

WRITTEN PUBLIC COMMENTS

[Summary of comments that were submitted in response to the revisions 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 (updated) Mark and Gina Sell (1611 W 146th 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. Machemer Email (08/02/16) Hilary Machemer (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)
16. Perkins Email (08/07/16) Christine Perkins
17. Brookstone Park Petition (09/01/16) Brookstone Park
18. Goldstein Email (09/01/16) Marc Goldstein (Kingsborough)
Barb Simonson (Centennial)
Kristie Troy (Harmony)
Steve Gerke (Brookstone Park)
Amy Anderson (Brookstone Park)
19. Bhargava Email (09/02/16) Atul & Reeta Bhargava (14588 Ditch Rd)
20. Floreancig Email (09/05/16) Lisa Floreancig (Harmony)
21. Plankis Email (09/06/16) Joseph Plankis (Centennial)

Jesse Pohlman

From: Gina Sell <magisell@aol.com>
Sent: Wednesday, August 24, 2016 11:40 AM
To: Jesse Pohlman; councilmember@westfield.in.gov; APC
Subject: Harmony Get Go

The developers contend that the GetGo is a superior alternative to fast food restaurants. They ultimately pose the question to the Plan Commission and City Council, “are fast food restaurants more preferable and beneficial to the quality of life in the surrounding neighborhoods than the GetGo alternative?”

While we have heard the many negatives associated with a gas station we have not heard any compelling reason of why this would be “more preferable and beneficial to the quality of life in the surrounding neighborhoods than the GetGo alternative.”

Since a gas station is considered a **special exception use according to the UDO** we will use the criteria the Board of Zoning Appeals uses, first up on the list is

1. the approval will not be injurious to the public health, safety, morals and general welfare of the community.

First, let’s look at public safety.

The GetGo will introduce the potential for more crime into the surrounding neighborhoods than a fast food restaurant due to the nature of it’s business. These statistics do not include disorderly conduct and shoplifting.

Here is a list of just some of the recent crime at **Hamilton County** Indiana convenience store/fuel stations:

Kroger Gas Station at U.S. 32 and Carey Road

A truck driver delivering fuel at 4 a.m., attempted robbery and was attacked.

Speedway Gas Station - Westfield

Robbed

Village Pantry - Carmel

Robbed the Village Pantry of cash, cigarettes and cigars

Marathon Gas Station - Carmel

Robbed at gunpoint

Speedway Gas Station Noblesville

Robbed at gunpoint - money and cigarettes

Circle K Gas Station - Carmel

Robbed cash

Village Pantry - Fishers

Robbed at gunpoint

Next, let's look at public health.

In a [Scientific American](#) article the question was posed, "is it safe to live near a gas station"? The answer was, **"Despite all the modern health and safety guidelines they must follow, gas stations can still pose significant hazards to neighbors, especially children."**

This recent article explains the relationship between tobacco companies and convenience stores.

Deadly Alliance: How Big Tobacco and Convenience Stores Partner to Market Tobacco Products

Key findings of the report:

Convenience stores and other retail outlets have become by far the dominant channel for marketing tobacco products in the United States.

Tobacco marketing in stores entices kids to smoke and use other tobacco products, discourages current tobacco users from quitting.

Convenience stores remain one place where kids are regularly exposed to tobacco advertising and promotions. More than two-thirds of teenagers visit a convenience store at least once a week.

Studies have found that cigarette marketing is more prevalent in stores where adolescents shop frequently; tobacco advertisements and product displays are often placed at kids' eye level or near candy; and point-of-sale marketing – especially price discounting – increases youth smoking.

This is what you encounter at the GetGo at 116th street:

When you get to the door this is what you see:



As soon as you have entered this is what you see:



When you pay for your purchases this is what you see:







When you leave this is what you see:



The Harmony PUD excludes fast food restaurants that primarily serve burgers - yet the GetGo sells HAMBURGERS. The Towne West Development excludes tobacco shops from their PUD but the GetGo sells any type of tobacco you could ever want to purchase.

After reviewing this information, we would hope that the Plan Commission and City Council will answer the developers question, “are fast food restaurants more preferable and beneficial to the quality of life in the surrounding neighborhoods than the GetGo alternative” with a NO.

Please consider our position and ask the question - how is a gas station more beneficial to our community?

Reasons why a fast food restaurant would be better than a gas station:

Property is already zoned for fast food

Westfield will receive more money in the form of local restaurant and beverage tax

Less opportunity for crime

Children and Teens are not bombarded with exposure to cigarettes, smokeless tobacco and e cigarettes

More defined busy times i.e. breakfast, lunch, dinner - Less constant traffic

Less light pollution

Better for the environment

Reduces potential long term health concerns

Better opportunity for employment for teens

Jesse Pohlman

From: Gina Sell <magisell@aol.com>
Sent: Wednesday, August 24, 2016 11:40 AM
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Reduces potential long term health concerns

Better opportunity for employment for teens

From: Gina Sell <magisell@aol.com>

Date: August 12, 2016 at 8:55:30 AM EDT

To: cspoljaric@westfield.in.gov

Subject: Get Go Gas Station

We are vehemently opposed to the construction of a Get Go Gas Station on the parcel of land located at 146th and Ditch road. This property is currently zoned for a fast food restaurant. In 2012 the Westfield City Council voted against a gas station at this location. The council has already approved a gas station to be built at Towne Road and 146th where there are currently no homes.

As reported in the Indianapolis Star, the Indianapolis City-County Council passed an ordinance April 20, 2015 that placed a moratorium on gas stations/convenience stores in areas zoned for small businesses near residential neighborhoods. They must now be built in areas with heavier industry because of the traffic and noise they attract and lighting they need around the clock said the report. "These aren't just a garage with a mechanic that closes at 5:00 p.m. like they were four decades ago when these zoning classifications were written," John Bartholomew, a spokesperson for the city's Department of Metropolitan Development, told the newspaper. "There's a lot of activity all the time around them now."

We would hope that Westfield would be just as prudent and deny the developer's request.

A 24 hour gas station does not belong in the middle of a residential community. My concerns are not only for the health of my family and the decrease in property value of my home. My concerns are about what traffic will be like on 146th Street at peak hours and the proximity of this gas station to a roundabout. This does not seem safe and appears to be a potential for a chokepoint. If the new development happens at Wood Wind which would be the largest housing development in Westfield, the increase in the amount of traffic on Ditch and 146th has me concerned.

Our home is located on the southside of 146th street and the gas station will be directly across the street. If this gas station is approved they have also requested and will be allowed to decrease the PUD buffer ordinance from 20 feet to 10 feet. We also question why are there two in and out cut ins on "old" 146th Street and only one on 146th street?? This will effectively turn "old" 146th into a service road for the Get Go. We are also concerned that if this is approved the Get Go will get everything they ask for without any consideration for those directly affected.

The Get Go has been touted as a "high end" gas station by the developers but I have visited the one at 116th and it's basically the worst of all possibilities - it's a gas station, it's a liquor store and it's a fast food restaurant all wrapped up in one.

We are well aware that this zoned commercial property - but it is not zoned for a gas station and we implore you to keep it that way. Westfield deserves better. Let the developer go out and find something better suited for this property and our community.

We have lived in our home for almost 20 years and have made significant investments. The original plans for 146th street had "old" 146th as a frontage road and then four lanes of 146th and then the Harmony development. Obviously that has changed and now we're dealing with the aftermath.

We would appreciate any guidance or assistance you can offer us.

Sincerely,

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

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

Jesse Pohlman

From: Steve Goodere <sgoodere@gmail.com>
Sent: Friday, September 2, 2016 4:28 PM
To: Jesse Pohlman; Steve Hoover
Subject: Harmony 1606-PUD-7 Comments and Recommendations

September 2, 2016

To: Steve Hoover & Jesse Pohlman

Re: Harmony 1606-PUD-7, Requests and Amemdments for APC Meeting 9/6/2016

From: Steve & Bea Goodere, 1393 Bridgeport Dr, Westfield / sgoodere@gmail.com

After reviewing all the new and old information regarding the Harmony 1606-PUD-7 proposal, we have some observations and some questions.

Section 6.A. Why is the gasoline service station permitted to have different signage than the rest of the development? We thought the idea was to tie everything together into a “Village Design Theme”.

Section 7.2 We do not feel that the current GetGo design should be used as a benchmark example of a “Village Design Theme”? The current CVS design is much more inline with the “Village Design Theme”. “and Character Exhibit - GetGo” needs to be eliminated from this section if the GetGo design stays the way it is.

When the developer was answering questions to Issues/Comments, question #17 regarding the “Village” was answered by them:

Yes, generally more overhangs have been provided to establish areas for pedestrians to obtain cover from weather and for outdoor seating. WHERE is that cover at the GetGo?

Dormers have been implemented where applicable and depending on the building use. WHERE at the GetGo?

Inclusion of columns with masonry bases. Yes, depending on building size. WHERE at the GetGo?

Unlike the new CVS (Exhibit D - Illustrative Character Exhibit - CVS - Page 3 of 3) proposed building, the new GetGo (Exhibit C - Illustrative Character Exhibit - GetGo - Page 1 of 4) does not include OVERHANGS, COLUMNS with MASONRY BASES or EXTERNALLY LIT SIGNAGE which is why we DO NOT feel the GetGo should be used as a benchmark example in either Section 6.A or Section 7.2.

The above leads us to the next question: Why can't the GetGo design include at least one or two items like the CVS?

Extend the upside down V roof design on each side of the GetGo building and add the brown wood beams like is shown in the CVS design. There may need to be columns added to the 2 main entrances which would also tie into CVS. This increase in roof coverage would also give the pedestrian cover when entering the GetGo.

2. We also feel changing the red brick around the GetGo to a dark stone similar to the CVS design would also help bring the development together.

We really like the new CVS design. Good job. Our only question is why not continue the brown wood beam design on both the north side facing Harmony and the south side (west end) facing 146th Street?

Thank you both for all your time, thoughts, ideas and help. We feel it is hard to put into words how much we really do appreciate everything you do and have to consider for the citizens of Westfield.

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

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)
Rex & Neigha Wolfe		1371 Kirtland Dr.

PETITION

1 House
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:

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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)
Marcy Carmichael	Mj Carmichael	1371 Newcastle Dr.

PETITION

2 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)
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

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
drochester@theoris.com | www.theoris.com
Office: 317-968-9885 | **Fax:** 317-968-9886 | **Mobile:** 317-384-5541

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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

From: Christine Perkins [mailto:bestperkins@gmail.com]
Sent: Sunday, August 7, 2016 11:17 PM
To: jon@nf-law.com
Cc: Jesse Pohlman <jpohlman@westfield.in.gov>; Chuck Lehman <clehman@westfield.in.gov>; jplankis@gotown.net
Subject: Harmony PUD Suggestions

Hi Jon,

I want to thank you for returning my call on August 1st regarding the comments and suggestions I sent to Chuck Lehman and copied you on. As per your instruction, I contacted Jesse Pohlman via e-mail. He called me in response and, while we talked about several issues pertaining to this particular area, he said the concerns I have regarding the GetGo, the CVS and the retail development by T.M. Crowley & Associates should be sent to you, as you represent them.

Even though I copied you on my email to Chuck Lehman on July 31st, I'm going to reiterate the points that pertain to Giant Eagle and Crowley.

GetGo

- 1) You have presented some nice features that Giant Eagle is willing to incorporate into their proposal for the GetGo. I especially liked their idea of utilizing the green space next to the GetGo for a community type gathering area, such as a bark park, a small playground or both.
- 2) The 16 pumps that are proposed seem like a lot and would give it more of a truck stop feel rather than a neighborhood feel. I realize there is a lot of vehicle traffic now and will likely double in the future. However, there is a good possibility that another gas station will be installed at Towne and 146th. Would Giant Eagle consider 12 pumps instead of 16?
- 3) It would be nice if the canopy from the pumps connected all the way to the building. Protection from the elements would seem a little more folksy and friendly rather than commercial.
- 4) Also, the canopy would look less commercial if it wasn't white on the sides. If it was brown or the same color as the brick, it would blend better and give a more "upscale" appearance.

CVS

- 1) It seems that the CVS being built at 161st and Springmill has a more village neighborhood design. Is there any reason why the same design can't be built at 146th and Ditch, with all the gables at the same elevation? May I see a final design drawing for the CVS at 161st and Springmill?

T.M. Crowley & Associates

- 1) We are concerned about the types of businesses that may end up in the retail spaces. With this in mind, I would like to make some recommendations of types of retail we would like to see Crowley pursue:
 - a) a fine dining establishment, such as The Olive Garden, Red Lobster, Mark Pi's China Gate, Cheesecake Factory; perhaps even an MCL, given the senior living apartments planned for the Towne West PUD
 - b) a nice neighborhood bar and grill, such as Applebee's
 - c) an upscale ice cream shop, like Handel's, Cold Stone Creamery
 - d) an upscale coffee cafe, like Craven and Hubbard
 - e) an upscale brunch cafe, like Patachou's
 - f) an upscale deli like Allistair's
 - g) a Trader Joe's would be nice
 - h) a spa salon
 - i) an upscale barber shop

Thanks for allowing me to give my input. I trust you will pass this along to all pertinent parties.

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

PETITION

BROOKSTONE PARK

After reviewing the developer's offer of trading a gas station exception in the triangle at 146 and Ditch for slightly enhanced architectural changes to the gas station and the buildings in the retail center on the northwest corner of 146th and Ditch.....

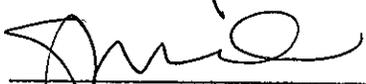
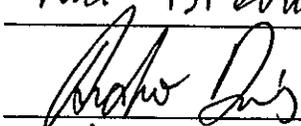
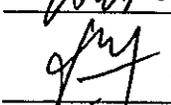
We, the surrounding neighbors of the HARMONY PUD at 146th and Ditch Rd. Westfield, IN 46074, state that we are in agreement of the following items regarding the commercial development being proposed at the corner of 146th and Ditch:

NO exceptions should be allowed regarding gas stations and fast food for the area of 146 and Ditch Rd.

1. NO GAS STATION ON ANY CORNER, NORTH OR SOUTH OF THE OLD OR NEW 146TH ST. AND EAST OR WEST OF DITCH ROAD.
2. 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.
3. 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	ADDRESS
	1359 Holden Ct, Carmel
Julia Karulis	1334 Holden Ct
Resatta Ruschi	1335 Holden Ct.
Aline Fagundes	1352 Holden Ct
Cara Howard	1340 Holden Ct
	1365 Holden Ct.
S. M. Whit	1370 Holden Ct.
Heather Elliott	1341 Holden Ct
Rachel Miller	14524 Brackney Ln.
Allyson Riley	14538 Brackney Ln
Rae Brevard	14520 Brackney Ln
	14514 Brackney Ln
	1377 Midway Ct
ARUN RAJBHANDARI	1369 Midway Ct
Rishmit Khandu	1362 Midway Ct
Andrew Bittermann	1358 Holden Ct.

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
<u>Kari Patel</u>	<u>1358 Holden Ct Carmel IN</u>
<u>Bryan Patel</u>	<u>1347 Holden Ct Carmel IN</u>
<u>Jenci Smith</u>	<u>1347 Holden Ct Carmel IN</u>
<u>Bill Hurl</u>	<u>1340 Holden Ct</u>
<u>Justin</u>	<u>1346 Holden Ct. Carmel IN</u>
<u>Steven P. Hebe</u>	<u>14460 Welford Way Carmel, IN</u>
<u>Mike</u>	<u>14460 WELFORD WAY, CARMEL, IN</u>
<u>[Signature]</u>	<u>14520 BALDWIN LN. CARMEL, IN</u>
<u>Brian J. Ruis</u>	<u>14520 BALDWIN LN CARMEL, IN</u>
<u>[Signature]</u>	<u>14526 Baldwin Ln Carmel</u>
<u>[Signature]</u>	<u>14526 Baldwin Ln Carmel</u>
<u>Sulakeemi</u>	<u>14524 " " "</u>
<u>SHELDON BARNES</u>	<u>14549 Brackney Lane</u>
<u>[Signature]</u>	<u>14549 Brackney Lane</u>
<u>M.S. Bannock</u>	<u>14545 BRACKNEY LANE</u>
<u>Amanda Bannock</u>	<u>14545 Brackney Lane</u>

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
Abhilash Balachandran	14547 BRACKNEY LN
BRENDA Capuano	14550 Baldwin Lane
MIKE CAPUANO	14550 BALDWIN LANE
Lisa Falco	14546 Baldwin Ln
Cliff Helsel	14546 Baldwin Ln
Lana Hansen	14537 Baldwin Ln.
Mark Myers	14537 Baldwin
Mark Myers	14541 Brackney Ln
Todd Violette	14471 Welford Way
Stacy Violette	14471 Welford Way
Amy Anderson	14466 Welford Way
Amy Anderson	14466 Welford Way
Art Vasquez	14525 Baldwin Lane
Asuna Vasquez	14525 Baldwin Lane
Gopendra Bhattarai	14531 Baldwin Lane
Angu Bhattarai	14531 Baldwin Lane, Casual, IT

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

Dinesh Pillai

14542 BALDWIN LN CARMEL IN 46032

Praseetha Reghunathan

14542 Baldwin IN Carmel IN 46032

Randall Riley

14538 Brackney Ln, Carmel IN 46032

Prane Goshin

14534 Brackney Ln

K. Ann Haglston

14459 Welford Way Carmel

Hu, Xiaochun

14465 Welford Way

Fan, Lixin

14465 Welford Way

Siny Paul

14453 Welford Way

Bridget Palathingal

14453 Welford Way

Matt Belva

14509 Baldwin Ln

Jill Bennett

14490 Baldwin Ln

Scott Bennett

14490 Baldwin Ln

Tonya Charland

14501 Baldwin Ln

Amy Lee

14493 Baldwin

Jashyn Lee

14493 Baldwin

arely Castro

14494 Baldwin Ln

PETITION

~~OT 10/20/21~~
10/16/21

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
Luoding zhu	1346 Hinault Way
Ying Wang	1346 Hinault Way
Yongqi fu	14508 Brackney Ln
	14508 Brackney Ln
Dankui xie	14497 Baldwin Ln
Xunjie xie	14497 Baldwin Ln
Scott Charland	14501 Baldwin LN
Jaya Charland	14501 Baldwin LN
Xiaoquan Zou	14506 Ballewin Ln
Nancy Song	14506 Ballewin Ln
Jackie Woodling	14584 Trailwind Ct
Zhonghua Qi	1372 Kingsgate Dr.
Jingdan Hu	1372 Kirklees Dr
Deyi Zhang	1372 Kirklees Dr
Hongbo Zeng	14167 Ivybridge Pr.
Yuki Yang	14167 Ivybridge Pr.

Name

KERRY YAU

Rosalie YAU

Brighton YAU

Address

14482 Baldwin Lane

14482 Baldwin Lane

14482 Baldwin Lane

PETITION

16
+3
48
54

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

Jennifer Lafary

14487 Baldwin Ln.

Dennis Rylee

14486 Baldwin Ln

Susan Hughes

14486 Baldwin Lane

Alex Contis

14490 Brockney LN

Jess Contis

14490 Brockney LN

Bill Schell

14484 Brockney Ln

Jesse Pohlman

From: AnneMarc Goldstein <goldstein61025@gmail.com>
Sent: Thursday, September 1, 2016 10:53 AM
To: Jesse Pohlman; APC; Council Members; Barb Simonson; Steve Gerke; Amy Anderson
Subject: Summary of our opposition to the proposed 146th & Ditch gas station

Attn:
Jesse Pohlman
Westfield APC Members
Westfield City Council Members

We, the undersigned, representing well over 300 petitioners residing in Westfield and Carmel neighborhoods close to the site in question, respectfully ask that the Westfield APC deny the request for zoning changes under 1606-PUD-07 that would allow a gas station with mini-mart to be built at the corner of 146th Street and Ditch Road.

We request the APC to direct the developers instead to return with a plan that conforms to the existing zoning constraints with respect to the types of businesses to be permitted in the development. For example, the area south of the new 146th street could be used for a sit-down restaurant with outdoor seating, or other relatively quiet, non-intrusive business.

In summary, our opposition to this zoning change request stems from the following concerns:

- A gas station would bring increased traffic, noise, and disruption to an established area of primarily single family homes. The proposed site is within a mere hundreds of feet of existing homes and neighborhoods. It would be unconscionable to approve a zoning change allowing such a disruptive business, which would operate 24 hours per day, disrupting the quiet lifestyle of nearby residents.
- Despite best efforts of gas station operators, some level of pollution from the gas station is inevitable, and could have adverse health impacts on residents in the area. There is also a wetland area less than 50 feet from the proposed site, which would be put at risk by runoff pollution from the gas station.
- The gas station being proposed would be unique within Hamilton County, in that it would be closer to homes than any other gas station within the county, and would be much closer to roundabouts than is typical. These concerns amplify the threat of placing the gas station at that location.
- The incidence of crime at businesses such as this in the greater Indianapolis area including Carmel is well documented; we fear this change would have the effect of importing crime to our neighborhoods.
- The unexpected change to previously settled zoning would have a deleterious effect on property values of nearby homes. Adjacent properties may be harmed further by the removal of eligibility of FHA, VA, or CFHA loans due to the proximity of the gas station / fuel tanks.
- No changes to the design or style of the gas station can alleviate these concerns.
- The area does not need another gas station. There are already existing gas stations approximately two miles away and an approved gas stations less than a mile away. In fact we count approximately 80 pumps and 6 convenience stores within five miles.

Due to these factors, primarily lack of need for the business and the harms it will cause to nearby residents, the proposal does not meet Westfield's criteria for granting the special exception.

Please factor the strong opposition of the nearby community into your decision, and vote against allowing the gas station.

Sincerely,

Barb Simonson representing the concerned citizens of Centennial

Kristie Troy representing the concerned citizens of Harmony

Marc Goldstein representing the concerned citizens of Kingsborough

Steve Gerke and Amy Anderson representing the concerned citizens of Brookstone Park

(please refer to previously-submitted petitions)

Jesse Pohlman

From: Lisa Floreancig <lisaflo14@gmail.com>
Sent: Monday, September 5, 2016 3:08 PM
To: APC; Council Members
Subject: 146th and Ditch

Hello,

My name is Lisa Floreancig, and I live in Harmony. I have written in the past, and I feel compelled to write one last time before a decision is made.

I respectfully request that you rethink a gas station in this area. The homes are high end; there are children in the area; and there many horse stables. My goodness! What are the property owners just to the south going to do? Have you offered to buy their beautiful .. and expensive .. home because they will never be able to sell it without losing everything. PLEASE, don't allow this. A gas station will result in people leaving the area for whatever they can get for their homes. This, in turn, will result in everyone's property values plummeting.

Not to rehash history, but the CliffNote version is, when my husband and I began looking at Harmony we were told specific things about the property to the south ... none of which included a "traditional" (and unappealing) CVS, a fast food restaurant, and a gas station. We, like every one of our neighbors, was sold a bill of goods. The good old bait and switch. There are no words for such deception.

While it has become painfully obvious that "you can't fight city hall" because if we try to, we get blackmailed into caving in, please find it in your hearts to at the very least protect the property owners from a business that will wreak havoc on their lives. Please.

Lisa Floreancig

Jesse Pohlman

From: ul <cooldrmom@aol.com>
Sent: Friday, September 2, 2016 1:11 PM
To: APC; Council Members
Cc: atul@thecomputercenter.com
Subject: Say NO to Getgo

Respected APC members,

We have voiced our opposition to Get go gas station several times before. We want to stress it again that it is not a good idea from our point of view. Most of our neighbors agree with us.

As Get go is a special exception use, one of the criteria is that in each case, the public need and benefit should be weighed against the local impact. There is no need and there is no benefit of Getgo gas station in this location.

There are over 80 gas pumps and 6 convenience stores within a 5 mile radius of this location.

The nearest gas station with convenience store is only 2 1/2 miles away. So why is there a need for this Getgo so close to our houses?

OUR BIG CONCERN-

If this GetGo is approved it will have a direct negative financial impact on the value of our home and the homes in the surrounding vicinity as well as the ability to resell our homes.

We deserve better than this. This is going to have a lasting financial impact to the homeowners in the surrounding vicinity and when the developers have filled their pockets and are long gone, we will live with an ugly 16 bay gas station lit up 24 hours a day as a hideous reminder.

If you are following the criteria set before by the Westfield Unified Development Ordinance for a Special Exception this should not be recommended at all.

We respectfully ask that you not recommend this proposal favorably to the City Council.

Atul & Reeta Bhargava
14588 Ditch Road
Carmel, IN 46074

Jesse Pohlman

From: Joseph Plankis <jplankis@gotown.net>
Sent: Tuesday, September 6, 2016 6:37 AM
To: Jesse Pohlman
Cc: Steve Hoover; Jim Ake; Chuck Lehman; Steve Goodere; rmr551@live.com; centennial2@gotown.net; lyons@lyonsteam.com; DWAYNE@gotown.net; jwruppert@yahoo.com; disneyworldbob@yahoo.com; rmates@gotown.net; jplankis@gotown.net; rmillerfiv@aol.com
Subject: Harmony 1606-PUD-7

Jesse,

I am writing this note to you and the APC since I will not be able to attend the meeting in person this evening. I will address only the design aspects of the GetGo petition and not the inclusion of a gas station, to which I am still opposed, especially as currently presented.

After reviewing the links on the City website for the upcoming APC meeting this evening, I am gravely disappointed. While the developer has done some excellent work with the CVS portion of the project to incorporate a "Village Design Theme", it appears that the GetGo design revisions that have been submitted do show some improvement over the standard GetGo design, but has ignored the community's request for an effort to fit in with the "Village Design Theme". The CVS portion of the project is being held back, yet the final design that would come out of that petition, should be the benchmark for the entire Harmony commercial area in order to have it fit in with the surrounding residential community. The GetGo station design should NOT be the benchmark for the design of the commercial area of Harmony. The State Road 32 Overlay is not appropriate for this project and the developer and CVS should be complimented for working with the community and the City to make it "better" by incorporating the "Village Design Theme" to more closely match the Harmony residential area and well as blending in better with the surrounding community..

Steve Goodere has submitted a letter to you and the APC, that states in detail, the objections to the revised design of the GetGo station, as well as asking for a couple more tweaks to the CVS building. Rather than restate those same points, I would ask that the APC, City Council, and staff review his comments (dated 9/2/2016) and incorporate those suggestions as the minimum requirements before even discussing the any possible approval of the gas station itself.

Respectfully submitted,

Joseph Plankis

Regardless,

Email: jplankis@gotown.net
Cell: 317-625-4387