

WRITTEN PUBLIC COMMENTS

[Summary of comments that were submitted in response to the revisions as presented at the August 1, 2016, Plan Commission meeting.]

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. Sell Email (07/28/16) | Mark and Gina Sell (1611 W 146 th St) |
| 2. Goodere Email (07/31/16) | Steve and Bea Goodere (Harmony) |
| 3. Magnussen Email (07/31/16) | Marc Magnussen (Harmony) |
| 4. Kissling Letter (08/01/16) | Richard Kissling (Centennial) |
| 5. Ashman Email (08/01/16) | Janet Ashman (Centennial) |
| 6. Goldstein Email (08/01/16) | Kingsborough Neighborhood Petition |
| 7. Chang Email (08/01/16) | Sidney and Yana Chang (Brookstone Park) |
| 8. A. Anderson Email (08/01/16) | Amy Anderson (Brookstone Park) |
| 9. Johnston Email (08/02/16) | Craig Johnston (Harmony) |
| 10. Shaw Email (08/02/16) | Victoria Shaw (Centennial) |
| 11. Schaff Letter (08/02/16) | Mark and Carla Schaaf (Harmony) |
| 12. Macheimer Email (08/02/16) | Hilary Macheimer (Harmony) |
| 13. Sullivan Email (08/02/16) | Carol Sullivan (Harmony) |
| 14. Rochester Email (08/02/16) | Derek Rochester (Harmony) |
| 15. Cummings Email (08/04/16) | Molly and Warren Cummings (Harmony) |

Jesse Pohlman

From: Gina Sell <magisell@aol.com>
Sent: Thursday, July 28, 2016 9:29 AM
To: Jesse Pohlman
Subject: Get Go Gas Station Alternative

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

Why are these developers so aggressively trying to put this gas station in the middle of a residential area? Did they even attempt to find any other type of business to go on that piece of land? Or did they go straight for the gas station because that's what they do. It's almost laughable that they are calling this gas station "high end" - do they think we are that shallow?? I don't care if they sell caviar it is still a gas station with unhealthy fried food, tobacco, sugary and caffeine fueled monster drinks, lottery tickets, etc. Nothing has changed. I'm assuming this business will be open 24 hours bringing transitory traffic into the area at all hours day and night.

But the main reason we do not want this gas station is the potential exposure to health hazards.

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.

So here we are faced with the possibility of having a gas station basically in our front yard, where our children play. This is not right.

I also do not appreciate their attempt to entice us by offering to take fast food restaurants off the table if we stop voicing our opposition to the gas station. If they themselves don't see a benefit that fast food restaurants would provide the neighborhood then why on earth would they want to bring that type of business here? There are many more appealing alternatives to "Popeye's Chicken and Taco Bell". We understand that the developers are going off of what this property is zoned for but it doesn't say fast food only. Just because you CAN do something doesn't necessarily mean you SHOULD do something.

If we must choose one over the other then let them bring in a restaurant that the parcel is already approved for.

So to answer the question the developers posed - "are fast food restaurants more preferable and beneficial to the quality of life in the surrounding neighborhoods than the GetGo alternative?" To that we give you a resounding YES! A fast food restaurant can at least provide employment to the teens in the area - unlike a gas station. Fast food restaurants are more preferable than a gas station that's open 24 hours a day bringing crime and transients into our neighborhoods. Fast food restaurants are more preferable and beneficial to the quality of life than a gas station with underground storage tanks that can leak and fuel spills that can contaminate our ground water, and chemicals released in the air that can make our children sick.

We implore you to deny the request to put a gas station on this parcel of land.

Respectfully,

Mark and Gina Sell

From: Steve Goodere [mailto:sgoodere@gmail.com]
Sent: Sunday, July 31, 2016 9:19 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: Harmony PUD Questions and Information

Questions about the Harmony PUD after the Neighborhood Meeting on July 27, 2016 with John Dobosiewicz

To: Jesse Pohlman jpohlman@westfield.in.gov
Advisory Planning Commission

From: Steve & Bea Goodere sgoodere@gmail.com 317.753.1359
1393 Bridgeport Drive
Westfield, IN 46074 July 31, 2016

Enhanced Architectural Design of the Harmony Commercial Development - the timing?

We have chosen not to fight a gas station but rather work with the developer on an enhanced architectural design of the Harmony commercial development.

What is the legal process through the City of Westfield of creating and approving an enhanced architectural design for the Harmony shopping center?

What would be the timing for creating this new design?

How do we work with the developer on the shopping center design? John Dobosiewicz said at his 7/27/16 meeting to coordinate everything through one person like Jesse Pohlman. We did not think that was your job nor should it be. We would like one person from Harmony and Centennial neighborhoods to be the point persons working with the developer because it effects both of those neighborhoods directly.

An Acceptable "Village Feel" Design (We have a chance to create something distinctive)

We have attached a design of a CVS in Wayland, Massachusetts and a design of another shopping center in Massachusetts which could fit very well with the Harmony Home Development. Several of the Harmony and Centennial homeowners support these types of design. In fact everyone I have shown these pictures, likes them.

We like the "village feel" of these design - these type of buildings.

We like the overhang that could go around the buildings protecting shoppers from the weather rather than your typical 4 sided walled building...also dormers like the Harmony homes.

We like the columns which could match the homes in Harmony...more pyramid with brick bases.

We like the smaller windows...again, matching the homes in Harmony.

We like this type of signage on the buildings with hanging lamps rather than back lighted signs.

We prefer brighter colors, again tying in with the Harmony Home colors.

A. (CVS in Wayland, Mass see attached picture)



B. <http://dmrconstruction.com/images/portfolio/pembroke-plaza1.jpg>
(A similar idea for a center, see attached picture)



Steve

Jesse Pohlman

From: Marcus Magnussen <mjmagnu51@gmail.com>
Sent: Sunday, July 31, 2016 10:34 PM
To: Jesse Pohlman
Subject: Harmony PUD

Mr. Pohlman,

My name is Marc Magnussen. My family lives at 1400 Waterleaf Dr in the Harmony neighborhood. We live across the street from the Harmony mixed use district. I have attended several city meetings and met directly with a member of city council (Chuck Lehman) regarding the PUD for this plot of land. I am writing to ask you to vote against the gas station and the other adjustments to the Harmony mixed use district PUD.

I feel that the addition of the gas station will decrease property values, further congest the round about at 146th and Ditch Rd, and leave this portion of Westfield less desirable for future home buyers. I understand that voting against the gas station allows development to proceed under the current PUD. I ask that you keep the PUD as it was when I chose to build my home, and please do not grant a special exception for a gas station.

Thank you,

Marc Magnussen

Jesse Pohlman

From: Tara Magnussen <tmagnussen08@gmail.com>
Sent: Sunday, July 31, 2016 10:38 PM
To: Jesse Pohlman
Subject: Harmony PUD

Hi Mr. Pohlman, my name is Tara Magnussen. My family and I live at 1400 Waterleaf Drive in Harmony. I want to state that I am strongly opposed to the Get Go gas station/convenience store south of 146th and Ditch. I believe this will not only have a negative effect on our property value, but could very well put our family and community's health and safety at risk.

This will increase noise, light, and environmental pollution; I think the traffic flow with all semis/trucks etc coming in and out of the area will be a nightmare.

However, what concerns me probably the most is the draw/introduction for crime right to our front door. No business needs to be open 24 hours that directly connects to a single family neighborhood or is in someone's front yard.

It simply is not needed in this location, esp since there is a gas station approved for 146th and Towne. This proposed Get-go is not only a gas station, but somewhat of a "fast food" restaurant too. I don't want it.

I know Gas stations/Get-go's follow strict rules and regulations, but accidents can always happen and I would urge the city council to deny this proposal and not grant it a special exception.

The gas station was denied for a reason in 2012 and nothing has changed since that time, except maybe a better esthetic appeal to the overall mixed use district to some people.

.I have been to almost all of the meetings, I have researched what I could, and I understand that me saying NO to the GetGo will mean me saying yes to the state road 32 layouts.

Our house directly looks at the Harmony Mixed Use district, and I have no problem with it looking like SR 32 if that means it keeps our family safe and not risking the value of our property.

Thank you for your time.

Sincerely,
Tara Magnussen

1361 Trescott Drive
Westfield, IN 46074
August 1, 2016

Mr. Jesse Pohlman, Senior Planner
City of Westfield, Indiana

RE: Harmony 1607-PUD-07
Ordinance 16-12

Dear Mr. Pohlman:

Please add these comments to the file for the official record for the Advisory Plan Commission on August 1, 2016.

First, the developer is proposing to revise the ordinance from the State Highway 32 Overlay District to a new "Village Overlay District" which I believe is more appropriate than that in place currently. That does not mean what is proposed is satisfactory, but merely just a step in the right direction.

I believe a village overlay concept should be focused around the central space of the development, not the corridors passing by on the fringe of the space. Business buildings should be faced inward, promote easy access for pedestrian and non-motorized traffic, and generally enhance the residential neighborhood it will serve. That is the concept utilized in shopping areas as nearby as Clay Terrace.

To this point, the developer has not either understood the basic concept or has chosen to ignore it.

The CVS store proposed should face inward toward the other future businesses and should only be of an architectural design CVS so far has refused to embrace. I refer you to the example submitted by Hilary Machemer of the Cape Cod design already in use by CVS. CVS is only thinking about attracting the traffic flow on 146th Street and is ignoring the village concept envisioned by the community.

Second, I see no reason why the Get Go gas station should be forever tied to the "Village Concept Overlay District". The proposed changes to Ordinance 16-12 would allow that to happen. Chapter 12 of the Uniform Development Ordinance specifies that the proposed gas station receive "a greater level of scrutiny and review." I believe this can only be accomplished by keeping the issues separate from each other.

Again, to this point, the developer has chosen to try and skirt around the spirit of the ordinance in place rather than work within it and work with the community.

There are many more basic issues of landscaping (we should have no deciduous trees), access points to Ditch Road (inappropriate) and 146th St (insufficient), hours of operation (no 24 hour options), basing

Page 2

Mr Pohlman

August 1, 2016

delivery and emergency vehicle needs to too small turning radii allowable for safe operation, and requiring access to the apartment complex to go through the commercial area, just to name a few.

Regarding the 146th St. access issues, how does the Hamilton County Highway Department respond to this proposal? The access point into the commercial area and apartment complex from 146th St is grossly inadequate as currently designed. Has anyone performed a traffic study to determine if Ditch Road can handle the increased traffic? How will Hamilton County and Westfield address the increased noise resulting from the increased number of people living and shopping here (and from construction traffic in the short term)?

In summary, it has become clear that in 2 months' worth of meetings and discussions, this developer has not and apparently is not willing to listen to the community and actually develop something that is acceptable. The CVS building is still not of a design that is even close to the desired concept. That the Gas Station is still even being considered should derail the entire proposal. If this is the best they can come up with, then the proposal should be rejected in its entirety except for the new proposed "Village Concept Overlay District". I am truly disappointed in the developer's performance. I expected much better.

Sincerely,

Richard Kissling

melodyandrick@gmail.com

317-414-7529

Jesse Pohlman

From: Stephen Ashman <bentwoodtree@att.net>
Sent: Monday, August 1, 2016 11:00 AM
To: APC
Subject: 146th/ditch retail project

Dear Sirs:

I have been following the discussions regarding the addition of a gas station to the corner of 146th and Ditch roads. As you are aware many residents who have invested in homes near this area have asked (for many reasons) that the construction of a gas station and convenience store should not be allowed in the project.

An article in the July 28 edition of the Indianapolis Star should be reason enough—it states that Indiana is "No. 1 for pharmacy robberies". and that "As security measures in Marion County are ramping up, they're going out to other places,"—meaning the criminals.

With a CVS at that intersection already a potential target for crime why would you want to add what is a very close to second target— convenience stores and gas stations—to the area?

I have lived in this community for only a year and have recently been alerted to nearby incidents of break-ins and theft in our area already.

I understand the developer's motivation which is money driven—they are a large and powerful company and they have been sitting on this property without much progress for some time and are very eager to move forward with anything they can. My sincere hope is that the council will not allow money only to drive this decision. Truly, there is a gas station and convenience store just 5 minutes away and the same can be said for the CVS.

As stated by the developer they would plan to put fast food stores in place of the gas station. There are many food businesses that could be wonderful additions to the community—we all know what comes with a gas station—perhaps taking a chance on the food establishments is a better decision, and I am sure the CVS would approve a softer facade with or without the gas station if the developer is willing to take away their threats.

Let's work together to find businesses designed to suit the real needs of the community. I urge the council to do whatever it can to prevent the gas station from becoming a negative addition to this area.

Most Sincerely,

Janet Ashman
1354 Monmouth Dr.

Jesse Pohlman

From: Goldstein Family <goldstein61025@gmail.com>
Sent: Monday, August 1, 2016 11:12 AM
To: Jesse Pohlman; APC
Subject: Petition against zoning changes 146th/Ditch
Attachments: Kingsborough Petition.pdf

Jesse and APC members,

I'm attaching a petition signed by numerous members of the Kingsborough subdivision in Carmel who are opposed to the proposed changes to the Westfield zoning that would allow the gas station and potentially increase the scope of fast food there.

Details are in the PDF but our primary concern is stopping the gas station. Reducing fast food expansion is our secondary concern. We also agree that members of Harmony/Centennial that have to look at the development every day should be involved in the process of finalizing look/feel.

I look forward to the APC meeting tonight. See you there.

Marc Goldstein
1375 Kirklees Drive
Carmel, IN 46032
317-964-1472

To the Westfield APC

RE: Petition against zoning changes to allow gas station at 146th/Ditch road.

The attached petition with signatures represents more than 24 signatures from 18 homes within the Kingsborough subdivision of Carmel in zip code 46032.

Kingsborough is a development of 106 homes; during the knock-on-door phase we got 12 homes signed up just from our single block of Kirklees Drive plus adjacent corner homes on other streets. 100% of contacted homes opposed the development and signed the petition. Several additional signatures were obtained by leveraging social media. Due to a vacation I was unable to knock on additional doors but will do so in the future if it would be helpful; for now I offer this as testament to the strong opposition to the 1607-PUD-07 proposed zoning changes.

Thank you for your continued openness to community input regarding this controversial proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marc Goldstein', with a long horizontal flourish extending to the right.

Marc Goldstein
1375 Kirklees Drive
Carmel, IN 46032
317-964-1472

Total 18 Homes

PETITION

6 Homes
This Page

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 CHANGES TO THE ZONING REGARDING THE FAST FOOD: NO ADDITIONAL FAST FOOD SITES SHOULD BE APPROVED AND NO CHANGES SHOULD BE MADE TO THE ALLOWABLE FAST FOOD FRANCHISE TYPES.
3. The commercial buildings should be designed in accordance with the originally approved plans, and factor in Harmony/Centennial resident concerns regarding exterior appearance.
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.

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	Signature	Address (# & Street)
MARC Goldstein		1375 Kirklees Drive
Anne Conley-Goldstein		1375 Kirklees Drive
AL LOWE		1374 KIRKLEES DRIVE
Kevin Zhang		1372 Kirklees Drive
Marta Jones		1373 Kirklees Dr.
MICHAEL BRENNAN		1367 KIRKLEES DR.
Janine Hopwood		1363 Kirklees Dr

STANLEY CHAN *[Signature]*

RAYMOND MULLER *[Signature]*

John Delaney *[Signature]*

NEIL ZATNISKI *[Signature]*

Lynn Zlatvnsli *[Signature]*

Lynne Wiegand *[Signature]*

~~PAZEP~~

LAUREN MOSSAKOWSKI See ATTACHED

MILTON HARRIS See ATTACHED

ALISON DAY See ATTACHED

1341 KIRKLEES DR CARMEL IN 46032

1360 KIRKLEES DR

1364 Kirklees Dr Carmel IN 46032

1368 KIRKLEES DRIVE CARMEL IN 46032

1368 Kirklees Dr Carmel, IN 46032

14161 Wicksworth Way Carmel, IN 46032

14163 IVYBRIDGE Drive

14247 SAFFLOW Circle

14108 Welford Way

PETITION

I Have
THIS PAGE

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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.

Name	Signature	Address (# & Street)
Rex & Angela Wolfe		1371 Kirtland Dr.

PETITION

1 House
This Page

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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.

Name	Signature	Address (# & Street)
Marcy Carmichael	Mj Carmichael	1371 Newcastle Dr.

PETITION

2 Homes This 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.

Name	Signature	Address (# & Street)
Dawn Waddell	Dawn Waddell	14127 Ivybridge Dr. Carmel 46032
Dylan Waddell	Dylan Waddell	14127 Ivybridge Dr. Carmel 46032
Oscar Waddell	Oscar Waddell	14127 Ivybridge Dr. Carmel 46032
Bonnie Myers	Bonnie Myers	14162 Ivybridge Dr. Carmel 46032
Kerrie Myers	Kerrie Myers	14162 Ivybridge Dr. Carmel 46032
Colten Myers	Colten Myers	14162 Ivybridge Dr. Carmel 46032

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Inbox » RE: Opposing the Ditch Rd Gas Station: MONDAY NIGHT MEETING REMIND

Conversation between you and Alison Day from Kingsborough

 Alison Day (/profile/10617271)

3 hours ago

I authorize you to sign the petition against zoning changes for me.

Jon and Alison day

Kingsborough



Marc Goldstein (/profile/11400278)

3 hours ago

Great! Thanks! Which address?

 Alison Day (/profile/10617271)

2 hours ago

14108 Welford way



(/profile/11400278)
Write a reply...

Reply



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Inbox » Zoning

Conversation between you and Lauren Mossakowski from Kingsborough

 Lauren Mossakowski (/profile/11312836)

3 hours ago

"I authorize you to sign the petition against the zoning changes for me. My husband also authorizes you to sign for him

Thank you!

14163 IVYBRIDGE Drive



(/profile/11400278)
Write a reply...

Reply



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Inbox » 146th street petition

Conversation between you and Milton Hatfield from Kingsborough

Milton Hatfield (/profile/3345522)

5 days ago

Marc, I would be happy to sign the petition. I am opposed to the project! Address 14247 saffron circle. Thank you



Marc Goldstein (/profile/11400278)

5 days ago

Thank you Milton!



(/profile/11400278)

Write a reply...

Reply

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Jesse Pohlman

From: Sidney Chang <nujac@earthlink.net>
Sent: Monday, August 1, 2016 11:45 AM
To: Jesse Pohlman
Subject: Construction of Get Go gas station.

Mr Pohlman

After the neighbor hood meeting on Gas station at the SW conner of 146th and Ditch Rd, I like to have more information on the gas station, especially the view from the South side to the Get Go gas station, I also like to see the diagram or the views of gas station before the reducing the buffer zone change and after. The proposed gas station have 3 exits 1 connect to the new 146th and 2 exits on the norther side of old 146th. The design will not only increase the traffic on the old 146th dramatically and totally destroy the purpose the frontage road and turn that section of 146th street into Get Go gas station private drive way. 2 exits on old 146th is No, No, No. My house is located on the back of propose gas station, without knowing what my house are going to face and current design of gas station, my family is object the current proposal of Get Go gas station at 146th and Ditch Rd.

Sidney & Yana

Your neighbor from Carmel.

Jesse Pohlman

From: Amy Anderson <amya14466@gmail.com>
Sent: Monday, August 1, 2016 5:21 PM
To: Jesse Pohlman; Council Members; Cari Hahn; jbrainard@carmel.in.gov
Subject: Harmony PUD

TO: Jessie Pohlman, Westfield City Council, Advisory Plan Commission, Mayor Brian Sullivan, Mayor James Brainard

FROM: Amy Anderson
14466 Welford Way
Carmel, IN. 46032

RE: Harmony PUD

I remain opposed to the development of a gas station at the corner of 146th Street and Ditch Road. I have major concerns about the increase in traffic on Ditch Road that the requested revision by Crowley and Associates would cause. If you vote for the gas station, I believe the value of my home will decrease by more than if you leave it the way the PUD currently is approved. Either way, I will see a decrease in the value of my primary financial investment and would hope you would consider this in your decision. I also have concerns that have been expressed at previous public hearing that include noise, trash, light and air pollution just to name a few.

Regardless of your decision, please consider or ask the following:

1. What type of fencing (screening) beyond landscaping will be provided to Carmel homeowners that have a direct view of the development?
2. Why does the traffic plan allow for an east bound left hand turn from the old 146th Street onto the northbound Ditch Road? The intersection of old 146th Street and Ditch is too close to the new roundabout to safely make a left turn onto Ditch. We also want consideration that limits the use of Ditch and the Brookstone Park subdivision entrance to be used for making U-turns by those wanting to go north on Ditch or west on new 146th Street. Our feeling is that they should be using the new well planned roundabout on the new 146th Street and Ditch.
3. Please ask that no backlit signage be allowed.

If you do allow a gas station as recently explained at an open meeting held by Crowley please consider or answer the following:

1. Why doesn't the plan for the gas station have adequate entrances/exits directly onto the new 146th Street? The current plan shows more entrances/exits on the old 146th Street. What is the rationale for this? We were told the primary traffic street would be the new 146th Street. Shouldn't the businesses be mostly confined to the new 146th Street instead of routed around our homes and neighborhoods?
2. Can the gas station be forced to have the pumps along the new 146th Street to minimize the effect on the Carmel/Ditch side of the property?
3. Can you have the developer put a up a wall with the landscaping along the side of the property by the pond to reduce noise, trash, fumes and visually be more appealing to neighbors to the south and west (similar to the wall between Westfield residents and 146th Street from Oakridge to the the beginning of the apartments)?
4. Why are the majority of the entrances to the gas station at the opposite end of the property from the pumps?
5. Can the number of pumps be reduced to allow for an additional entrance onto the new 146th Street? If not, why not? Please require the developer to have no more entrances/exits onto old 146th Street than they have on the new 146th street.
6. Will triple walled gas tanks with alarms be required or will the developer use EPA minimums. What warranty is included by the manufacturer of the tanks and what amount is the company insured for?

7. Will alternative forms of fuel be available I.e. Electric and natural gas?

8. What is the planned name for the old 146th Street to identify it from the new 146th Street?

I respectfully look forward to you response to my concerns and questions.

Amy Anderson

Sent from my iPad

Jesse Pohlman

From: Johnston, Craig <Craig.Johnston@RNDC-USA.COM>
Sent: Tuesday, August 2, 2016 9:45 AM
To: Jesse Pohlman
Subject: Harmony comments

Mr. Pohlman,

As a resident of Harmony I would like to express my opinion of the development slated for 146th and Ditch. I have attended three planning commission meetings in the past two months, listened to the attorney for the developer and witnessed the commentary from numerous residents.

Here is where I stand:

- The parcel will be developed—that is fact.
- The parcel is a very desirable and valuable property. I would hope the developer would want their structures to reflect the area; not only for visual appeal but rent rates.
- I chose my lot in Harmony based on my knowledge of the zoning---I will not see the commercial development from my house, but I do desire the development to be visually appealing and aligned with the “village” feel.
- I would prefer no gas station or fast food but that appears to not be an option.
- I do appreciate the changes the developer has submitted in CVS and GitGo architecture.
- I would **not** like to see the 32 overlay implemented by the developer. When I drive 32 in Westfield; I see a cement plant, a steel business and Speedway all within one mile---that does not reflect the 146th street corridor.

I invite you to share my comments with the commission members. I thank you all for your time and oversight.

Best regards,

Craig Johnston

1448 Rosebank Dr
Westfield (Harmony)
O: 317.917.1235
craig.johnston@rndc-usa.com

Jesse Pohlman

From: Tori <tshaw1978@gmail.com>
Sent: Tuesday, August 2, 2016 12:38 PM
To: Jesse Pohlman
Subject: APC meeting held 8/1/2016

Dear Jessie;

I'm writing in response to the question posted at last night's APC meeting held at the Westfield Town Hall concerning who had met the previous week (7/27/2016) with the select few of residents from Harmony and Centennial. The person in question is Steve Hoover, District 2 City Council member. It was also made known that Chuck Lehman, President of the City Council, Jim Ake, Vice President and Steve Hoover offered to meet with small groups of residents in their homes to address the Get Go/CVS debate.

Mr. Hoover told these residents that in so many words, that the gas station was a 'done deal' and if the residents didn't oppose it, they would be able to help with the design of the gas station, which we heard from the developer's attorney last night, the developer had no knowledge of this meeting between Mr. Hoover and the residents. What Mr. Hoover offered to these residents is nothing but blackmail. He found the most influential residents of both Harmony and Centennial to bring the offer to these developments. Some residents lost what little hope they had of defeating the gas station, hence the lower turn out at last evening's meeting. Many of my neighbors feel that the City Council members are in Paul Estridge's back pocket. I refuse to believe this and believe that the citizens wants and needs are much important than the "almighty dollar". This is why I moved to Westfield from Indianapolis over 3 years ago.

Thank you for your time.

Victoria Shaw
1341 Monmouth Dr.
Westfield, Indiana

Sent from my iPad

To: Members of the APC

From: Carla and Mark Schaaf

Date: August 2, 2016

This is basically what you heard from Mark at the APC meeting the evening of August 1. Please note that when the word “we” was used, it meant only Carla and Mark Schaaf. We were not speaking for all of Harmony. In order to support our most recent comments, we want to preface with the following:

- We have attended all of the neighborhood outreach meetings that the developer has held at City Hall including the new proposal put forth on Wednesday, July 27th.
- We have also attended all of the APC meetings and Council meetings that have entertained the Harmony PUD in the last few weeks. We have spoken at several to share our thoughts.
- We have had Steve Hoover and Chuck Lehman in our home recently to discuss with us and small groups of Harmony residents the commercial development.
- We have visited the Get-Go station on 116th and asked questions of the store manager and several of the store employees. We have spent time reading studies and statistics about gas stations and the effects on the surrounding area including, but not limited to, environmental hazards and crime rates.

With all of this in mind, and although we are not excited about a gas station so close to us, we ***will not oppose the gas station*** any longer. We believe it is time to compromise, allow the Get-Go on the land south of 146th, and have substantial influence in the design of the entire Harmony commercial development. The following are questions that we have for the developer:

- How can we ensure that the Get-Go, the CVS, and all future buildings are built with the variety of colors, materials, and design features that are present in the homes in Harmony?
- Can we ask for more green spaces and shade trees to be added to the development north of 146th Street?
- Is there any special attention that can be given to providing safe walking and biking paths from the neighborhoods into the commercial area?
- What provisions for a wall or green barrier south of the Get-Go can be made to buffer the homes in Carmel whose yards face the station?
- Can we ask to shorten the open hours of both the CVS and gas station to alleviate noise and traffic during the nighttime?

Attached is a design that more closely resembles the “village look” that we would like to see from our homes.

We understand that this is the beginning of a long process. Thank you for all your hard work and taking our thoughts into consideration.

Carla and Mark Schaaf
14925 Pollard Drive
Westfield
Harmony residents



—Original Message—

From: Hilary Machemer [mailto:hmachemer@icloud.com]

Sent: Tuesday, August 2, 2016 7:35 AM

To: Jesse Pohlman <jpohlman@westfield.in.gov>

Subject: CVS Design

Mr. Pohlman,

I did not receive notice of receipt so I am resending.

Thank you for listening to Harmony Residents.

H. Machemer



Jesse Pohlman

From: carasull3@aol.com
Sent: Tuesday, August 2, 2016 2:52 PM
To: Jesse Pohlman
Subject: 146th and Ditch

Mr. Jesse Pohlman
Westfield Council
Westfield Plan Commission

146th and Ditch PUD

After the developer/homeowner meeting last Wednesday evening I sent you an email about the meeting but fortunately it was returned undelivered. I was blessed as I was very terse in that email and I do not want to be considered in that light. After last evening's meeting I feel I need to give my perception of what transpired at the Wednesday meeting since it was brought up at last evening's meeting but time had expired to give more input.

During the process of the meeting Wednesday evening Mr. Steve Goodere spoke about a meeting a group had that afternoon with phone conversations with attorneys and various council members. My impression was that group came away with the feeling that if the GetGo gas station/mini mart was not approved then all architectural input on the north side development would be abandoned. That strict 32/31 overlay would be adhered to. My impression also was that since the GetGo gas station/mini mart was on the south of 146th they would rather have input on the development closest to their homes. I may be wrong but that was my impression.

I still am NOT in favor of the GetGo gas station/mini art. I purchased my home one year ago after having lived in Carmel for 40 years and watched all its growth. I was excited to be back in a small community to be a part of new growth. I was told by my realtor that the parcels of land at 146th and Ditch would be developed with a village feel with small shops and restaurants that would be conducive to walking and neighborhood gathering. I realize at one of the meetings I attended we were told that the 32 layover was always on the books but I trusted my realtor as her information was coming from people supposedly representing the Estridge Group. This really stresses me as many people had that same impression.

One of the reasons I purchase my home because it has lovely front porch I enjoy sitting on. I can see the vacant land where the proposed "village" development will be built. When I sit on my neighbor across the street's patio we will look directly at the GetGo and the new development with apparently is no longer to have a village feel. I am also concerned that the elevation of the land has changed to considerably higher than it was a year ago and we will now have headlights of cars shining in our homes.

I also feel much empathy for the families on the south of 146th in Carmel, especially those who will have a gas station directly in their front yards and possible patrons using their drives for turn arounds. Therefore I am still very much opposed to a GetGo gas station/mini mart.

Thank you,

Carol Sullivan
1370 Trescott Dr. (Centennial South)
CARASULL3@aol.com
317-669-7543

Jesse Pohlman

From: Rochester, Derek <drochester@Theoris.com>
Sent: Tuesday, August 2, 2016 3:44 PM
To: Jesse Pohlman
Subject: 146th & Ditch gas station vs. fast food debacle

Jesse-

I hope this message finds you well. I am sure you hope this debacle at 146th and Ditch gets some closure in the near future. I am 100% AGAINST a gas station at the intersection south of our brand new home. I am very upset that we even have to deal with fast food restaurants in that space with the same exteriors as those on US 32. We moved out of the city and to Harmony to get away from gas stations and fast food restaurants and traffic that were close to our homes. I think it's a bit ridiculous that the person that owns this land is also involved in the development of our beautiful community and, even after hearing all of the opposition, is still moving forward with some of these decisions. I know that's not your concern but we would greatly appreciate the council doing anything possible to hear our concerns and keep as much unfavorable commercial out of the area.

Thanks,

Derek Rochester | Director-Client Services
Theoris | Fueling Innovation
8900 Keystone Crossing, Suite 150 | Indianapolis, IN 46240
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Jesse Pohlman

From: MollyKCummings <mollykcummings@gmail.com>
Sent: Thursday, August 4, 2016 11:43 AM
To: Jesse Pohlman
Cc: Warren Cummings
Subject: Harmony PUD Comment & Question

Hi Jessie!

We live at 1401 Farmhouse Drive in the Harmony subdivision. We have attended several APC meetings to stay informed on the proposed development at 146th and Ditch. While we are not excited about the proposed gas station on the south side of 146th street, we have looked at the options for the area and would not be opposed to the gas station if it means the architecture of the development would match that of the Harmony subdivision.

We also have a question regarding the proposed development and changes that may/may not be allowed. We have heard a few neighbors discuss the possibility of closing the roundabout at Somerville off to Waterleaf closing off Harmony. Is this something that can be changed with this proposal? We purchased our lot based on the proximity to this roundabout and the ability to exit the neighborhood at Ditch Road. We would be opposed to closing off Harmony from the retail development. Can you let me know if this is something that would be permitted?

Molly & Warren Cummings
1401 Farmhouse Drive
Westfield, IN 46074
317.627.7126