED for another such facility at 146th & Ditch. I therefore would oppose the installation of such a facility along with the Harmony commercial development.

Thank you for taking the time to listen to resident opinions.

Marcia Goldstein
15250 Nashua Circle - Centennial
Westfield
317-509-6783

From: Marcia Goldstein [mailto:margold2@gotown.net]
Sent: Friday, June 03, 2016 5:27 PM
To: APC <APC@westfield.in.gov>
Cc: Marv Goldstein <margold1@gotown.net>
Subject: re: proposed commercial development at 146th & Ditch

I was in attendance last night at the meeting about the proposed commercial development at 146th & Ditch. Unfortunately, due to a business conflict, neither of us can attend the meeting next Monday night. That being said we would like to give you our feedback.

- We are not fighting commercial development at the site. It is zoned for such and our concern is to make it as attractive and beneficial to the surrounding residents as possible.
- The architecture of the complex should be upscale and in keeping with Harmony. We don't want a complex similar to what is being completed at 116th & Springmill - too close to the road and just a bunch of rectangles with no "pizazz". If the architecture were to be different from most centers and distinct we believe it would increase the value of our properties and entice potential businesses to locate there.
- Although we aren't thrilled with a gas station & Get Go, it sounded like it was close to a done deal. We hope, however, that the request to reduce the buffer with the street not be approved.

The developers have much to gain from being good neighbors and build a complex that gives the surrounding Carmel and Westfield neighborhoods positive identity and helps to maintain property values.

As an aside, we would love to see a Trader Joe's come to the complex. The gentleman last night noted that they had been approached and were not interested. Hopefully they can be convinced to change their minds.

Thank you for giving us the opportunity to give you feedback.

Marcia & Marv Goldstein
15250 Nashua Circle (Centennial)
margold2@gotown.net
317-509-6783

Jesse Pohlman

From: Amy Anderson <amya14466@gmail.com>
Sent: Saturday, June 04, 2016 8:12 AM
To: APC
Subject: June 6 meeting

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION
1605-SPP-06 & 1605-ODP-06
Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road Estridge Development Management, LLC by Innovative Engineering & Consulting, Inc. requests approval of a Primary Plat and an Overall Development Plan for the Mixed Use District on 32.82 acres +/- in the Harmony Planned Unit Development (PUD) District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat & Overall Development Plan

I live in Brookstone Park. It was my understanding that the north west corner of Ditch Road and 146th Street would have future development. I was not aware that 146th street would be moved. The issue for approval of the gas station is what I am most opposed to. We have three gas stations within five minutes of this intersection and don't see that it is needed here. I am frustrated by the view of the council who imposed the same requirements for this development as they did on State Road 32. This is a residential area. The last time I drove 32 west I counted zero homes between Oakridge and Ditch Road. From Meridian to Ditch I think there were only four houses one of which had recently been used for practice by the fire department. I don't understand how a single person on the council can possibly feel that this corner should be treated in the same manner as 32. Please vote against approval of the gas station. Additionally, please have CVS build something aesthetically that fits into the community more than what they proposed last week. Shops and stores in the craftsman style that fit with Harmony should be required.
Respectfully
Amy Anderson
Sent from my iPhone

Jesse Pohlman

From: Scott Davis <insuredbyscott.davis@gmail.com>
Sent: Saturday, June 04, 2016 10:40 PM
To: Jesse Pohlman
Subject: Development of the Harmony, Mixed Use District

Mr. Jesse Pohlman
jpohlman@westfield.in.gov

RE: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

As a concerned resident of the Centennial Subdivision, were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Scott & Stacey Davis
516 Athens Pl
Westfield Indiana 46074

Jesse Pohlman

From: john scott <jszilla@gmail.com>
Sent: Saturday, June 04, 2016 10:54 PM
To: Jesse Pohlman
Cc: Beth Shaffer-Scott
Subject: RE: Development of the Harmony, Mixed-Use District

June 4, 2016

Mr. Jesse Pohlman
jpohlman@westfield.in.gov

RE: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

John and Beth Scott
1378 Monmouth Drive
Westfield, IN 46074

Jesse Pohlman

From: Kari Pitre <karipitre80@gmail.com>
Sent: Saturday, June 04, 2016 11:17 PM
To: Jesse Pohlman
Subject: Development of the Harmony, Mixed-Use District NW corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

Sincerely,

Cory & Kari Pitre
14722 Raymond Ln
Carmel, IN 46032

Jesse Pohlman

From: Danese Malkmus <danesemalkmus@gmail.com>
Sent: Sunday, June 05, 2016 10:01 AM
To: Jesse Pohlman
Subject: Proposed developments at the 146th and Ditch site.

This is to advise that as a resident of Centennial, I strongly oppose the proposed addition of a gas station and a fast food facility at 146th and Ditch. Further, I believe the City is giving the developer special treatment and ignoring the many residents whose home surround that area. Please register my complaint. I will be attending the meeting tomorrow and will further voice my criticism of both the developer and the City.

--
Danese

Jesse Pohlman

From: Clifford Helsel <cliffordhelsel@me.com>
Sent: Sunday, June 05, 2016 10:37 AM
To: Jesse Pohlman
Subject: Harmony, NW Corner of 146th and Ditch

Dear Mr. Pohlman, I am writing to express my concerns about recent proposed zoning amendments. I am a homeowner in Brookstone Park with a clear view of the NW Corner of 146th and Ditch. My children and I often sit on the back patio of our house and look at all the stars and the beautiful night sky above. Already with the addition of the roundabout lighting and the nursing home we have started to lose some of the enjoyment of a quiet and dark backyard.

I would like to voice my STRONG OPPOSITION to the development of a gas station and convenience store at 146th and Ditch. The light pollution, noise pollution and air pollution seriously impacts our quality of life and has economic ramifications including a lower property value for our home. Please see this article from Scientific American discussing the risks of gas stations and their effects on nearby homes: http://www.scientificamerican.com/article/is-it-safe-to-live-near-gas-station/

In this day of high MPG long range gas vehicles, and the advancement of electric vehicles, a gas station is an unnecessary addition to this area with exceptional negative impacts to community quality of life and health and safety.

Thank you for your time and I sincerely hope that my children and other children in the community will continue to be able to enjoy the health, safety and peace of their backyards.

Sincerely,
Clifford Helsel
Brookstone Park
cliffordhelsel@me.com
561-503-1550

Jesse Pohlman

From: Melissa Noparstak <mnoparstak@yahoo.com>
Sent: Sunday, June 05, 2016 10:44 AM
To: Jesse Pohlman
Subject: 146th and Ditch feedback

Hi Jesse,
I am writing to share my thoughts regarding the planning for the corner of 146th and Ditch Rd. that will be discussed at the planning commission meeting on 6/6. Thank you for representing the thoughts and feelings of our community.
I understand there are four matters at hand – three of which I have thoughts on.

1. Regarding building at GetGo (or any fuel station), I am in agreement with my neighbors from three years ago in that a gas station should NOT go on that corner. A gas station brings more traffic and there is not enough space between residents and the gas station itself.

2. The placement itself of a "fast-food" restaurant does not really seem to be the issue at hand. It seems that a fast-food restaurant was never approved by the community, but rather a restaurant, where people can walk to and sit down with their neighbors was what was agreed upon. I support a restaurant with sit-down and carry-out options, but not a "fast-food" restaurant.

3. The look and feel of the CVS and all other buildings, I believe, should also be consistent with a residential/village-type feel and NOT that of a commercial space as done on 32/31.

The commercial space in general can be one that draws neighbors and the community together and entices people to Westfield if the right businesses and right design are implemented. We want to have a community space, like that of West Clay or Carmel, that brings people together and adds to the appeal and value of our property. We do not want 24-hour establishments that will draw crime, traffic, and other unwanted side effects of such a development into our neighborhood.
Again, I appreciate you representing myself and my neighbors. I am hopeful that we can turn this commercial space into one that truly meets the wants and needs of the Westfield/Carmel community.

Thank you.
Melissa Williams
mnoparstak@yahoo.com 847-668-3283

Jesse Pohlman

From: Judy Long <jllong5340@gmail.com>
Sent: Sunday, June 05, 2016 12:18 PM
To: Jesse Pohlman; APC
Subject: Development of the northwest corner of 146th street and Ditch Road

I attended the meeting on June 2 regarding the zoning amendments being proposed by the developer of this property.

We Do Not Want A Gas Station on any of the corners involved. This feeling was made well known in 2012. We certainly do not want to give the developer a special exception for this purpose. This is a residential area and not a commercial area. There can be no advantage to the homeowners in this area to have a 24 hour gas station here. This is not 32 as the developer would like to copy.

Also we do not want an amendment to change the zoning in order to allow fast food restaurants to be moved to the north side of 146th. We were told, initially, that this area on the northwest side of the street would be used for small village like establishments, not McDonalds and Taco Bell....is this a bait and switch....sure sounds like it.

It looks like we are going to get another CVS. Surely you can insist on a softer look than the average CVS.

I will be attending the Public Hearing at City Hall on Monday, June 6...7:00 pm

Please give serious thought to the effect these proposed amendments will have on our neighborhoods.

Thank you
Judy Long
1342 Monmouth Drive
Westfield IN 46074
317-669-8009

Sent from my iPad

Jesse Pohlman

From: B Dravet <bdravet@yahoo.com>
Sent: Sunday, June 05, 2016 12:32 PM
To: Jesse Pohlman
Subject: Harmony-NOT the same copy others are sending you.

Dear Jesse,
I completely agree with the letter below. I would also like to mention that I own the 7+ acre property north of Harmony-1739-1745 W. 156th Street. I am begging you to not allow Harmony any more special treatment or zoning changes. The builders have already cleared hundreds of trees-something that they originally were not supposed to do. Estridge IS involved. We were all told Estridge would not be involved-a bold faced lie at the very beginning. My barn has never been visible to the south, now I can clearly see it all the way from 146th and Town Rd. The noise is unbearable. My 4 year old is constantly being woken up by loud construction. I would also ask of you to require Harmony to border itself with a wall. Ideally, a wall that would be built before they get any closer. We are also bothered at night because EVERY light is turned on in the empty homes. Harmony has already caused light, sound, and air pollution. Harmony builders even wanted the new sewer to go through mine and my neighbor's properties to avoid it going through Harmony. Because of that, we all had to deal with lawyers, realtors, etc. Another issue that worries us is drainage. Harmony is building the soil up. This is already causing my property to hold more water than usual. I am also concerned with flooding as they get closer. I did not move to Westfield to be this close to fast food, gas stations, apartments, and shopping centers. Please take all of this in consideration on Monday.
Joe McCarthy, Brandy Dravet-McCarthy, and Reznor McCarthy
(831) 383-8785

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Steve & Bea Goodere
1393 Bridgeport Dr
Westfield, IN 46074

Jesse Pohlman

From: Rose Titel <rtmustlovedogs@gmail.com>
Sent: Sunday, June 05, 2016 12:47 PM
To: jpohlman@westfield.ingov
Cc: APC
Subject: NO GAS STATION

Importance: High

Mr. Pohlman,

I cannot make the Public Hearing scheduled on Monday, June 6th, however; I am submitting this email to formally voice my opposition to a gas station at 146th & Ditch. I am in complete agreement with ALL points made in the email below from Steve and Bea Goodere.

Rose Titel
1222 Pawtucket Drive
Westfield, IN 46074
Centennial resident

REF: NO GAS STATION AT 146TH AND DITCH 9h ago

June 4, 2016

Mr. Jesse Pohlman
jpohlman@westfield.in.gov

RE: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend

in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Steve & Bea Goodere
1393 Bridgeport Dr
Westfield, IN 46074

copy to: apc@westfield.in.gov (Advisory Plan Committee)
Shared with Centennial + 24 nearby neighborhoods in GenKay Sexton
katiekat222@msn.com
One year from now, what will you wish you started today?

June 5, 2016

Jesse Pohlman
Community Development Department
Planning and Zoning Division
2728 East 171st Street
Westfield, IN 46074

Subject: **1606-PUD-07, 1606-DDP-20** Harmony PUD District Amendment (Mixed-Use District) Located At the Northwest Corner of 146th and Ditch Road. 1605-SPP-06 & 1605-ODP-06

Preface: My wife and I live a 1367 Trescott Drive directly adjacent to Ditch Road and the proposed retail development. We purchased the property and built our home with Estridge in 2007, with an expressed concern over future development around us. It was indicated at that time that 'Commercial Zoning' was not likely to be an issue in the future. The precedent set at 161st street and Springmill Rd. with rezoning of residential property to commercial zoning lead to a change in development plans, and in 2012 the property listed above was approved for retail development. The approval was made with restrictions at that time that were acceptable to the neighborhoods. The request to change these restrictions is another attempt by a new developer to ruin our quaint rural residential and community life. We have several objections to the application and many concerns about the development in general.

Ditch Road and 146 street are 'County Roads' surrounded by homes, communities and real estate that caters to residential occupants. The approved development of the Mix-Use District is a retail island in a sea of homes. It is not an appropriate site for the proposed amendments to the development that is best designed and expected to be located on State Roads, like State Rd 32 and State Rd. 31 with no residential neighbors and easy access for vehicular traffic on and off the freeways. With is context as a background, please review and consider with serious deliberation, the following objections and concerns in order of importance.

<u>Objections:</u>

1. **We do not want any gas station/convenience store to be approved for any portion of the 1606-PUD-07 development.**

   Since the roundabout was constructed at 146th street and Ditch road the traffic volume on Ditch Rd. has increased dramatically. The traffic noise wakes me up at 6:30 a.m. and I no longer have to set an alarm to get to work. The addition of a gas station and drive through convenience store would increase the volume of traffic, increase the noise level, increase the duration of traffic from just rush hours to most of the day and

evening. Most residents get gas on the state roads on the way to work of after work and do not need a 'local' gas station near their homes.
Gas stations sell beer /wine; are typically open 24/7, and located at busy roads, making them targets for crime from transient traffic. This is additional concern.

From an environmental point of view, leaks from the underground tanks may be 'rare' but spills from delivery trucks filling the tanks or vehicles will occur and will probably run off into the retention pond and then into the wetland. Odors from fuel spills will move toward us in Centennial and Harmony due to prevailing wind directions. This could be a regular issue.

2. **We do not want a 'fast food' Drive Thru establishment on the north side of 146th street.**

   There is presently approval for a fast food establishment on the parcel south of 146 street, and we believe that is sufficient to get retail customers to patronize this development. As stated before, drive through establishments have a large impact on traffic. Bringing that business to the north side of 146th St. will push a large volume of traffic towards the Somerville St. Roundabout, directly into the neighborhood.

   A sit down restaurant with liquor license, patio seating, regular hours of operation is more what should be envisioned for this community location (north side of 146th street). I see business like Le Peep, Kelties (so sad to see it go), Tuesday Morning, Charleston's, etc. to have a great following at this site.

3. **The 'Right In and Right Out' exit and entrance between 146th St. and Somerville St. is not appropriate.**

   It makes no sense to have a 'Right In' entrance between these streets as there is Right In access at the Somerville roundabout 300 feet north , that serves that function. The new Right Out at this location may help alleviate all the traffic from going through the roundabout at Somerville, but its location would result in headlights pointed directly into our backyards/ family rooms and bedrooms all evening and night.

   The short distance between the two roundabouts also makes me concerned about traffic safety. A right out at the Somerville roundabout, towards the proposed new Right Out could be covered in a few seconds with acceleration that could cause severe damage to the other exiting car or cause the accelerating car, through avoidance, to ride over the proposed divide into the oncoming traffic from the 146ths street roundabout.

4. **We do not want the CVS store to be developed at this site.**

   We believe there are more than enough CVS stores in this general area. There are presently 9 CVS stores/outlets with in a 5 mile radius of Hwy 31 and 146 street. We do not need a 10th one when there are two within 2 miles of this location. Walmart has had a lot of opposition to development near residential areas and locations that cause independent small businesses in city centers to close. I believe CVS has the same effect, and perhaps an even larger impact on local business by 'invading' all the potential new locations with small foot print stores. What business will come into this Harmony development after CVS is established? They sell beer /wine, cosmetics, household goods, canned, boxed and bottled foods, snack foods and other sundries. What is left to sell at a potential new market store; just meat, produce, and frozen foods? There are not many small independent business doing that, and the larger ones will not come to this site.

   Indiana ranks number 1 for the entire country in 'armed robberies of Pharmacies'. (Indianapolis Star article 2015). There were more than 150 in 2015. The one at Gray Road and 146th St. was robbed at gunpoint last year. CVS does not have recorded security surveillance in all its stores. They are not doing enough to prevent and deter such crimes. We believe that this will continue in the future and the CVS store at this location will provide opportunities for such crimes.

<u>Concerns:</u>

5. **We would like to have an ordinance that there be no 24/7 hour business in operation at this development**

Part of my expectation of a 'residential life' is to be able to relax in my back porch or yard during the evening after dinner and enjoy a time of relative peace and quiet. Even now the traffic dies down after rush hour and by 7-8 pm there is a time of rest. The opening of a 24/7 business would effectively eliminate this aspect of life and become a time of distress.

6. **We want to have the Developer build a tall solid privacy fence on the East side of Ditch road backing the Trescott street residences to replace the existing one.**

   The higher elevation of the development site (5 feet) effectively removes the privacy fence function that we have had for 'road noise'. All during the 2014 and 2015 summers we have had an unobstructed view and unobstructed noise from the earth moving

vehicles. I do not expect there to be any change from parking cars, and traffic going through the development once it is completed. In fact I would appreciate it if it could be done before completion of the next major earth works and road development. One week last year our vacuum collected 1 inch of dirt from the back porch carpet….disgusting!

The Village Farms development have a 10 foot privacy fence along 146th street to curb the street noise and car lights. I would like to expect the same as no doubt any "landscaping" that may be done on the West side of Ditch will be insufficient to provide me with a quiet and undisturbed backyard.

7. **We would like to see the Developer put in tall and short landscaping to deflect and curb the night lighting for parking lots and buildings.**

Tall maple or oak trees would help break up the light pollution that will come from parking lot lighting and building lighting. Short landscaping (Evergreens, short bushes and berms) will also defect noise and light from the development sight and from the road traffic.

8. **We want the appearance of the CVS Store to change to an appropriate 'Residential' quality.**

Given that the CVS will develop there, and it meets the approved commercial uses for the site, we feel site rendering of the building construction is **utilitarian, gaudy** and **overbearing** (I hope their large signs are not lit up at night!). It is designed for an interstate commercial corridor, not for a residential neighborhood. I have seen much more acceptable constructions of CVS stores at 116th street and SpringMill Rd. and at W. Main Street and Towne Rd. … not impressed with this one.

Please include this communication with the comments of others at the Meeting of June 6, 2016.

Respectfully,

Alain and Christina VanRyckeghem
1367 Trescott Drive
Westfield, IN 46074

317-569-5198

Jesse Pohlman

From: Maria Collier <mariacollier@outlook.com>
Sent: Sunday, June 05, 2016 3:06 PM
To: Jesse Pohlman; APC; Cari Hahn
Subject: Re: Development of the Harmony Mixed-Use District

Dear Advisory Plan Committee Members,

We moved to Westfield (Centennial) two and a half years ago from the west side of Indianapolis. One of the things we loved about Westfield was that it didn't look like so many other suburban areas around Indy with generic strip mall after generic strip mall sprinkled with generic big box stores. Of course, we knew that it was a growing area and development was inevitable. We were made aware of the Harmony subdivision before we bought our home. So far, they've done a great job of developing a neighborhood that is both beautiful and fits right in with the surrounding neighborhoods.

However, we have grave concerns about the commercial end of the Harmony development. As I said, we understand that development is inevitable in a town like Westfield, and a casual restaurant to grab a quick bite, a coffee or ice cream shop, or some other small businesses would certainly be convenient and welcomed in our growing area. But what the developer is proposing with a gas station/convenience store is troubling on so many levels: light and noise pollution, environmental impacts, trash, greatly increased traffic, just to name a few. Do we really need yet another massive grocery store when there are already so many within just a few miles? And with a CVS currently being built less than two miles from our home at 161st and Spring Mill, why on earth do we need another? What happens when, after a few years, CVS figures out that it can't possibly keep all their stores profitable when they have so many in such close proximity? We are left to stare at a huge, ugly, empty box.

The City of Westfield has done such a tremendous job with the Grand Park project, and the development of fast food, lodging, and other conveniences going on at 31/32 is surely needed to help support all that goes on there. I would guess that those businesses will be very successful, as they can draw not only from the folks who utilize Grand Park, but also passing motorists on 31 and 32 as well as residents of Westfield like us. I don't mind a bit driving just a few minutes to patronize those establishments. But those types of businesses have absolutely no place in the middle of our lovely residential neighborhoods. I do NOT want or need a gas station or fast food restaurant in my backyard!

Committee members, PLEASE do not just blindly approve this request in the name of "progress." Please consider the negative impact it would have on us and all of our neighbors. Let's take pride in intelligently planning the growth of Westfield, not just following the money and buying into any proposal a developer may introduce. Give the residents of this beautiful city the services we need, but please don't put them in the middle of existing neighborhoods!

Thank you for your consideration,

Maria & Lee Collier
1338 Monmouth Dr.
Westfield, IN
(317)509-2482

Jesse Pohlman

From: mookie89 <mookie89@sbcglobal.net>
Sent: Sunday, June 05, 2016 3:20 PM
To: Jesse Pohlman
Cc: APC
Subject: Harmony Mixed Use District

Dear Mr. Pohlman:

Please take into consideration our vehement objection to having a gas station/24-hr convenience store and/or a fast food restaurant on the corner of 146th & Ditch. We were led to believe in previous applications/decisions that these establishments were not to be allowed and yet, here they come again. While we have many environmental, quality of life and property value reasons for our objection (it is our understanding these have been spelled out in detail to you by others), the appearance of so-called “bait and switch” tactics by the City of Westfield (to the surrounding residents) seems to be happening. Original resident angst was tamped by appearing to make clear there would be no, as in zero, gas station, fast food outlet, etc. permitted at said location. Indeed, we were led to believe a “high end” restaurant and grocery store were to be constructed. In today’s world, “government” is getting hammered by disaffected citizens because of poor decisions by those in power, if not flat-out lies.

We write this to you with all due respect. Please consider it constructive. We are firm in our resolve that no gas station, 24-hr convenience store and/or fast food restaurant or anything similar be permitted to build/operate near or on any corner of 146th & Ditch Road. We appreciate your time in considering our input. Should you require any further comment, please do not hesitate to contact.

Richard A. Hansen
Patricia L. Hansen
14542 Brackney Lane
Carmel, IN 46032

Jesse Pohlman

From: Molly Knapp <knapp.molly@gmail.com>
Sent: Sunday, June 05, 2016 3:33 PM
To: Jesse Pohlman
Subject: Subject: 1606-Pud-07 (Public Hearing). Harmony PUD District Amendment (Mixed-Use District)

Jesse,

We wanted to email you regarding my concern on the proposed Harmony PUD District Amendment. We have lived in Centennial for 13 years and love the neighborhood and the city of Westfield. We are deeply concerned with the proposed amendment which would allow for a gas station and fast food restaurant at 146th and Ditch. Additionally, it seems the CVS could be designed in such a way that would be more fitting for the area. While we can not attend the public hearing, we wanted to convey our deep concern with the city allowing changes that are being proposed.

Thank you,
Molly and Tyler Knapp

Jesse Pohlman

From: Ann Stochel <amstochel@yttech.com>
Sent: Sunday, June 05, 2016 3:51 PM
To: Jesse Pohlman
Subject: Development of the Harmony, Mixed-Use District, Northwest Corner of 146th and Ditch Road

Dear Mr. Pohlman,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store. There are strong concerns about stored fuel, emissions from idling cars and emissions from fuel spilled by the fuel tankers in this already significantly populated area that is growing very quickly.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Ann and Tom Bruno
1198 Bridgeport Drive
Westfield, IN 46074

Jesse Pohlman

From: Arlon Bardwell <arlon.bardwell@gmail.com>
Sent: Sunday, June 05, 2016 4:22 PM
To: Jesse Pohlman
Subject: Public Hearing

June 4, 2016

Mr. Jesse Pohlman
jpohlman@westfield.in.gov

RE: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Arlon & Beverly Bardwell
1348 Mayfield Ct
Westfield, IN 46074

Jesse Pohlman

From: Goldstein Family <goldstein61025@gmail.com>
Sent: Sunday, June 05, 2016 5:11 PM
To: APC
Subject: No to gas station @146th & Ditch

To whom it may concern,

I've recently heard that there are plans to change zoning of the area at 146th st. and Ditch Road to allow for a GetGo or other gas station to be located there.

I did not object a few years ago when other light commercial developments were proposed; I'm not against moderate development.

However, siting a gas station nearby is a different matter altogether, particularly when the operation may be a 24/7 store with gas and minimart. This could result in excessive noise at all hours of the night, the potential for groundwater contamination, and would be deeply out of keeping with the character of the area. I am a resident of a nearby development directly adjacent to this site and have lived here for 10 years. I strongly oppose this development.

Please do not allow this change to the zoning to occur.

Sincerely,

Marc Goldstein, Ph.D.
1375 Kirklees Drive (in Kingsborough)
Carmel, IN 36032

To: City of Westfield Advisory Plan Commission

Re: Agenda Items: 1606-PUD-07 and 1606-DDP-20
Meeting of Monday June 6, 2016

Remarks to be delivered at the Public Hearing of Monday June 6, 2016

Good evening, and thank you for the opportunity to address the City of Westfield Advisory Plan Commission regarding Petitioner TMC Developers, LLC and their application amending their original intent of the use of land at the Harmony PUD site.

My name is Sanford Horn and I am owner and resident of 1388 Somerville Drive, Westfield – the corner property of Somerville and Ditch – where an unnecessary roundabout is to be placed, disrupting the lives of my family, neighbors, and community.

The bigger disruption is to be built at 146th Street and Ditch Road – a potential CVS pharmacy, a Get Go gas station, and a fast food establishment. The lesser concern, regarding the potential pharmacy is its intrusive size, hours of operation, lighting, and elevation in the residential neighborhood of Centennial and its surrounding environs.

Also at issue is the possibility of shrinking the size of the berm and buffering from the original 2012 plans. It needs to be taller, wider, and deeper, not shorter, thinner, and narrower.

The greater concerns are the gas station and fast food establishment that enjoy overwhelming objections to, and unpopularity for their construction in Centennial and the surrounding neighborhoods. More than 40 citizens took the time to attend a community meeting in this very building last Thursday evening to hear about the developer's plans and express grave concerns and objections regarding potential increases in crime to our communities, increases in traffic – foot, vehicular, and transient, as well as drainage issues, gas leaks and odors, 24-7 activities by possible miscreants, and a considerable reduction in property values.

It was disingenuous for TMC's representative to liken the gas station to the Cardon Copper Trace senior living facility. Copper Trace is a quiet, almost too quiet, residential fixture that blends into the neighborhood. A gas station is the antithesis. The residents of Centennial et al, are not idiots. To borrow from Sarah Palin's 2008 Republican convention speech, you can put lipstick on a pig, but it will most certainly still be a pig.

We understand what the City of Westfield allowed in 2012 and we also understand the importance of increasing tax revenue via commercial enterprises, but some enterprises are simply inappropriate for residential communities. There is already a gas station a five minute drive from Centennial and a cadre of fast food establishments within 10-12 minutes from Centennial.

I cannot stress the vehemence with which the residents of Centennial and surrounding neighborhoods have protested the building of these two types of commercial enterprises. One woman last Thursday commented in frustration that those with the money make the decisions for those with less money. I support that frustration because, as the gentleman who gave the presentation on behalf of the developer responded, if she was not happy about the use of the land, she should buy it herself. (To be fair, he said he was not trying to be patronizing, and I agree he was not being patronizing, but he did speak a simple irrefutable truth – those with the money make the decisions for those with less money.)

Another irrefutable truth is that the unwelcome additions of a gas station and fast food establishment into Centennial and our adjoining neighborhoods will irreversibly destroy the fabric of our communities.

I respectfully urge the Plan Commission of the City of Westfield to reject any and all amendments as applied for by TMC Developers and maintain the residential tenor of Centennial and surrounding neighborhoods.

Thank you for your time and attention.

Sanford D. Horn
1388 Somerville Drive
Westfield, IN 46074

Jesse Pohlman

From: David Hughes <Daviddhughes@outlook.com>
Sent: Sunday, June 05, 2016 7:20 PM
To: Jesse Pohlman
Subject: 146th and Ditch Get Go gas station

June 4, 2016

Mr. Jesse Pohlman
jpohlman@westfield.in.gov

RE: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

David Hughes resident at Brook Stone Park subdivision at North east Corner 146th and Ditch
14486 Baldwin lane
Carmel In 46032

Jesse Pohlman

From: Hilary Machemer <hmachemer@icloud.com>
Sent: Sunday, June 05, 2016 7:34 PM
To: APC
Cc: Paul Estridge
Subject: Mixed-Use District (6/6/16 mtg)

As residents of Harmony Homes, near 146th and Ditch Road in Westfield, we'd like to formally voice our opinion regarding the proposed development.
We stand in opposition to a gas station/fast food restaurants due to environmental effects as well as a change to quality of life in the area.
Regarding the development on the northwest corner, particularly CVS, the neighborhood demands a facade that is in tune with existing homes.
We urge you to vote with surrounding residents' concerns in mind.
Thank you for your consideration,
Mr. & Mrs. S. Machemer

Jesse Pohlman

From: Lidia Santos <jlssantos@juno.com>
Sent: Sunday, June 05, 2016 7:48 PM
To: Jesse Pohlman
Cc: APC
Subject: NO GAS STATION AT 146TH STREET AND DITCH ROAD

June 5, 2015

Mr. Jesse Pohlman
jpohlman@westfield.in.gov

Re: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

Dear Mr. Pohlman,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH AND 146TH STREET. This feeling was made very, very clear by the community in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive-in restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change of food use.

We feel the design for the new CVS should be in keeping with the Harmony architecture and blend into the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St, Westfield at 7 pm on Monday, June 6, 2016 to voice our opinion.

Sincerely,

Jose and Lidia Santos
1335 Monmouth Dr
Westfield, IN 46074

317.669.8323

copy to: apc@westfield.in.gov (Advisory Plan Committee)

Jesse Pohlman

From: Cristina Soboleski <csoboles@gmail.com>
Sent: Sunday, June 05, 2016 7:55 PM
To: Jesse Pohlman
Subject: Harmony PUD

Dear Jesse,

My husband and I just purchased a home in Harmony in December 2015, and we are very displeased the the proposal of having a gas station, fast food restaurant, and a CVS built at the intersection of 146th and Ditch.

We decided to build in Harmony because we immediately fell in love with the aesthetic of the neighborhood. When searching for a lot in Harmony, we decided to pay an additional $10,000 lot premium in order to have our home facing the large pond that is just north of Ditch Road. We were told when we purchased this lot that the area directly to the south would eventually contain "high-end retail" with "boutique shops" and a "small grocery store." What is being proposed doesn't sound anything like what we were told when we decided to build in Harmony. We were also under the impression that there would be a separation between Harmony and the proposed retail development-- a wall, landscaping, etc. From my current understanding, there has been little talk of creating a barrier between the retail and residential area. I did not pay an additional $10,000 to have my home facing the back of a CVS or overlooking a gas station.

Not only am I concerned about what the current proposed project will do to my property value, but I am also concerned about light pollution into the front of my home and the safety of my home as well. Running a 24-hour facility so close to a residential area does not make for a safe neighborhood. In addition, what is built at 146th and Ditch needs to conform with the architectural design of the Harmony residential area. The proposed project for the area seems like it will create a commercial feel to a community that is supposed to have an up-scale but quaint aesthetic.

If you have any questions regarding my concerns, please contact me at the number listed below.

Thank you,

Cristina Soboleski
1472 Waterleaf Drive
Westfield, IN 46074
(248) 821-3302

Jesse Pohlman

From: Abby Moore <abigailmoore1211@gmail.com>
Sent: Sunday, June 05, 2016 9:14 PM
To: Jesse Pohlman
Subject: 146th and Ditch Commercial Development

Good evening, Jesse-

My husband and I are greatly concerned with the commercial development proposal for the area of 146th and Ditch Road as our home faces south toward the possible development. This is our first home and we certainly hope we don't spend our years here dealing with excess traffic for a gas station, fast food restaurants, light pollution, unwanted smells, parking lots, runoff to our property and retention ponds and other such hazards and annoyances.

We are also expecting our first baby and are greatly concerned as to the additional risks this exposes our child too. We moved into a residential area with the expectation that any businesses the area would add would be small, a safe distance and would correspond with the residential feel of the area. However, especially a gas station, would greatly increase the flow of traffic, strangers in the area and risk of hazardous runoff to our property and retention ponds.

In addition, the inclusion of generic commercial properties would greatly decrease the value of our property and that of our neighbors. While proximity may be alluring to some, the aesthetics of facing a parking lot, dumpsters, constant traffic, fast food and gas station smells, generic CVS, and whatever other mystery business goes in.

It seems these commercial properties would do better at a much greater distance than proposed. In addition, Westfield has many areas of commercial development that the businesses would likely find greater success. In any direction, Harmony and Centennial residents can conveniently find a gas station, CVS, grocery store, etc. While finalized, we find it odd that yet another CVS is going in less than 2 miles away. This developer (and future developers) should strive to create a facade that better matches the surrounding communities. It could only help the limited business they may receive after having a sister store so close in a much denser and convenient location on Springmill for Westfield residents.

Given the finalized developments that will be installed, we ask for sufficient landscaping and design to ensure our home still feels like home rather than a parking a lot. The inclusion of trees, walls, fencing and barriers that may clearly and aesthetically separate the commercial area from residential. In addition, the lot lighting should be regulated to ensure limited light pollution and again, a parking lot effect on local residents.

We're extremely frustrated with the possible changes to the original plan that was proposed to us when we selected our home and location. We were so excited to move to Westfield and we certainly hope that the city maintains a level of integrity for their residents. Simply put, the suggested developments are much too commercial for this area and would be a great disappointment and inconvenience to Harmony residents. Not to mention the loss of property value and the future challenge of selling our homes.

Please act in the best interests of local residents. This impacts the safety of our families, personal health and livelihood.

Best regards,
Abby Moore, Harmony resident

Jesse Pohlman

From: John Anderson <bartanderson@icloud.com>
Sent: Sunday, June 05, 2016 9:16 PM
To: Jesse Pohlman
Subject: Harmony development

> Mr. Pohlman,
>
> Finding the right balance between residential and commercial development is a delicate balancing act. Having lived in Fishers, Carmel, and now Westfield I have experienced a variety of attempts at finding just the right mix.
>
> Fishers it seems has sought to attract any and everything from car dealers to strip shopping centers. As a result, it has no real identity - famous only for nightmarish traffic and for being that city you have to drive through on the way to the lake.
>
> Many would say that Carmel is at the other extreme. For example requiring commercial developers to build second story facades when a single floor is all that is needed by a business. The city is successful however, challenging developers to build without infringing on the lifestyles of it citizens.
>
> Westfield is at a crossroads of sorts, especially near our new home in Harmony. The original development planned for the property on the northwest corner of 146th and Ditch Road was too blend into the surrounding neighborhoods in Centennial and Harmony. The plan under consideration at present takes a detour from its original concept. A detour which will make potential new homeowners think twice about moving to Westfield. A detour which will also make those of us who now call Westfield our home question our decision to relocate here.
>
> Sure, it's easy to start counting the tax dollars that come from yet another cookie cutter strip mall, fast food, and gas station asphalt jungle. If that comes to pass then our identity will be no different than our neighbors to the east.
>
> You have a chance to define our neighborhoods and our city for the next generation. Make a decision that will put homeowners and quality of life first. Build a shopping area that integrates into the surrounding communities - not one that defines it.
>
> Sincerely
>
> Bart Anderson
> Harmony Resident
>
>
>
> Sent from my iPad

Jesse Pohlman

From: Larry Blessinger <lblessinger@hotmail.com>
Sent: Sunday, June 05, 2016 9:23 PM
To: Jesse Pohlman
Cc: mschaaf@mac.com
Subject: 146th and Ditch development

My wife and I are concerned about the recent news we have heard concerning possible variances being requested for a new gas station and a potential fast food restaurant with a drive thru for the mixed development location adjacent to the Harmony Development in Westfield. As residents with our house located on Waterleaf Drive overlooking the retention pond to the south, we do not feel these variances should be granted. They were not part of the original plan when we agreed to a contract to build our house and we paid a premium for the lot we are on to overlook the lake, not fast food and a gas station. We do not feel it is appropriate to approve this variance as it could have several negative impacts, including potential loss of home value, noise and light issues, safety and security issues, aesthetics, and potential for crime. Also, even though the CVS has been approved, we feel there should be an earth berm and trees or something similar put just to the south of the ponds to delineate a separation between the mixed development and the residential section.
Thank you,

Larry and Beth Blessinger
Harmony residents

Jesse Pohlman

From: Lisa Floreancig <lisaflo14@gmail.com>
Sent: Sunday, June 05, 2016 9:23 PM
To: Jesse Pohlman
Subject: 146th & Ditch Development

Dear Mr. Pohlman:

I live at 14935 American Lotus Drive in the Westfield subdivision of Harmony. My home is beautiful, as are all the homes in the area, and I am very happy to call Westfield my home.

My husband and I began our house search about a year ago when we came upon Harmony. We were very intrigued with Estridge's strategy - build homes with architectural and artistic diversity and interest.

When it came time to make the final decision as to where we wanted to live, we selected Harmony for the reason stated above but also because we were told that the commercial land to the south of Harmony was to be developed with a restaurant and CVS that were to be architecturally similar to the homes in the area. You cannot imagine our dismay when we learned that the original plan had been changed to a traditional CVS, a fast-food restaurant, and gas station ... without comparable architecture that graces the area.

The homes in this area are higher end, and the last thing any of us need or want is a displeasing-to-the-eye strip mall and gas station, which will only increase traffic and quite possibly crime.

I ask respectfully that the plans that are now on the table be scrapped, replaced with the original plan, a plan that homeowners supported.

Thank you,

Lisa Floreancig

Jesse Pohlman

From: Allison Bonez <allisonbonez@yahoo.com>
Sent: Sunday, June 05, 2016 9:58 PM
To: Jesse Pohlman
Subject: Development of the Harmony, Mixed-Use District

June 4, 2016

Mr. Jesse Pohlman
jpohlman@westfield.in.gov

RE: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,
The Shepherds
1288 Valdosta Place
Westfield, IN 46074

Jesse Pohlman

From: Tori <tlshaw1978@gmail.com>
Sent: Sunday, June 05, 2016 10:39 PM
To: Jesse Pohlman
Subject: Development of the Harmony, Mixed Use District Northwest Corner of 146th St. and Ditch Rd.

Dear Jesse;

I am writing concerning the zoning amendments being proposed by the developer of the above property. I am a resident of Centennial. I moved to Westfield in March of 2013 from the northwest side of Indianapolis. The main reason I moved was to get away from all the commercialism in Indy. There is literally a gas station or fast food restaurant on every corner. Westfield was a quaint, friendly city and I fell in love with it immediately. Now the threat of fast food restaurants and a gas station in my area is becoming a possible reality.
I have not talked to one neighbor that wants this to happen. Not only will it make our property value plummet, the very probable risk of increased crime is in itself reason enough to fight this. It breaks my heart to think of neighbors, my friends, moving out of Westfield because of a promise made back in 2012 of no gas station or fast food in our area...but that's exactly what will happen if this is passed.
I pray that the Advisory Plan Committee will stop the developer from turning our area into another Indianapolis. Let Westfield continue to be a unique city of their own and not follow in Carmel or Fishers footsteps.
Thank you for your time and consideration.

Sincerely,

Victoria Shaw
1341 Monmouth Dr.
Westfield, In 46074

Sent from my iPad

Jesse Pohlman

From: Sue Taylor <staylor@parktudor.org>
Sent: Sunday, June 05, 2016 11:13 PM
To: APC
Subject: Commercial Development at Ditch Road and 146th Street

To the Commercial Planning Board of Westfield,IN,

I am writing with concerns about the plans for the development of the property at the corner of Ditch Road and 146th Street. I just recently moved into the Harmony neighborhood and have some serious concerns about what will be built on the perimeter of our neighborhood. We were told that there would be a possible grocery store and gas station at this location. We were assured that the construction style would compliment our neighborhood. Fast food restaurants and a CVS store were not mentioned and do not meet this criteria. As a homeowner in the area, I am of course concerned about maintaining our property values and the look and feel of what surrounds our home. The small town, village look of our neighborhood should be complemented with businesses constructed with a similar architectural design. It should look like small town business district.

We are opposed to 24 hour businesses, and fast food commercial development. Most of our homes have substantial outdoor living spaces. These are what differentiate our homes from the other new constructions in the area. Noise and light pollution from 24 hour businesses and drive thru chatter will take away from the space for which these homes were designed. Homes that border Ditch Road were required to meet high design standards, needing 7 points of interest on the back of our homes. This cost us all extra money. This was done to add value and to maintain a standard for the City. It would seem unwise to approve a construction style that does not meet this standard simply because it is a commercial space.

We are not in favor of development similar to that which is found near the Grand Park area. This area serves a different purpose and is not a highly residential area. The businesses at that location are appropriate for what else is there.

Please consider the unique qualities of our neighborhood throughout the planning and construction of this commercial space.

Sincerely,
Susan and Mark Taylor
14941 Pollard Drive
Harmony neighborhood
317-679-4211 (Sue)
317-771-3136 (Mark)

Susan Taylor
8th Grade Science
Park Tudor School

Sue Taylor
Middle School Science Teacher

staylor@parktudor.org
Office: (317) 415-2738

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Jesse Pohlman

From: Aaron Hughes <aaronlouise@att.net>
Sent: Monday, June 06, 2016 8:32 AM
To: Jesse Pohlman; Louise Hughes
Subject: Proposed development at 146th & Ditch

Jesse,

I am writing you on behalf of my family, which has lived in the Harmony subdivision since July of 2015. When we were going through the process of purchasing a home, we were made aware of the development plans that were to include a fuel center (not gas station), as well as some other small commercial locations. My current understanding is that there are plans for a cookie cutter CVS, as well as a run of the mill gas station and potential fast food location. As with may of my neighbors we are against any development that does not meet the architectural standards of our beautiful neighborhood.

With regards to the proposed CVS, I fail to understand why there is a need as there is already one under construction at 161st and Spring Mill. I'd gladly drive the 2 miles to that one to avoid having one in our back yard, drawing unwanted traffic, noise, etc to the streets our children play in. I'm not 100% opposed to a fuel center, but am NOT on board with a normal gas station, especially if it is not going to be built with the proper environmental considerations being made. The architecture should also reflect the neighborhood, and not look like something that was just stamped out like all the rest.

On the subject of a restaurant, we do not want any sort of Taco Bell, McDonalds, etc this close to our community. There are plenty of existing fast food places already within a short drive. As others have mentioned this would bring unwanted traffic, noise, pollution to the area our kids are growing up in. If there were an opportunity for a nice sit down restaurant, I believe most if not all residents would welcome that, but nobody wants another fast food place, effectively IN our neighborhood.

We implore you to look at the development opportunity as something to enhance our neighborhood, not bring it down. There's a reason we paid a premium to build in Harmony, and we, along with others, don't want that diminished.

Thank you for listening to our concerns, I have to believe you will act in a way that represents the wishes of the community members, and not those wishing to take advantage of the economic opportunities our communities (Harmony, Centennial and others around the area) provide.

Sincerely,

Aaron & Louise Hughes
14969 Pollard Drive
Harmony Subdivision

Jesse Pohlman

From: Alison Day <alisonkay32@gmail.com>
Sent: Monday, June 06, 2016 9:09 AM
To: APC
Subject: 146th and ditch commercial development

I have a home near 146th and ditch. I am writing to report my disapproval for some of the planned commercial development in that area. First, this area does not need another CVS with one being built at springmill. Second, we do not want a gas station near our quiet, safe neighborhoods. This will bring added noise and de-value our homes. Please do not build a cvs or gas station at ditch and 146th street Alison Day

Jesse Pohlman

From: Tena McClanahan <billtena@yahoo.com>
Sent: Monday, June 06, 2016 9:20 AM
To: Jesse Pohlman
Subject: Harmony Amendment to Zoning

Dear Mr. Pohlman,

We were unable to attend the meeting held on June 2, but have been updated by our neighbors and members of our HOA. We are ABSOLUTELY OPPOSED to ANY gas/convenience store being allowed at 146th and Ditch Road, on ANY corner. The originally platted upscale shops and cafes would be a welcome addition to our area, but NOT a fast food drive through. The CVS pharmacy would also be a welcome addition, BUT ONLY if the architecture is in keeping with our unique neighborhoods (Centennial and Harmony). We would ask that any approvals for any development take into consideration the residential nature of this area and keep this feel in retail shops allowed on this corner.

Homeowners in this area made the decision to purchase their homes in these neighborhoods with the knowledge that the retail area was to be upscale and in keeping with the look, feel and monetary investment they were making. To have the original zoning amended to incorporate these types of businesses is deceitful. The developer who purchased this land KNEW WHEN HE BOUGHT IT what the present zoning entailed. If he did not wish to develop the land with this vision in mind they never should have purchased it.

As outlined in letters from other homeowners, we are also concerned about the drainage and lighting issues. There is presently a large runoff of rainwater from this area east across Ditch and into Centennial. This needs to be addressed to not adversely affect homeowners. Berms and landscaping should be installed to block the light/noise for those homes that border this area.

We are asking the board to deny this amendment. We are looking to you, our government officials, to protect our investments in The City of Westfield.

Sincerely,

Bill and Tena McClanahan
1383 Bridgeport Drive
Westfield, IN 46074

From: Betty Whittaker [mailto:betty.whittaker2@gmail.com]
Sent: Monday, June 06, 2016 9:28 AM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: changes to 146th and Ditch

We don't need any of this at that corner. Three CVS stores within a couple of miles...131st and Towne and 161st and Springmill. All the trees have been taken down along Ditch...put some of them back with lots of greenery.
Betty Whittaker
1364 Bridgeport Dr.

From: Betty Whittaker [mailto:betty.whittaker2@gmail.com]
Sent: Tuesday, June 07, 2016 5:13 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: construction

Once again, I am writing to let my opposition to any 146th St. and Ditch projects be known. None of this, gas station, CVS, etc. is needed at this location. Are you going to allow a CVS at every corner? There is one at 131st and Towne and another going up at 161st and Spring Mill.
Enough is enough. Put all the trees back and the farmland which is one reason why I moved to this area just six years ago. Please listen to the people affected by this construction. Enough is enough!!!!!
Betty Whittaker
1364 Bridgeport Dr.

Jesse Pohlman

From: Jeff O'Neill <joejeffoneill@gmail.com>
Sent: Monday, June 06, 2016 10:12 AM
To: Jesse Pohlman
Subject: Development at 146th and Ditch Road

Mr. Pohlman,

We would like to express our views and concerns regarding the commercial development at 146th Street and Ditch Road.

We have been residents of Centennial since 2002 and have lived through the ill advised commercial development at 161st Street, the residents threat to be voluntarily annexed by Carmel rather than by Westfield, the county's illogical parceling of 146th Street at Ditch Road, approval of section 8 housing and now to this commercial development.

We understand that we cannot go back and un-ring the bell of the decision in 2012 to allow this overall commercial development. We also understand, though, that we should not have to be revisiting the issue of a gas station at that location nor revisit the issue of where and what type of restaurant with drive up window will be permitted on the property. The developer understood the type of restrictions that were placed on the property in 2012 and yet we discover in 2016 they still went out and solicited a tenant that was specifically not allowed on the property. This ill advised and in your face mockery of the affected residents of both Westfield and Carmel indicates no willingness on their part to be good neighbors nor good property stewards in the eyes of the residents of Centennial, Harmony and Brookstone Park.

We strongly support the desires of the local residents that the Advisory Planning Commission and the City Council reject the requested changes to the PUD regarding the permitted use of the property for a gas station and any changes to the location or type of restaurant with drive up window allowed.

We also strongly support changing the architectural standards for all the commercial buildings and multi-family residences from the requirements of the SR 32 Overlay requirements to requirements that are more fitting with the existing residential tone of the area.

We also strongly support not relaxing the buffer requirements that currently exist to shield the properties on the south side of 146th Street from further commercial encroachment. Do not further degrade the value of those homes for the enrichment of the developers.

Sincerely yours,
Joseph J. and P. Jane O'Neill
15203 Declaration Dr.
Westfield, IN 46074

Jesse Pohlman

From: Brandon Smith <smithbd12@icloud.com>
Sent: Monday, June 06, 2016 10:22 AM
To: Jesse Pohlman
Subject: 146th and ditch development

To the members of the Advisory Planning Commission, City of Westfield:

My name is Brandon Smith and I am the resident owner of a home in Carmel, within the Brookstone Park subdivision on the southeast corner of 146th St. and Ditch Rd.

I am writing in regards to agenda item 1606-PUD-07 for the Monday, June 6th meeting of the APC, regarding an amendment to the mixed-use district of the Harmony PUD. TMC Developers, LLC proposes changing the existing zoning to allow a GetGo gas station to be built on the southwest corner of 146th and Ditch, which is essentially across the street from my home.

I am strongly opposed to this amendment, as I feel that a gas station will have a negative effect on the character, environment, and safety of our neighborhood and other surrounding residential neighborhoods. This station would potentially be open 24 hours a day, and would bring all sorts of issues right to our front doors, including possible fuel spillage in our groundwater, light and noise pollution, crime, trash/associated rodents, tobacco and alcohol sales. In turn, the blight that this GetGo would cause would negatively impact our home values. I would never have purchased my home if I'd had any indication that a gas station would be built just a few hundred feet away, and I know that many of my neighbors feel the same.

In this area, I cannot think of another location where a new (not pre-existing) gas station was constructed so close to so many adjoining residential neighborhoods, and there is honestly no reason to build one in that space when there are so many other potential locations in Westfield that are not yet developed.

I urge you to protect our neighborhoods by rejecting this amendment. Also making it safer for our children.

Respectfully yours,

Brandon Smith

Lana Smith

Sent from my iPhone

June 6, 2016

Mr. Jesse Pohlman, Senior Planner

City of Westfield

2728 E 171st St

Westfield, I 46074

RE: 1606-PUD-07, 1605-SPP-06, 1605-OPD-06 (Harmony Mixed Use District)

Mr Pohlman:

I would like to make a few comments regarding the proposals regarding the 3 proposals before the Westfield APC listed above. I am not sure which proposal my comments best apply to but I trust you can determine which is the most appropriate place for them.

I am most concerned with the elevation changes already made at the property in question. The land was elevated several feet without any input from the community or residents directly affected by the change. While this was reportedly done for drainage purposes, this has created drainage issues for Ditch Road, which now floods across the road every time it rains—even with a "drain" put into the west side of the road. If Ditch Road improvements, in the discussion stages, also elevate Ditch Road, that will transfer the lowest land flow to the homes on Trescott Drive that back up to Ditch Road. Most of us have basements with sump pumps already working frequently and issues in the winter with drain lines freezing. Any extra runoff onto these properties is totally unacceptable and would drastically affect the value of our property. Drainage issues must be satisfactorily resolved at "100 year flood levels" to be acceptable to me.

The increased elevation of the Harmony land has also increased the visibility of the project from our back yards. Lighting for any improvements—even "down lights" are now elevated to the point that lights will come into our houses any time the lights are on. We already are experiencing this problem with "down lights" from the 146th St/Ditch Rd roundabout. Any project in the Harmony PUD must address this problem satisfactorily to be acceptable.

Plot layouts need to be designed to eliminate headlight glare shining into our homes. Therefore, the plot designs proposed in 1605-SPP-06 and 1605-OPP-06 may not be the best design for resolving this problem.

It appears that approving a gas station next to a marshy area/wetlands should be a non-starter. Lights from canopies for fuel pumps are notorious for emitting enormous amounts of light, that would be unacceptable to anyone residing near it, not to mention the pollution risks of spills and traffic noise generated from a business of that type in that location. This is just a bad location for this idea—not to

June 6, 2016

mention the fact neighbors fought against this type of business years ago and have not changed their minds in the interim.

A CVS (are they trying to become a monopoly here?) would be an acceptable type of business that was envisioned originally but the architecture and placement of the building on the proposed lot need improvement. Does facing the building inward rather than toward the intersection improve or headlight glare to the Centennial residents or make it worse? I see no place on the proposal for a loading dock.

An access point between 146th St and Somerville is unacceptable as again it would permit increased glare from headlights into the houses in Centennial. A better solution would be access only at Somerville, and west on 146th St. Roundabouts should be utilized within the Harmony proposal to allow for better traffic flow for the proposed apartments and commercial areas.

A fast food restaurant with drive through (typical of national chains) is not what I understand the original planning thought process entailed (burgers vs chicken notwithstanding). I understand the concept to be more of a Panera, Dunkin Doughnuts type, with a deemphasis on drive though business. I am not hearing anyone in favor of changing that concept.

Larger commercial projects are designated at 161st and Spring Mill and 146th and Towne. This project is merely a neighborhood convenience area such as cleaners, bank, insurance office, etc. filling out the other spaces after perhaps a small specialty type grocery.

Thank you for considering these comments.

Richard Kissling

317-414-7529

Melodyandrick@gmail.com

Jesse Pohlman

From: mwilkinson@opusdesignad.com
Sent: Monday, June 06, 2016 12:18 PM
To: Jesse Pohlman
Subject: 1606-Pud-07 (Public Hearing). Harmony Pud District Amendment (Mixed-Use District)

Dear Jesse...

Thank you for taking forward our concerns and comments about the commercial district at Harmony.

I am a 10+ year resident of Centennial, and I am one of the few houses that back up to Ditch Road with no fence or berm between my home and Ditch. It has been a tough 8 years since the speed limit was increased on the road, and later when construction began at Harmony. The dirt, noise and danger from speeding traffic has been a stressor, and one I didn't expect based on my research at the time. I was told when I built my house that Estridge would screen the road with additional plantings.

However, at hand is the concern about the commercial development.

When I first heard of Harmony, we were told that the commercial area would be built at 146th and Towne at the far end of Harmony.

Like most of those at the June 2 meeting, I object to all four of the proposals. I'd also like to note that we wasted a lot of time and discussion because the attorney for the developer didn't identify himself as such. We assumed he was with the city and were asking many questions he didn't have the answers for. I think we all thought that he was unprepared, until one member of the group asked him to explain his role because he wasn't sure this guy was on the side of the residents. It came out then that he was not...he was with the developer and only wanted to persuade the residents that this commercial district would be beneficial to them with the revisions proposed. It was not well received.

The fueling center south of 146th street, due to transient traffic, environmental concerns and safety concerns. I lived two blocks from a fueling station, across a busy street, not unlike this proposed situation. An elderly woman drove away with the fuel hose in her tank. It blew up the fueling station, burned four homes, injured seven and killed one. Despite promises of the safety of the new-style tanks, it was a disaster. In addition, convenience stores tend to draw loiterers and are often victims of robberies. We don't need this in such an elegant development.

The potential fast food restaurants in the commercial center proper, due to transient traffic, disturbing lights to nearby neighbors, smells and safety issues. I know from experience (another home location experience) that fast food restaurants are smelly, draw loiterers and create noise and traffic. In my case, the fast food restaurant was installed after a zoning amendment like this and it greatly reduced the value of the neighborhood.

The change from a four to five point roundabout, due to traffic issues. I am also extremely concerned about the planned roundabout at 151st/Bridgeport. In examining the plans, I saw "discuss demolition." This means the city is considering destroying homes of a wonderful neighborhood while destroying the property values of those of us who have already settled in our homes. I would hope this is just an oversight on the city's part.

The CVS Pharmacy construction, due to size and unattractiveness. I draw an example from the Springhill Station and pharmacies built in other upscale communities (Village of West Clay, for example) who have pulled the architecture of the area and created a "village" feel.

In working with Estridge with my home, I was promised a community with a coffee shop, dry cleaners and other small businesses in the center, like a village. I expected to have a quiet country lane with a 30 mph speed limit behind me. My other option was the Pettijohn property, which was smelly and noisy and meant trucks were up and down the road all the time. I was assured that this facility would be gone by the time my home was finished and that construction would be underway on homes in that area as well. I wasn't sure of that, so chose my lot and even paid a premium for it for the green space next to it. I never had my home warranty supported by Estridge and battled with them to make things right...until they filed bankruptcy. The noise has been never-ending, the dust and dirt appalling, and we can't even enjoy our porch and patio. We have cars speeding up and down the road all night and trucks throughout the day. I can only assume this will worsen with the commercial district and all the roundabouts.

We are also situated lower than the homes in Harmony and our bedroom windows are at a level with the road. The light and noise pollution as well as the safety of our homes is at risk.

I realize that my latter concerns affect only those of us along Ditch. Estridge made no effort to protect our properties, and now the city appears to be prepared to cut into Centennial for the sake of preserving Harmony's access and entrance. It's very sad.

I moved from Geist to Westfield to return to more of a charming lifestyle and invested everything I had at the time into my home. I am sick about what has happened and what is planned. I ask that the city take in consideration not just the money Estridge will make on this commercial district and protect the home values of those who live here.

Thank you for listening. I hope the city will do the right thing for Centennial, Harmony and all the neighborhoods surrounding this proposed commercial area. I can't attend tonight but look forward to hearing about good things as a result of the meeting.

Sincerely,

Mary Wilkinson
1358 Monmouth Drive

Jesse Pohlman

From: George Sheraw <gsheraw@yahoo.com>
Sent: Monday, June 06, 2016 12:54 PM
To: Jesse Pohlman
Subject: Harmony PUD Rezoning of property on SW corner of 146th St and Ditch Rd to accomodate a Gas Station concerns

Mr. Pohlman,

We are residents in the Harmony Subdivision.
My wife and I live at and own a home at 1437 W 151st St..

We are strongly opposed to Petition Docket Number 1606-PUD-07 (Ordinance No. 16-12) submitted by Petitioner TMC Developers, LLC Requesting an amendment to the Mixed Use District of the Harmony Planned Unit Development (PUD) District which was first introduced at the May 9, 2016 City Council Meeting. Scheduled to be heard at a Public Hearing at the June 6, 2016 Advisory Plan Commission (the "APC") meeting.

In particular, we urge the APC to vote to deny the proposed siting and construction of a gas station to be built in Area C.

Locating a gas station will damage the character of the area that we believe the Westfield-Washington Township APC originally envisioned for this developing area.

We don't want a gas station anywhere near Area A, B or C of Ditch Rd and 146th St.

We urge the APC to deny this petition.

Respectfully,
George Sheraw and Lisa Sheraw
1437 W 151st St.
Westfield, IN 46074
June 6, 2016

Jesse Pohlman

From: Daley, Penny J <PDaley@carmel.in.gov>
Sent: Monday, June 06, 2016 1:21 PM
To: Jesse Pohlman
Cc: APC
Subject: : Development of the Harmony, Mixed-Use District

June 6, 2016

Mr. Jesse Pohlman
jpohlman@westfield.in.gov

RE: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Penny Daley
520 Super Star Ct
Carmel, IN 46032

Village Farms

Jesse Pohlman

From: Patti Brinegar <pabrinegar@gmail.com>
Sent: Monday, June 06, 2016 1:44 PM
To: Jesse Pohlman
Subject: 146th and Ditch development projects

To whom it may concern,
My husband and I moved into Harmony one year ago and were advised that the development at 146th and Ditch would be appropriate for the residential area. Using State Road 32 as a model for development seems to be out of line for this area. Please consider the number of homes that this would affect, and keep the development scope and architectural styles conducive to the nature of the community that was planned and has been built. We appreciate your thorough investigation of these projects before they are allowed to proceed.
Steve and Patti Brinegar
14999 Pollard Dr.
Westfield, IN 46074

Jesse Pohlman

From: Stephen Ashman <bentwoodtree@att.net>
Sent: Monday, June 06, 2016 3:03 PM
To: APC
Subject: 146th and Ditch retail project

Dear sirs:

We moved into the Centennial neighborhood last year because it is a lovely well kept place to live and it was within 5-15 minutes of the retail amenities we felt we needed--4 groceries within 5- 15 min, gas station 5 minutes away, walgreen's, and CVS within 10- 15 minutes
drive, Kroger, Walmart, and Marsh pharmacies 5-15 minutes drive,
hospital and emergency medical care 10- 15 minutes away, library, fitness facilities, general shopping--all 5-15 minutes away. We were told a retail project would be going in at 146th and Towne Road which I thought was a good place because the area west and south of there is a shopping desert.

We later learned that the retail project was moved to 146th and Ditch and we felt it was unnecessary at that location but were willing to accept what we were told would be a small grocery, a nice restaurant, and other small businesses. During the meeting with Crowley representatives on June 2, 2016, it was disclosed that a gas station and a large CVS and large grocery are in the plans.

The location of a gas station in the middle of an otherwise residential area seems very inappropriate. The nature of that business is not consistent with the surrounding homes and is out of place for the area. It would be better located on Highway 32 which has already been zoned for commercial.

A gas station is a 24/7 operation with noise, dirt, oil, gas, outrageous lighting, tanker trucks, to say nothing of the unsightliness looking out one's front door. Would any of you on the planning commission want to have a family picnic next door to or across the street from a gas station and convenience store or look out your window every morning to the structure and traffic, or be exposed to the outside traffic which will use the facility? Increased traffic alone to the rest of the project will add plenty of noise,
air, and light pollution to the area.

In addition it was mentioned that there is a natural wet lands adjacent to the planned site and the runoff of toxic fluids is a serious consideration-no matter how "safe" the builders say it would be.

Already, there is concern about property values being negitively
affected. We have so much of our savings in our homes and we rely on
our community planning agencies to do the right things to protect
what is one of the major investments people will make in their lives.

I would suggest that areas in this project include green space and Village style smaller buildings to blend with the homes which surround the proposed project.

A CVS pharmacy seems redundant because a new one is under construction just 5 minutes away. The building plan shown at the meeting is more suited to a style appropriate for commercial not residential locations.

I write this to you with deep concerns and hope you will give very careful and thoughtful consideration to the planning for our neighborhood.

Janet Ashman
1354 Monmouth Dr.
Westfield, IN 46074

Jesse Pohlman

From: Stephen Ashman <bentwoodtree@att.net>
Sent: Monday, June 06, 2016 3:16 PM
To: Jesse Pohlman
Subject: 146th and Ditch Rd retail project

Dear Sir:

WE DO NOT WANT A GAS STATION ON ANY CORNER OR INCLUDED IN THE RETAIL PROJECT FOR 146th AND DITCH ROAD. IT IS NOT APPROPRIATE FOR THE RESIDENTIAL NEIGHBORHOOD.

I SPECIFICALLY REQUEST THAT NO ZONING CHANGES BE MADE TO ALLOW A GAS STATION OR CONVENIENCE STORE TO GO IN AT THIS LOCATION

Stephen Ashman
1354 Monmouth Dr.
Westfield IN 46074

Jesse Pohlman

From: Stephen Ashman <bentwoodtree@att.net>
Sent: Wednesday, June 08, 2016 9:34 PM
To: Jesse Pohlman
Subject: 146th and Ditch project

Dear Sir: Your letter states how nice the Market District project at 116th Springmill is. However, it does not back up to any houses on either side or near it's perimeter. It is not in a part of a residential neighborhood. And I would like to correct the fact that you state only 29 people object to the project. If you would do a door to door survey, you would find hundreds of objections and many more than 29 letters have gone out and many more than 29 people attended the meeting on Monday. I have noticed that some letters coming out for the project are coming from persons who live at least a mile from the project and see it in different perspectives. They will not be affected in the same way as those who border the project.

Please assess the issues correctly. I don't know where you live but ask you if this gas station were going to be right across from your front door would you want it to be there with tanker trucks coming in and the smell of gasoline drifting into your dining room or a child's room, along with ultra lighting illuminating your bedroom windows, as well as the runoff of gas and oil. Do some research about studies on how children are affected when living close to a gas station. If you would not want this for your family then I urge you to be fair with our families. Drive to the site if you haven't and put yourself in our shoes.

Many people who have recently moved into Harmony and Centennial were badly mislead about the retail scope and design of the project. Yes, it has been approved as a retail area but the plan as described by Harmony associates certainly did not include a fast food chain or a gas station/convenience store. I believe along with many others that a middle ground must be found. I believe the gas station and fast food store with fried food odors is definitely not appropriate for a neighborhood gathering place.

There are dozens of very ideal retailers who could very easily fit into the plan and service the neighborhoods well. And when I need gas I will drive less than 5 minutes to the station already near or stop by the dozens of stations I will pass coming and going on my daily chores.

I realize the developer will want to move quickly on these big stores to close the deal and take their money and move on. But we the neighbors will be the ones here for the long term and certainly deserve to have the correct mix of businesses.

I ask you to search your heart and your sense of what's right for this wonderful Westfield community.

Janet Ashman

Jesse Pohlman

From: Kathy Wilkerson <kwilk7@gmail.com>
Sent: Monday, June 06, 2016 2:36 PM
To: Jesse Pohlman
Subject: Proposed Amendments to the Harmony PUD

I was in attendance at the June 2, 2016 meeting, but I will be unable to attend tonight, June 6, and would like my comments and requests be entered into consideration.

I am a 14 year resident of Centennial and have followed the development of the 146th Street area as it moves westward. Realizing changes will come, I request that they be done in such a manner so as to maintain as much of the residential atmosphere as possible and be considerate of property owners' investments and quality of living.

1) I agree with residents of this area and strongly object to a fueling station and convenience market ever being included as a permitted use at this 146th & Ditch Road location and the Board of Zoning Appeals not allow construction.
2) I request that fast food type restaurants not be allowed at this location whether on the south or north side of 146th Street.
3) I request that the proposed right-in right-out driveway between the new Somerville roundabout and the 146th Street roundabout not be constructed.
4) I request that when constructing any buildings at this location they confirm to a more "village setting" look.
5) I believe the June 2, 2016 letter sent by Bruce Watson speaks for and expresses the concerns and desires of residents of this area, and his suggestions should be complied with.

Respectfully,
Kathylyn Wilkerson
15265 Nashua Circle
Westfield, IN 46074

Sent from my iPad

Jesse Pohlman

From: Claudia Benge <bengecaj@iquest.net>
Sent: Sunday, June 05, 2016 8:00 PM
To: APC; Jesse Pohlman
Subject: 146th and Ditch Development

Advisory Planning Committee
Westfield, Indiana

Jesse Pohlman
jpohlman@westfield.in.gov

RE: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

To The Advisory Planning Committee:

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution. With a minimum of a 50 foot offset as was originally discussed back in 2012, according to other reports.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

The use of allowing changes based on SR 32 commercial development standards should not apply to the 146th Street and Ditch Road area. This area is heavily residential and we do not want a commercial development that promotes late hours of service nor encourages people to hang around at all hours of the day and night. Such as a fast food restaurant and gasoline-convenience stores.

It was also very distressing to listen to the homeowners just south of the old 146th Street on the corner of Ditch, hear that they were going to have a Gas station/convenience store shoved into their front and backyards.

Respectfully,

Claudia and Jim Benge
1343 Annapolis Drive
Westfield, Indiana 46074
bengecaj@iquest.net

June 6, 2016

To: Jesse Pohlman, Senior Planner

From:

Joe Plankis, President

Centennial HOA

Subject: Proposed Amendment to the Harmony PUD Mixed Use District-1606-PUD-07

Jesse,

Please pass this email on to the members of the APC and the City Council, the petitioner, and other appropriate parties.

I will make my comments brief, as the letter you have received from Bruce Watson spells out the issues and concerns of the residents in Centennial (and really the nearby Carmel residents also), so I want to avoid repeating the same thing.

When the original petition for the Harmony PUD was filed, the residents in south Centennial and the Centennial HOA, representing all residents, strongly opposed the inclusion of a gas station, associated convenience store, and fast food drive through restaurants. The gas station ended up being included, but only as a special exception, requiring review by the Board of Zoning Appeals (BZA) if brought forward in the future. The fast food restaurant would be allowed, but only in the triangle of land between the old 146th and the new 146th street, after the new road was built, and with restrictions as to the type of food that could be served-no burgers. It was stated that there would be a "couple lots for nice sit-down restaurants", so neighbors could walk over from Centennial to enjoy both indoor and outdoor dining. The commercial area would have a larger building for a grocery store, such as a Trader Joe's, or similar store, a location for a bank, and some additional commercial space for other retail or service businesses such as a dry cleaners.

Fast forwarding to today, there are numerous changes. The developer has a client for a gas station and convenience store that would be a 24/7 operation, the fast food business moves to the main section of the commercial area north of 146th street with no restrictions as to the type of fast food business in that location. The sit-down restaurants apparently are out of the picture.

Our position remains the same as it was in 2012. We are opposed to both the gas station and any fast food restaurants.

The road design has changed significantly with the 5-point roundabout being changed to a 4-point roundabout and there is now an addition of a right-in/right-out driveway on Ditch Road between Somerville and the 146th and Ditch Road roundabout. Where is the traffic study to indicate how these changes will affect traffic flow at different times of the day? There are many other issues associated with these changes which have been addressed in Bruce Watson's letter.

We also understand from the developer, that the design for the CVS Pharmacy was driven by the St Rt 32 Overlay requirement for this area. The CVS design, as presented, is not acceptable for this residential area. A plan should be presented now for what can be expected for the other buildings on this commercial site. It needs to have a neighborhood, or as one resident put it, give it a "village feel", not a high traffic, commercial look. Franchise architecture is not to be allowed for this area. Maybe the Springmill Station design of the CVS store is a good starting point for discussions. We were originally promised a neighborhood feel for the Kroger Center at the time it was built, but that never happened. The Springmill Station team, however, has worked very hard to make it a much better situation going forward for that area and that success is starting to show.

Other areas of concern are:

- How will the trash pickup and service areas for all the buildings in the commercial area be designed and handled such as: 1)facing away from the Centennial homes, 2) hours for pickup and delivery, 3) control of light pollution and headlights (new fencing/berming), and hours of operation?
- Architectural design of all the buildings, for a better fit within a residential neighborhood, which now exists on three of the four corners. (This is a much different situation than the 161st and Springmill intersection which will be commercial on all four corners eventually.) Now it appears that the building proposed to the north of the CVS will be of a "strip mall" design, not a neighborhood marketplace-type setting to use Bruce Watson's description.
- What solutions are possible to limit unnecessary traffic through the Somerville entry into Centennial?

While we are firmly opposed to several elements of the proposed changes, we are certainly willing to work with the developer to create a project that fits the neighborhood and also protects the property values of all the residents in Centennial and the surrounding neighborhoods, which is our prime directive as an HOA.

Respectfully submitted,

Joe Plankis

Jesse Pohlman

From: Marcy Carmichael <marcychecksemail@gmail.com> on behalf of Marcy Carmichael <mjcarmich@att.net>
Sent: Monday, June 06, 2016 3:56 PM
To: APC
Subject: opposition to gas station zoning variance at 146th & Ditch

Importance: High

Dear President Graham, Vice-President Maue and members of the Westfield Advisory Plan Commission,

As homeowners in the Kingsborough neighborhood at 141st and Ditch Rd, we are very concerned regarding the proposed GetGo gas station and convenience store at the southwest corner of 146th and Ditch as part of the Harmony Mixed-Use Development. We feel very strongly that a gas station will have a negative impact on the character and environment of our neighborhood. This station would potentially be open 24 hours a day and would bring all sorts of issues right to our front doors, including possible fuel spillage in our groundwater, light and noise pollution, crime, trash, rodents, tobacco and alcohol sales.

We implore you to vote against any consideration of re-zoning this development to allow for a gas station for the larger good of the community, residential areas and for our environment.

Respectfully,
Jeffrey L & Marcia J Carmichael
1371 Newcastle Dr.
Carmel

-----Original Message-----
From: Sara Niazi [mailto:saraniazi11c@hotmail.com]
Sent: Monday, June 6, 2016 4:01 PM
To: Webmaster <Webmaster@westfield.in.gov>
Subject: Ditch road/146st construction plans

Hello, I understand there is a meeting doing on tonight to plan for the area . I strongly oppose the Gas Station plan being put in the picture. I am a resident of
14574 stonegate court, Carmel. Very close to the proposed site.
I hope my email will be counted as my vote against the Gas Station being built in this area.

Thank you,
Sara Niazi

Jesse Pohlman

From: Steve Gibson <sgibson@ahhe.com>
Sent: Monday, June 06, 2016 4:14 PM
To: Jesse Pohlman
Cc: APC
Subject: RE: Development of the Harmony, Mixed-Use District

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

Sincerely,

Steve & Jennifer Gibson
Centennial

Jesse Pohlman

From: Jayne Jackson <jaynejackson214@gmail.com>
Sent: Monday, June 06, 2016 4:34 PM
To: APC
Subject: Harmony mixed use amendments

Dear Advisory Planning Committee Members,

We, the residents of Westfield and living within subdivisions on or near 146th and Ditch, have received many communications of the zoning amendments being proposed by the developer of the above property. How very disappointing to be given this information for as a community the people have spoken out against this and had the understanding would NOT BE allowed. With this new knowledge, let us again share our commitment to preserve our communities as residential void of stores and restaurants that belong ONLY within commercial settings.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store. The gas station located at the Kroger on 161st and Springmill serves the surrounding communities as do the others close by off 32. The residential area of 146th and Ditch IS NOT needed, necessary, or wanted. Grand Park is the better suited area to build or listen to the voices of those of us living within the communities and NOT build at all!

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use. Again, there are sufficient restaurants off 32 and in commercial districts outside of our residential areas that meet the needs of the communities.

3) WE oppose another CVS or any drugstore ... There are plenty already!!!! No commercial building in our residential areas!

4) Also opposed is the building of a strip mall, shopping area. Again, not in a residential area!!! Excessive noise and light, potential increase of crime, devaluation of our properties and homes...the points we have voiced since 2012! Please listen!!!!

Kindest regards,

Peter and Jayne Jackson
14918 American Lotus Drive
--

Jayne Jackson

Life Coach for Women

BeeYourDream.com

beeyourdream@gmail.com

The Desire Map

Jesse Pohlman

From: Laura <lpruppert@yahoo.com>
Sent: Monday, June 06, 2016 4:45 PM
To: APC
Subject: 146 & Ditch Rd.

As a neighbor of the area affected by the potential businesses at 146 & Ditch Rd., my primary concern is regarding the proposed GetGo gas station, convenience store and fast food restaurant. I feel very strongly that these businesses have a strong potential for will a negative effect on the character and environment of our neighborhood. Issues include the potential for possible fuel spillage in our groundwater, light and noise pollution, crime, trash/associated rodents, tobacco and alcohol sales, etc. I urge you to hold to the approved 2012 zoning plan so our neighborhoods and property values do not suffer.

Thank you,
Laura Ruppert
Centennial

Sent from my iPhone

Jesse Pohlman

From: Noelle Dahl <noelledahl@gmail.com>
Sent: Monday, June 06, 2016 5:38 PM
To: Jesse Pohlman
Subject: 146th and Ditch development

June 4, 2016

Dear Jesse,

When we contracted to our home in Harmony last April, we were told the development plan would be like Village of West Clay. Westfield required that we had to meet certain architectural standards, and those standards held up the start of our build for several months. We were also told that the commercial development to the south of us would also comply with the same standards and fit the architecture of the Harmony and Centennial communities much like Village of West Clay.

It has come to our attention that the standards that Westfield originally planned for our area were to match those along State Road 32. That area is very quickly becoming commercial and definitely not residential. This is not at all what we expected. A gas station and fast food are not boutique shops and/or boutique grocer. Also, if there is a CVS at 161 and Sping Mill, why do we need another at 146 and Ditch. I'd much rather see small businesses and restaurants move in rather than chain businesses.

In addition to the issues regarding the design of the buildings and types, we are concerned about landscaping and lighting and noise. We would like to see a large mound of earth with shrubbery and trees to shield our neighborhood from the noise and lighting that would accompany these businesses. Please keep ample green space. Isn't that supposed to be part of the charm of living in the suburbs?

We and others of our neighbors hope that the city of Westfield will look out for our interests as new residents and see beyond the financial gains that may be possible. We feel that the residents of Centennial and Harmony will be able to find common ground with the commercial developers so that everyone will be comfortable and that we will be good customers as well as good neighbors.

Sincerely,

Noelle Dahl
1472 Birdsong Dr
215-327-7640
Sent from my iPhone

Jesse Pohlman

From: Bill Howard <billinois@gmail.com>
Sent: Monday, June 06, 2016 10:42 PM
To: APC
Subject: Gas Station

I wanted to write and say that I oppose the zoning change to allow a gas station at 146th and Ditch. As a neighbor who lives near this intersection I do not think it's necessary and would bring more negatives than positives to the area.

Thank you.

Bill Howard

Jesse Pohlman

From: L Ancich <centennial2@gotown.net>
Sent: Tuesday, June 07, 2016 6:28 AM
To: Jesse Pohlman
Cc: Bruce Watson
Subject: Re: Harmony PUD 1606-PUD-07

Jesse;

Please accept our endorsement of the letter sent to you by Joe Plankis regarding opposition to the proposed changes to the Harmony PUD 1606-PUD-07.

We do not support the requested changes for a gas station, fast food establishment and right-in/right-out on Ditch Rd.

This is nothing more than a bait and switch and we feel the original Harmony PUD agreement needs to be honored.

Thank You.
Tom and Lynn Ancich
1030 Pawtucket Dr.
Westfield, IN

From: "Joe Plankis" <jplankis@gotown.net>
To: "Jesse Pohlman" <jpohlman@westfield.in.gov>, "Bruce Watson" <bruce@westfieldconsult.com>, "Susan Stephens" <sstephens@cas-indiana.com>, "Scott Tanner" <scott.tanner@tannerlawgroup.com>
Cc: "ron rothrock" <rmr551@live.com>, "Ralph Miller" <rmillerfiv@aol.com>, "Rick Mates" <rmates@gotown.net>, "Robert P Smith II" <disneyworldbob@yahoo.com>, "Mike Lyons" <lyons@lyonsteam.com>, "Dwayne Streeter" <dwayne@gotown.net>, "Joseph Ruppert (jwruppert@yahoo.com)" <jwruppert@yahoo.com>, "L Ancich" <centennial2@gotown.net>, "Joe Plankis" <jplankis@gotown.net>
Sent: Monday, June 6, 2016 3:51:23 PM
Subject: Harmony PUD 1606-PUD-07

Jesse,
Please see the attached letter that I would like you to pass on to the APC, City Council, petitioner, and staff. This is our input for the public record, listing our concerns regarding the proposed changes to the Harmony PUD. Don't hesitate to reach out to us with any questions you may have regarding our input.

Joe Plankis
President,
Centennial HOA

From: "Johnston, Craig" <Craig.Johnston@RNDC-USA.COM>
Date: June 7, 2016 at 9:08:16 AM EDT
To: "'councilmembers@westfield.in.gov'" <councilmembers@westfield.in.gov>
Subject: Harmony public hearing

Council members:
I am a resident of Harmony and was in attendance last night for the discussion of the mixed use plot (146th & Ditch).
Though I did not address the hearing I did stay past 9:30 to hear all the opposing views from the attendees and the attorney rebuttal. I do agree with my fellow neighbors that the plans on the board should be reviewed and revised to better meet the surrounding area.

Having moved many times, I have always reviewed open plots of land and zoning designation when considering a subdivision. I was aware of the commercial development designation, but not that It could include fast food and gas/c-store possibilities. I ask you to consider revision/restricting that part of the proposal and also to require a more suitable architectural façade on all buildings and no direct street access from the commercial section to the Harmony neighborhood. Selfish reasons: property value and family safety. Objective reasons: It's the right thing to do.

I understand that plot of land is highly desirable; so do the developers and they should plan/design accordingly.

Thank you for your attention last night and your consideration to my suggestions above.

Best regards,

Craig Johnston
Director Marketing-Fox Division

RNDC-Indiana
O: 317.917.1235
craig.johnston@rndc-usa.com

Harmony home:
1448 Rosebank Drive
Westfield

From: Scott Bennett [mailto:scott.bennett@elementthree.com]
Sent: Tuesday, June 07, 2016 9:24 AM
To: APC <APC@westfield.in.gov>
Subject: Gas Station or Fast Food at 146 and Ditch

As residents of Brookstone park and having lived in the area for 12 years we chose the area due to it being residential and not having the pop up convenient stores or businesses that cause congestion and noise pollution and possible increase of violence and overall just a BIG EYES SORE. We live where our house is backed up to the Horse Farm on Ditch road, a beautiful area that will be tainted and scarred by putting in a business or businesses that are not needed for this area. Do not let our neighborhoods be damaged in so many ways with these types of businesses.

We chose to live in this area and many others have also chosen to live here because we wanted not to be moved out in time and polluted with people that frequent these gas stations or fast food restaurants, we looked into the future and there we believed there would not be businesses like this. Look at WEST CLAY, they do not need fast food or gas stations, they decided to stay above being "below the line" and putting in businesses just to make taxes on the business. Stand up to this and let families grow the area not the 2016 version of the 1970s and 1980s, 7/11 stores.

In Indianapolis the city developers are saying quit building gas stations in the neighborhoods. Please read and understand our value we put on our lives as families is more valuable then the value Westfield govt would put in their checking accounts

http://www.indystar.com/story/news/2015/03/04/halt-gas-stations-near-neighborhoods-indy-planners-say/24388231/

Thank you, SB

SCOTT BENNETT | **VP, FINANCE**

E scott.bennett@elementthree.com | **T** 317-721-0641 | **W** ElementThree.com

A 3500 Depauw Blvd. Ste 3050 Indianapolis, IN 46268 (Pyramid 3 Floor 5)

Jesse Pohlman

From: Steve Williams <skwilliams@gmail.com>
Sent: Tuesday, June 07, 2016 9:00 AM
To: Jesse Pohlman
Subject: 146th and Ditch Rd.

Hi Jesse,

I am writing to share my thoughts regarding the planning for the corner of 146th and Ditch Rd. that will be discussed at the planning commission meeting on 6/6. Thank you for representing the thoughts and feelings of our community.

I understand there are four matters at hand – three of which I have thoughts on.

1. Regarding building at GetGo (or any fuel station), I am in agreement with my neighbors from three years ago in that a gas station should NOT go on that corner. A gas station brings more traffic and there is not enough space between residents and the gas station itself.

2. The placement itself of a “fast-food” restaurant does not really seem to be the issue at hand. It seems that a fast-food restaurant was never approved by the community, but rather a restaurant, where people can walk to and sit down with their neighbors was what was agreed upon. I support a restaurant with sit-down and carry-out options, but not a “fast-food” restaurant.

3. The look and feel of the CVS and all other buildings, I believe, should also be consistent with a residential/village-type feel and NOT that of a commercial space as done on 32/31.

The commercial space in general can be one that draws neighbors and the community together and entices people to Westfield if the right businesses and right design are implemented. We want to have a community space, like that of West Clay or Carmel, that brings people together and adds to the appeal and value of our property. We do not want 24-hour establishments that will draw crime, traffic, and other unwanted side effects of such a development into our neighborhood.

Again, I appreciate you representing myself and my neighbors. I am hopeful that we can turn this commercial space into one that truly meets the wants and needs of the Westfield/Carmel community.

--
Thanks
Steven Williams
Burnish and Press
480-262-3942.

Jesse Pohlman

From: john scott <jszilla@gmail.com>
Sent: Tuesday, June 07, 2016 11:35 AM
To: Jesse Pohlman
Subject: RE: Development of the Harmony, Mixed-Use District Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

I just want to make sure you received this.

Sincerely,

John and Beth Scott
1378 Monmouth Drive
Westfield, IN 46074

Jesse Pohlman

From: Claudia Benge <bengecaj@iquest.net>
Sent: Tuesday, June 07, 2016 3:10 PM
To: Jesse Pohlman; APC
Subject: 146th and Ditch development

Mr. Pohlman and APC committee:

We would really appreciate the denied approval of a gasoline station/convenience store in this area. Sit down restaurants or a Starbucks type coffee/tea store would be fine as long as it has limited hours.
The architecture needs to be more complimentary to the Harmony-Centennial neighborhood. This area is residential and we understand the tax benefits to implement a retail/commerce structures for Westfield.
Using the older SR 32 guidelines and approval appears to allow a higher risk of endangerment to the local children and adults who enjoy physical activities on both sides of the new and old 146th street.
And by putting in a gas station and some types of drive through restaurants will encourage potential criminal activity.

I guess the CVS is a done deal… part of the approval process should include 24/7 exterior and interior security cameras that store the recordings for a minimum of 14 days. A solid landscaping buffer zone should be required with light shielding and dumpsters hidden from view of the roads and surrounding homes.

Please consider a compromise that will allow the residents that live on the "borders" of all these changes to feel more secure. The changes to Ditch Road with the widening, medians and roundabouts are going to cause a lot of daily upheaval alone. And those road changes will increase the traffic through these areas after DAYs of blocked access to Ditch Road. I f6eel empathy for the owner of the farm on the southwest corner of Ditch and old 146 th Street.

Claudia and Jim Benge
1343 Annapolis Drive
Westfield, IN 46074
bengecaj@iquest.net

Jesse Pohlman

From: Erin Hartley <ethornbu@gmail.com>
Sent: Tuesday, June 07, 2016 3:35 PM
To: Jesse Pohlman
Subject: Harmony PUD District Amendment

My family and I live in the Centennial Housing division. We oppose the building of a gas station, fast food restaurant and/or a CVS at 146th and Ditch. I do not see any benefits of any of these businesses going in so close to a residential area. Please keep our area neighborhood friendly!

Sincerely,

Erin Hartley
614 Montgomery Drive

Jesse Pohlman

From: Matthew Harrod <mharrod5@gmail.com>
Sent: Tuesday, June 07, 2016 3:52 PM
To: Jesse Pohlman
Subject: Please reconsider the design of the commercial development near Harmony Subdivision.

Mr. Pohlman,

After reading the considered development and the concerns voiced by the adjacent neighborhood citizens, I request that you and the board deny the developers requested modifications to the plan. I think you should suggest moving gasoline station to a soon-to-be developed intersection rather than one that is surrounded by existing neighborhoods. Any commercial eateries should adhere to strict (Carmel-like) architectural codes and fit the atmosphere of this residential part of Westfield. I understand that the infrastructure and needs of an ever-growing citizenry warrant more amenities but it should be done with careful consideration to the already existing quiet bedroom neighborhoods.

Thanks for reading.

Matt Harrod
15239 Smithfield Drive
Westfield, In 46074

Jesse Pohlman

From: Ellen Harrod <eharrod5@gmail.com>
Sent: Tuesday, June 07, 2016 5:08 PM
To: Jesse Pohlman
Subject: Harmony development

Mr. Pohlman:
I am in agreement with the residents that attended the meeting opposing the gas station and fast food restaurant.
I have lived in Centennial for 14 years and I would like to see more of a neighborhood community style of businesses rather than a high way atmosphere.
Thank you for your consideration.
Ellen Harrod

Sent from my iPhone

Jesse Pohlman

From: Vance York <vanceyork@gotown.net>
Sent: Tuesday, June 07, 2016 4:13 PM
To: Jesse Pohlman
Subject: 1606-PUD-07

Dear Sir,

As owners of a home is the southwestern corner of Centennial, we are very opposed to the latest proposals outlined in the above mentioned PUD. Mr. Bruce Watson, one of our neighbors has been very active in presenting the feelings of our neighborhood. He participated in the plans drawn up a few years ago on which most of us agreed. He recently discussed his objections with us and showed us the objections to the latest proposal by the petitioner request for changes. We agree completely with Bruce and request that these proposals be denied.

Sincerely,

Reba and Vance York
1307 Somerville Drive
Westfield, IN 46074

Jesse Pohlman

From: Kathy Sawyer <ksawyer2011@gmail.com>
Sent: Tuesday, June 07, 2016 4:14 PM
To: Jesse Pohlman
Cc: Joseph Plankis
Subject: Harmony 1606 PUD-07

Mr. Pohlman,

As a resident of Centennial South for a number of years, we are vehemently opposed to any gas station, fast food restaurant, and raising the elevation of the Harmony property in question. We would like to see the CVS architect design characteristics that would be a better fit for a residential area perhaps following the Springmill Station for that CVS store.

The surrounding area is residential and we would like the original 2012 Harmony PUD be followed with the exception of the CVS store as noted above.

Thank you.

Don and Kathy Sawyer
1310 Mayfield Court
Westfield, IN. 46074
317-407-4588

Sent from my iPad

From: Neal Yerian [mailto:nealyerian@gmail.com]
Sent: Tuesday, June 07, 2016 4:21 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: 146th & Ditch

I live in Centennial. I have no issue with the proposed changes to the zoning. I like the idea of a more convenient gas station. I hate having to drive north for gas.

From: txyerians@juno.com [mailto:txyerians@juno.com]
Sent: Tuesday, June 07, 2016 4:32 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: Commercial developement at 146th & Ditch

Please approve the developers request for variances that includes a gas station. We need one at this side of town.

Thanks.

From: txyerians@juno.com [mailto:txyerians@juno.com]
Sent: Tuesday, June 07, 2016 7:23 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: RE: Commercial developement at 146th & Ditch

Lesley Yerian, 1324 Pawtucket Dr Centennial My husband also sent a note to from his email address. I saw a message from our HOA that Joe Plankis made a presentation on behalf of the Centennial HOA. I want to be clear I was not contacted by my HOA, nor does Mr Plankis represent my views as a Cenntennial HOA member. Thank you

Jesse Pohlman

From: Casey Hiers <caseyhiers@hotmail.com>
Sent: Tuesday, June 07, 2016 4:24 PM
To: Jesse Pohlman
Subject: Development 146th & Ditch

I am opposed to any sort of fast food or gas station new development in the 146th street & ditch area. I do not like that the 2012 language is attempting to be changed to allow these to be erected. I live in Centennial and wanted to pass along my input.

Thanks,
Casey Hiers
14940 Declaration Dr
Westfield, IN 46074

Jesse Pohlman

From: Shawn Crawford <crawford@gotown.net>
Sent: Tuesday, June 07, 2016 4:27 PM
To: Jesse Pohlman
Subject: Harmony PUD District Amendment (Mixed-Use District)

Dear Sir:

I have lived in the (original) Centennial subdivision for nine years. I purchased my home with a long-term goal of raising my two children there. The neighborhood was relatively isolated, and has been a blessing to me and my family.

Recently, development of surrounding fields that previously grew only corn and soybeans is unrelenting. Fields are being scraped of topsoil, and new construction is occurring on a daily basis. I understand that this is only a natural progression, but this "development" is slowly destroying the beautiful surroundings I had in Westfield when I spent a significant amount of money to relocate my family and live in the city.

Now, proposals are being made that would even further devastate my sleepy, quaint part of Westfield. For reasons already expressed at last night's hearing, I am adamantly opposed to any development that would adversely affect the quality of the neighborhood that I bought into years ago. What used to be a relatively quaint two-lane highway has now transformed (and not for the better) the immediate area surrounding my home. And now there's a proposal that has no potential benefit to anyone but the developers, and can only introduce severe nuisance elements into what was formerly an idyllic countryside.

Thank you for your consideration of these comments.

Very truly yours,

Shawn J. Crawford
1229 Valdosta Place
Westfield Resident Since 2006

Jesse Pohlman

From: nikkitsangaris@aol.com
Sent: Tuesday, June 07, 2016 4:43 PM
To: Jesse Pohlman
Subject: Fwd: PLEASE HELP

Mr. Pohlman, as per your request, I am--once again--expressing my concerns about the PUD and my desire to have the west end of the Mayfield Court cul-de-sac closed off, once-and-for-all. Doing so, would provide a MUCH NEEDED BARRIER to whatever ends up getting built at 146th and Ditch. I would certainly appreciate an acknowledgement of your receipt of this message.

Yours truly,
Dr. Nikki Tsangaris

-----Original Message-----
From: nikkitsangaris <nikkitsangaris@aol.com>
To: jpolhman <jpolhman@westfield.in.gov>
Sent: Sun, Jun 5, 2016 12:08 pm
Subject: PLEASE HELP

Dear Mr. Pohlman,

I live at 1370 Mayfield Court (Centennial South), at the west end of the cul-de-sac. There is a "opening" at that end that leads directly to Ditch Road. Either side of the opening is flanked by fencing. I would like to see that opening fenced off, once-and-for-all. Especially considering the renewed hoopla about the PUD at 146th and Ditch, closing off that cul-de-sac would easily provide a much-needed barrier to Ditch Road. I have been inquiring about this possibility for the past three YEARS, but no one has bothered to respond to my concerns and desire to close off the opening.

Can you PLEASE help me. PLEASE respond, Mr. Pohlman; I don't know who else to turn to.

Thank you,
Nikki Tsangaris, PhD.

Jesse Pohlman

From: Karen Battersby <redhen1950@aol.com>
Sent: Tuesday, June 07, 2016 4:51 PM
To: Jesse Pohlman
Cc: hoa@centennialhoa.org
Subject: Harmony PUD amendment

I am a newcomer to the Centennial development. I moved to the townhouses in April of this year, returning to the Indianapolis area from Bloomfield Hills Mi. I was a former resident of Carmel and looked long and hard at both communities before deciding on Centennial. As another side note, my late husband and I owned a business and and building on Dartown for many years.

I'd like to present my objections to the proposed changes. I am very much in favor of change and growth, Clay Terrace is a prime example of what gentrification can do to improve an area, I well remember the old Carmel Motel. But, unintended consequences always result in over eager movement. The impact that fast food and another drug store have on an area far exceeds additional traffic, pests, delivery tucks, lighting are all problems that tag along.

Westfield is on a real cusp. It's very exciting to have new tax dollars come in from commercial growth, but it's also very important to attract high quality developers and prospective homeowners. Would you buy a 400-500 home so you could bask in the glow of the Golden Arches? Convenience and commerce can be achieved with strict controls, trust me the developer will not pick up his ball and go home, they'll find a way to comply.

Karen Battersby
1331 Ashville
Westfield

Sent from my iPad

Jesse Pohlman

From: Linda Tremblay <lindaatremblay@gmail.com>
Sent: Tuesday, June 07, 2016 5:03 PM
To: Jesse Pohlman
Subject: 146th & Ditch Rd Project

My husband, Jim and I live in Centennial. The addition next to the proposed construction site. We are very much opposed to the gas station. We agree with changing the architectural design of the Market area to be more fitting to a village affect. Jim & Linda Tremblay

Jesse Pohlman

From: Kelly J. Smith <kanderson414@gmail.com>
Sent: Tuesday, June 07, 2016 5:21 PM
To: Jesse Pohlman
Subject: Harmony PUD Amendment Petition: 1606-PUD-07

Mr. Pohlman,

I am writing you in regards to the proposed amendments to the Harmony PUD (146th & Ditch). My husband and I are highly opposed to the developer's proposed for changes. We chose to make Westfield and the Centennial neighborhood our family's home because of the peaceful residential setting and confidence that property values would maintain or hold steady. We believe that the proposed changes would negatively impact both the peaceful setting and property values. We are asking that you please take the community's comments and concerns into consideration when considering any changes to the Harmony PUD.

Kelly J. Smith
kanderson414@gmail.com

Jesse Pohlman

From: Craig Wright <cw195661@yahoo.com>
Sent: Tuesday, June 07, 2016 5:27 PM
To: Jesse Pohlman
Subject: Changes to PUD at 146th and Ditch

Dear Mr. Pohlman,

I would like to express my objection to changing the original PUD for the area south of Harmony and west of Centennial.

24 hour businesses are definitely undesirable so close to family homes for the light and noise pollution they create. Gas stations pose too great a risk of environmental damage and accident and, along with fast food establishments, would create too much traffic for a residential area, making it unsafe for children and pets.

The City Council have already shoved the commercial development surrounding Kroger down our throats, and now the area south of that is being developed commercially. With a Kroger gas station and a CVS at 161st and Spring Mill, I don't see the point of adding another gas station and CVS so nearby, at 149th and Ditch. It seems unlikely that we can support so many gas stations and drug stores in such a small area, which means we will eventually end up with vacant buildings being sold for who-knows-what use.

If you really must allow commercial development in the middle of this residential area, then having village-style architecture will be critical to keeping these businesses from being an eyesore. Regarding the nature of the businesses, and their quantity, I think the neighborhood shopping areas in the Meridian Kessler area would be a good example to follow. They seem to be a resource to the area's residents, and blend in well with their community. Any kind of strip mall would be a terrible idea.

Thank you for your consideration.

Sincerely,

Kim Wright
15557 Marietta Circle
Westfield, IN

Jesse Pohlman

From: terri rehm <terri5808@yahoo.com>
Sent: Tuesday, June 07, 2016 6:52 PM
To: Jesse Pohlman
Subject: Gas station

I oppose the building of a gas station or fast food restaurant on the north side of 146 at Ditch. I would rather it stay residential. The area has enough gas stations and fast food.

Thanks. Terri Rehm
Centennial Home Owner

Sent from my iPhone

Jesse Pohlman

From: Shirley Wyant <shwyant@yahoo.com>
Sent: Tuesday, June 07, 2016 6:57 PM
To: Jesse Pohlman
Subject: Harmony PUD District Amendment (Mixed -Use District) CONCERNS

Mr. Pohlman,

I live in the Lockerbe Townhomes in Centennial at Ditch Road and 156th Street. I would like to add my support to the critical concerns that multiple residents have expressed the developer's proposal(s), namely:

~ The negative effects of a gas station, such as potential air and water pollution, light polution, 24-hour operation, transients' loitering, etc.
~ The advisability of placing a fast food restaurant(s)s on the north side of 146th, as opposed to the planned south side.
~ The questionable architectural design of the development project that presently departs from a more fitting, "village/neighborhood" scheme.
~ The impact the revised road configuration will have on Centennial homes that back up to Ditch Road.

Thank you for adding and processing my concerns/opposition to the developer's proposal(s).

Shirley Wyant

Jesse Pohlman

From: CarlJWinkler <carljwinkler@gmail.com>
Sent: Tuesday, June 07, 2016 7:16 PM
To: Jesse Pohlman

Dear Pohlman

I am not surprised in the opposition to the gas station and fast food at 146 & Ditch.

These are vitally needed services. Until Kroger at 161 & Springmill we had no gas stations west of 31. We now have 2 more but on 32.

The Kroger was moved and expanded just but it is still backed up.

The fast food is also needed. The 3 at 32 serving Grand Park are backed up.

The higher property taxes option income tax benefits the homeowners in the area. Everyone who complained will use the services at 146 & Ditch.

The problem with our zoning process is it will always the negative protesters.

Those in favor are generally reluctant to suffer the ridicule from the protesters.

Please consider the vast need for these services at this location. The other service is at 421 & 106. This is an ideal location.

Sincerely
Carl J Winkler
15551 Portland Drive
Westfield IN 46074
317-281-6008

Sent from my iPhone

I dictate most of my messages through Siri. Siri's dictation and typing skills are not excellent. Thus please forgive Siri's typo's and dictation.

Jesse Pohlman

From: Dean Glascock <dglascock@talktotucker.com>
Sent: Tuesday, June 07, 2016 8:47 PM
To: Jesse Pohlman
Subject: Centennial - Commercial Impact

25 Years as a licensed real estate agent selling more than 1500 properties I feel qualified to oppose a fueling station and/or fast food style restaurants at the intersections of 146th Street and Ditch Road. Residents within surrounding communities of this intersection would experience lower property values if the developer receives favorable approval. Family values, wealth & continuing property value increases are reasons why people move to Hamilton County. Why would government officials counter positive property value growth by approving this developer's requests?

Dean Glascock
1st VP Residential Division
Senior Broker, The Glascock Team
F.C. Tucker
317-716-7008 cell
317-843-4435 fax
317-844-4200 office
www.indianapolishomesnorth.com
5 STAR Awarded Real Estate Broker

Jesse Pohlman

From: Charles Geier <charliegeier@hotmail.com>
Sent: Tuesday, June 07, 2016 8:47 PM
To: Jesse Pohlman
Subject: Westfield Development

I strongly oppose the proposed development along 146th street in Westfield as proposed. The development is a lazy design attempt and does not reflect the desires or values of the community. The development will bring unwanted traffic, potential crime, light and air pollution to a highly populated residential area.

Charlie
Sent from my iPhone

Jesse Pohlman

From: Lynsay Cassidy <cassidy.65@gmail.com>
Sent: Tuesday, June 07, 2016 9:03 PM
To: Jesse Pohlman
Subject: Centennial Resident

I am in agreement with the issues that the speakers presented this past week:

All 29 speakers were opposed to the gas station for a number of reasons, including possible air and water pollution, light pollution, 24-hour operation, transient persons being in the neighborhood, and numerous other reasons.

There were major concerns expressed about allowing fast food restaurants to be built on the north side of 146th street and not limited to the triangle of land on the south side of the new 146th Street.

There were strong concerns about the design characteristics of the development following the St Rt 32 Overlay provisions rather that providing a design that would be a "better fit" for a residential area, perhaps following the Springmill Station designs for that CVS store, and/or Cardon's Copper Trace project, so there would be more of a "village/neighborhood feel" rather than a high volume trafficked area such as St Rt. 32. The architecture of the entire development needs to be reconsidered and that also was requested by one of the City Councilors.

There were concerns expressed about the revised road configuration and the impact on the Centennial homes that back up to Ditch road.

Thank you,

Lynsay Cassidy

Jesse Pohlman

From: Johnson, Christopher <Christopher.Johnson@rci.com>
Sent: Tuesday, June 07, 2016 9:44 PM
To: Jesse Pohlman
Cc: hoa@centennialhoa.org
Subject: Harmony PUD amendment petition 1606-PUD-07 146th/Ditch

Hi Jesse, I would like to take a moment to voice our strong opposition to a gas station at this corner, as well as any fast food w/drive-through operations in that location. I think this location be better served by some type of sit down only establishment or small retail shops - which would hopefully be receptive to the developers and the community as a better alternative for all – I'm sure the area would support these types of businesses.

We moved to Centennial back in '14 (15133 New Haven Drive), and one of the things we liked was the peacefulness of the area, even though we knew 146th is a major thoroughfare. We are most concerned about the potential air/noise pollution that comes with a gas station, not to mention what a drive- thru lane at a fast food restaurant brings. There is a horse farm on the Carmel side of 146th, very nice new developments at Harmony and Copper Trace, and some of these new proposals just don't seem to fit in with the existing development.

As for CVS, it would also be nice not to have another cookie-cutter generic styled CVS, as I don't feel Westfield is trying to be a cookie-cutter suburb. That said, objecting to a gas station and fast food establishments with drive-through lanes are of higher concern to me and my wife.

Thanks for your time and allowing us to provide input.

Chris Johnson
RCI
Sr. Financial Analyst, NA Finance
9998 North Michigan Road
Carmel, IN 46032
o: 317-805-8439
f: 317-805-9744
e: christopher.johnson@rci.com

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Jesse Pohlman

From: Mel Hankinson <mhankinson@firstmile.net>
Sent: Tuesday, June 07, 2016 10:15 PM
To: Jesse Pohlman
Subject: Harmony PUD District Amendment

Dear Sir,

In a democratic society, let out voices state that we strongly oppose the stated development of property in question primarily because it will
(1) lessen the value of our property, (2) overload the already crowded road structure, (3) encourage a transient populace, and (4) generally decrease the overall quality of living in our neighborhoods. We respectfully submit an agreement with the stated opposition in the June 6, 2016, meeting.

Sincerely,

Mel and Joan Hankinson

Jesse Pohlman

From: Marigen <magrssll@aol.com>
Sent: Tuesday, June 07, 2016 10:39 PM
To: Jesse Pohlman
Subject: Petition 1606-PUD-07

Dear Mr. Pohlman,

Last year, I was in the market for a home. As a single woman, I was looking for a neighborhood that could provide me with security, peace, beauty, great location and a great sense of community. After looking for a while I came to find the town homes of Centennial. I have been here since January 2015 and must admit that Centennial has indeed satisfied and exceeded all my expectations.

Unfortunately, I fell ill and couldn't attend the meeting of last night regarding the petition mentioned above.

The objective of this email to you is to express my opposition to the project. I am concerned about the pollution of water and air and the increasing traffic that such development will for sure bring to the area. I am also in agreement with some of the other opposers to the project regarding keeping this area exclusively residential, which helps keep and increase the value of our real estate. There is already a gas station at 161st and Springmill Ponds, as well as a supermarket at the same corner. There is another supermarket down Springmill Rd and 116th. There is a pharmacy at Town and 131st and another one at 116th and Springmill Rd. There is really NO NEED from the residents to bring any of these business around the area and that leads us to believe that the motivation to do such things is mainly profit for the developers, the city and the business owners.

I appreciate you will pass my vote to those concerned and that you do consider the values and interests of all those, like me, who have selected to live in this area for the home and community environment it offers. If we wanted to be around businesses we would have chosen another place to live.

Thank you very much in advance for your consideration and please do not hesitate to get in touch with me if I can be of further assistance in stopping this project.

Sincerely yours,

Marigen Gonzalez-Russell
Lockerbie Town Homes at Centennial
15538 Lockport Dr
Westfield, IN 46074

Jesse Pohlman

From: Tim Czizek <tczizek@me.com>
Sent: Wednesday, June 08, 2016 7:17 AM
To: Jesse Pohlman
Subject: Harmony PUD District Amendment (Mixed-Use District)

I am a Centennial resident who is **against** the building of retail stores and a gas station on 146th and Ditch. This area should be left residential. This will only drive up noise, traffic and light pollution. Additionally there is absolutely **no benefit** to our area. If someone is **so lazy** that they **cannot drive to 161st and Spring Mill** for food, gas, or visit a **CVS (**and soon to be Walgreen's) they should move to a neighborhood closer.

Thanks for your time
Tim Czizek
1067 Belvedere Place

Jesse Pohlman

From: Alice Weintraut <alice.weintraut@gmail.com>
Sent: Wednesday, June 08, 2016 8:28 AM
To: Jesse Pohlman
Subject: Opposition to changes in Development at 146th & Ditch

I'm writing to discuss the Harmony PUD District Amendment as a resident of Centennial. I'm opposed to the changes. I think the design characteristics need to be designed to mesh with a residential area, not a highway. I also do not feel that we need to add fast food restaurants in this area, the area by Walmart and the areas along 32 are a logical place for these establishments & their traffic patterns. They're near enough and still part of the revenue for the city. Adding high-traffic options like fast food will have a negative impact the noise. The bigger impact is the walk-ability of this area, something the city has been trying to improve by adding paths along the north side of 146th street. I feel this undermines this effort and impacts the safety of pedestrians trying to take advantages of these features. I like the idea of my children being able to safely bike to a CVS & pick up a loaf of bread or get themselves some candy, but if we add in fast food options, it becomes too dangerous to consider. I used to live in the NE corner of Westfield in Grassy Knoll, and I can say from experience that biking/walking into the parking lot of the CVS at Grassy Knoll was much safer than the area where the Kroger Gas Station & Wendy's were located. I don't support changing the plans in this way.

Respectfully,
Alice Weintraut

Jesse Pohlman

From: Damon Dieckmeyer <damoncd2004@yahoo.com>
Sent: Wednesday, June 08, 2016 8:33 AM
To: Jesse Pohlman
Subject: Westfield plans

To Whom it may concern,

I live in the Centennial neighborhood, and I oppose the developers proposal for the area around 146th st and Ditch road. I understand there was a meeting last night, and other people from Centennial spoke out against this, and offered to help the developers for a better solution. Please do what you can to make that happen.

Thanks,

Damon Dieckmeyer

From: Allyson Riley [mailto:avi956@yahoo.com]
Sent: Monday, June 6, 2016 10:27 PM
To: community <community@westfield.in.gov>
Subject: 1606-PUD-07

Dear Planning Commission Members,

I just returned from attending this evenings Advisory Plan Commission meeting. I am shy by nature, so I did not come up to the podium, but I do want to share my concern about the Harmony PUD District Amendment.

Our family has resided at 14538 Brackney Lane in the Brookstone Park of Carmel subdivision since 2004.

My husband and I join our voices with the many residents from all three affected subdivisions that your commission heard from tonight in opposing a gas station being built.

Please listen to the voices of the people living in the area. We don't want a gas station built so close to where we live.

Sincerely,

Allyson Riley

From: Allyson Riley [mailto:avi956@yahoo.com]
Sent: Wednesday, June 08, 2016 3:54 PM
To: APC <APC@westfield.in.gov>
Subject: 1606-PUD-07

When my fellow homeowners and I built our houses in the Brookstone Park of Carmel subdivision over 10 years ago, the intersection of 146th and Ditch was a four-way stop and the land in the northwest and northeast corners of that intersection were zoned agricultural/residential.

Please keep this in mind when you consider the requested amendment change. Our neighborhood would be the closest one to the proposed gas station. Every neighbor I have spoken to is against a gas station as well as a drive-thru restaurant that serves meat or chicken.

Sincerely,

Randy Riley

Jesse Pohlman

From: Pat Sperlik <pasperlik@gotown.net>
Sent: Wednesday, June 08, 2016 8:56 AM
To: Jesse Pohlman
Subject: 1606-PUD-07 Development proposed at 146th and Ditch

Dear Sir:
We are so angry and disappointed that a gas station may be built in our neighborhood! We certainly don't want a gas station, another drugstore, or fast food in this area. Please do whatever you can to reduce the negative impact on our homes and neighborhoods!

Sincerely,
Patricia and James Sperlik

Jesse Pohlman

From: Stephanie Boarman-Rowe <slboarma52@yahoo.com>
Sent: Wednesday, June 08, 2016 9:17 AM
To: Jesse Pohlman
Subject: Commercial development 146 and Ditch

I am opposed to a gas station and/or fast food development at the corner of 146 and Ditch. When we built our house in 2008 we were told that the land on the northwest corner of 146 and Ditch and north would be single residential building by Mr. Estridge. Not only were we shorted by Mr Estridge when he declared bankruptcy by loosing promised trees and a third year of our warrenty but now he has screwed us once again by selling the land to a commercial developer who doesn't care about our neighborhoods, only profits. Initially he was going to develop a small retail area with cafes and boutique businesses. A small grocery was mentioned and sit down restaurants. Gas stations, CVS and drive through fast food does not add value to our home and property value for all the reasons that have been mentioned. There is all of the above at Springmill and 161st. already. Please represent the best interests of the current homeowners who did not purchase property next to existing businesses but after they were told that residential building was planned. If retail must be built I am not opposed to what was proposed when Harmony was to be Symphony. The plans had a small area that had business including sit down restraunts and small businesses that were not open all night.

Sent from my iPhone

Jesse Pohlman

From: Mary Reisenleiter <mary.reisenleiter@yahoo.com>
Sent: Wednesday, June 08, 2016 9:46 AM
To: Jesse Pohlman
Subject: Harmony PUD

I am vehemently opposed to the proposed changes to the Harmony PUD. The proposal to put a service station on the triangle at 146th street is ludicrous. It will result in traffic congestion, noise pollution, light pollution and eventually change the area from a quiet, family neighborhood to a transient, less stable area. Why not put it on the corner of Town Road. There are no developments at that intersection. The proposal to add a FAST FOOD RESTAURANT is even more outrageous. It's bad enough that he has raised the land on the north side of 146th so that anything that goes in there will stick out like a sore thumb, but now he is asking for these changes. It seems the developer agreed to the earlier specifications with the clear intent to change them after the development was underway. This feels like a HUGE betrayal. These proposals will obviously lower all of our property values and change the ambienance from a family oriented neighborhood to one of commercialization. I understand the need for Westfield to develop the tax base; but I don't think it should be done at the expense of those who have bought here for the very values that Westfield claims to hold dear.
I ask that the city suggest the service station be constructed at Towne Road and that the proposal for a fast food restaurant be categorically denied.

Mary Reisenleiter
15050 Rutherford Drive

Sent from Yahoo Mail on Android

Jesse Pohlman

From: David <davidrieck@hotmail.com>
Sent: Wednesday, June 08, 2016 9:52 AM
To: Jesse Pohlman
Subject: 146th and Ditch development

Jesse,
The purpose of my email is to provide you my thoughts on the development at 146th and Ditch. As a 4 year resident of Centennial, I have come to enjoy everything Westfield has to offer, and have enjoyed seeing the growth. Let me first say, I am in favor or growth, progress and development. I would just ask that you please take into consideration the opinions of those most affected by the decisions that you make. I strongly oppose a 24 hour gas station and fast food restaurant at that location. I think it cheapens the neighborhood and creates an environment that is not congruent with what Harmony and Centennial are. With that said, I understand that that area will be developed, I just ask that it is done in a way that complements the neighborhoods that are already there (for example, a local grocer, a neighborhood drug store, a nice restaurant, coffee shop).

Westfield is at a critical point in its development into a city that provides both its residents and visitors the opportunity to experience a small-town feel with big city amenities. It will be imperative that leadership within our city be very vigilant and concerted in their efforts as they decide on what will and will not be a part of our city. The last thing we want is a commercialized, impersonal, low property value, transient neighborhood. We don't want to make the same mistakes that Fishers did. Thank you for your time.

David Rieck

Jesse Pohlman

From: Ben Rogge <broggejr@gmail.com>
Sent: Wednesday, June 08, 2016 9:56 AM
To: Jesse Pohlman
Subject: Petition 1606-PUD-07

Mr. Pohlman,

As a long time resident of Centennial I am submitting my strong disapproval of the development plans for the 146th and Ditch Rd area contained in this petition. Although unable to attend the general meetings I have reviewed the plans and summary of the residents' comments. I feel the plans as submitted are inconsistent with the residential area, result in hardships and reduced property value for the nearby residents, and vary significantly from previous development planning decisions.

Significant time and effort was spent to design the Springmill Junction by incorporating the ideas of developers, planners, and residents to create a plan that truly enhances the value of a residential community. It is frustrating to see the opposite of that occur in Westfield just a few miles away.

Sent from my iPad

Jesse Pohlman

From: Wayne Shipe <shipew@wws.k12.in.us>
Sent: Wednesday, June 08, 2016 10:31 AM
To: Jesse Pohlman
Subject: Input on Petition 1606-PUD-07

Mr. Pohlman,

Re: Harmony PUD District Amendment (Mixed-Use District) Northwest Corner of 146th Street and Ditch Road Street
Petition: 1606-PUD-07

I have been following the input on this project and whereas I'm not opposed to commercial development I do believe that there should be limitations placed on those who wish to expand their commercial businesses next to residential areas. We recently moved from Carmel to Westfield and chose Centennial because of the type of neighborhood it provided. As a retired Army veteran I've lived many different places, twenty in all. Some were highly commercial and others, like the US Military Academy at West Point were total residential.

The points brought out by my neighbors against commercial development in residential areas are well based. The noise, odors, crime, and trash that accompany all commercial areas, not to mention rodent and insect problems, are abhorrent and totally undermine the entire intent of creating a community like Centennial. A CVS in this location is totally unnecessary since there is one being constructed at 161st and Springmill. Convenience should be measured in miles not fractions thereof, same goes for fast-food eating establishments. If the purpose of constructing the businesses included in the petition at 146th and Ditch is to target traffic along 146th Street two factors need to be considered - the proximity to CR 32 and the prosimity to the 161st/Springmill location. I find it hard to believe that it's necessary to establish a high-volume fast-food/convenience store center adjacent to a residential area - especially one that was purposefully planned to provide a relaxed an beautiful setting. If the proposed vendors wish to capitalize on the traffic in this area, the mobility of the customer should enable them to move their proposal further away without diminishing profitability.

Once compromised, the serenity of a neighborhood can never be retrieved. What they're proposing for this area runs totally contrary to the reason we chose to live here. If I wanted to live adjacent to a commercial area I could have purchased a house for considerably less.

Thank you for considering our concerns, if there is anything further that I can provide on the subject, please don't hesitate to contact us.

Wayne Shipe, Lt. Col., US Army (Ret)
Lois Shipe
1310 Monmouth Drive
Westfield, Indiana
(317) 844-2650

-----Original Message-----
From: Kobe [mailto:kobe60509@yahoo.com]
Sent: Tuesday, June 07, 2016 6:28 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Subject:

I am a resident of Centennial and our family vote for NO for the plan to put up a gas station in our area.

Thank you.

Blessy and Alex Chavente

-----Original Message-----
From: Beth Price [mailto:beth.price777@gmail.com]
Sent: Wednesday, June 08, 2016 11:47 AM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: Development at 146

I want to express that I am against commercial development in Westfield and in particular development that creates a "Fishers" crowded over developed feel such as the one proposed at 146 and Ditch. One of the reasons we moved here 10 years ago was to avoid Fishers. We enjoy the more community oriented planning and residential feel here. Please don't lose track of this unique quality that only Westfield can offer. As you drive through our area you see grass and open space and children playing. In fishers you see concrete and businesses and you grind your teeth at every crowded commercialized intersection. We don't want that here. Consider requiring a residential low impact design for business that adds community value rather than pure commercial value. Thank you. Beth Price

Sent from my iPhone

Jesse Pohlman

From: Christine Perkins <bestperkins@gmail.com>
Sent: Wednesday, June 08, 2016 12:18 PM
To: Jesse Pohlman
Subject: Harmony PUD District Amendment (Mixed-Use District)

Dear Mr. Pohlman,

We would like to express our surprise and disappointment with the direction the plans are taking for the Harmony retail section at 146th and Ditch. Bringing in such establishments, as a 24-hour CVS, 24-hour gas station and late-night fast food restaurants, is not conducive to a peaceful residential neighborhood. While we're not against having retail in this area, we were under the impression that there would be fine dining establishments, upscale shops and cafes better suited for the type of housing that is already developed in Harmony and Centennial. We were also under the impression that the plans called for any retail to be designed in a fashion that did not scream "RETAIL"; that they would blend in with the community, not separate and cheapen it - more along the lines of the Villages of West Clay. We are very concerned how the current direction will affect our property values and overall quality of life.

Sincerely,

John and Christine Perkins
bestperkins@gmail.com
317-507-8342

Jesse Pohlman

From: Emily Clare <e.clare@yahoo.com>
Sent: Wednesday, June 08, 2016 12:21 PM
To: Jesse Pohlman
Subject: NO GAS STATION AT 146TH STREET AND DITCH ROAD

June 8, 2015

Mr. Jesse Pohlman
jpohlman@westfield.in.gov

Re: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive-in restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change of food use.

We feel the design for the new CVS should be in keeping with the Harmony architecture and blend into the surrounding community, such as was done by CVS at 131st street and Town Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

Sincerely,

Emily Clare
1398 Bridgeport Dr
Westfield, IN 46074

Jesse Pohlman

From: Barbara Johnson <barbathome7777@sbcglobal.net>
Sent: Wednesday, June 08, 2016 1:52 PM
To: Jesse Pohlman
Subject: Development at 146th and Ditch

Mr. Pohlman.

As a resident of Centennial, I am very concerned about the nature of the development being discussed at 146th and Ditch Road. One of the things that attracted my husband and me to this area was the wonderful residential feeling and quiet atmosphere of the surroundings. I would like to see that continued in having very thoughtful planning of any changes that affect the area.

I am not in favor of a gas station at this intersection; it is busy enough already. If there would be any consideration of a restaurant/s or other businesses, I would want them to be integrated architecturally to the surrounding area.

Thank you for your consideration of this input.

Best regards,

Barbara Green Johnson
1307 Valdosta Place

Jesse Pohlman

From: Kathryn Sexton <katiekat222@icloud.com>
Sent: Wednesday, June 08, 2016 2:04 PM
To: Jesse Pohlman
Subject: 146th and Ditch development

I OPPOSE the proposed plan for a gas station and fast food restaurants. I would support cafe type restaurant and higher end boutiques.
Kathryn Sexton
Centennial
771 Bucksport Lane
Westfield 46074

Kay Sexton
Sent from my iPhone

Jesse Pohlman

From: S A Yovanovich <sayovanovich@sbcglobal.net>
Sent: Wednesday, June 08, 2016 5:13 PM
To: Jesse Pohlman
Cc: hoa@centennialhoa.org
Subject: Developer's Proposal for Northwest Corner 146th & Ditch

Mr. Pohlman,

My name is Sue Ann Yovanovich and I am a resident of the Centennial subdivision. I am writing in regards to the proposed developments at the intersection of 146th St. and Ditch Road.

I moved to this area at the end of February, 2016. One of the reasons I chose this area was because it was quiet and away from gas stations and huge retail outlets. I moved from the west side of Indianapolis where there were many gas stations which caused many concerns - the pollution, the noise and robberies. I was hoping to get away from that by moving to Centennial.

I am against the construction of a gas station! Also, I would like to see one or two nice family restaurants where families could walk to the restaurant, maybe sit outside and enjoy meeting friends. I do not want a fast food drive-up restaurant in this nice neighborhood. A few small unusual retail stores would be fun, too. Places to browse and find unusual items. I would like to see the CVS and other retail stores and restaurants follow a "village" type architeture - to give the entire area a feel of a small, friendly, "down home" village.

I hope that the planning commission will take my comments and those of other Centennial HOA residents into serious consideration.

Thank you,
Sue Ann Yovanovich
15086 Rutherford Dr.

Praise God for all His blessings!
Sue Ann Yovanovich, Ph.D.

Jesse Pohlman

From: Kristie Troy <kktroy@gmail.com>
Sent: Wednesday, June 08, 2016 6:42 PM
To: Jesse Pohlman
Subject: Development at 146th/Ditch

Dear Mr. Pohlman –

I wanted to write to express my extreme opposition to the current amendment regarding the commercial development at 146th and Ditch.

I was at the meeting on Monday night and was thrilled to see such a strong support for our community. I, too, live in Harmony. We were the 8th family to move into the development. We were also told in exact terms – there would be a gourmet grocery store as the anchor and the development would include shops and restaurants similar to a Village of West Clay feeling. And as I heard at the meeting, everyone else was told the same.

We moved here after living in Carmel for 15 years and I did have apprehension about moving to Westfield. I felt that Carmel put so much effort into developing Carmel for its residents and didn't know if it would be the same in Westfield. When I heard of the plans for the corner adjacent to the development we were considering, it told me that Westfield was stepping up its game and I was sold.

I understand, as the representative for the developer said in his response Monday night, "shame on us" for not confirming the information Estridge provided, but in reality, what reason would we have to doubt that it wasn't true?

In closing I vehemently oppose the gas station for all of the reasons stated at Monday's meeting, as well as moving the fast food restaurant and waiving the restrictions on types of food required for this area. Regarding the CVS, I too agree that the elevation needs to match the neighborhood.

Thank you for allowing us to voice our opinions.

Kristie Troy
1409 W. 151st Street
Westfield, IN 46074

Jesse Pohlman

From: Marcie Cole <macole612@yahoo.com>
Sent: Wednesday, June 08, 2016 9:10 PM
To: Jesse Pohlman
Subject: Development of the Harmony Mixed Use District

Dear Jesse,
We do not want a gas station on any of the corners at Ditch and 146th Street. This was made very clear in 2012. We do not want you to give the developer a special exception for a gas station and convenience store.
We do not want you to give the developer an amendment to change the zoning that would allow the fast food drive through restaurant to be moved from the south side to the north side of 146th street.
We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding communities. This should be done with the entire commercial complex.
We also feel that some type of berm and landscaping should be created between the new shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.
We want Westfield to have more character than Fishers or Avon or Greenwood. We need to follow Carmel's lead and have commercial developments blend in, not stand out. We do not want our property value going down due to this development. Let's not just build things to build things, but use good judgement in growing Westfield in to a beautiful community.
Thank you for your consideration.
Marcie Cole and Keith Moore
1230 Monmouth Drive
Centennial

Jesse Pohlman

From: Matt Scott <mscott1604@gmail.com>
Sent: Wednesday, June 08, 2016 8:14 PM
To: Jesse Pohlman
Subject: Harmony PUD District Amendment

City Planning Department:
I just learned of the petition 1606-PUD-07 (NW corner of 146th & Ditch Rd) and have many concerns about what is currently planned as well as the proposed amendment.

This is a residential area, and adding fast food restaurants, CVS store, or a gas station would degrade the quality of the adjacent neighborhoods in several ways.

Additional traffic will add noise, pollution, and this could extend through all hours of the night. I am most against the proposal to add a 24-hour gas station at that location. That would increase transient persons in the area, potentially walking through our neighborhood in the middle of the night. This is completely unacceptable and is not what we signed up for when we moved to Brookstone Park.

I know that my feelings are shared by many others, as expressed in the recent Public Hearing. Please stop the plans to allow development of fast food restaurants, stores, and gas stations in that area.

Thanks,
Matt Scott
Brookstone Park Resident

Jesse Pohlman

From: Cheryl Moore <farmgirl@gotown.net>
Sent: Wednesday, June 08, 2016 9:29 PM
To: Jesse Pohlman
Subject: Land Usage 146th Street

I live in Centennial and feel the proposal for a gas station and fast food restaurants doesn't fit the appropriate needs for this area at 146th and Ditch. Please do not support this.....

Sincerely,

Cheryl L. Moore
1392 Bridgeport Dr.
Westfield, IN 46074

Jesse Pohlman

From: Steve Rupp <steve@welcome2indy.com>
Sent: Wednesday, June 08, 2016 11:01 PM
To: APC
Subject: 146th & Ditch Development plans

Dear Jesse,

I am writing to voice my concern for the plans for a gas station at 146th & Ditch. I live in the Centennial South subdivision and am gravely concerned about the light pollution, noise pollution, potential environmental concerns, increased traffic and general negative overall appearance for this type of structure at this intersection. I do not believe it will enhance the property values of our homes and neighborhoods, nor will it blend in with the surrounding housing. Being in real estate, I have an advanced knowledge of development and believe this gas station is going to reduce property values of the surrounding houses. Please deny this proposed request. Thank you!!!

Warmest Regards,

Steve Rupp
Your *Personal* Real Estate Consultant…for *Life!*
REALTOR®, Broker-Associate, Notary Public
ABR®, AHWD®, ASP™, ASR®, CDPE©, CNHS™, CRS®, e-PRO®, GRI, RFS®, SRES®
R.E.A.L. Fellow
IAR Director 2008-2009

Angie's List Super Service Award-2015
***Indianapolis Monthly* 5-Star Real Estate Agent for Outstanding Client Care**
Quality Service Award Winner

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Fax-317.846.5959
Toll-Free-877.886.7788
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Connect with us:

P.S. Please don't keep us a secret because we know you want the people you care about to get the best advice possible when it's time for them to make their next move.

Jesse Pohlman

From: Tom Bluett <tbluett@me.com>
Sent: Thursday, June 09, 2016 9:36 AM
To: Jesse Pohlman
Subject: Say NO to commercial development at 146th and Ditch Rd

Jesse,

As a resident of Centennial, I'd strongly encourage you to work against putting in a gas station and fast food restaurants at 146th and Ditch.

Isn't the point of a suburb to give people space and separate commercial and residential spaces?

We all have cars, and can easily get to several other gas stations and junk food joints within a 3 mile radius.

Please don't ruin the peaceful charm enjoyed by hundreds of families for the benefit of a handful of developers and business owners.

Sincerely,

Tom Bluett
tbluett@me.com
(312) 505-7281

From: Elizabeth [mailto:wg7eliz@gmail.com]
Sent: Wednesday, June 08, 2016 7:53 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Cc: hoa@centennialhoa.org
Subject: Proposed Amendment to the Harmony PUD

Many salient points have been addressed in recent meetings and communications; the ideas presented here are germane to the lives of people who have chosen to live in neighborhoods that are family-friendly, quiet, and safe. My opinions are given as a resident of Centennial who purchased my home in 2015 when descriptions of the Harmony area corresponded with the 2012 PUD.

CENTENNIAL COVENANTS

Some areas of the Centennial covenants, available through the Centennial HOA, include the following:

- Architectural structure and appearance
- Landscaping
- Lighting, specifically:
  "lighting which illuminates (other) private property…result(s) in adverse visual impact to (other) property, lighting directed offsite shall be
  Prohibited."
- Nuisances, specifically:
  "Noxious or offensive activity…that may be, or may become, an annoyance or nuisance to the neighborhood."

Centennial property values have risen, in part due to planning and respect for the covenants.

HARMONY EXPECTATIONS

The website for Harmony, a master-planned community by David Weekley Homes, offers prospective homebuyers amenities including:

- Custom-built homes
- "…a culture that everyone enjoys…"
- "…put(s) the homebuyer first…"

Completed homes evidence integration of the architectural and landscaping values of surrounding communities in Westfield. The Life Style Center with
Clubhouse and recreational venues is already under construction.

GAS STATION/CONVENIENCE STORE

- This business is not necessary at this location.

Gasoline and convenience shopping are available within a two-mile radius from the intersection of Ditch Road and 146th Street. Pollution, safety,
and nuisance issues are all very real and important, as are both foreseeable and unintended consequences into the future. Refer to letter of
June 2, 2016 from Bruce Watson to the City of Westfield.

FAST-FOOD DRIVE-THROUGH

- This business is not necessary at this location.

Nuisance and pollution issues are addressed in the above-mentioned letter from Bruce Watson. The eat-in restaurant, coffee-shop, and boutique stores described in the 2012 PUD would be appropriate.

TRAFFIC PATTERNS

The distance from the proposed Somerville roundabout to the roundabout at 146th Street is .2 mile. The insertion of a driveway within that distance would restrict traffic flow and increase congestion on Ditch Road. A safer and more practical alternative would be access from 146th Street to a frontage road.

RECOMMENDATIONS

- Deny any consideration of a gas station/convenience store. This should be non-negotiable.

- Deny consideration of a fast-food establishment. This should be non-negotiable.

- Require effective and appropriately constructed buffering to protect homeowners in SW Centennial from lights, traffic, storm water drainage, and other nuisance factors.

- Request the City Council to reject changes from the already agreed-upon 2012 PUD; also referral to the Board of Zoning Appeals. The original PUD presented a positive, viable plan to incorporate a commercial presence into the Harmony area.

- A corporate entity should be held accountable to the same standards/covenants as individual property owners, and should demonstrate understanding and respect through collaborative planning to achieve mutually desired results.

- Going forward, additional changes, improvements, and details will occur, and can best be implemented by collaborative planning and informal agreements prior to the legal procedures to attain final approvals for this project.

Elizabeth Myers
576 Stockbridge Dr
Phone 406-240-4315

Jesse Pohlman

From: Malea Firestone <maleafirestone@yahoo.com>
Sent: Thursday, June 09, 2016 9:52 AM
To: Jesse Pohlman; Yaw Aning
Subject: Developers Proposal

All,

As new home owners in Harmony, we would like to voice our concern about the upcoming developer's proposal. We feel that having a gas station and fast food restaurant so close to our home will bring much unwanted and additional traffic to the area. Most importantly, we feel that it also poses a safety issue to the family we plan to raise here.

Please reconsider the amenities that you will be placing in the Harmony neighborhood.

Sincerely,

Malea Firestone & Yaw Aning

Jesse Pohlman

From: Carol Robertson <carobertson53@yahoo.com>
Sent: Thursday, June 09, 2016 10:28 AM
To: Jesse Pohlman
Subject: 146

I am glad to hear that so many people oppose the gas station at 146th an Ditch. I just can't imagine those beautiful homes on the south side of 146th looking at the back of a gas station - or a fast food restaurant. What about a small park in the triangle? With all the walkways and trails in the area, not to mention the fitness gym in Harmony, people would rather see healthier options for eating out. Why do we need another CVS when there is one a few blocks away at 161st and Spring Mill and one on Towne Rd and 131st? CVS has an irresponsible way of saturating the market. Can our neighborhood support so many drug stores? (There's Kroger too.) Most people move to Westfield for it's rural feel, even if we have to drive a mile or two to the store.. We are soon going to loose that. If I wanted to live in Carmel I would have bought a house there. I prefer the small town feel of Westfield.

Carol Robertson (Centennial)

Jesse Pohlman

From: Nelson Scott <scott@gotown.net>
Sent: Thursday, June 09, 2016 1:35 PM
To: Jesse Pohlman
Subject: Harmony PUD District Amendment (Mixed-Use District)

Harmony PUD District Amendment (Mixed-Use District)
Northwest Corner of 146th Street and Ditch Road Street
Petition: 1606-PUD-07

I hope that I am not late in responding with concerns regarding this petition.

I am opposed to the gas station on 146th Street and Ditch Road. That gas station needs to be placed on West Highway 32 so it can use the traffic to Grand Park for customers. No gas station has the amenities worthy of an outstanding residential neighborhood like Centennial. Fast food restaurants are obsolete. Eating establishments belong on the order of family style seating and healthy food menus. Actually only one decent restaurant is needed in this development. Street. We need a four lane access east=west corridor with inner landscaping separating the lanes and long entrances for the business shops, like the Springmill Station designs for that CVS store, and/or Cardon's Copper Trace project, so there would be more of a "village/neighborhood feel" rather than a high volume trafficked area such as St Rt. 32. The road configuration needs to be redesigned for a neighborhood style feature without commercial impact.

Ditch road needs to be three or four lanes from Highway 32 to 146th Street with inner landscaping features.

Basically, I am opposed to the current petition.

Nelson Scott
15503 Marietta Circle
Centennial
Westfield, Indiana

Jesse Pohlman

From: Dennis Davidson <dennzio@gmail.com>
Sent: Thursday, June 09, 2016 1:40 PM
To: Jesse Pohlman
Subject: Harmony PUD

Dear Westfield City Planning dept,

Regarding: Harmony PUD District Amendment (Mixed-Use District)
Northwest Corner of 146th Street and Ditch Road Street
Petition: 1606-PUD-07

Count me, a 10 year Centennial resident, against the proposed gas station and fast food development at 146th and Ditch. I wretch at the thought of it. We don't need it, we don't want it! Please do not allow this disturbance of our countryside idyl.

Thank you for your consideration,
Dennis Davidson

Jesse Pohlman

From: Kelly Masin <kmasin@ccs.k12.in.us>
Sent: Thursday, June 09, 2016 3:32 PM
To: APC
Subject: Gas Station

June 9, 2016

Mr. Jesse Pohlman
jpohlman@westfield.in.gov

RE: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Jon and Kelly Masin
14191 Nicholas Dr.
Westfield, IN 46074

Kelly Masin
5th Grade Teacher
Cherry Tree Elementary
13989 Hazel Dell Pkwy.
Carmel, IN 46033
(317) 846-3086 ext. 1229

Jesse Pohlman

From: amy cannon <aabrown32@hotmail.com>
Sent: Thursday, June 09, 2016 3:42 PM
To: Jesse Pohlman
Subject: Harmony PUD District Amendment

Subject: Harmony PUD District Amendment (Mixed-Use District)
Northwest Corner of 146th Street and Ditch Road Street
Petition: 1606-PUD-07

I am writing to oppose the aforementioned amendment. Moving to Westfield almost three years ago, it was important to our family to find a family oriented community with small town ties yet has access to city amenities. Westfield was perfect, specifically Centennial. The proposed changes to the corner of 146th and Ditch is heartbreaking, that piece of land is not appropriate for retail use. Not only the environmental impacts but the impact to our community at large. Not only does the construction of a gas station create negative health impacts to a neighborhood, it also effectively prevents the development of a project on that site which may have had a positive impact on the neighborhood. The gas station will likely stay there for at least fifty years and will be a reminder of the missed opportunity for a development that could promote a community's vision for the future. Smart developments tend to increase transportation options and property values. They encourage residents to walk, bike, or run, and not to just remain tied to their cars.

Anything "retail" built on this corner must maintain a quaint feel in order to blend into this residential area of town. I know expansion is inevitable, but expanding along 146th street is a big mistake. Westfield will continue to lose it's charm if we lose the "country feel". It makes much more sense to expand along SR 32 where the infrastructure is already in place.

I am hoping Westfield doesn't turn into another Fishers. We need to be thoughtful on how the city chooses to expand. Thank you for your time and efforts.

Respectfully,
Amy Cannon
Centennial Resident

Jesse Pohlman

From: Mark Long <indylong55@yahoo.com>
Sent: Thursday, June 09, 2016 6:27 PM
To: APC
Subject: 146th & Ditch Commercial Development

Mr. Jesse Pohlman:

We live at 1385 Trescott Drive in Centennial. Our house sits at the corner of Ditch Road & Somerville at the west entrance. Our back yard faces Ditch Road. Understandably, we oppose any kind of gas/service station and fast food restaurants. Also, because we are directly across the street from the proposed development, we are quite concerned about lighting, noise, water run-off and increased traffic. Please give careful consideration to us "unfortunate" folks who by the luck of the draw, find our home at risk for the potential pitfalls of unsavory developers.

Thank you for your time and consideration!

Regards,

Mark & Betty Long
1385 Trescott Drive
Westfield, IN 46074

Jesse Pohlman

From: Amy Stewart <amystewart821@gmail.com>
Sent: Friday, June 10, 2016 10:55 PM
To: Jesse Pohlman
Subject: Subject: Harmony PUD District Amendment Petition: 1606-PUD-07

Dear Mr. Pohlman,

I am writing you this evening to provide my feedback and opposition to the above listed amendment. As a resident of Centennial, I feel that the proposed redesign is something that does not belong in such a community focused residential area. Please pass along this feedback to the City of Westfield.

Regards,

Amy Stewart
1226 Lewiston Dr.
Westfield, IN

Jesse Pohlman

From: Eric S. <emstewar@gmail.com>
Sent: Saturday, June 11, 2016 3:39 PM
To: Jesse Pohlman
Subject: Harmony PUD District Amendment Petition: 1606-PUD-07

Dear Mr. Pohlman,

I am writing you this afternoon to provide my feedback to the above listed amendment to the plan design. As a resident of Centennial I am strongly opposed to the request to add a gas station and fast food to the corner of 146th and Ditch Rd.

The proposed redesign would forever change the lives of ALL residents in the surround miles.

We are already getting a CVS at the corner of 161st and Springmill. Additionally, Kroger just spent millions of dollars updating and improving the gas station to accommodate more consumers, and they did a great job with the overall design.

When I think of the proposal to add a gas station and fast food at a location such as 146th and Ditch Rd. I fear that it will open up the surrounding areas to additional development that is not residential.
If you have ever driven these roads after 10pm then you would know that nothing is needed 24 hours a day. The surrounding neighborhoods are filled with residents like myself that chose this location and this city because of the quiet non commercial area that surrounds our neighborhood.

I feel that there isn't a need to RUIN the feel of OUR Westfield by allowing the proposed amendment to go forward.

Regards,

Eric Stewart
1226 Lewiston Dr.
Westfield, IN

Jesse Pohlman

From: Robert Goodlett <isobassbike@gmail.com>
Sent: Monday, June 13, 2016 12:28 AM
To: APC
Subject: Harmony Commercial Development at 146th and Ditch

As we will very soon be residents of Westfield having purchased a home in Harmony we have become aware of some issues related to the commercial development of the intersection of 146th St. and Ditch Road.

After reading the recent article in the IBJ, here are some thoughts that my wife, Chin Mi Kim, and I have about the future development at 146th and Ditch. While we haven't moved into the neighborhood just yet, we feel that these issues are very important to the integrity of the neighborhood.

THOUGHTS ON HARMONY COMMERCIAL DEVELOPMENT

1.) Gas stations are usually not smack dab and so close to so many houses and neighborhoods. They are usually located on busier streets or thoroughfares, near other retail shops or connected to some other big business like grocery or super stores. Not on 2 lane road in a community of homes.

If they are really considering the neighborhoods and the residents in that area, they wouldn't even think that a gas station makes sense in that spot. Who builds a gas station just for the neighborhood. AND it's too far inland to attract other many others that would use it.

There are gas stations all along driving routes to and from work and convenient locations when people are out and about. Which they are ALL THE TIME!

It makes sense to have one closer to Clay Terrace, or over the bridge, if there isn't one there already.

2.) No one wants to "dine" with their family at a gas station cafe, no matter how nice. We are residents, not families passing through on vacation! There are enough drive through fast food joints near Grand Park and all the larger streets north, south, east and west of the future Crowley commercial area. There is no need for that in this community. We need restaurants that families can really dine in.

3.) Have the commission and Estridge driven around that area at different times of day??!! There is not that much traffic. Some passing through, but not enough through the whole day to warrant a gas station.

4.) They are going to get more retail business from all the surrounding neighborhoods that walk and have dining or places that stay open a little later on the weekends. Ice cream/coffee shops. They need to hear from the people living around that area and consider the Carmel residents across and down the street in all directions that go for miles what they would like to have there as well. The land is Westfield, but it does affect the Carmel residents too. The retailers will make a lot of money if Crowley builds wisely.

5.) For the whole hype of building a village and a lifestyle in that area….do they want shops and businesses that enhance or are they interested in another strip mall. Estridge may not really care about the residents, because he is thinking business for himself, but if he really cares about the "community", not just the "houses" he is building, he really should make a push to support what the residents feel they need or want in that space. We are NOT over reacting! We are trying to be proactive and not reactive, because we the residents care about the quality of life, not just convenience.

Obviously Estridge has had sells agents from the start tell home buyers what a village and great retail area that 146th and Ditch will be. That means he was misleading from the start and he is pushing or at least supporting any thoughts from the developer, that are not in any consideration or in line for the residents and the feel of the community he is building. Maybe is doesn't really care about the home owners, but just about building homes. There has to be some integrity, accountability and reliability.

I think he has given more thought into the club house at Harmony than he has for a bigger and more important development that will impact a whole community in Westfield and Carmel.

6.) I don’t mind a drug store, but another CVS?

7.) Trader Joes, Fresh Market, or another grocery type of store would be perfect as there is not one near by for miles. That could serve Carmel, Westfield, even Noblesville, Zionsville and even Kokomo.

8.) Carmel has taken thoughtful consideration for developments in their neighborhood areas. Why doesn’t Westfield. There is already a certain image that Carmel has of Westfield, why doesn’t the Westfield commission try to up the scale of what they develop?

--
Robert Goodlett
Assistant Principal Contrabassist
Indianapolis Symphony Orchestra
QUATTRO STRING ACADEMY
Mobile Phone - 317.414.8190
SKYPE - isobassbike

"Never mistake activity for achievement" - John Wooden

Jesse Pohlman

From: Sidney Chang <nujac@earthlink.net>
Sent: Tuesday, June 14, 2016 11:04 AM
To: Jesse Pohlman
Subject: Proposed Gas Station

Attn: Westfield Plan Commission

Because the noise and traffic generate by the planning new Getgo gas station, we strongly object the reducing the buffer zones on our street from 20 feet to 10 feet. The City of Westfield shouldn't let the rule change to satisfy a single company's request. If the company want to build a gas station, it should follow the rule, changing the design plan to fit the local regulations. Being a resident of Carmel, I don't against the company invest locally, but being a resident at the neighbor hood, we don't want to see change the regulation to fit the request of Getgo. We wish the plan commission will reject the proposal of changing the buffer zone of the Getgo gas station.

Sidney Chang & Yana Sung
1677 W. 146th
Carmel, IN 46074 .

Jesse Pohlman

From: Grace, Helene C. <helene.grace@anthem.com>
Sent: Thursday, June 16, 2016 1:10 PM
To: Jesse Pohlman
Subject: Harmony PUD District Amendment (Mixed-Use District) - 1606-PUD-07

We are residents of Centennial, and oppose, please note for the record.

Helene

Helene Grace, Buyer I, NGS Procurement/Subcontract Administration
National Government Services, Inc. | 6081 E 82nd Street | Suite 300, INA103-AF58 | Indianapolis, IN 46250
Cell: 317- 954-8127 | Office: 317-436-1728 | Direct Dial: 200-1728 | Fax: 317-595-4362
Email: helene.grace@anthem.com | www.ngsservices.com

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PETITION

We, the *Estridge* and *Weekley* neighbors of Harmony, would like you to know that we are in favor of the following items as regarding the commercial development being proposed at the corners of Ditch and 146th Street:

1. **No gas station on either plot of land north or south of 146th.**

2. **No fast food drive through restaurant on the plot of land north of 146th.**

3. **Building architecture that fits in with that of the Harmony neighborhood and gives a village feel. See an example below of an existing CVS in Atlanta.**

4. **Special attention given to layout and facilities that will promote a family atmosphere with pedestrian and bike movement along with automobiles.**

5. **Change the code so that 146th street is not zoned the same as State Road 32 Changing this zoning would ensure future buildings at 146th and Ditch will fit within the architecture of the neighborhood.**

(An example of a CVS Pharmacy in Atlanta, GA that might be acceptable.)

PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

NAME	ADDRESS
Natalie Vack	1444 Waterleaf Drive
[illegible]	1444 Waterleaf Dr.
[illegible]	1444 WATERLEAF DR.
[illegible]	1458 Waterleaf Dr
[illegible]	1458 Waterleaf Dr.
[illegible]	1472 Waterleaf Dr.
[illegible]	1472 Waterleaf Dr.
Ruth Bridger	1514 waterleaf Dr.
Karen Bridger	1514 waterleaf Dr.
Deborah Hayek	1472 Farmhouse DR
Gregory Horchner	1472 Farmhouse DR
Susan Taylor	14941 Pollard Dr.
[illegible] Taylor	14941 Pollard Dr.
Sara Magnusson	1400 Waterleaf Dr.
Marc MAGNUSSON	1400 Waterleaf Dr.
[illegible]	14917 Pollard Drive

PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

NAME	ADDRESS
[illegible]	14917 Pollard Drive
Chris Balli	1499 Birdsong Drive
Robert Balli	1499 Birdsong Drive
Raftery	1456 Rosebank Dr.
Kim Vickery	1458 Birdsong Dr
Susan Vickery	1458 Birdsong Dr
Shelley Smallwood	14116 Birdsong Dr.
[illegible]	1416 Birdsong Dr
Tom [illegible]	1440 Rosebank Dr.
Sue [illegible]	1440 Rosebank Dr.
Jim Jacob	1428 Rosebank Dr.
Janet Jacob	1428 Rosebank Dr.
James E. Anderson	14995 Pollard Dr.
Noorie [illegible]	14995 Pollard Dr.
[illegible]	1471 Farmhouse Dr.
[illegible]	1471 Farmhouse Dr.

PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

NAME	ADDRESS
[illegible]	1401 Farmhouse Dr.
[illegible]	1429 Farmhouse Dr
Mandie Walkowiak	1429 Farmhouse Dr.
Molly K. Crump	1401 Farmhouse Dr.
Scott C Machemer	1416 Waterleaf Dr
Hilary Machemer	1416 Waterleaf Dr.
BART ANDERSON & LISA	14935 American Lotus D
Matt Moody	14943 American Lotus Dr
Tiffany Moody	14943 American Lotus Dr
[illegible]	1500 Farmhouse Dr
Lori Powell	1500 Farmhouse Dr.
John & Susan Boss	14979 Pollard Drive
Adam Albright	1445 W. 151st St.
Abby Albright	1445 W. 151st St.
William Panchuma	14971 Pollard Dr
MICHAEL HEPENSTREET	1457 BIRDSONG DR

PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

NAME	ADDRESS
Sheila Hebenstreit	1457 Birdsong Dr.
Pam Lewis	1471 Birdsong Dr.
(STEVE LEWIS)	1471 Birdsong Dr.
(Lee Bellamy)	1429 Birdsong Dr.
(Amanda Bellamy)	1429 Birdsong Dr.
Tiffany Garrison	1430 Birdsong Drive
Noelle Dall	1472 Birdsong DR
	1472 Birdsong DR
Eudon Perkins	151 West 151st Street
Ife Perkins	151 West 151st Street
Dave Rechel	1486 Birdsong Dr.
Dan Hurd	1525 BIRDSONG DR.
Kelli Dorris	1557 Birdsong Dr
Lee Dorris	" "
W.C. Dorris	" "
Carol Cooper	14958 Dawnhaven D

PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

NAME	ADDRESS
LOTTIE NORVELL	14958 Dawnhaven Drive
Patty Murray	1586 Rosebank Dr.
[illegible]	1586 Rosebank Dr
Natalie F. Fante	1574 Rosebank Dr
Joyce M. [illegible]	1574 Rosebank Dr
[illegible]	1461 W. 151st Street
Melinda Yuen	1469 W. 151st St.
David Yuen	1469 W. 151st St
Mark [illegible]	1453 W. 151st
Susan Sachs	1453 W. 151st
GEORGE SHERAN	1437 W. 151st St
STEVE BRINEGAR	14999 POLLARD DR
Tahmin Brinegar	14999 Pollard Dr.
DEREK ROCHESTER	14933 POLLARD Dr.
Robert Goodlett	14957 Pollard Dr.
Chun Mi Kim	14957 Pollard Dr

PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

NAME	ADDRESS
Kelley Swart	14949 Pollard Dr.
David M Selfman	1404 Rosebank Dr.
Kyle Moore	1430 Waterleaf Dr.
Abby Moore	1430 Waterleaf Dr.
Jennifer Rochestro	14933 Pollard Dr.
Carla Schaaf	14925 Pollard Dr.
Mark Schaaf	14925 Pollard Drive
Laurie Lawry	1594 Rosebank Dr.
John Lawry	1594 Rosebank Dr
Kimberly Hutsler	1457 Farmhouse Dr.
Jeremy Hutsler	1457 Farmhouse Dr.
KRISTIE TROY	1409 W. 151ST ST

Jesse Pohlman

From: cooldrmom@aol.com
Sent: Tuesday, June 21, 2016 12:51 PM
To: Jesse Pohlman
Cc: atul@thecomputercenter.com
Subject: Proposed gas station on 146th and Ditch Road

Attn: Westfield Planning Commission

We vehemently oppose a gas station at the southwest corner of 146th and Ditch Rd. We feel this type of business (selling fuel, Cigarette, beer and wine, and being open late hours) will be a safety and pollution/environmental concern for our private setting residential area. We have private setting for recreation like tennis, swimming pool and horseback riding. This type of business will increase traffic, attract additional transients to the area, will encourage loitering, increase crime, and will bring chemical, noise, light, and trash pollution to our quiet residential area. We have been residents for this property for about twenty years and we have made a substantial investment in our property and we feel this will change the setting. We feel our safety and privacy should being taken into account.

However, in the event that all the voices who opposed
this misguided plan are not heard, we would like to put on record that the
request for the reduction of the buffer zones from 20 feet to 10 feet be
DENIED. We would also ask that the density of plantings be increased to 7
trees and 30 shrubs per 100 feet due to the nature and unsightliness of this
type of business.

In addition, we request that all affected residents be provided with a detailed lighting plan to
ensure that adequate care will be taken to reduce any and all light pollution
directly affecting our home.

There are already several fueling stations in the near vicinity; we don't need more gas pollution. We do not want this gas station any closer to our home!!

Sincerely,

Atul & Reeta Bhargava
14588 Ditch Road
Carmel, IN 46074
317-848-1286

Jesse Pohlman

From: pani.chitturi@sbcglobal.net
Sent: Friday, June 24, 2016 5:49 PM
To: APC
Subject: PETITION

PETITION

We, the Kingsborough neighbors of the HARMONY PUD at 146th and Ditch Rd. Westfield, IN 46074, state that we are in agreement of the following items regarding the commercial development being proposed at the corner of 146th and Ditch:

1. NO GAS STATION NORTH OR SOUTH OF THE OLD OR NEW 146TH ST.

2. NO FAST FOOD RESTAURANT WITH A DRIVE THRU NORTH OR SOUTH OF THE OLD OR NEW 146TH STREET.

3. For the other commercial buildings planned for the Harmony PUD, the building architecture should fit in with the current structures of the Harmony neighborhood and that of Copper Trace, giving a village feel.

4. Special attention is to be given to layout and facilities that will promote a family friendly atmosphere with pedestrian and bike movement along with automobiles.

5. Do not use the State Rd. 32 overlay for the CVS. The area of 146th and Ditch is a residential one that should only support LIMITED light commercial, (bank branch, dry cleaners, coffee shop, etc.) not a commercial/industrial one.

Petition We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council.

Thank you.

Name	Address
Pani Chitturi	14156 Ledgewood Way, Carmel IN 46032
Hema Chitturi	14156 Ledgewood Way, Carmel IN 46032

PETITION

We, the Kingsborough neighbors of the HARMONY PUD at 146th and Ditch Rd. Westfield, IN 46074, state that we are in agreement of the following items regarding the commercial development being proposed at the corner of 146th and Ditch:

1. **NO GAS STATION NORTH OR SOUTH OF THE OLD OR NEW 146TH ST.**

2. **NO FAST FOOD RESTAURANT WITH A DRIVE THRU NORTH OR SOUTH OF THE OLD OR NEW 146TH STREET.**

3. **For the other commercial buildings planned for the Harmony PUD, the building architecture should fit in with the current structures of the Harmony neighborhood and that of Copper Trace, giving a village feel.**

4. **Special attention is to be given to layout and facilities that will promote a family friendly atmosphere with pedestrian and bike movement along with automobiles.**

5. **Do not use the State Rd. 32 overlay for the CVS. The area of 146th and Ditch is a residential one that should only support LIMITED light commercial, (bank branch, dry cleaners, coffee shop, etc.) not a commercial/industrial one.**

Petition

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

Name	Address
[illegible]	14153 Ledgewood Way
[illegible]	14153 Ledgewood Way

PETITION

We, the Kingsborough neighbors of the HARMONY PUD at 146th and Ditch Rd. Westfield, IN 46074, state that we are in agreement of the following items regarding the commercial development being proposed at the corner of 146th and Ditch:

1. **NO GAS STATION NORTH OR SOUTH OF THE OLD OR NEW 146TH ST.**

2. **NO FAST FOOD RESTAURANT WITH A DRIVE THRU NORTH OR SOUTH OF THE OLD OR NEW 146TH STREET.**

3. **For the other commercial buildings planned for the Harmony PUD, the building architecture should fit in with the current structures of the Harmony neighborhood and that of Copper Trace, giving a village feel.**

4. **Special attention is to be given to layout and facilities that will promote a family friendly atmosphere with pedestrian and bike movement along with automobiles.**

5. **Do not use the State Rd. 32 overlay for the CVS. The area of 146th and Ditch is a residential one that should only support LIMITED light commercial, (bank branch, dry cleaners, coffee shop, etc.) not a commercial/industrial one.**

Petition

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

Name	Address
MARC GOLDSTEIN	1375 KIRKLEES DRIVE
ANNE CONLEY-GOLDSTEIN	1375 KIRKLEES DRIVE

PETITION

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Petition

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Name	Address
ZHONGHUA QI	1372 Kingsgate Dr. Carmel, IN46032

PETITION

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Petition

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Name	Address
Ryan Mossakowski	14163 Ivybridge DR.
Lauren Mossakowski	14163 Ivybridge DR.

Jesse Pohlman

From: Deyi and HuJingdan Zhang <zhanghufamily@hotmail.com>
Sent: Wednesday, June 29, 2016 8:36 PM
To: APC
Subject: Zoning petition

PETITION

We, the Kingsborough neighbors of the HARMONY PUD at 146th and Ditch Rd. Westfield, IN 46074, state that we are in agreement of the following items regarding the commercial development being proposed at the corner of 146th and Ditch:

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Petition

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

Jingdan Hu

Deyi Zhang

1372 Kirklees Drive

Carmel, IN 46032

June 29, 2016

Mr. Jesse Pohlman, Senior Planner
Community Development Dept.
2728 E 171st St.
Westfield, IN 46074

RE: 1607-PUD-07, 1605-SPP-06, 1605-OPD-06
Harmony Mixed Use District, Ditch Road Improvements

Dear Mr. Pohlman:

As residents of the 5 properties in Centennial South that back up to Ditch Road and the proposed commercial area in the referenced numbers above, we would like to provide some suggestions that would help provide buffering from our existing homes on Trescott Drive.

An independent survey was taken of the properties owners as to their preferences of buffering on the East Side of Ditch Road. Currently the Centennial HOA owns a wooden fence and landscaping bordering Ditch Road. The results of the survey are summarized in a letter to Mr. Joe Plankis, Centennial HOA President. Copies of the summary and responses from each owner plus Mr. Bruce Watson (who owns the next property adjacent to Ditch Road and is still affected by the roundabout at 146th St) are attached for your review. Mr. Plankis requested I provide you with this information to place our options, concerns, and preferences on record with the APC.

All 5 owners affected directly feel existing buffering currently in place is insufficient when the above referenced proposals and known plans for improving Ditch Road are analyzed. All are concerned that the incorrect buffering could lead to greatly lowering of our property values. All agree that a big reason for the insufficiency is a direct result of the increased elevation of the Harmony land by several feet to accommodate drainage off the property and the anticipated increased traffic flow into the proposed commercial and apartment complex projects.

Visual privacy and sound pollution are the driving issues of our concern. As a result of the survey, most owners feel a cement retaining wall, similar to that in place on the north side of 146th St just east of the Spring Mill Apartments, of sufficient height supplemented by a mound, such as is in place at Copper Trace, would be the preferred option.

Please include this information with your planning and negotiations with the Harmony developers.

Feel free to contact me at the phone number listed below if you have any questions.

Richard Kissling
1361 Trescott Dr.
Westfield, IN 46074
317-414-7529

Mr. Joe Plankis

President, Centennial HOA

June 27, 2016

RE: Harmony Mixed Use Project

Joe: As all of the neighbors whose properties south of Somerville are adjacent to the new commercial construction on the west side of Ditch Road are directly affected by the new construction, we would like to present our preferences on what type of barriers we think would most greatly preserve home values and provide for light and sound pollution barriers on the east side of Ditch Road.

Currently, there is a wooden fence with a mixture of vegetation providing the current barrier. With all of the construction truck traffic using Ditch Road currently, noise has already become a problem we think should be addressed. The fence has had storm damage in 2015 that was repaired and currently there is again storm damage that has not been repaired. We question the long term durability of the existing fence and feel this may be a good time to address other options.

The developer of the commercial area mentioned that they might be willing to assist with additional barriers to help satisfy us with their project. We believe this should be fully explored.

A survey was taken to independently determine the options we feel would be in our best interest. Copies of the completed surveys are attached. Most feel that the best option would be a permanent barrier similar to that currently along 146th St just east of the apartment complex just east of Spring Mill Road. That option provides the maximum sound and light pollution deflection while being lowest in maintenance costs. The other options would be any combination which raises the height of the barrier and provides noise abatement. Those options include dirt mounding, fence design to reduce noise, and additional landscaping. None of us felt that the existing landscaping and fencing were sufficient.

We hope this letter will provide a guideline to you and the City planners as to what we feel would help move the commercial development along while still maintaining our property values. It was also noted that the existing power/telephone poles and lines appear to serve no purpose and could be removed for esthetic purposes.

Submitted on behalf of the 5 residents on Trescott Drive that back up to Ditch Road plus the input of Bruce Watson by

Rick Kissling

1361 Trescott Drive

Phone: 317-414-7529

E-mail: melodyandrick@gmail.com

Kissling

Trescott Drive Survey

Ditch Road Buffer from Our Houses

June 13, 2016

We all know that changes are coming to the land west of Ditch Road across from our houses. Ditch Road will be reconstructed to accommodate new construction and the intersection of Somerville and Ditch is scheduled to become a roundabout. All road improvements will occur west of existing roadway and no further encroachment of Centennial property will be needed. We currently have a wooden fence and trees buffering our properties from Ditch Road. The purpose of this survey is to determine your satisfaction/dissatisfaction with the current buffering in light of these coming projects.

The current wooden fence is not aging well and may need to be replaced in the next couple of years. What kind of fencing/buffering would you prefer to replace the existing fencing?

1) Replace the current fence with a product very similar in materials and height as is currently in place. No additional landscaping needs to be provided. Yes_____ NO_X_____

2) Add dirt mounding similar to that provided from the Copper Trace property to our south before replacing fencing to increase the height of the buffer. All other buffering to remain the same as listed in 1) above. Yes__X__ NO_____

3) Do not add a dirt mound but increase the height of the wooden fencing. All other buffering to remain the same as listed in 1) above. Yes_____ NO__X__

4) Any of the above options but add additional landscaping. Yes__X__ NO_____

5) Replace current fencing with only landscaping and dirt mounding. Yes_____ NO__X__

6) Replace wood fencing with different materials such as stone. One example would be the fencing on 146th St west of Oak Ridge on the north side of the road, which is a variant of the interstate sound barriers. Existing landscaping to be preserved as is. Yes__X__ NO_____

7) The HOA is responsible for maintaining the fencing. The developer of the Harmony Commercial area has indicated the possibility of assisting with the cost of any new buffer. IF HOA dues and contributions from the developer lack covering the full cost of our preferred option, would you be willing to contribute a reasonable amount (undefined) to the remaining cost to see our preferred option fully constructed? Yes__X__ NO_____

Please add your own ideas, suggestions, and/or comments here:

Anything that raises the height for light reflection and provides sound reflection as traffic on Ditch is heavy with many dump trucks and cement mixers.

An insufficient solution will detract from our property values. Thus, I would be willing to contribute to the best solution if possible financially -

When completed, please return to Rick Kissling, 1361 Trescott Dr.
Please turn your comments in by June 24. 2016. Thanks
Questions? Call Rick 317-414-7529

Your Name RICK KISSLING

Your Address 1361 TRESCOTT DR

Your Phone Number 317-414-7529

VANRYCKEGHEM

Trescott Drive Survey

Ditch Road Buffer from Our Houses

June 13, 2016

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Please add your own ideas, suggestions, and/or comments here: Regarding Section:

2) I don't think there is enough land between my property + Ditch Rd. sidewalk to have a tall mound.

4) I don't think we can go taller due to power lines, but landscaping in front of a taller wall, on our side, would break up the flat view.

7) We pay community fees for lots of things we don't use or have direct benefits. This community owned Fence is already paid for + the maintenance is paid for from everyone's dues. The extra costs should be born by the developer which is the cause of our grief.

When completed, please return to Rick Kissling, 1361 Trescott Dr.
Please turn your comments in by June 24. 2016. Thanks
Questions? Call Rick 317-414-7529

Your Name Alain VanRyckeghem
Your Address 1367 Trescott Drive
Your Phone Number 317-569-5198

Rick- Thanks for doing this - please call if you have any other ideas or need help - we'd like to help + stay a "United front".

Thanks!

Christina + Alain

RENSHAW

Trescott Drive Survey

Ditch Road Buffer from Our Houses

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3) Do not add a dirt mound but increase the height of the wooden fencing. All other buffering to remain the same as listed in 1) above. Yes_____ NO_X_____ (I am open to the dirt mound +

4) Any of the above options but add additional landscaping. Yes_____ NO_X_____

5) Replace current fencing with only landscaping and dirt mounding. Yes_____ NO_X_____

6) Replace wood fencing with different materials such as stone. One example would be the fencing on 146th St west of Oak Ridge on the north side of the road, which is a variant of the interstate sound barriers. Existing landscaping to be preserved as is. Yes_____ NO_X_____

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Please add your own ideas, suggestions, and/or comments here:

Thank-you!

When completed, please return to Rick Kissling, 1361 Trescott Dr.
Please turn your comments in by June 24. 2016. Thanks
Questions? Call Rick 317-414-7529

Your Name Julie Renshaw

Your Address 1373 Trescott Dr.

Your Phone Number 213-6982

GRLEE

Trescott Drive Survey

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Please add your own ideas, suggestions, and/or comments here:

When completed, please return to Rick Kissling, 1361 Trescott Dr.
Please turn your comments in by June 24. 2016. Thanks
Questions? Call Rick 317-414-7529

Your Name David & Jacolyn Griel

Your Address 1379 Trescott Dr Westfield, IN

Your Phone Number 574-361-3023

hoNo

Trescott Drive Survey

Ditch Road Buffer from Our Houses

June 13, 2016

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Please add your own ideas, suggestions, and/or comments here:

1) We would welcome a raised mound with a stone/Concrete fence that would eliminate or greatly reduce noise (both traffic + commercial areas). Also to reduce lighting coming into our house (both traffic + commercial areas)

2) We want to keep the trees along the iron fence on the N/W side of our backyard. They provide excellent buffer as is!

3) We are open to any + all suggestions from our neighbors to prevent our property values from decreasing!

When completed, please return to Rick Kissling, 1361 Trescott Dr.
Please turn your comments in by June 24. 2016. Thanks
Questions? Call Rick 317-414-7529

Your Name Mark + Betty Long

Your Address 1385 Trescott Dr.

Your Phone Number (219) 671-1521 (Mark)
(219) 617-7176 (Betty)

WATSON

Trescott Drive Survey

Ditch Road Buffer from Our Houses

June 10, 2016

We all know that changes are coming to the land west of Ditch Road across from our houses. Ditch Road will be reconstructed to accommodate new construction and the intersection of Somerville and Ditch is scheduled to become a roundabout. All road improvements will occur west of existing roadway and no further encroachment of Centennial property will be needed. We currently have a wooden fence and trees buffering our properties from Ditch Road. The purpose of this survey is to determine your satisfaction/dissatisfaction with the current buffering in light of these coming projects.

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Please add your own ideas, suggestions, and/or comments here:

MOUNDING AND EVERGREEN PLANTINGS ALONG PARKING AREAS WITHIN THE HARMONY COMMERCIAL DISTRICT, PARTICULARLY ALONG THOSE AREAS FACING DITCH RD. & THE TRESCOTT DR. HOMES.

When completed, please return to Rick Kissling, 1361 Trescott Dr.
Please turn your comments in by July 1. 2016. Thanks
Questions? Call Rick 317-414-7529

Your Name Bruce A. Watson

Your Address 1356 TRESCOTT DR.

NOTE: MR WATSON'S PROPERTY DOES NOT DIRECTLY FACE Ditch ROAD BUT WAS INCLUDED IN THE SURVEY AS HIS PROPERTY FACES THE AREA OF THE 146th St. ROUNDABOUT. RK

Jesse Pohlman

From: Yogander Dwivedi <ydwivedi@gmail.com>
Sent: Saturday, July 2, 2016 11:34 PM
To: APC; Yogander Dwivedi
Subject: Protest against Ditch/146th Gas Station / Fast Food Development

APC Board members - I am filing my written protest to the planned commercial development being proposed at the corner of 146th and Ditch:

1. NO GAS STATION NORTH OR SOUTH OF THE OLD OR NEW 146TH ST.

2. NO FAST FOOD RESTAURANT WITH A DRIVE THRU NORTH OR SOUTH OF THE OLD OR NEW 146TH STREET.

3. For the other commercial buildings planned for the Harmony PUD, the building architecture should fit in with the current structures of the Harmony neighborhood and that of Copper Trace, giving a village feel.

4. Special attention is to be given to layout and facilities that will promote a family friendly atmosphere with pedestrian and bike movement along with automobiles.

5. Do not use the State Rd. 32 overlay for the CVS. The area of 146th and Ditch is a residential one that should only support LIMITED light commercial, (bank branch, dry cleaners, coffee shop, etc.) not a commercial/industrial one.

Thank you for taking this note - we will appreciate your positive decision in this case.

Yogander Dwivedi
1399 Kingsgate Drive
Carmel, IN 46032

Jesse Pohlman

From: Migut, Kimberly C. <kim.migut@FaegreBD.com>
Sent: Tuesday, July 12, 2016 9:59 AM
To: Jesse Pohlman
Subject: Opposed to Gas Station

As a resident of the area (1351 Annapolis Dr. – Centennial) I would like to go on record as opposing any gas station for the corner of 146 and Ditch road. I am also opposed to the CSV that is proposed for that site. This is so close to my home that the proposed gas station would lower my home value and in my opinion be a nuisance to the area.

IF you are not the correct person to express my views to please let me know, your name was posted on Nextdoor as the appropriate person.

Thanks,

Kim

Kim Migut, CMP
Director of Events
kim.migut@FaegreBD.com Download vCard
D: +1 317 237 1365 | M: +1 317 445 2861 | F: +1 317 237 1000

Faegre Baker Daniels LLP
300 N. Meridian Street | Suite 2700 | Indianapolis, IN 46204, USA
Connect: LinkedIn | Twitter

Jesse Pohlman

From: Linda Moorman <ldmindy@yahoo.com>
Sent: Wednesday, July 13, 2016 8:38 AM
To: Jesse Pohlman
Subject: 146th Street & Ditch Road Proposed Development

Dear City of Westfield:

As long time residents of Centennial, regarding the proposed commercial developments of 146th and Ditch Road, we need to ensure that the new commercial businesses will not hurt our property values or make our neighborhoods less safe and secure but benefit the people living in the surrounding neighborhoods. Therefore, we support the following changes to the developments:

(1) NO GAS STATION,
(2) not increasing the NUMBER of fast food restaurants,
(3) not increasing the TYPES OF FOOD that could be sold at the fast food restaurant,
(4) not moving the ONE APPROVED fast food restaurant from the south to the north side of 146th street,

(5) Designing the new CVS in keeping with the Harmony Development architecture AS WELL AS THE REST OF THE SHOPPING CENTER creating more of a VILLAGE FEEL, and
(6) Create BERMS AND LANDSCAPING to cut down noise and light pollution into the Harmony and Centennial neighborhoods.

Thank you for your consideration.

Sincerely,
Linda and Lee Moorman
15528 Bethesda Circle
Westfield, Indiana

Jesse Pohlman

From: John Ferentz <john_ferentz@yahoo.com>
Sent: Wednesday, July 13, 2016 9:59 AM
To: Jesse Pohlman
Subject: Gas stations

Excuse me sir, we have a gas station at 161st/springmill. Why would we need one at 156th/springmill? For that matter, why do we need another at all within a 5 mile radius of the existing?
Let's say we put one on the corner of where YOU live? No? I thought not. Leave well enough alone sir.
Thank you.
John F Ferentz

Jesse Pohlman

From: Amanda Fruland <amuhles@gmail.com>
Sent: Wednesday, July 13, 2016 10:55 AM
To: Jesse Pohlman
Subject: thumbs up to development at 146th & ditch

Just writing you to let you know I am in favor! Lots of talk on Nextdoor, but I think it would be very beneficial to me and my family. A lot of friends in my neighborhood agree.

Cheers!

--
Amanda Fruland | 219-617-0490

Jesse Pohlman

From: Claudia Benge <bengecaj@iquest.net>
Sent: Thursday, July 14, 2016 1:51 PM
To: Jesse Pohlman
Subject: 146th and Ditch development
Attachments: 146th and Ditch development Steve Goodere from Centennial.docx

Mr. Pohlman
My husband and I will be on vacation at the time of the July 18th meeting regarding this issue. We do not support a gas station at Ditch and 146th Street area. Nor do we support allowing significant commercialization of that area. There are too many homeowners in the near area that these proposed entities will impact regarding safety and increased traffic problems for both the adults and children.

We agree with the attached information provided by Steve Goodere in Centennial as a compromise to this issue. It appears to us to be ridiculous to have a large commercial area in the more populated home area of Ditch and 146th Street irregardless of what has been proposed recently. The Towne and 146th area has more undeveloped land and therefore, any future development of that area should be well published before any homebuilders of any size build out single family homes.

Thank you
Claudia and James Benge
1343 Annapolis Drive
Westfield, IN 46074
317 626 1260 cell

Benge Email Attachment

Steve Goodere from Centennial

Some individuals have been posting items on Nextdoor about the above commercial development, but only stating some of the facts.

Their were 29 citizens who spoke at the June APC meeting, but there were at least another 25 there supporting the following:
(1) NO GAS STATION,
(2) not increasing the NUMBER of fast food restaurants,
(3) not increasing the TYPES OF FOOD that could be sold at the fast food restaurant,
(4) not moving the ONE APPROVED fast food restaurant from the south to the north side of 146th street, (5) Designing the new CVS in keeping with the Harmony Development architecture AS WELL AS THE REST OF THE SHOPPING CENTER creating more of a VILLAGE FEEL, and
(6) Create BERMS AND LANDSCAPING to cut down noise and light pollution into the Harmony and Centennial neighborhoods.

No one was suggesting there be no commercial development at 146th Street and Ditch Road. We were expressing our desires for our neighborhood. In 2013 the gas station suggestion was turned down and only ONE fast food restaurant WITHOUT hamburgers and chicken was approved for the south side of 146th Street and Ditch Road. The above 6 items are clear as to what we were requesting.

As we have gone through the neighborhoods requesting signature for the above, almost everyone was supporting the above items. I would say 1 in 50 liked the idea of a gas station. So to suggest that the opposed group is in the minority is an outright lie and very misleading.

On 2/11/2013 the City Council approved Ordinance 12-24 for the Planned Unit Development (PUD) at 146th Street and TOWNE ROAD (Northeast corner). The rural intersection of 146th Street and Towne sits amid farm fields, but the proposed plan for the area transforms it to a commercial development, which included a grocery store, medical offices, assisted living facility and a GAS STATION. Attorney Matt Price said the development was at the point that it needed approvals before it could receive commitments. He said the residential area might include multi-family housing consisting of either apartments, attached senior living garden homes, assisted living facilities, skilled nursing care or office uses. Apartments, which are not age-restricted, will be limited to a maximum of 480 units. Price said a separate residential area would include cottage homes. OFFICIALS SAID PERMITTED STORES IN THE RETAIL AREA INCLUDED: general and medical offices, dental facilities, banks/financial institutions, restaurants, drug stores, GASOLINE SERVICE STATIONS (NOT MORE THAN ONE-STAND-ALONE), grocery stores, a hospital complex or hospital campus, which may include in-patient and out-patient facilities, skilled nursing care, and medical-related facilities. Price said no big box stores were proposed or allowed at the site.

This Towne Road and 146th Street Development is going to be huge. Since a GAS STATION has already been permitted at the 146th Street and Towne Road Development, WHY DO WE NEED ANOTHER GAS STATION at 146th Street and Ditch Road??? It makes no sense.

Furthermore, to suggest that "non area residents are trying to create the impression that a far greater number of locals object to the project" is a ridiculous statement unless they are refering to the adjacent neighborhoods of Carmel on the southeast and southwest corners of 146th Street and Ditch which are not part of Westfield but never the less are part of our neighborhood.

Also, no one is suggesting moving the 146th Street and Ditch Road commercial development to another residential corner in the south western part of Westfield. They are just using scare tactics which again makes no sense. We are not fighting all commercial development. I do not think we need to worry about other possible developments at this time with the size of the development proposed at 146th Street and Towne Road plus the development at 146th Street and Ditch Road.

Please sent your emails in support of the 6 items above to the City of Westield: