

Westfield City Council Members

Mark Keen, President (District 1)
Steve Hoover (District 2)
Robert L. Horkay, (District 5)
Chuck Lehman, (District 4)
Joe Edwards (District 3)
Cindy L. Spoljaric (At Large)
Jim Ake Vice President (At Large)



CITY OF WESTFIELD, IN
CityCouncil_Meeting_Agenda_08_12_2019

Monday, August 12, 2019 at 07:00 PM

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, August 12, 2019 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE COUNCIL

AGENDA

Proclamation for Mayor of the Evening: Hudson Lash 4th grader (last school yr) at Oak Trace

Pledge of Allegiance

Invocation by: Pastor Tim Krupski/Police Chaplin/Pastor of Lord of Life Lutheran Church

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:

Documents: [Meeting Minutes 7-8-19](#)

Claims:

Documents: [Docket](#)

Approval of Claims

Miscellaneous Business/Special Recognition:

Old Business:**Ordinance 19-13: Unified Development Ordinance Amendment (Summer 2019)****Council Introduction: April 8, 2019****APC Public Hearing: May 8, 2019****APC Recommendation: July 15, 2019****Adoption Consideration: August 12, 2019****Documents: [Ordinance 19-13](#) | [Department Report](#)****Ordinance 19-19: Oak Manor North PUD Amendment (Options Charter School)****Council Introduction: June 10, 2019****APC Public Hearing: July 1, 2019****APC Recommendation: July 15, 2019****Adoption Consideration: August 12, 2019****Documents: [Ordinance 19-19](#) | [Staff Report](#) | [Location Map](#) | [Site Presentation Exhibit](#) | [Options Info Sheet](#) | [Proposed Real Estate Exhibit](#) | [APC Certification](#)****Ordinance 19-22: Westchester PUD Amendment****Council Introduction: June 10, 2019****APC Public Hearing: July 1, 2019****APC Recommendation: August 5, 2019****Adoption Consideration: August 12, 2019****Documents: [Ordinance 19-22 Full Redline](#) | [Ordinance 19-22 Redline from APC](#) | [Ordinance 19-22](#) | [Department Report](#) | [Location Map](#) | [Petitioner's Presentation](#) | [Proposed Modified Commitments](#)****Ordinance 19-23: Union Row PUD****Council Introduction: June 10, 2019****APC Public Hearing: July 1, 2019****APC Recommendation: July 15, 2019****Adoption Consideration: August 12, 2019****Documents: [Ordinance 19-23](#) | [Department Report](#) | [Location Map](#) | [Concept Plan](#) | [Character Exhibit](#) | [Presentation Material](#) | [Public Comment](#)****Ordinance 19-24: Bridlewood Subdivision****Council Introduction: June 10, 2019****APC Public Hearing: July 1, 2019****APC Recommendation: July 15, 2019****Adoption Consideration: August 12, 2019****Documents: [Ordinance 19-24](#) | [Department Report](#) | [Location Map](#) | [HOA Request](#) | [APC Certification](#)****New Business:****Resolution 19-115: Designation of an Economic Revitalization Area for 16805 Southpark Dr**

Council Introduction: August 12, 2019
Adoption Consideration: August 12, 2019
Documents: [Resolution 19-115](#)

Resolution 19-116: Authorizing a Grant to Benefit the Westfield Playhouse
Council Introduction: August 12, 2019
Adoption Consideration: August 12, 2019
Documents: [Resolution 19-116](#)

Resolution 19-117: Approving Enlargement of the EDA-Wheeler Landing
Council Introduction: August 12, 2019
Adoption Consideration: August 12, 2019
Documents: [Resolution 19-117](#)

Ordinance 19-29: Additional Appropriation
Council Introduction: August 12, 2019
Public Hearing: August 12, 2019
Adoption Consideration: September 9, 2019
Documents: [Ordinance 19-29](#)

Ordinance 19-31: Amendment to Ordinance 18-09 (Solicitation for the City of Westfield)
Council Introduction: August 12, 2019
Documents: [Ordinance 19-31](#) | [Attachment](#)

Ordinance 19-32: Atwater PUD
Council Introduction: August 12, 2019
APC Public Hearing: September 3, 2019
APC Recommendation: September 16, 2019
Adoption Consideration: October 14, 2019
Documents: [Ordinance 19-32](#) | [Concept Plan](#) | [District Map](#) | [Location Map](#) | [Comprehensive Plan Map](#) | [Presentation Slides](#)

Ordinance 19-33: Poplar Street Townhomes PUD
Council Introduction: August 12, 2019
APC Public Hearing: September 3, 2019
APC Recommendation: September 16, 2019
Adoption Consideration: October 14, 2019
Documents: [Ordinance 19-33](#) | [Concept Plan and Character Exhibit](#) | [Location Map](#)

Ordinance 19-34: 181st Street PUD Amendment V
Council Introduction: August 12, 2019
APC Public Hearing: September 3, 2019
APC Recommendation: October 7, 2019
Adoption Consideration: October 14, 2019

Documents: [Ordinance 19-34](#) | [Location Map](#) | [SE Corner 181st Street & Wheeler Site Plan](#) | [Character Exhibit](#) | [Outdoor Storage Placement](#)

Ordinance 19-35 Cedarbrook Commons PUD

Council Introduction: August 12, 2019

APC Public Hearing: September 3, 2019

APC Recommendation: October 7, 2019

Adoption Consideration: October 14, 2019

Documents: [Ordinance 19-35](#) | [Location Map](#) | [Illustrative Layout](#) | [Character Exhibit](#)

Ordinance 19-36: Springmill Pointe PUD

Council Introduction: August 12, 2019

APC Public Hearing: September 3, 2019

APC Recommendation: October 7, 2019

Adoption Consideration: October 14, 2019

Documents: [Ordinance 19-36](#) | [Location Map](#) | [Concept Plan](#) | [Zoning Map](#) | [Comprehensive Plan Map](#) | [Springmill Point Presentation](#)

Ordinance 19-37: Amendment to the Wheeler Landing PUD

Council Introduction: August 12, 2019

APC Public Hearing: September 3, 2019

APC Recommendation: September 3, 2019

Adoption Consideration: September 9, 2019

Documents: [Ordinance 19-37](#) | [Location Map](#)

Ordinance 19-38: Union Square at Grand Junction PUD

Council Introduction: August 12, 2019

APC Public Hearing: September 3, 2019

APC Recommendation: October 7, 2019

Adoption Consideration: October 14, 2019

Documents: [Ordinance 19-38](#) | [Character Illustrations](#) | [Concept Plan](#) | [Content Map](#) | [Location Map](#)

Ordinance 19-39: Wrights Property Group at Grand Park PUD (Ninja Zone Academy)

Council Introduction: August 12, 2019

APC Public Hearing: September 3, 2019

APC Recommendation: October 7, 2019

Adoption Consideration: October 14, 2019

Documents: [Ordinance 19-39](#) | [Character Exhibit](#) | [Concept Plan](#) | [Location Map](#) | [Petitioner's Narrative](#)

Ordinance 19-40: Unified Development Ordinance Amendment (Fall 2019)

Council Introduction: August 12, 2019

APC Public Hearing: September 3, 2019

APC Recommendation: October 7, 2019
Adoption Consideration: October 14, 2019
Documents: [Ordinance 19-40](#)

Guests:

Residents who wish to address the Council on items not on the agenda may do so at this time.

Council Response to Guest Comments

City Council Comments

Mayor Comments

Adjourn

Executive Session: I.C. 5-14-1.5-6.1 (b) (2) (B): Legal Issues

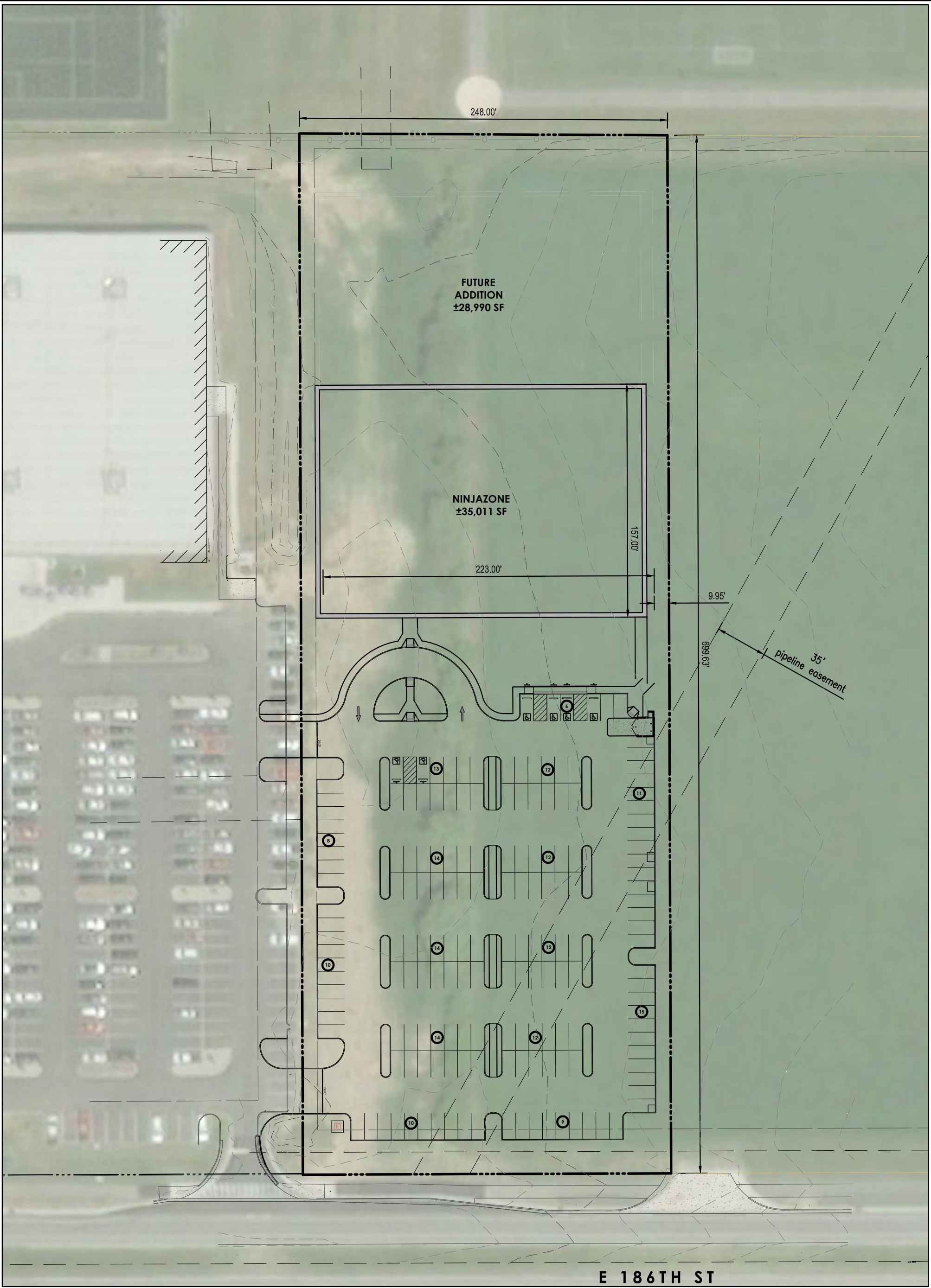
Working Meeting



EXHIBIT C-1: CHARACTER EXHIBIT
UNION ROW
 PLANNED UNIT DEVELOPMENT DISTRICT



EXHIBIT C-2: CHARACTER EXHIBIT
UNION ROW
 PLANNED UNIT DEVELOPMENT DISTRICT



HAMILTON
DESIGNS

A LIMITED LIABILITY COMPANY
PROFESSIONAL LIMITED LIABILITY COMPANY

11988 Fishers Crossing Drive, Suite 154
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

PRELIMINARY EXHIBIT:

PUD CONCEPT PLAN LOT F - EXHIBIT B

PROJECT INFORMATION:

NINJAZONE | GRAND PARK

GPEC AMENDMENT : LOT F
WESTFIELD, INDIANA

DATE:
07/25/2019

Project No.:
2019-0022

Drawn By:
TCW

Checked By:
TCW

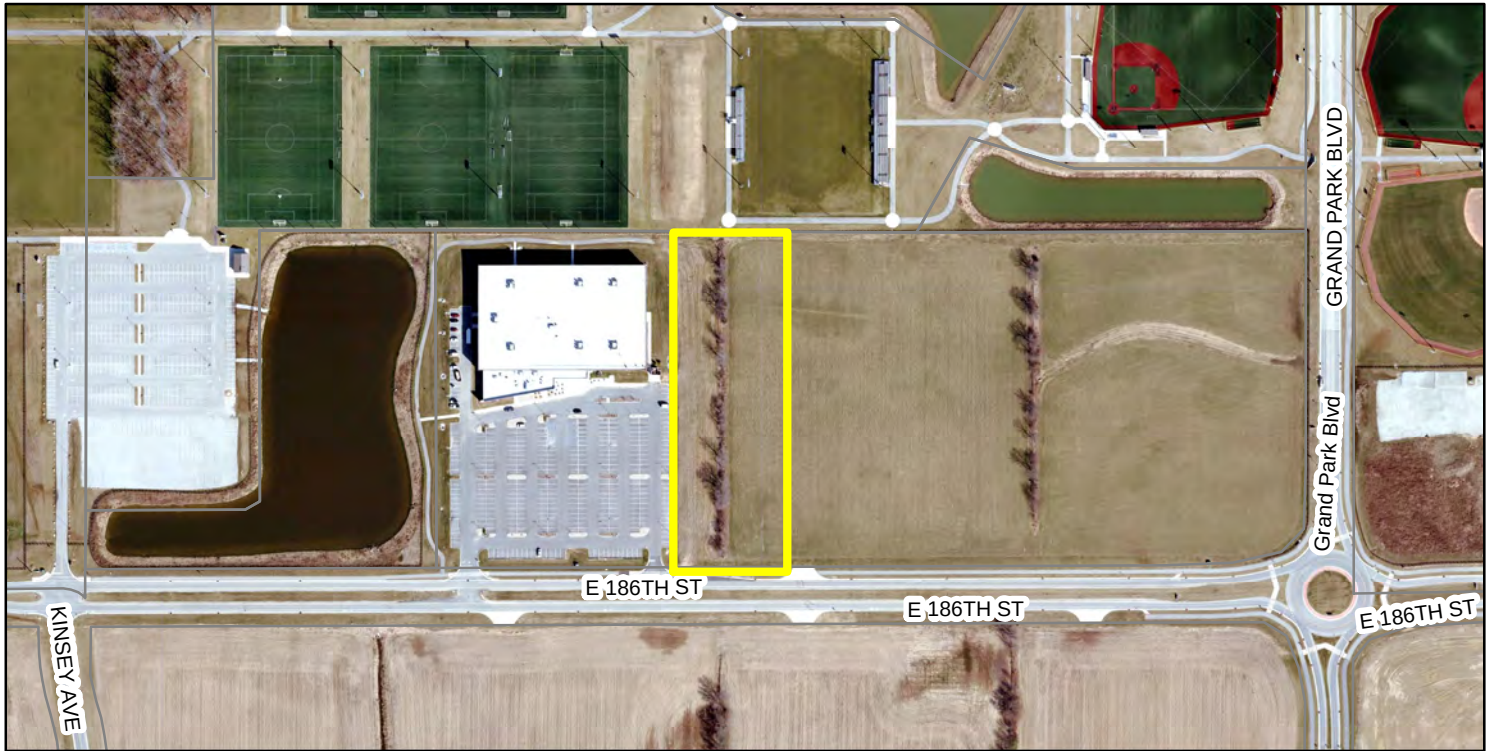
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1" = 60'



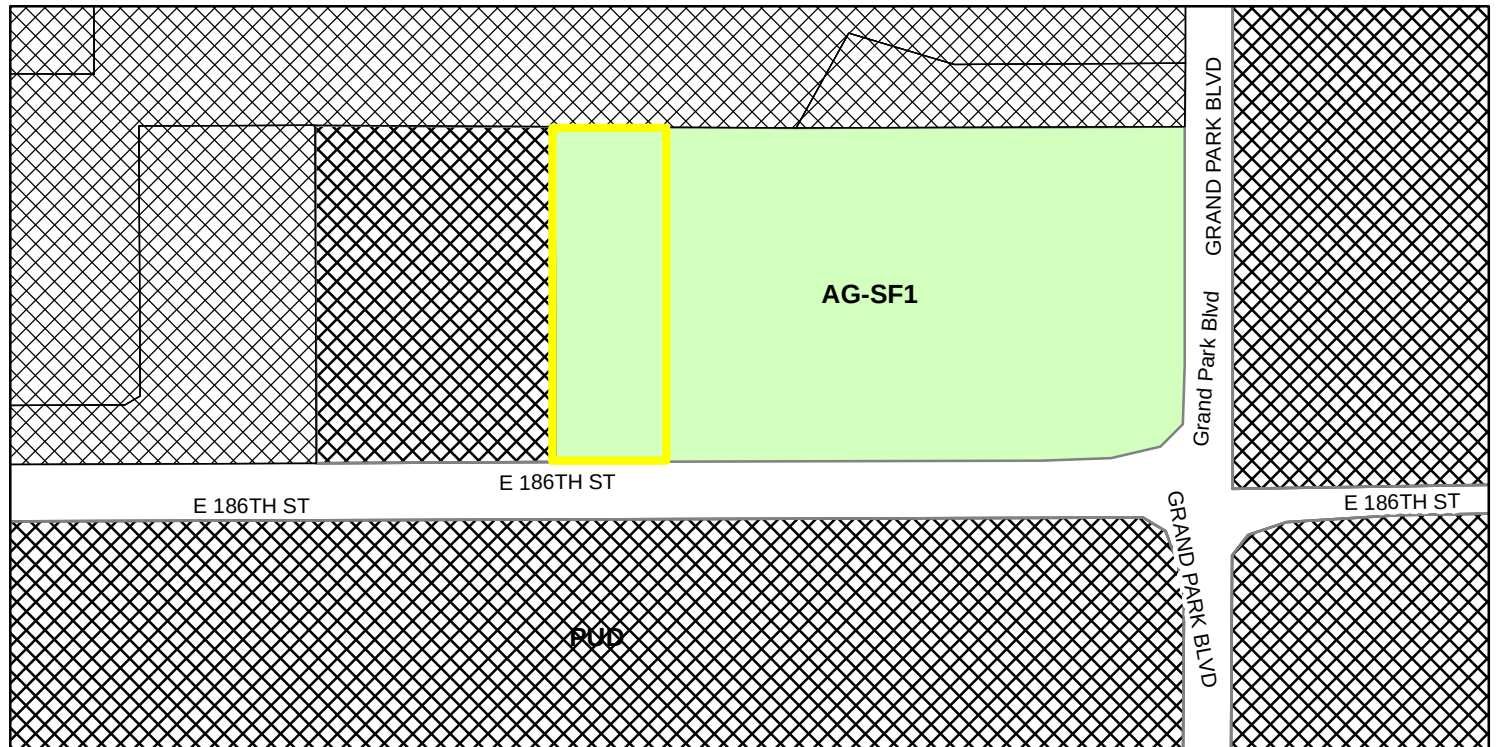
Property Location Map
Wrights Property Group at Grand Park PUD
(Ninja Zone Academy)
1909-PUD-26



Aerial Location Map



Zoning Map



NinjaZone Grand Park

Date: August 2, 2019

Project: NinjaZone indoor obstacle courses

Property: 4 acres located in Grand Park directly east of the Pacers Athletic Center, Westfield, IN 46074. The property will consist of a 35,011 square foot building, outdoor play area, and 172 parking spaces, servicing both NinjaZone and the Pacers Athletic Center. The two developments will share a common entrance onto E 186th Street and there will be three cross access drives between the facilities. A future building expansion has been accounted for in the development plans and will be located directly north of the first addition. Stormwater runoff will be collected and conveyed to the municipal stormwater system off-site. The building materials will be a mix of steel framed structure with fabric and metal, with attenuation in form and materials provided along the faces of the building. Proper emergency exits will be provided and will be reflected in the final plans.

Owner: Wrights Property Group

1064 Greenwood Springs Boulevard

Greenwood, Indiana 46143

Business: NinjaZone consists of a combination of gymnastics training and obstacle courses for children ages three to eleven. The gym will be class based, with primary hours of operation of 4-8 pm Monday through Friday, 9 am to 12 pm Saturday, and by appointment Saturday and Sunday afternoon. A skeleton staff operates from 9 am to 1 pm Monday through Friday. NinjaZone currently serves 475 families, with an expected increase of 35%. It is expected that several patrons will carpool to practice, and many individuals will be dropped off for a three-hour period. Parking needs are comparable to other similar indoor gymnastics facilities.

If you have further questions or concerns, please do not hesitate to contact us.

NinjaZone

Tate Schuetz, CFO

tate@theninjazone.com

ORDINANCE NUMBER 19-__

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the "**UNION SQUARE AT GRAND JUNCTION PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 19__-PUD-__**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 19__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_-_) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Union Square at Grand Junction PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements.

Section 4. **Underlying Zoning District.** The Underlying Zoning District shall be as set forth below as illustrated on the attached District Map.

- 4.1 LB-H: Local Business Historical District

Section 5. **Permitted Uses.** All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as modified below:

- 5.1 All Special Exception Uses and Prohibited Uses shall be prohibited.
- 5.2 The following additional uses shall be permitted in the District:
 - A. Multi-Family Dwelling

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District except as modified below:

- 6.1 The following standards shall apply to the Real Estate:

Standard	Union Square PUD
Minimum Lot Area	No Minimum
Minimum Lot Width	No Minimum
Maximum Lot Coverage	No Maximum
Minimum Tract Requirement	No Minimum
Minimum Lot Frontage	No Minimum, however, all lots shall have vehicular access to a street (via,

	public street, private street, alley, or a shared ingress/egress easement)
Minimum Building Setback	
Front Yard	0'
Side Yard / Building Separation	0'
Rear Yard	0'
Minimum Building Height	Two (2) Stories
Maximum Building Height	No Maximum

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 Article 6.3 Architectural Standards: Shall not apply; rather:

- A. Character Exhibit: The “Character Exhibit” attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the District.
- B. Mechanical / Utility Meter Screening: All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be located on the building’s Front Façade. Clustering of Mechanical Equipment is encouraged.
- C. External Wall Protrusions: Gutters, downspouts, vents and other external wall protrusions shall be visually integrated with the architectural style of structure. The color shall be selected to complement or be consistent with the building materials.

7.2 Article 6.8 Landscaping Standards: Shall not apply, rather, the plantings will be as shown on the Detailed Development Plan and Overall Development Plan.

7.3 Article 6.14 Parking and Loading Standards: Shall apply except as modified or enhanced below:

- A. On-Street parking: On-Street Parking is contemplated along Jersey Street, Mill Street, and Union Street; however, any on-street parking shall be subject to final engineering and approval by the Department of Public Works.
- B. Article 6.14(C) Loading Berths: Article 6.14(C) shall not apply.
- C. Article 6.14(G) Off-Street Parking: Article 6.14(G) shall apply except as

modified below:

- i. Shared Parking: The shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.
- ii. Required Spaces: Off-street Parking Spaces shall be 1.5 spaces per Multi-Family Dwelling Unit.
- iii. Off-Street Parking: Off-Street Parking shall not be permitted in the Established Front Yard.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

- 8.1 Article 10.12 Subdivision Standards: Shall apply, however, no additional Right-of-Way shall be required.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District.

- 9.1 Article 8.6 Open Space and Amenity Standards: Shall not apply.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matt Pleasant, AICP

I hereby certify that **ORDINANCE 19-__** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-__**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-__**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver, Jon C. Dobosiewicz, and
Matt Pleasant, AICP; Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit

EXHIBIT A
REAL ESTATE
Page 1 of 2
Legal Description

All of Lots 23, 24, 48 and 47 along with part of the 12-foot West Alley and the 16.5-foot Vine Alley adjoining said lots in the Original plat of the Town of Westfield as recorded in Book D, page 121 in the Office of the Recorder of Hamilton County; All of Lots 1, 9, 10, 15, and 16 and the 12 foot alley lying between said lots 1 and 9 in Roberts Addition to Westfield, the plat of which is recorded Book 39, page 433 and part of the Northeast quarter of Section 1, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the northeast corner of said Lot 23; thence South 0 degrees 27 minutes 48 seconds East 330.00 feet along the east line of Lots 23 and 47 to the southwest corner of said Lot 47; thence South 89 degrees 34 minutes 58 seconds West 178.67 feet along the south line Lots 47 and 48 to the east line of Lot 16 in said Roberts Addition; thence South 0 degrees 10 minutes 13 seconds West 4.95 feet along said east line to the southeast corner of said Lot 16; thence South 89 degrees 36 minutes 32 seconds West 324.73 feet along the south line of Lots 16 and 10 to the southwest corner of said Lot 10; thence North 0 degrees 16 minutes 17 seconds West 342.00 feet along the west line of Lots 10, 9 and 1 to the northwest corner of said Lot 1; thence North 89 degrees 36 minutes 32 seconds East 325.31 feet along the north line of said Lot 1 and the south boundary of State Road 32 to the east line of a tract of land described in Instrument 2009043356 in the office of said recorder; thence South 0 degrees 27 minutes 48 seconds East 7.05 feet along said east line to the prolonged north line of said Lot 24; thence North 89 degrees 34 minutes 58 seconds East 177.00 feet along the prolonged north line and the north line of Lots 24 and 23 to the point of beginning and containing 3.9 acres, more or less.

EXHIBIT A
REAL ESTATE
Page 2 of 2

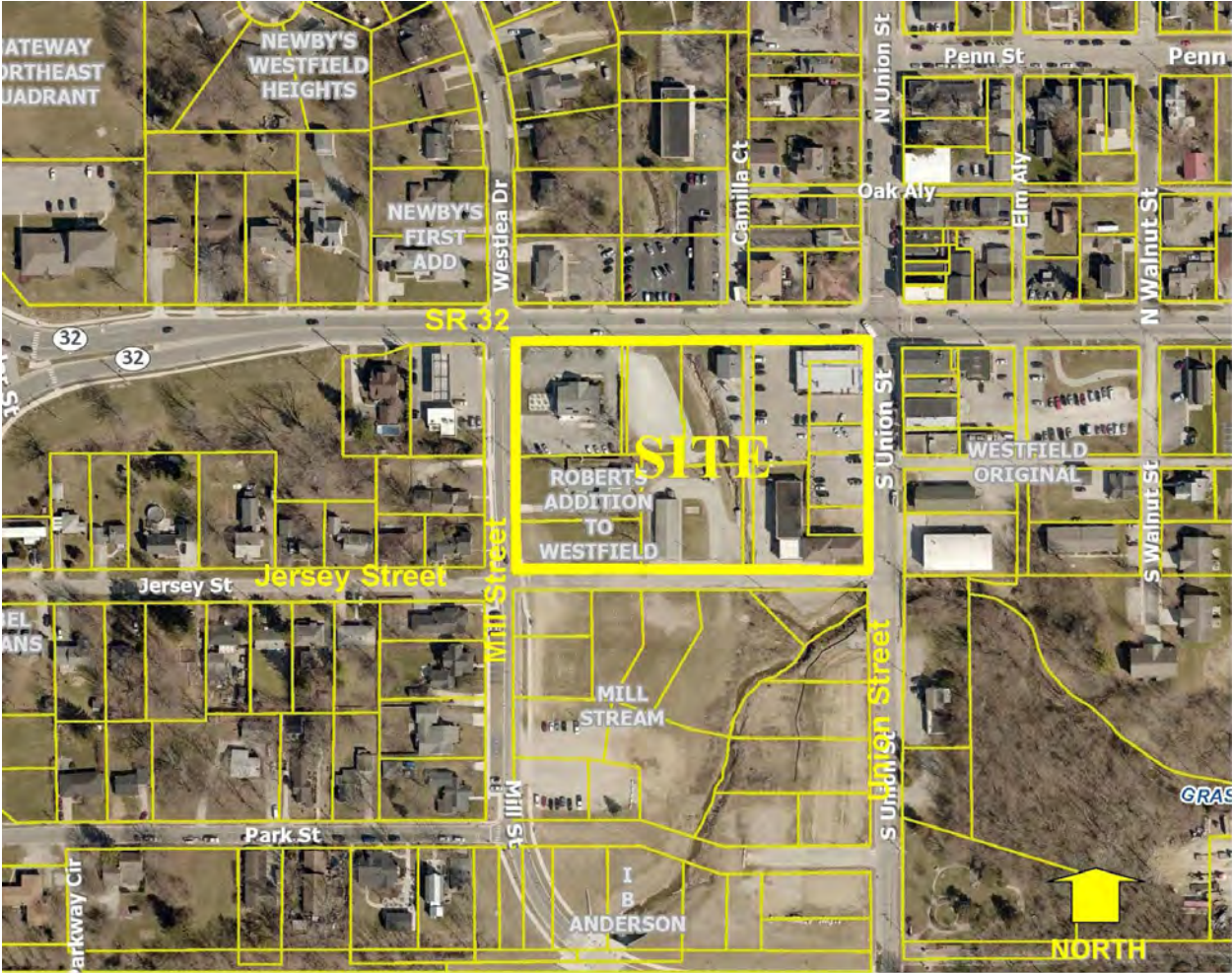
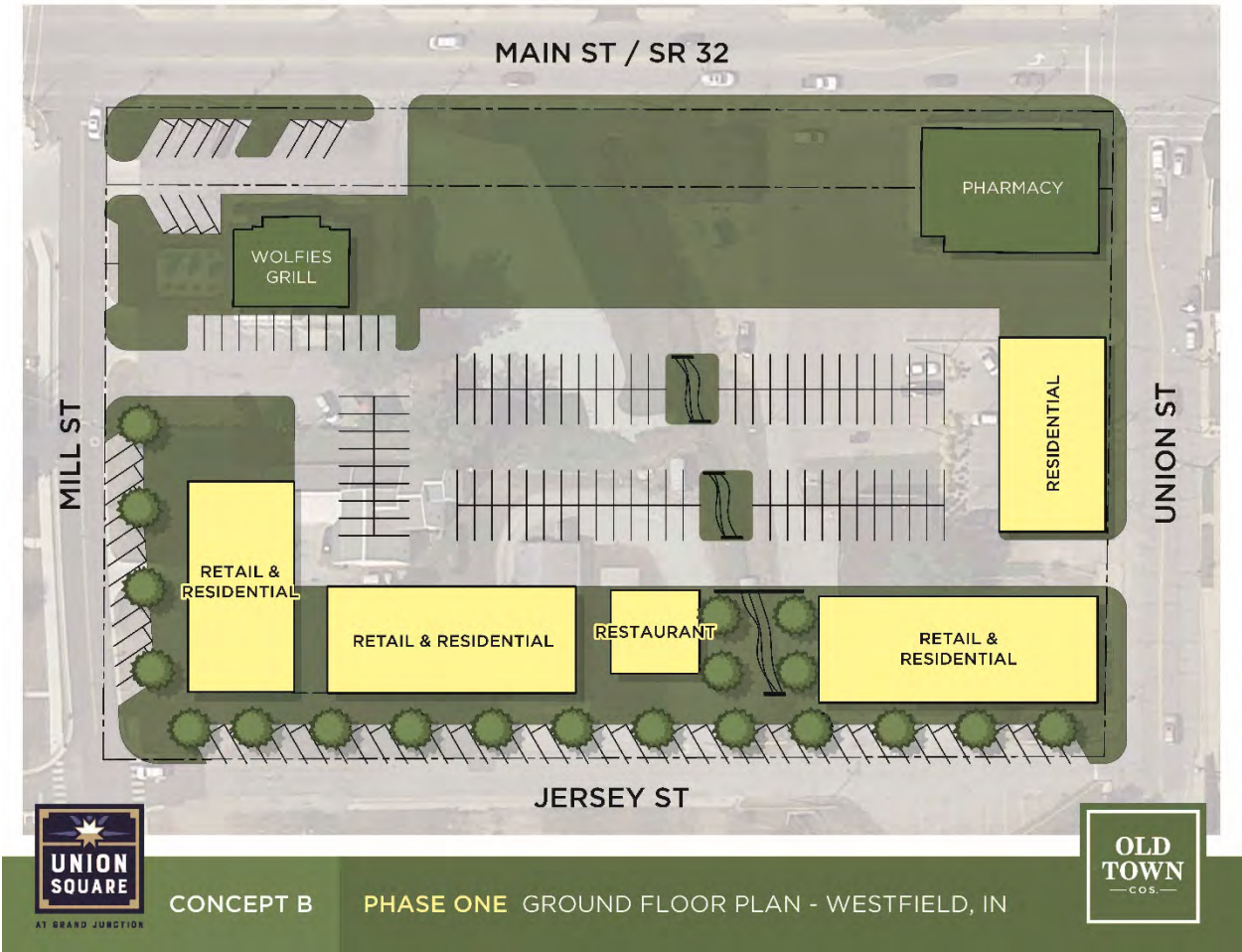


EXHIBIT B
CONCEPT PLAN
(Page 1 of 3)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Community Development under Docket Number 19__-PUD-__.

EXHIBIT B
CONCEPT PLAN
(Page 2 of 3)

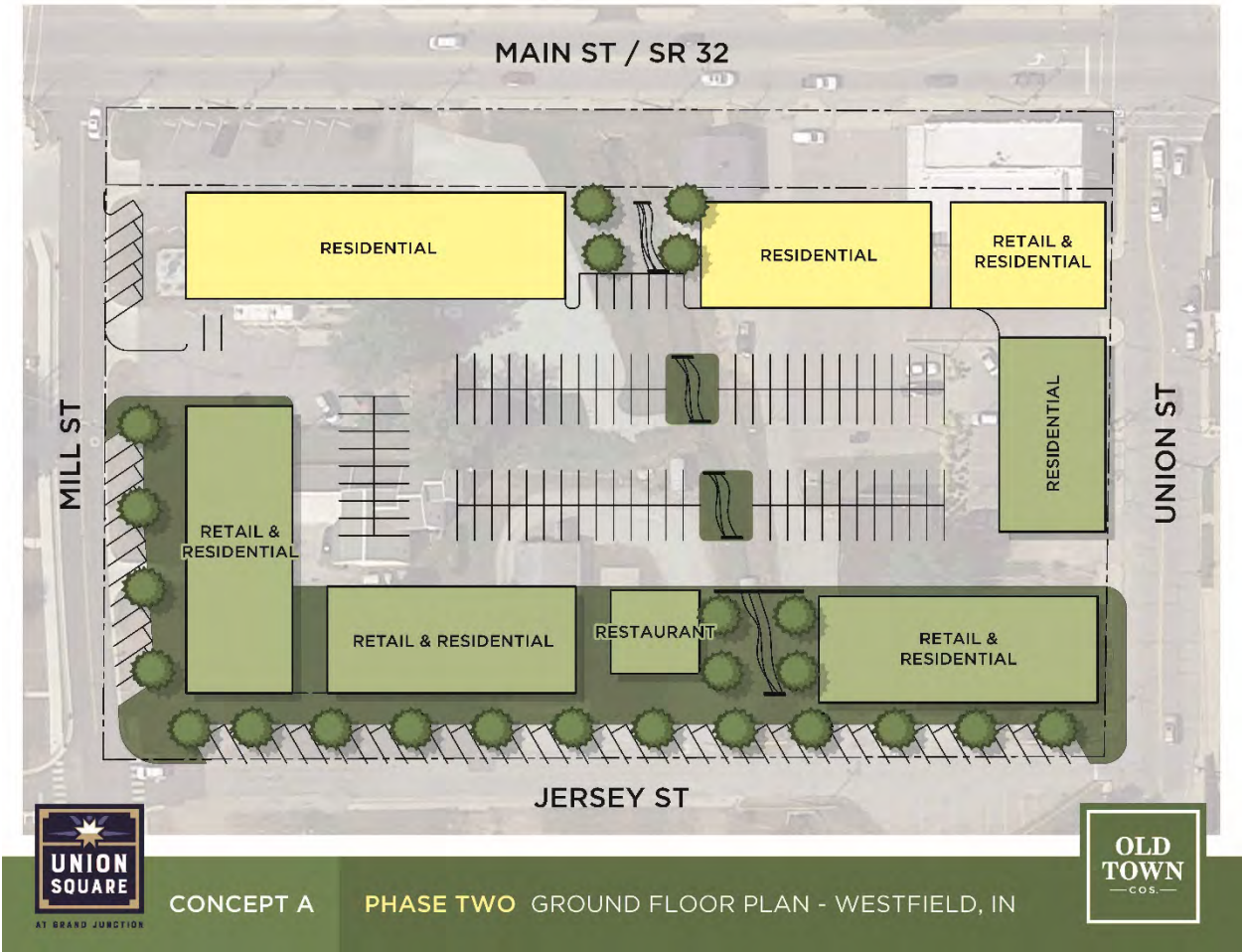


EXHIBIT B
CONCEPT PLAN
(Page 3 of 3)

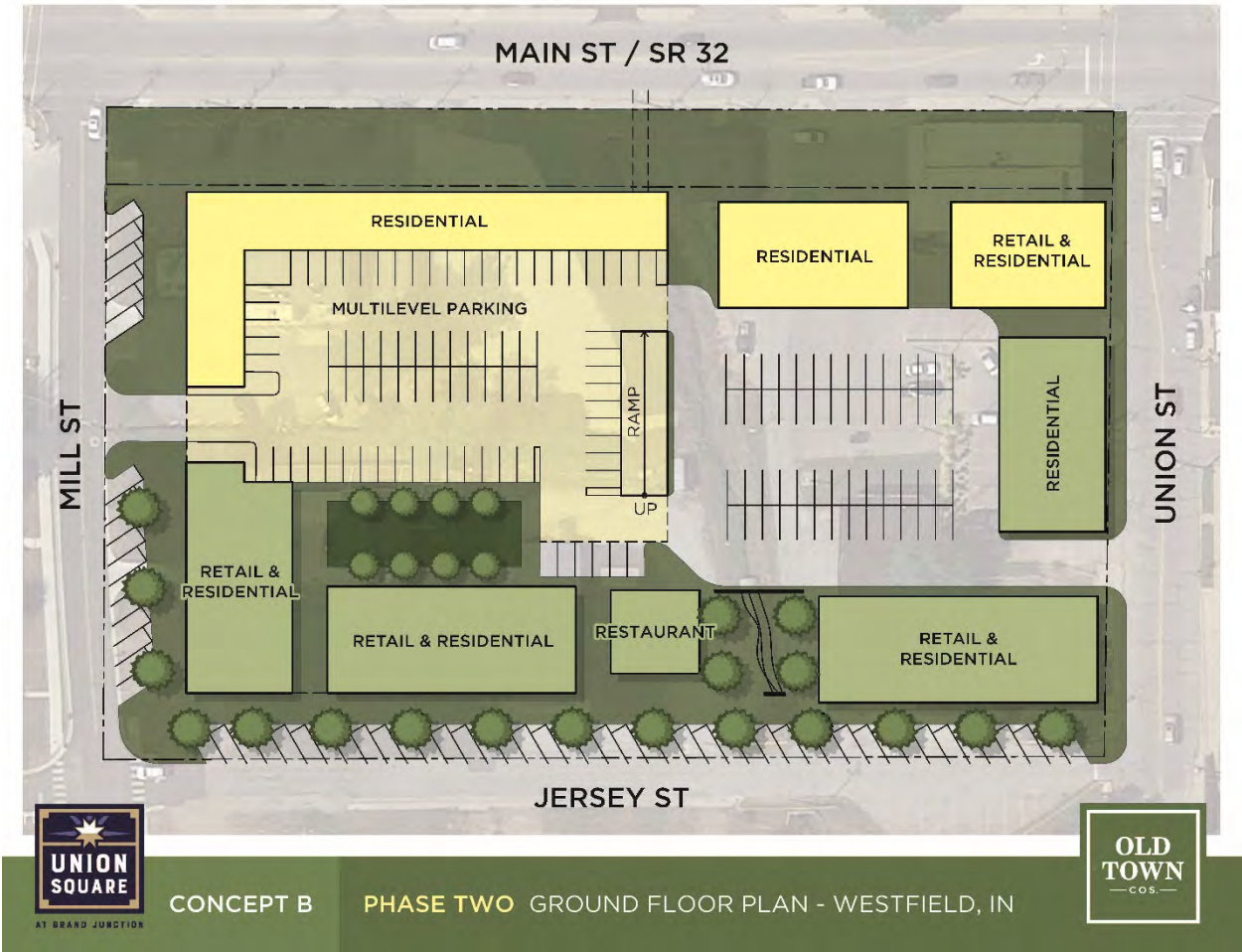
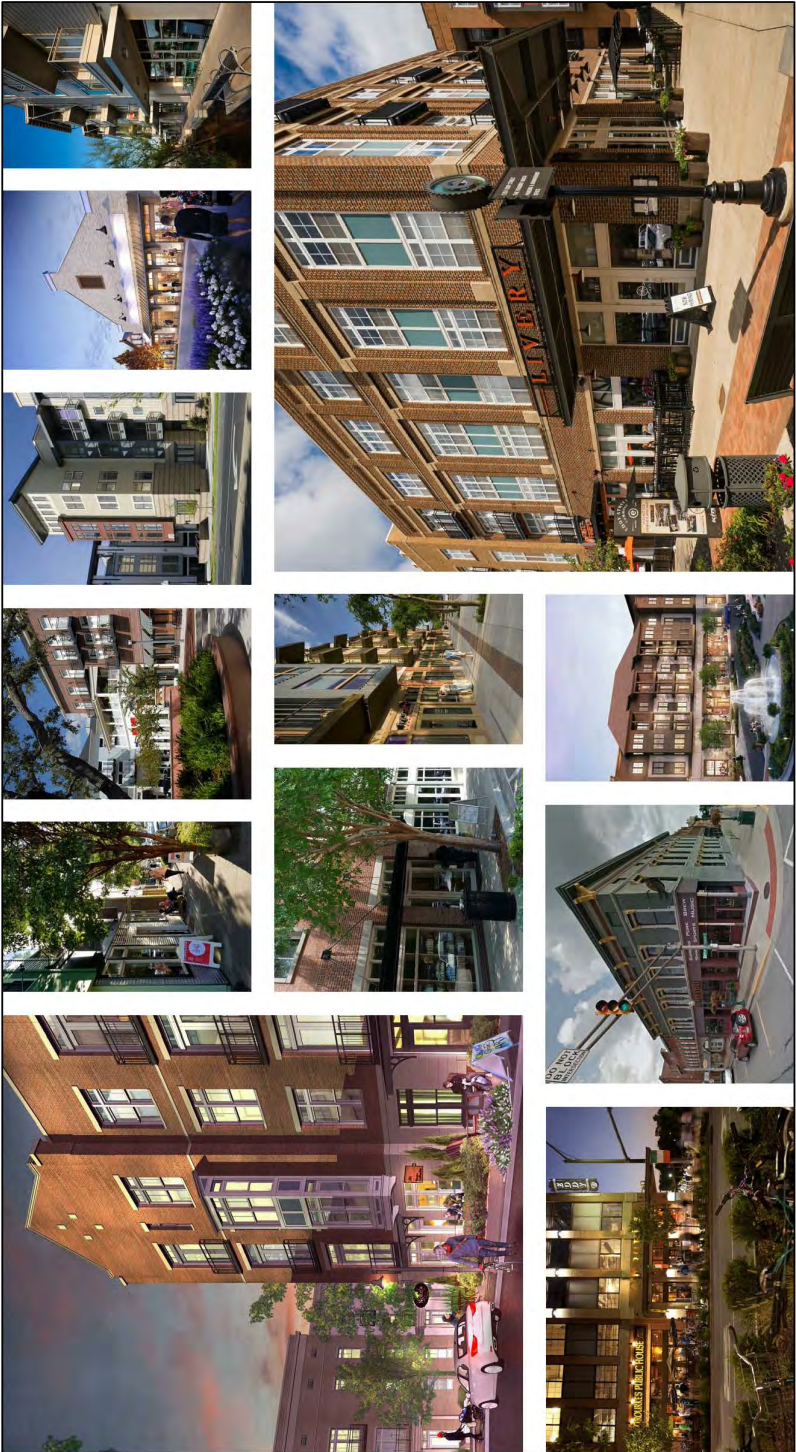


EXHIBIT C
CHARACTER EXHIBIT
(Page 1 of 5)



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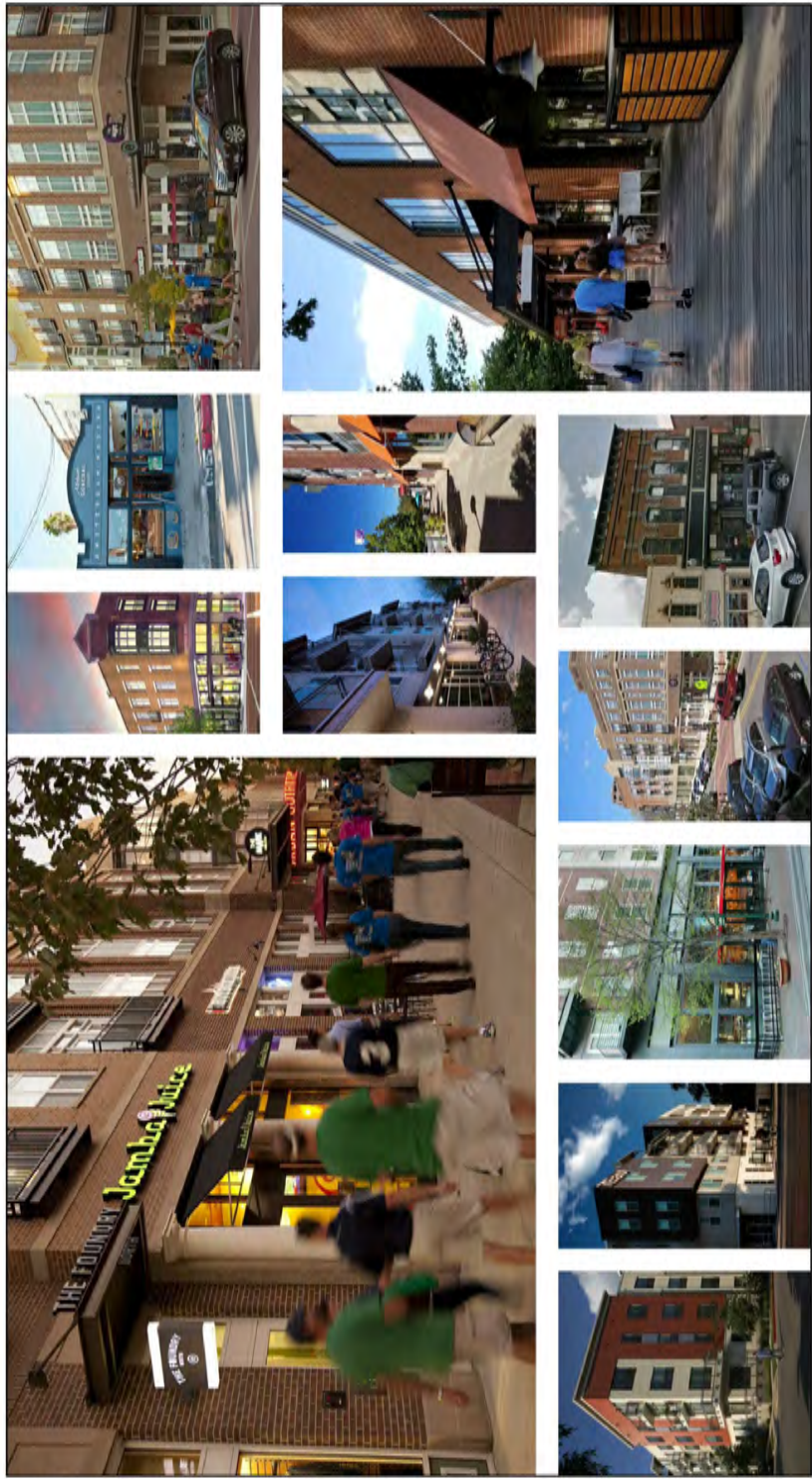


INSPIRATION IMAGES

UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019



EXHIBIT C
CHARACTER EXHIBIT
(Page 2 of 5)



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INSPIRATION IMAGES
UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019



EXHIBIT C
CHARACTER EXHIBIT
(Page 3 of 5)



EXHIBIT C
CHARACTER EXHIBIT
(Page 4 of 5)



SITE MASSING



UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019



SITE MASSING



UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019



EXHIBIT C
CHARACTER EXHIBIT
(Page 5 of 5)



SITE MASSING



UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019



SITE MASSING



UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019



MAIN ST / SR 32

MILL ST

UNION ST

PHARMACY

WOLFIES
GRILL

RESIDENTIAL

RETAIL &
RESIDENTIAL

RETAIL & RESIDENTIAL

RESTAURANT

RETAIL &
RESIDENTIAL

JERSEY ST



AT GRAND JUNCTION

CONCEPT B

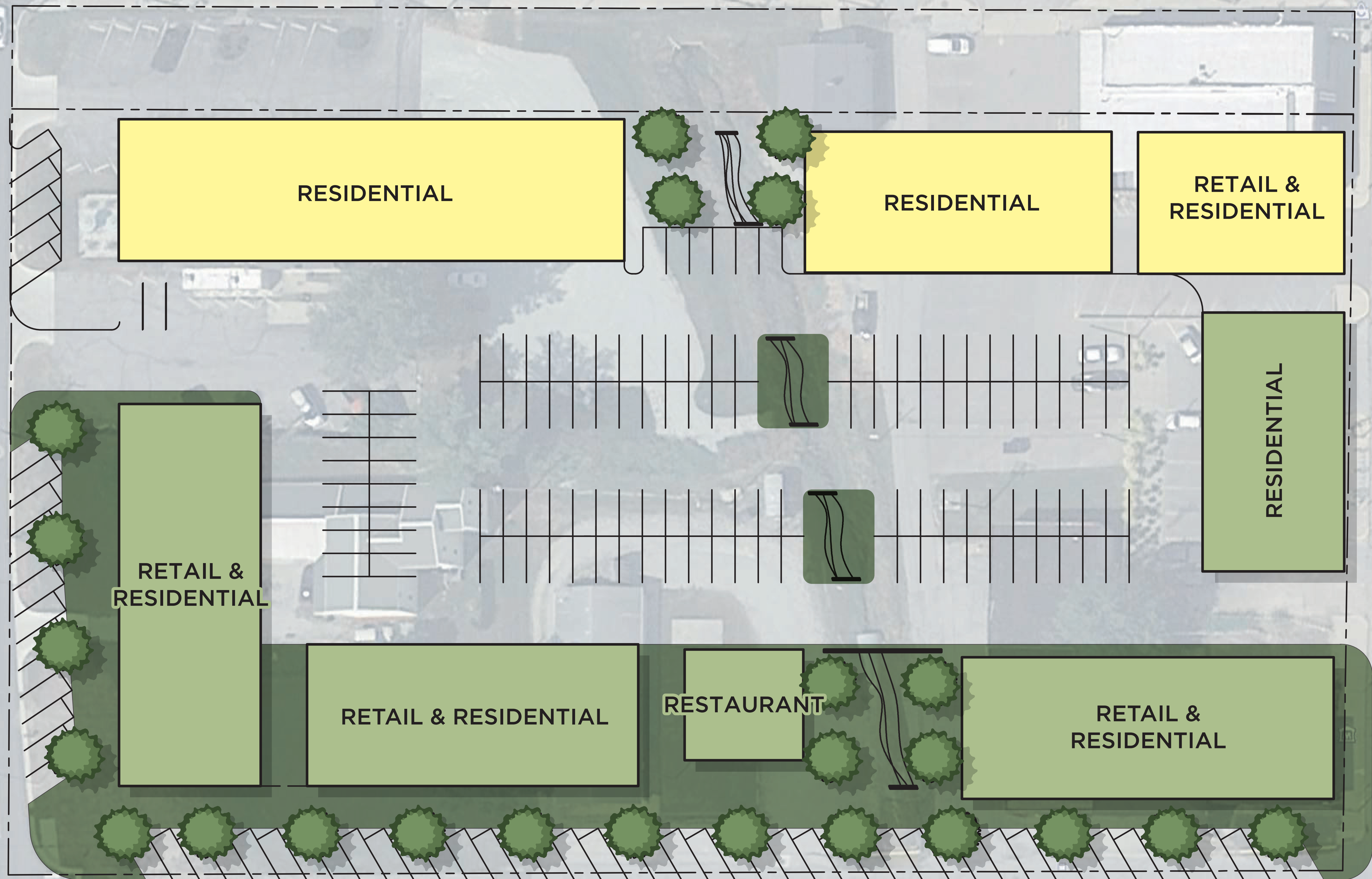
PHASE ONE GROUND FLOOR PLAN - WESTFIELD, IN

OLD
TOWN
— COS. —

MAIN ST / SR 32

MILL ST

UNION ST



JERSEY ST



CONCEPT A

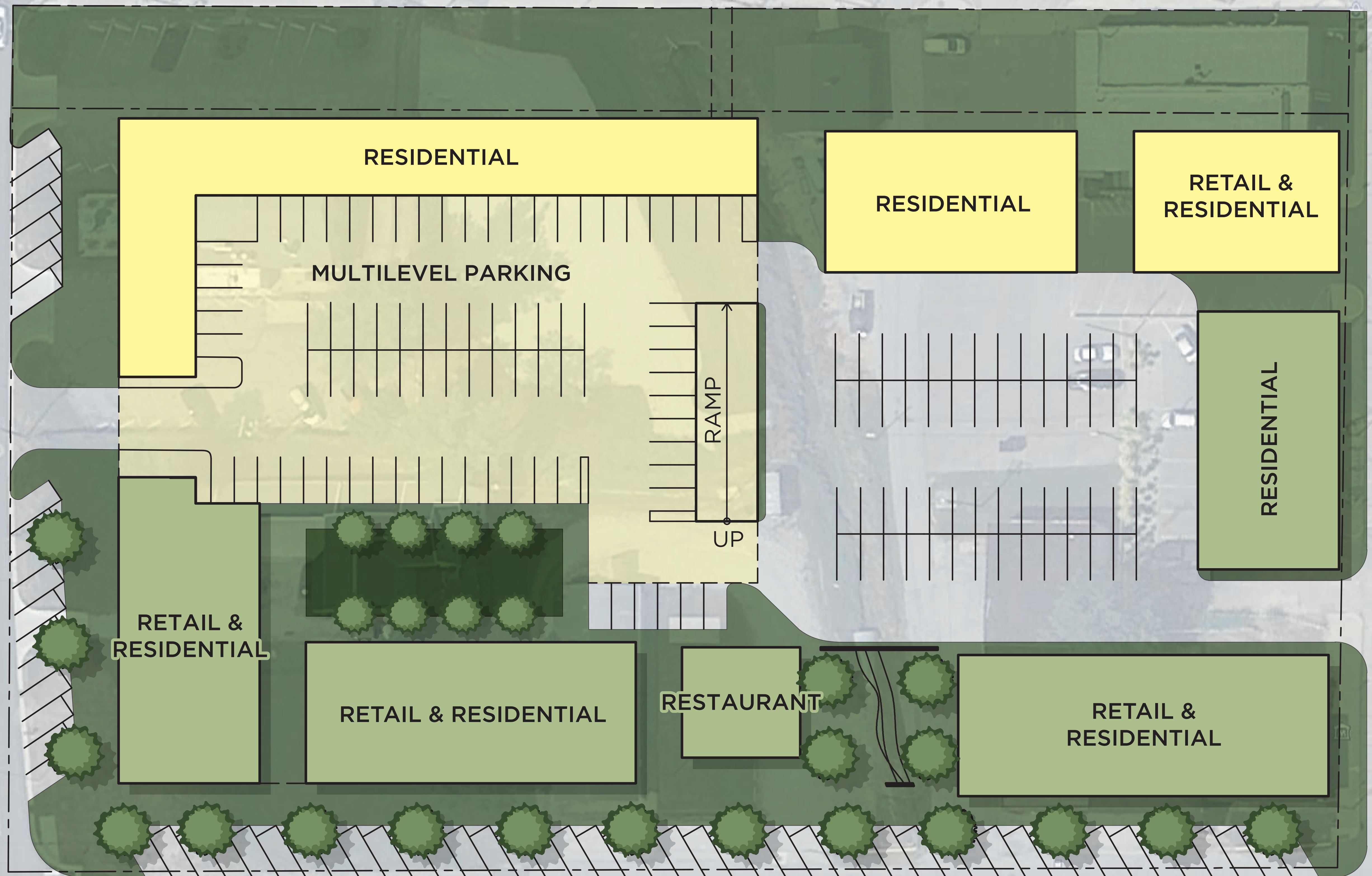
PHASE TWO GROUND FLOOR PLAN - WESTFIELD, IN



MAIN ST / SR 32

MILL ST

UNION ST



JERSEY ST



CONCEPT B

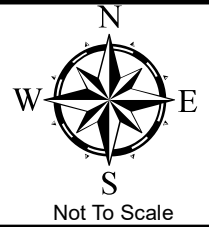
PHASE TWO GROUND FLOOR PLAN - WESTFIELD, IN



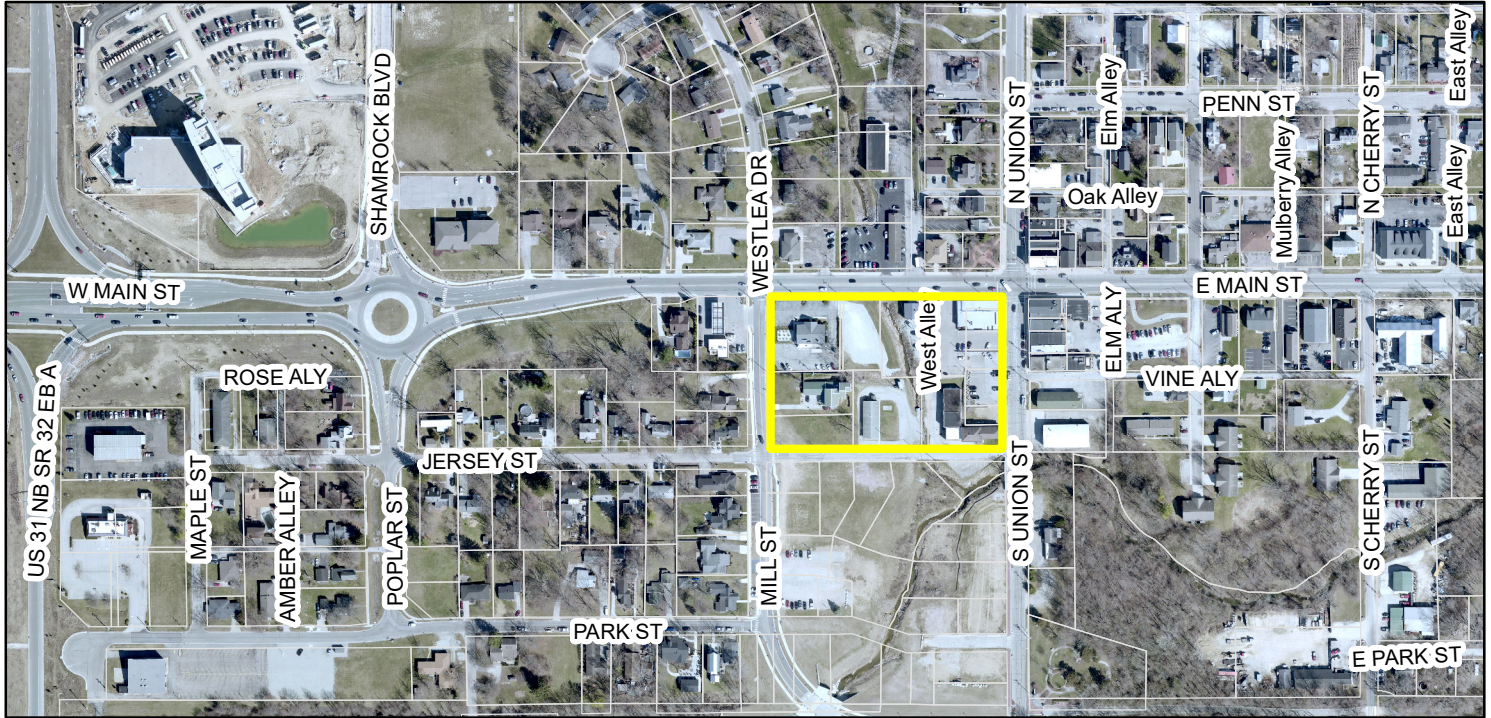


**Union Square
Context Map**

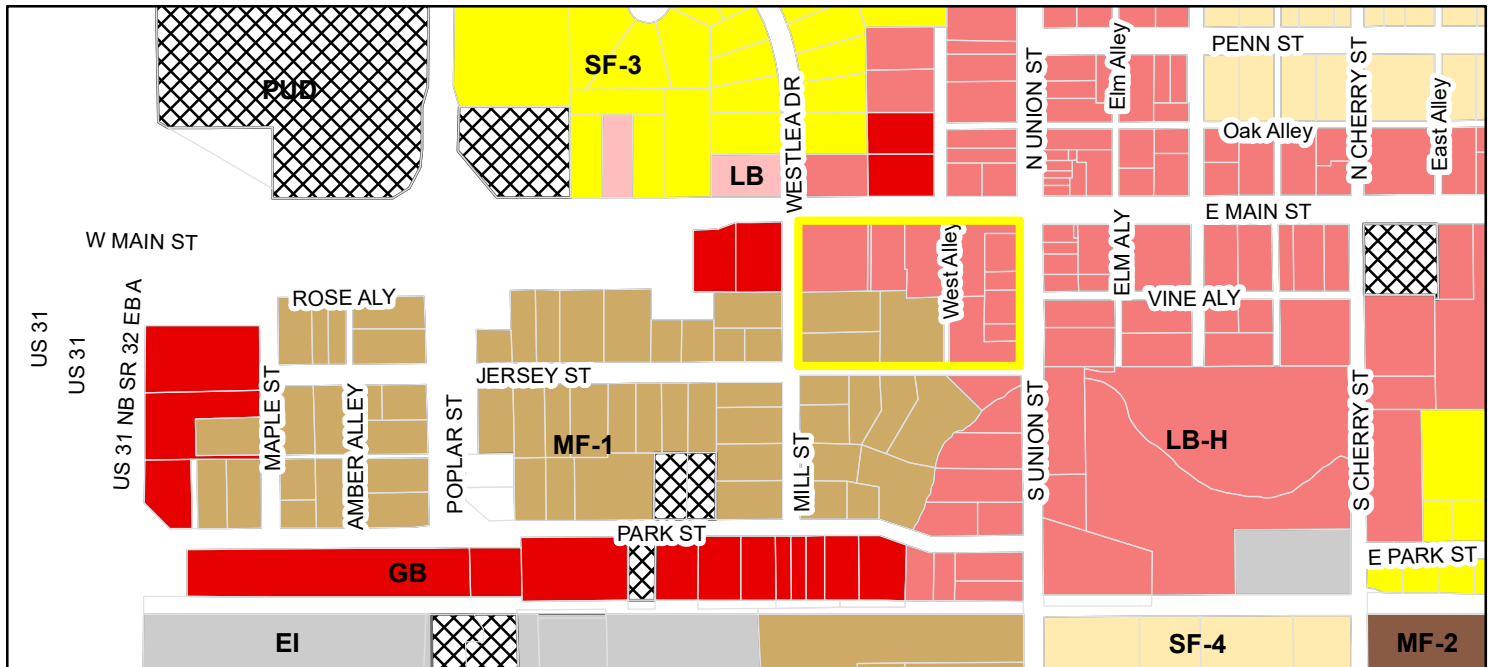
Property Location Map
Union Square at Grand Junction PUD
1909-PUD-28



Aerial Location Map



Zoning Map



Zoning

LB (Local Business)	PUD (Planned Unit Development)
LB-H (Local Business - Historical)	SF-3 (Single Family - 3)
GB (General Business)	SF-4 (Single Family - 4)
EI (Enclosed Industrial)	MF-1 (Multiple Family - 1)
MF-2 (Multiple Family - 2)	



INSPIRATION IMAGES

UNION SQUARE AT GRAND JUNCTION

Westfield, Indiana
July 31, 2019



INSPIRATION IMAGES

UNION SQUARE AT GRAND JUNCTION

Westfield, Indiana
July 31, 2019







SITE MASSING

UNION SQUARE AT GRAND JUNCTION

Westfield, Indiana
July 31, 2019



SITE MASSING

UNION SQUARE AT GRAND JUNCTION

Westfield, Indiana
July 31, 2019



SITE MASSING

UNION SQUARE AT GRAND JUNCTION

Westfield, Indiana
July 31, 2019



SITE MASSING

UNION SQUARE AT GRAND JUNCTION

Westfield, Indiana
July 31, 2019

ORDINANCE NUMBER 19-23

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the **UNION ROW PUD DISTRICT**) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1907-PUD-18**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1907-PUD-18** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (8-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on July 16, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Union Row PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

2.1 **Dwelling, Accessory:** A Dwelling Unit that is attached to or located on the same Lot as a Single-family Dwelling, has an independent means of access and is owned by the owner of the Principal Building. Accessory Dwellings include Dwelling Units integrated within or attached to a Single-family Dwelling, or located in an Accessory Building (e.g., detached garage) on the same Lot as the Single-family Dwelling. Alternative terms commonly used for an Accessory Dwelling may also include: mother-in-law suite; in-law apartment; secondary suite; garden suite; garage apartment; and, granny flat.

Section 3. **Concept Plan.** The “Concept Plan”, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the SF3: Single-Family Medium Density District (the “Underlying Zoning District”).

Section 5. **Permitted Uses.**

5.1 **Permitted Uses:** The following uses shall be permitted within the District:

- A. All uses permitted in the Underlying Zoning District.
- B. Accessory Dwelling, not to exceed nine hundred (900) square feet.

5.2 **Prohibited Uses:** The following use(s) shall be explicitly prohibited within the District:

- A. Special Exception Uses of the Underlying Zoning District.

Section 6. **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

6.1 **Minimum Lot Frontage:** 45 feet

6.2 **Minimum Lot Width:** 45 feet

6.3 **Minimum Building Setback Lines:**

- A. **Side Yard:** 5 feet
- B. **Rear Yard:** 90 feet

Section 7. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 Article 6.1 Accessory Use and Building Standards: Shall apply; except as modified below.

- A. Article 6.1(D) Building Location: Shall apply; however, an Accessory Building (e.g., detached garage) shall be a minimum of one (1) foot from a Side Lot Lines and shall be located outside of all easements.

7.2 Article 6.3 Architectural Standards: Shall apply; except as otherwise modified below.

- A. Character Exhibit: The “Character Exhibit”, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the Real Estate. Although the Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the variation, quality and appearance of Buildings permitted to be constructed and that contribute to the District’s intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department’s decision may be appealed to the Plan Commission.
- B. Article 6.3(C)(3) Building Materials: Shall apply. In addition, vinyl and aluminum siding shall not be a permitted exterior building material, except for gutters, soffits, soffit trim and other similar building components.
- C. Garages: Garages shall be located to the rear of the Principal Building of the Single-family Dwelling. Examples of compliance with this standard include, but are not limited to: (i) detached garage located in the Established Rear Yard, as depicted on the Concept Plan; (ii) rear-load garage; and, (iii) a side-load garage with the garage doors located on the east half of the Single-family Dwelling’s side Building Façade and oriented north or south.

7.3 Article 6.8 Landscaping Standards: Shall apply, except as modified below.

- A. Minimum Lot Landscaping Requirements (Article 6.8(K)): Shall apply. Shrubs and a minimum of one (1) tree required by the Minimum Lot Landscaping Requirements shall be located within the Lot’s Established Front Yard.
- B. Foundation Plantings (Article 6.8(L)(1)): Shall not apply; rather, the Minimum Lot Landscaping Requirements shall apply.
- C. External Street Frontage Landscaping Requirements (Article 6.8(M)(1)): Shall not apply.
- D. Buffer Yard Requirements (Article 6.8(N)): Shall not apply.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Department of Public Works.

Section 9. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate, except as otherwise modified below.

9.1 Article 8.6 Open Space and Amenity Standards: Shall not apply.

9.2 Article 8.7 Pedestrian Network Standards: Sidewalks currently exist along South Union Street. As a result, no additional pedestrian facilities shall be required.

9.3 Article 8.9 Street and Right-of-Way Standards: The District shall comply with the requirements of the Thoroughfare Plan unless otherwise agreed to by the Department of Public Works. Each Lot shall be accessed from South Union Street.

Section 10. **Processes & Permits.** The standards of Chapter 10 Processes & Permits shall apply, except as otherwise modified below.

10.1 Article 10.12 Subdivision: The subdividing of the Real Estate in accordance with the Concept Plan shall be a Minor Subdivision.

**[Remainder of page intentionally left blank;
signature page follows.]**

ALL OF WHICH IS ORDAINED/RESOLVED THIS 12TH DAY OF AUGUST, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-23** was delivered to the Mayor of Westfield
on the _____ day of August, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-23**
this _____ day of August, 2019.

I hereby VETO **ORDINANCE 19-23**
this _____ day of August, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Patrick Chittenden, Patch Development, LLC
400 Alpha Drive, Westfield, Indiana 46074

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jesse M. Pohlman

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

EXHIBIT A
REAL ESTATE

A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS AND PREPARED BY TERRY D. WRIGHT, PS #970013 OF HAMILTON DESIGNS FOR PROJECT # 2019-115 ON MAY 23, 2019:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE WEST LINE THEREOF SOUTH 00 DEGREES 16 MINUTES 42 SECONDS EAST 132.00 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED IN INSTRUMENT NO. 2002-096508 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID TRACT AND THE SOUTH LINE OF THE TRACT DESCRIBED IN INSTRUMENT NO. 2016-054452 IN SAID RECORDER'S OFFICE NORTH 89 DEGREES 21 MINUTES 55 SECONDS EAST 330.00 FEET TO THE WEST LINE OF THE TRACT DESCRIBED IN INSTRUMENT NO. 2004-013334 IN SAID RECORDER'S OFFICE; THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 16 MINUTES 42 SECONDS WEST 28.12 FEET TO THE NORTH LINE OF EMERALD PLACE SECTION 1, INSTRUMENT NO. 9504245 IN SAID RECORDER'S OFFICE; THENCE ALONG SAID PERIMETER SOUTH 89 DEGREES 23 MINUTES 06 SECONDS WEST 0.27 FEET TO THE NORTHWEST CORNER OF LOT 34 IN SAID EMERALD PLACE; THENCE ALONG THE WEST LINE OF SAID PLAT SOUTH 00 DEGREES 16 MINUTES 42 SECONDS EAST 301.99 FEET; THENCE CONTINUING ALONG SAID PERIMETER AND THE EXTENSION OF THE NORTH LINE OF THE TRACT DESCRIBED IN INSTRUMENT NO. 2018-009059 SOUTH 89 DEGREES 23 MINUTES 06 SECONDS WEST 329.73 FEET MEASURED TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 16 MINUTES 42 SECONDS WEST 330.00 FEET TO THE POINT OF BEGINNING; CONTAINING 2.50 ACRES, MORE OR LESS.





EXHIBIT C-1: CHARACTER EXHIBIT
UNION ROW
 PLANNED UNIT DEVELOPMENT DISTRICT



EXHIBIT C-2: CHARACTER EXHIBIT
UNION ROW
 PLANNED UNIT DEVELOPMENT DISTRICT



Westfield City Council Report

Ordinance Number:	19-23
APC Petition Number:	1907-PUD-18
Petitioner:	Patch Development, LLC (the "Petitioner")
Representative:	Jesse Pohlman, OnPointe Land Matters
Requested Action:	A change of zoning of approximately 2.5 acres +/- in the AG-SF1-I: Agricultural / Single-Family Westfield District to the Union Row PUD District.
Current Zoning:	AG-SF1-I: Agricultural / Single-Family Westfield District
Current Land Use:	Single-Family Residential / Vacant
Approximate Acreage:	8 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. Character Exhibit 5. Proposed Ordinance 19-23 6. Presentation material 7. Public Comments
Prepared by:	Jonathan Dorsey, Associate Planner

PETITION HISTORY

The petition was introduced at the June 10, 2019, City Council meeting. The Petitioner held a neighborhood meeting at the Union Street Flats Community Room at 176 Union Flat Boulevard, Westfield on June, 18, 2019. The petition received a public hearing at the July 1, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

The Plan Commission sent 1907-PUD-18 to the City Council with a favorable recommendation by a vote of eight (8) to zero (0) at their July 15, 2019, meeting.

PROJECT OVERVIEW

Location: The Property is located at 606 S Union Street and 608 S Union Street (see **Exhibit 2**).

Project Description: The Petitioner is requesting a change of zoning to the Union Row PUD District (Ordinance 19-23) that would allow for residential development. The proposed PUD Ordinance establishes the SF3: Single-Family Medium Density as the Underlying Zoning District.

Permitted Uses: The proposed PUD Ordinance defaults to the permitted uses of the SF3: Single-Family Medium Density and prohibits all special exceptions of the SF3: Single-Family Medium Density Underlying Zoning.

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, except as modified below:

	Proposed PUD	SF3 District
Minimum Lot Frontage	45'	50'
Minimum Lot Width	45'	80'
Minimum Lot Area	12,000 sq ft	12,000 sq ft
Minimum Setbacks		
Front Yard	20'	20'
Side Yard	5'	10'
Rear Yard	90'	30'
Maximum Building Height	Two Stories	Two Stories

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

Accessory Use and Building Standards: Shall apply; except as modified below.

1. **Article 6.1 (D) Building Locations:** Shall apply; however, an Accessory Building (e.g. detached garage) shall be a minimum of one (1) foot from a Side Lot Lines and shall be located outside of all easements.

Architectural Standards: Shall apply; except as modified below.

1. **Article 6.3 (C)(3) Building Material:** Shall apply. In addition, vinyl and aluminum siding shall not be a permitted exterior building material, except for gutters, soffits, soffit trim and other similar building components.
2. **Garages:** Garages shall be located to the rear of the Principal Building of the Single-family Dwelling. Examples of compliance with this standard include, but are not be limited to: (i) detached garage located in the Established Rear Yard, as depicted on the Concept Plan; (ii) rear-loaded garage; and, (iii) a side-load garage with the

garage doors located on the east half of the Single-family Dwelling's side Building Façade and oriented north or south.

Landscaping Standards: Shall apply, except as modified below.

1. **Article 6.8 (K) Minimum Lot Landscaping Requirements:** Shall apply. Shrubs and a minimum of one (1) tree required by the Minimum Lot landscaping Requirements shall be located within the Lot's Established Front Yard.
2. **Article 6.8 (L)(1) Foundation Plantings:** Shall not apply; rather, the Minimum Lot Landscaping Requirements shall apply.
3. **Article 6.8 (M)(1) External Street Frontage Landscaping Requirement:** Shall not apply.
4. **Article 6.8 (N) Buffer Yard Requirements:** Shall not apply.

Design Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

1. **Article 8.6 Open Space and Amenity Standards:** Shall not apply.
2. **Article 8.7 Pedestrian Network Standards:** Sidewalks currently exist along South Union Street. As a result, no additional pedestrian facilities shall be required.
3. **Article 8.9 Street and Right-of-Way Standards:** The District shall comply with the requirements of the Thoroughfare Plan unless otherwise agreed to by the Department of Public Works. Each Lot shall be accessed from South Union Street.

Processes & Permits: As proposed, the PUD Ordinance defaults to the standards of the Unified Development Ordinance Chapter 10 with proposed modifications, which are briefly highlighted below:

1. **Article 10.12 Subdivision:** The subdividing of the Real Estate in accordance with the Concept Plan shall be a Minor Subdivision.

CHANGES SINCE THE PUBLIC HEARING

The petitioner has made changes to the petition since the July 1, 2019 public hearing. While some were purely formatting or clarification of the text, others were substantive and are briefly described in the following paragraphs.

First, the restriction of square footage for permitted Accessory Buildings to a maximum of nine hundred (900) square feet. The addition of a 90 foot Rear Yard Setback. A substantial update to the Concept Plan (see **Exhibit 3**) to better demonstrate the potential layouts of the custom homes on the lots and placements of attached and detached garages. Lastly, the addition of Minimum Lot Landscaping Requirements for the Established Front Yard.

COMPREHENSIVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Downtown area. A healthy mix of commercial, offices, retail, residential, and more

are contemplated as appropriate uses within the Downtown area. Along with development that ensures a unique image for downtown Westfield, development that will complement the visual and aesthetic value of the entire town, and promote the downtown as a growth area and a destination. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the July 1, 2019, Plan Commission meeting. Notice of the public hearings was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the December 10, 2018, Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its July 15, 2019, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 8 in favor, 0 opposed).

City Council

Introduction: June 10, 2019

Eligible for Adoption: August 12, 2019

Submitted by: Jonathan Dorsey, Associate Planner
Economic and Community Development Department

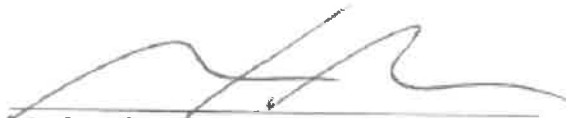
**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, July 1, 2019, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1907-PUD-18
Ordinance No.	19-23
Petitioner	Patch Development LLC
Description	A change of zoning of approximately 2.5 acres +/- in the AG-SF1-I: Agricultural / Single-Family Westfield District to the Union Row PUD District.

On July 15, 2019, the Plan Commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 8 in favor, 0 opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.


Matthew S. Skelton, Secretary

July 16, 2019

Date

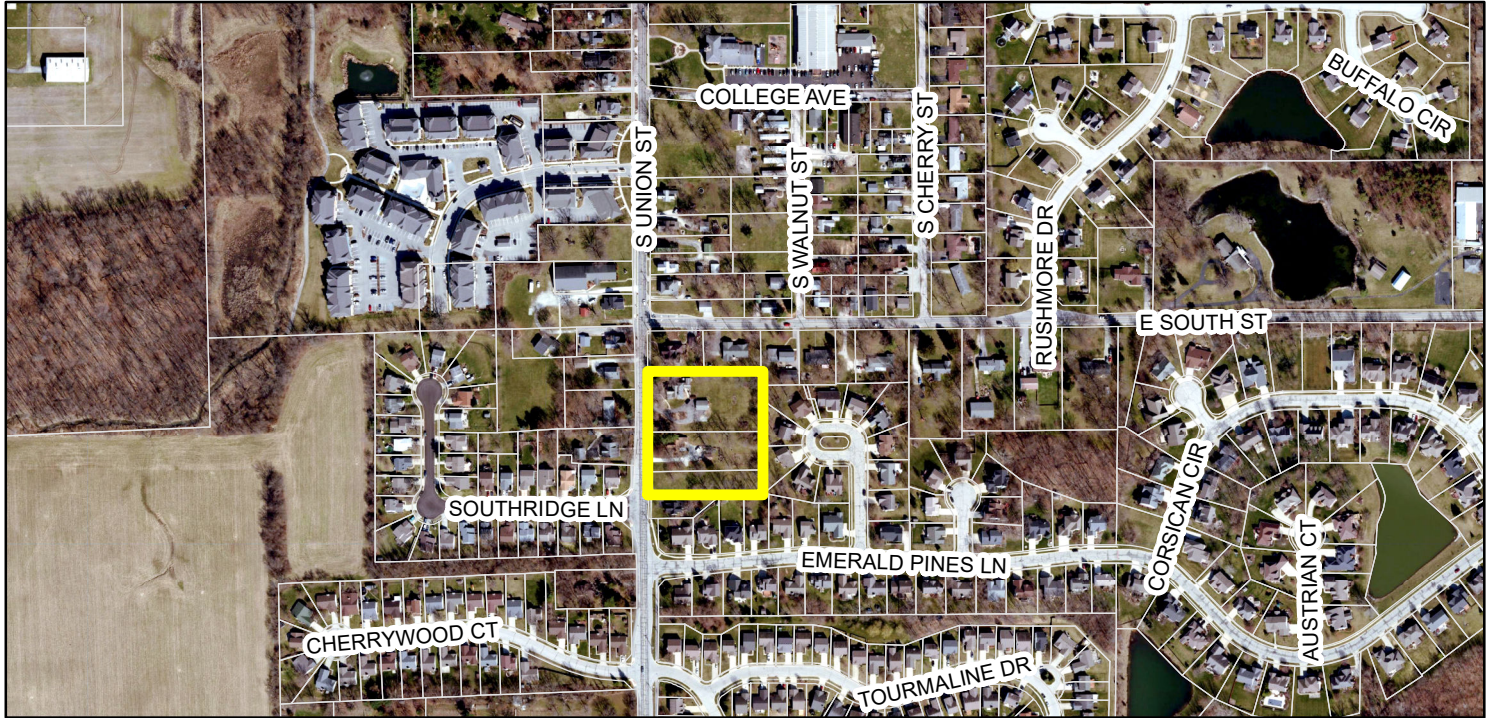
Property Location Map

Union Row PUD

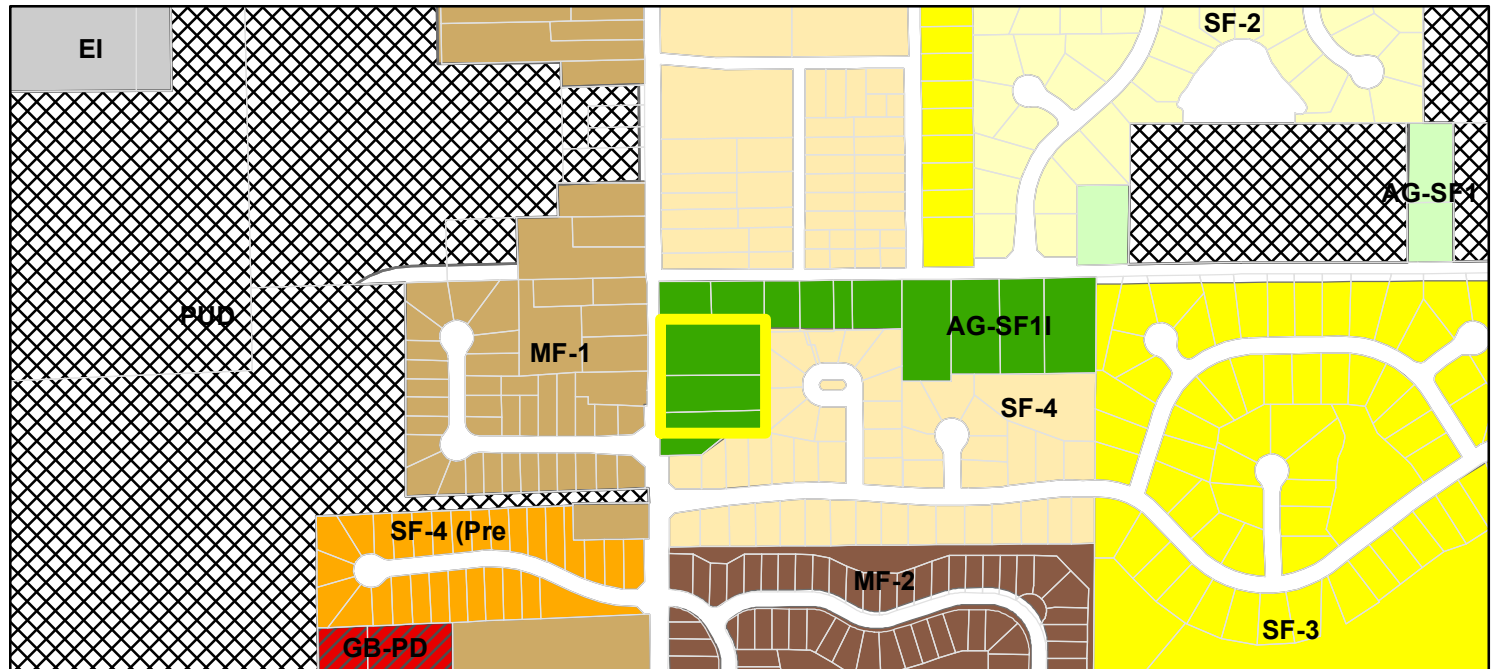
1907-PUD-18, 1907-SFP-34



Aerial Location Map



Zoning Map



 Parcel	 MF-1 (Multiple Family - 1)
Zoning - All	 MF-2 (Multiple Family - 2)
Zoning	 PUD (Planned Unit Development)
 AG-SF1 (Agriculture - Single Family - 1)	 SF-2 (Single Family - 2)
 AG-SF11 (Agriculture - Single Family - 1 In-town)	 SF-3 (Single Family - 3)
 EI (Enclosed Industrial)	 SF-4 (Single Family - 4)
 GB-PD (General Business - Planned Development)	 SF-4 Pre-1994 (Single Family - 4 Pre-1994)



ORDINANCE 19-29

ORDINANCE FOR ADDITIONAL APPROPRIATION

WHEREAS, The City of Westfield, (“City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (“Council”); and,

WHEREAS, it is the duty and the responsibility of the Council to maintain fiscal integrity of the finances of the City; and,

WHEREAS, at times it becomes necessary to appropriate more money than was originally appropriated in the annual budget as contemplated and authorized under I.C. 36-4-7-8 to maintain that fiscal integrity, foster economic growth and to take advantage of opportunities for the long-term economic growth for the City.

NOW, THEREFORE, BE IT ORDAINED by the Westfield City Council meeting in session as follows:

Section 1. That for the expenses of the Westfield taxing unit the following additional sums of money are hereby appropriated out of the funds named and for the purposes specified, subject to laws governing the same:

Fund Name: General Fund 101

Major Budget Classification:	Amount Requested:	Amount Approved By Fiscal Body:
10000 Personal Services	\$300,000	\$
40000 Capital Outlays	\$392,500	\$
TOTAL General Fund 101 (DLGF 0101)	\$692,500	\$

Section 2. Said funds shall only be disbursed pursuant to the procedures and policies outlines by Statutes of Indiana, the Ordinances of the City of Westfield and the Indiana Department of Local Government Finance.

Section 3. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All Ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. Any portion of this Ordinance later deemed invalid shall not operate to invalidate the remaining portions.

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____ 2019.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ James J. Edwards	_____ James J. Edwards	_____ James J. Edwards
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Mark F. Keen	_____ Mark F. Keen	_____ Mark F. Keen
_____ Charles Lehman	_____ Charles Lehman	_____ Charles Lehman
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 19-29 was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 19-29 I hereby VETO ORDINANCE 19-29
this _____ day of _____, 2019. this _____ day of _____, 2019.

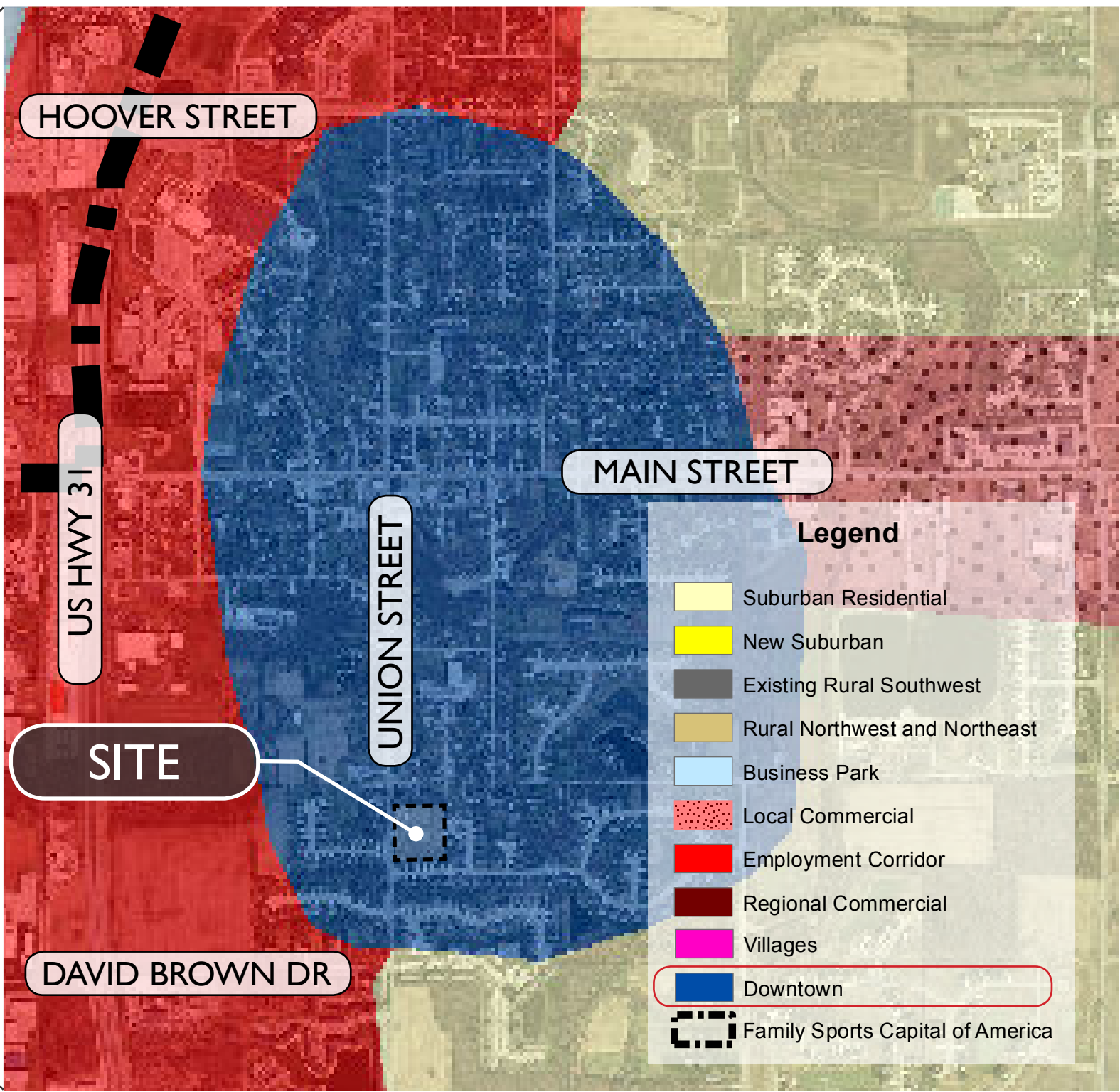
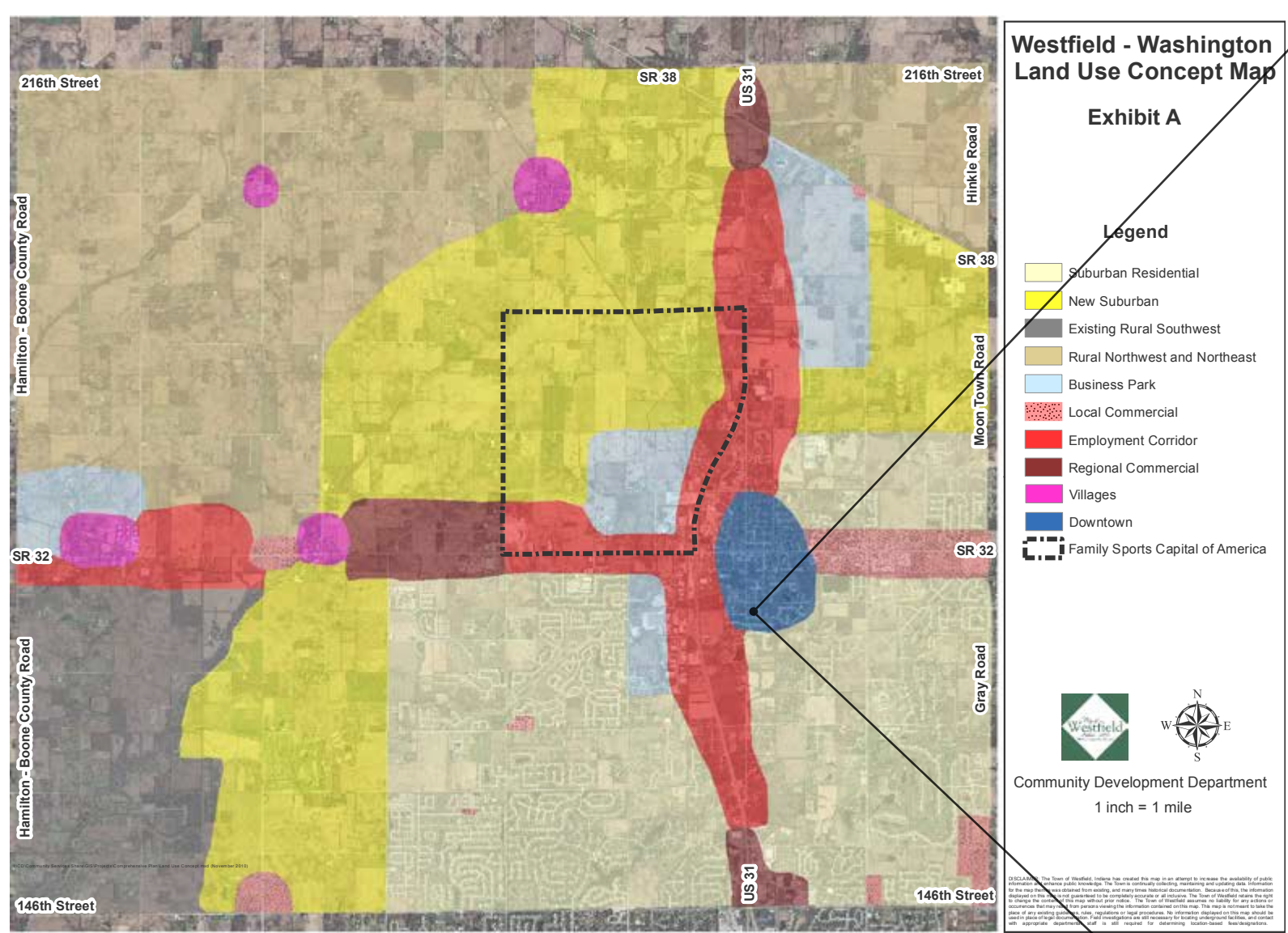
J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

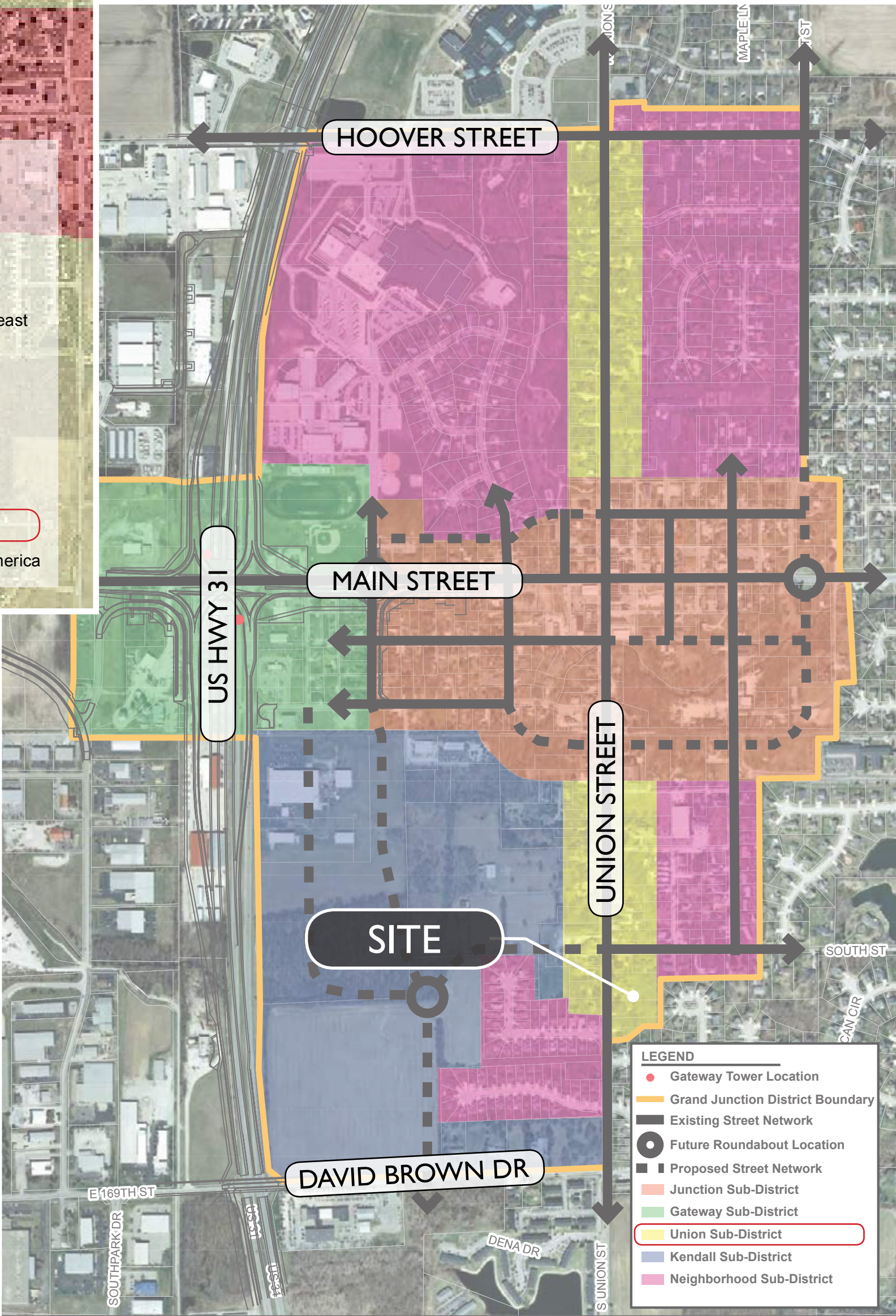
This document prepared by
Brian J. Zaiger, Esq.
KRIEG DEVAULT, LLP
(317) 238-6266



2007 FUTURE LAND USE MAP



COMPREHENSIVE PLAN

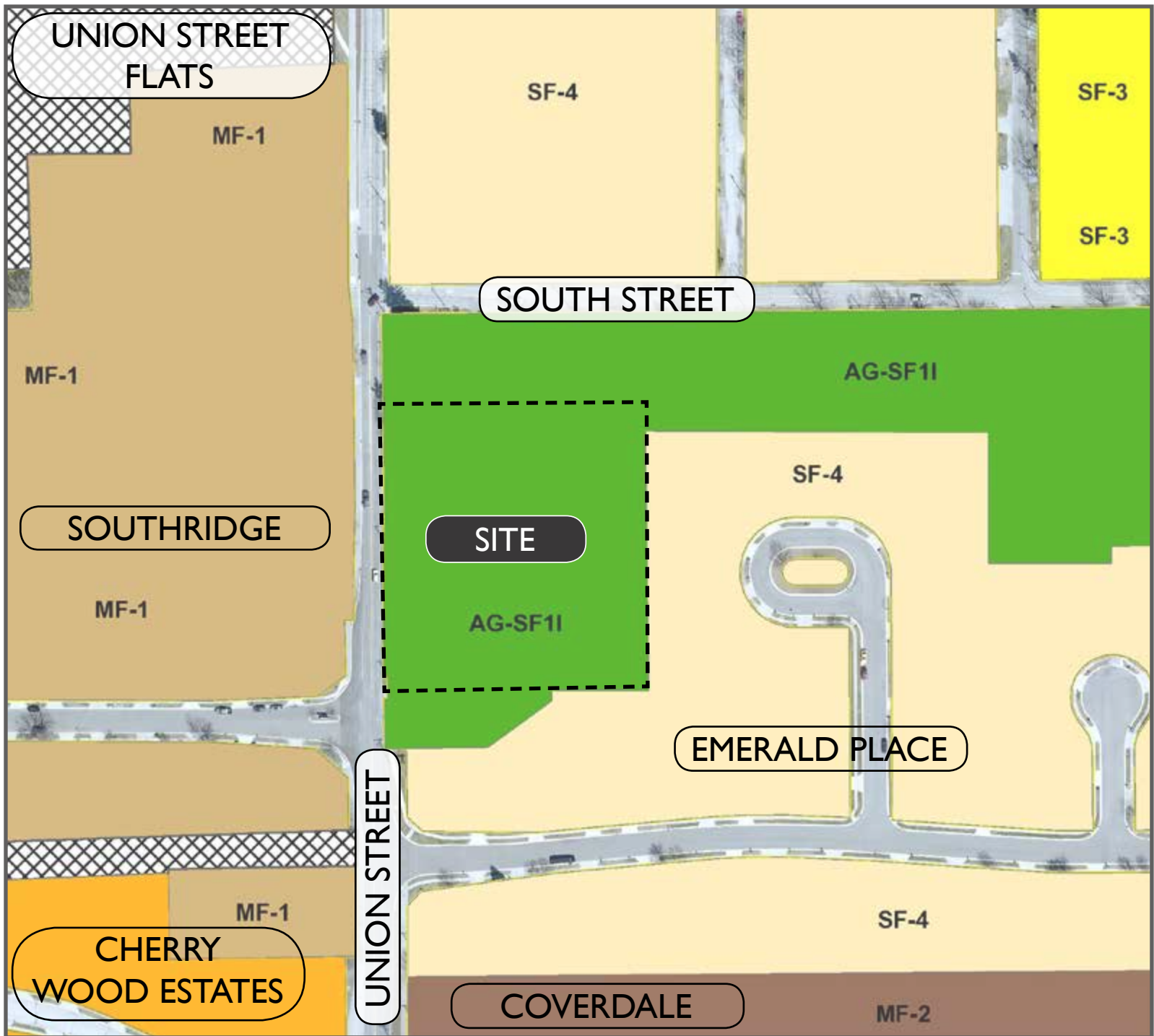


2013 GRAND JUNCTION IMPLEMENTATION PLAN

LOCATION MAP



ZONING MAP



LOCATION MAP



CONCEPT PLAN





WRITTEN PUBLIC COMMENTS

Docket Number: 1907-PUD-18
Petitioner: Patch Development LLC
Request: Petitioner requests a change of zoning of approximately 2.5 acres +/- in the AG-SF1-l: Agricultural / Single-Family Westfield District to the Union Row PUD District.

Enclosed Attachments:

July 01, 2019 Public Hearing

- | | | |
|--------------------|--------------------------------|--------------|
| 1. Skelton, Teresa | Downtown Westfield Association | (06/06/2019) |
|--------------------|--------------------------------|--------------|

From: Teresa Skelton <teresa.otis.skelton@gmail.com>
Sent: Thursday, June 6, 2019 01:56 PM
To: Economic Development
Cc: Jesse M. Pohlman; watsonval@yahoo.com; Teresa Skelton
Subject: Union Row and 547 East Street

Follow Up Flag: Flag for follow up
Flag Status: Flagged

The Grand Junction Task Group met Tuesday June 4, 2019 at the Downtown Westfield Association Office. There were approximately 25 members present.

Jesse Pohlman and Pat Chittenden were present to answer questions on the proposed Union Row. This is a PUD infill subdivision consisting of 7 homes if granted. After a brief presentation followed by some questions the GJTG was in full support of this petition as it fits with the Comprehensive Plan and is compatible with the vision of our Downtown.

The second presentation we heard was from Valarie Watson on the property at 547 East Street. The group had questions on parking, hours and adjacent property owners opinions. Ms. Watson is seeking a Variance of Use to operate a scrapbook retreat. She was encouraged to have those conversations with neighbors as soon as possible. With that being said the GJTG was in full support of this project.

Please let me know if you require additional information or have questions.

Thank you!

Teresa Skelton
Downtown Westfield Association, GJTG
317 508 3392

Sent from my iPhone

ORDINANCE NUMBER 19-__

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the "**ATWATER PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 19__-PUD-__**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 19__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (**-**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Atwater PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 District Map: The map as illustrated on what is attached hereto as **Exhibit C** which outlines the three (3) individual Areas of the District.
- 2.2 Duplex Dwelling / Paired Villas: A Building consisting of a total of two (2) Dwelling Units.
- 2.3 Area A: The part of the Real Estate depicted on the District Map as Area A.
- 2.4 Area B: The part of the Real Estate depicted on the District Map as Area B
- 2.5 Area C: The part of the Real Estate depicted on the District Map as Area C.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
- 3.2 The District is hereby divided into three (3) areas as illustrated on the Concept Plan and labeled as Areas A through C (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be set forth below as illustrated on the attached Concept Plan.

- 4.1 Area A and Area B: SF4: Single-Family High Density District.
- 4.2 Area C: SFA: Single-Family Attached District.

Section 5. **Permitted Uses.** The permitted uses shall be as set forth below:

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4

and Chapter 13 of the UDO, shall be permitted.

- 5.2 The Maximum Dwellings permitted in each Area shall be set forth below:

Area A	Area B	Area C
105 Single-Family Dwelling Units	81 Single-Family Dwelling Units	94 Duplex Dwelling Units

- 5.3 Maximum Dwellings: The total number of Dwelling Units permitted in the District shall not exceed two hundred and eighty (280).

Section 6. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

- 6.1 Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.
- 6.2 The following standards for the District shall be applied to the Areas as depicted on the District Map:

Standard	Area A	Area B	Area C
Minimum Lot Area	6,850sqft	8,700sqft	5,600sqft
Minimum Lot Frontage	35'	35'	35'
Minimum Building Setback			
Front Yard	25'	25'	25'
Side Yard	5'	6'	5'
Rear Yard	20'	20'	20'
Minimum Lot Width	55'	70'	45'
Maximum Building Height	1 ½ Stories	2 ½ Stories	1 Stories
Maximum Dwelling Units Per Building	1	1	2
Minimum Living Area (Total)			
Single Story	1,400sqft	1,900sqft	1,300sqft
Two Story	N/A	2,000sqft	N/A

- 6.3 Dwellings in Area A shall have a maximum of seven hundred and fifty (750sqft) square feet of finished living area above the first story.

Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

- A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- B. Additional Architectural Standards – Area A and Area B: Article 6.3(C) shall apply to Area A and Area B except as modified below:
 - i. Building Materials: Article 6.3(C) shall apply except as modified below:
 - a) Permitted Exterior Materials: Masonry Material, vinyl siding (horizontal, shake, and board and batten with a minimum gauge of .046), composite trim, composite veneer panels, vinyl shutters, aluminum facia, aluminum soffits.
 - ii. Minimum Overhang: The roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of Masonry Materials.
 - iii. Garage Composition and Orientation:
 - a) All Dwellings shall have a minimum two (2) car attached garage.
 - b) Garage door designs shall include a variety of design elements including windows and/or hardware to vary the appearance of garage doors based on the architectural style of the dwelling.
 - c) A minimum of two (2) garage door styles shall be utilized. Different windows and door hardware do not count as a different style. Examples are illustrated on **Exhibit D**.
 - d) All garage doors shall be cased with either masonry or trim not less than a nominal six (6) inches wide.
 - e) If constructing a side-extended garage or a three (3) car garage, then a six (6) foot offset shall apply as viewed from the Side Building Façade. A gabled end, hip roof, or jerkinhead roof shall be required.
 - iv. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:

- a) At a minimum, the Front Building Façade shall have a two (2) foot knee wall of Masonry Material (exclusive of doors, windows, garage doors and areas under covered porches). The exterior Building Materials shall consist of Masonry Material and no less than two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding.
 - b) A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') offset, both of which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
 - c) The roof design shall consist of at least one of the following features: a hip roof, dormer, Dutch hip, jerkinhead roof, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes.
 - d) In Area B, all front door entranceways shall be covered by not less than a four (4) foot deep by six (6) foot wide roof measured prior to the installation of any siding, cladding, and/or Masonry Materials.
- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade. Side Building Façades adjoining a street internal to the District, which are located on a corner lot shall utilize a minimum of three (3) of the architectural elements noted below on the Side Building Façade that adjoins the internal street:
- a) Architecturally-enhanced trim a minimum of a nominal six (6) inches wide.
 - b) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
 - c) Sunroom or morning room with a minimum 100 square feet of additional living space located on Side or Rear Façade.
 - d) A window bay or box out not less than six (6) feet wide.
 - e) Hip roof.
 - f) Roofline direction change, roofline height change, or two (2) or more roof planes.

- g) A minimum of two (2) or more windows per each Side Building Façade.
- h) A minimum of two (2) six-inch (6”) offsets or one (1) four-foot (4’) deep offset which is a minimum height equivalent to one-story.

C. Additional Architectural Standards – Area C: Article 6.3(C) shall not apply to Area C, rather, the following shall apply:

- i. Building Materials: Permitted exterior building materials are: Masonry (brick or cultured stone), vinyl siding (horizontal, shake and board and batten with a minimum gauge of .046), composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters.
- ii. Minimum Overhang: The primary/main roof overhang or eaves shall be a minimum of twelve (12) inches on all facades of each Building, as measured prior to the installation of any Masonry Materials.
- iii. Streetscape Diversity Standards: Duplex Dwellings adjoining any subject Duplex Dwelling on the same side of the street or most directly across the street shall not have the same elevation or color package.
- iv. Garages:
 - a) All Dwellings shall have a minimum two (2) car attached garage.
 - b) In order to vary the appearance of garage doors and create street curb appeal, garage door designs shall include a mix and variety of design elements. A minimum of two (2) basic garage door styles (with windows, without windows, and mixed) matching the door style shall be utilized and a variety of color packages will be utilized. Garage door colors shall match or compliment either the siding or trim color of the Duplex Dwelling based on each Duplex Dwelling’s architectural style and color package, as generally depicted on the Character Exhibits attached hereto as page 7 of **Exhibit D**.
 - c) All garage doors shall have trim of not less than six (6) inch nominal width.
- v. Roof Pitch: The minimum primary/main roof pitch shall be 6:12. Other secondary accent roof planes shall not be less than 5:12.

vi. Front Building Façade Requirements: At a minimum, each Duplex Dwelling shall utilize the following architectural elements on the Front Building Façade:

- a) The exterior Building Materials shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding.
- b) All windows shall have either shutters or a nominal six inch (6") trim board.
- c) A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') offset which is a minimum height equivalent to one-story (exclusive of windows, doors, garages, and other openings).
- d) The roof design shall consist of at least one (1) of the following features: hip roof, dormer, Dutch hip, jerkinhead, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes.

vii. Side Building Façade Requirements: At a minimum, the side elevation for each Duplex Dwelling shall utilize the following architectural elements:

- a) A minimum of two (2) windows shall apply to each Exterior Side Elevation.
- b) All windows shall have a minimum four (4) inch nominal width trim.
- c) Gable ends shall include a minimum of one (1) or more of the following architectural treatments: brackets, louvers, shutters, trim detail, or a change in material pattern.

viii. Rear Building Façade Requirements: At a minimum, the Rear Building Façade for each Duplex Dwelling shall utilize the following architectural elements:

- a) A minimum of five (5) windows shall apply to each Dwelling.
- b) All windows shall have a minimum four (4) inches nominal width trim.

7.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements

shall apply except as modified and enhanced below:

- i. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
- ii. Area A and Area B Lot Landscaping Standards: The following shall apply to all Area A and Area B Lots:
 - a) A minimum of: two (2) Shade Trees, two (2) Ornamental Trees and eight (8) Shrubs shall be required.
- iii. Paired Villas: The following shall apply to the Paired Villas within Area C:
 - a) A minimum of: one (1) Shade Tree, one (1) Ornamental Tree and eight (8) Shrubs shall be required on each Paired Villa Lot.
 - b) Each Paired Villa on a Corner Lot shall have one (1) additional tree (either shade or ornamental) in either Front Yards.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Minimum Open Space: Shall be a minimum of twenty-five (25%) percent of the Real Estate, as generally shown on the Concept Plan.

B. Amenities: The following amenities shall be provided:

- i. Passive Amenities: Open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Trails shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations shall be approved by the Director.

- ii. Playground. Playground equipment, as generally depicted on **Exhibit E**, shall be provided within the area labeled “amenity area” as depicted on the Concept Plan.
- iii. Fitness Stations. A minimum of five (5) fitness stations and related signage, as generally depicted on **Exhibit E**, shall be located along the trail network as labeled on the Concept Plan.
- iv. Lake/Pond with Fishing Deck. The Lake/Pond labeled “Fishing Area” on the Concept Plan shall include a stocked lake/pond and shall include a Fishing Deck with trail access as generally depicted on **Exhibit E**.
- v. Recreation and Picnic Shelter. A picnic shelter, as generally depicted on **Exhibit E**, with a minimum of five (5) picnic tables shall be provided within the area labeled “amenity area” as depicted on the Concept Plan.
- vi. Outdoor Kitchen. An Outdoor Kitchen, as generally depicted on **Exhibit E**, shall be provided within the area labeled “amenity area” on the Concept Plan. The Outdoor Kitchen shall either be part of or adjoining the Recreation and Picnic Shelter.
- vii. Community Firepit. A large sunken outdoor community firepit as a community gathering place, as generally depicted on **Exhibit E**, shall be provided within relative proximity to the Recreation and Picnic Shelter.

Section 9. **Annexation.** The Real Estate, or parts thereof that may be the subject of a Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a Secondary Plat for that part of the Real Estate.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matt Pleasant, AICP

I hereby certify that **ORDINANCE 19-__** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-__**
this _____ day of _____, 2019.

I hereby VETO **ORDINANCE 19-__**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver, Jon C. Dobosiewicz, and
Matt Pleasant, AICP; Nelson & Frankengerger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	District Map
Exhibit D	Character Exhibits
Exhibit E	Amenity Exhibit

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

Part of the Southwest Quarter of Section 22 and part of the Northwest Quarter of Section 27, all in Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, as depicted on an original boundary survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2019-157, dated June 13, 2019, more particularly described as follows:

BEGINNING at the southeast corner of the Northwest Quarter of said Northwest Quarter of said Section 27, marked by a Harrison monument; thence South 89 degrees 24 minutes 00 seconds West (grid bearing based upon InGCS "Hamilton" Zone) along the south line of said Northwest Quarter of said Northwest Quarter a distance of 662.50 feet to the east line of the West Half of said Quarter-Quarter Section; thence North 00 degrees 11 minutes 25 seconds West along said east line a distance of 1325.25 feet to the south line of the Southwest Quarter of said Section 22; thence South 89 degrees 25 minutes 51 seconds West along said south line a distance of 664.09 feet to the southwest corner of said Southwest Quarter, marked by a 5/8-inch rebar with cap stamped "DLDS 0064"; thence North 00 degrees 08 minutes 17 seconds West along the west line of said Southwest Quarter a distance of 1299.34 feet to a 5/8-inch rebar with cap stamped "HWC ENGINEERING FIRM #0114"; thence North 89 degrees 25 minutes 51 seconds East a distance of 2654.48 feet (passing through a 5/8-inch rebar with cap stamped "HWC ENGINEERING FIRM #0114" at a distance of 2604.48 feet) to the east line of said Southwest Quarter; thence South 00 degrees 09 minutes 34 seconds East along said east line a distance of 760.18 feet to the northeast corner of a 4.58-acre tract of land as described in Instrument Number 200600053225 in the Office of the Recorder of Hamilton County, Indiana, the following four (4) courses being along the north, east, and west lines of said tract; (1) South 89 degrees 13 minutes 40 seconds West a distance of 655.94 feet; (2) North 00 degrees 10 minutes 13 seconds East a distance of 267.50 feet; (3) South 89 degrees 13 minutes 40 seconds West a distance of 234.54 feet; (4) South 00 degrees 10 minutes 13 seconds West along said west line and the west line of a 4.08-acre tract as described in Deed Book 296, page 391 in said Recorder's Office a distance of 1559.75 feet to the southwest corner of said 4.08-acre tract; thence South 00 degrees 00 minutes 26 seconds East along the west line of a 3.06-acre tract as described in Instrument Number 2018050192 in said Recorder's Office a distance of 568.92 feet to the south line of the Northeast Quarter of said Northwest Quarter of said Section 27; thence South 89 degrees 27 minutes 18 seconds West along said south line a distance of 428.26 feet to the POINT OF BEGINNING, containing 100.000 acres, more or less.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

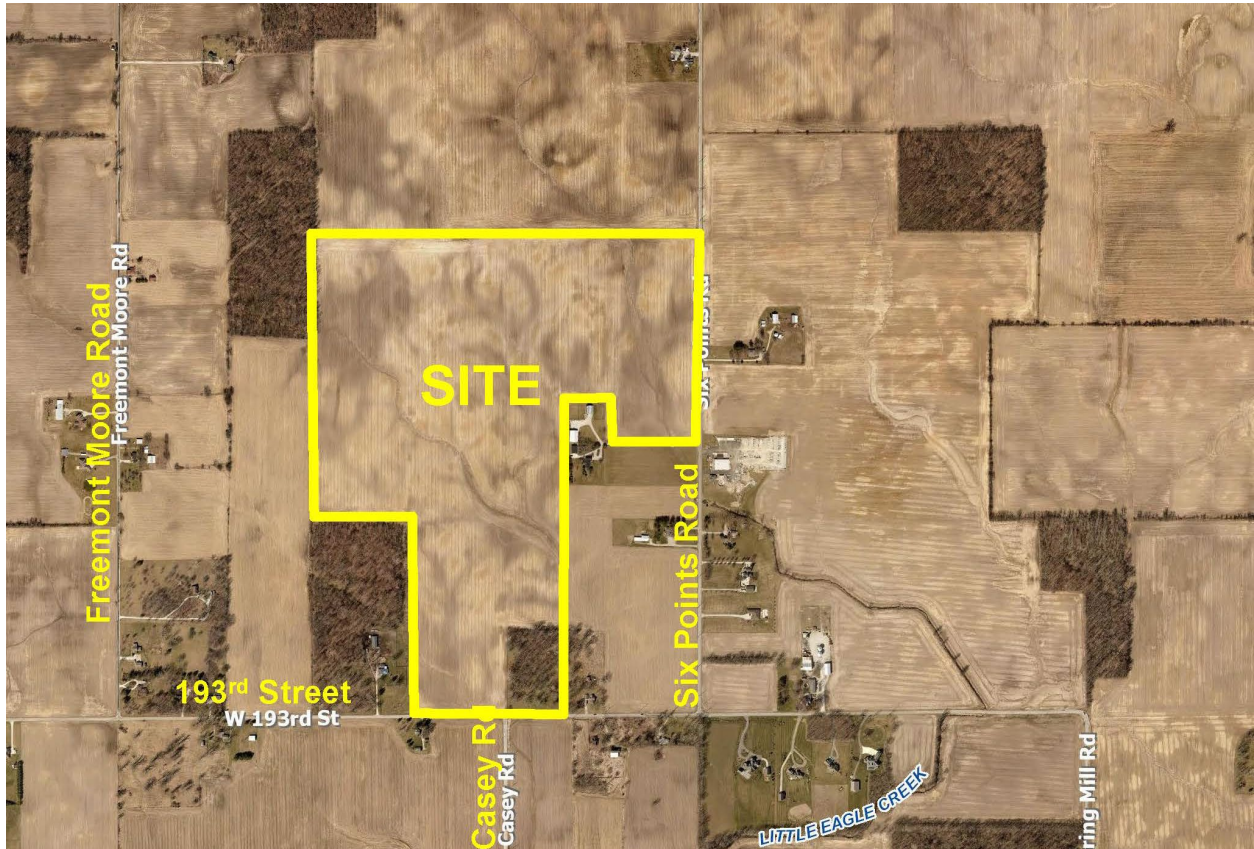


EXHIBIT B CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 19 __-PUD-__.

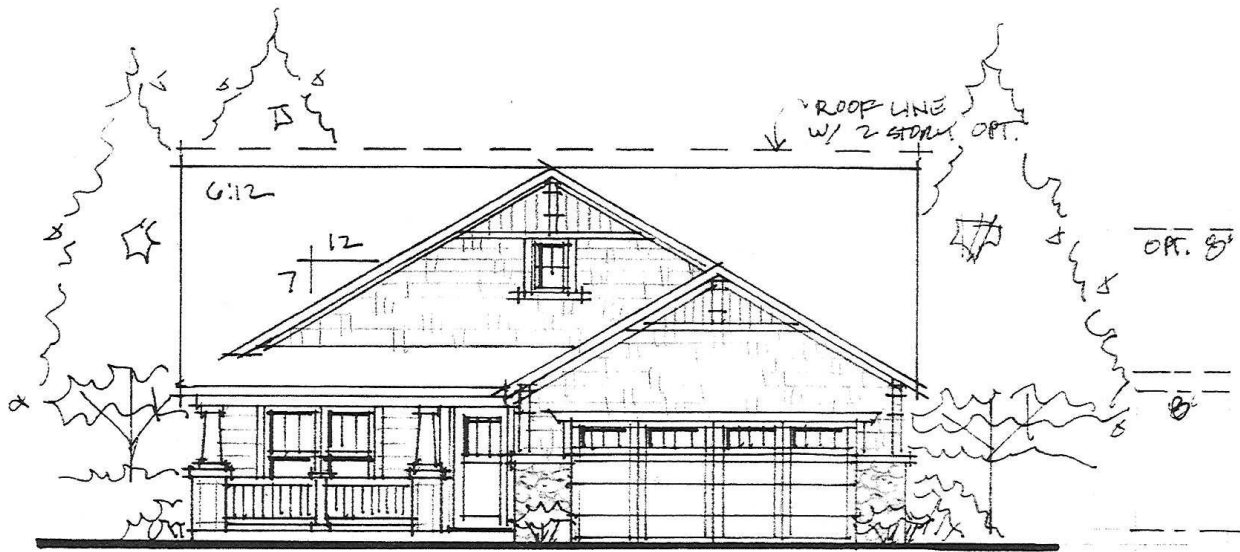
EXHIBIT C
District Map

AREA MAP

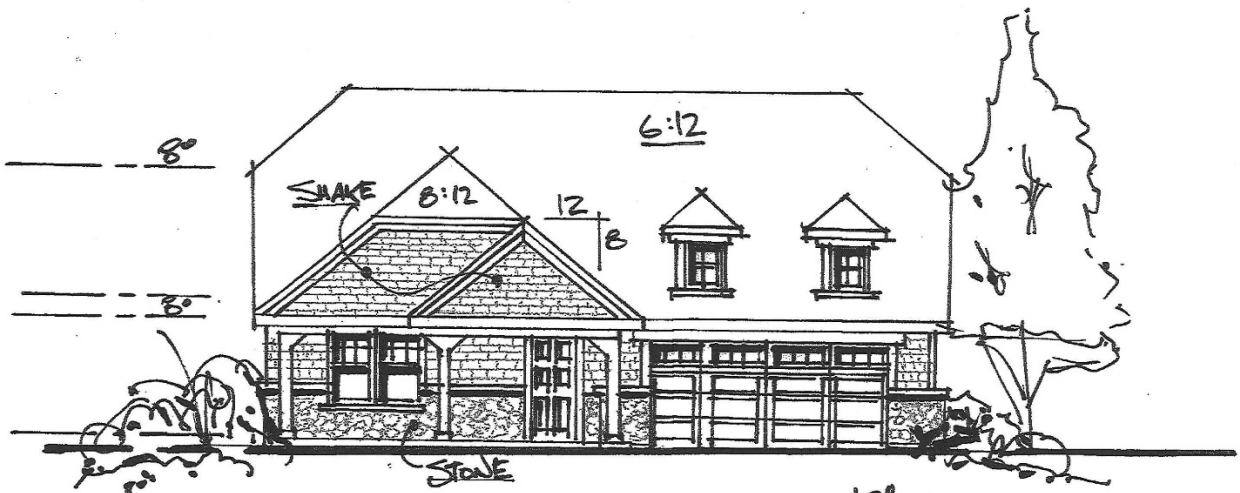


EXHIBIT D
CHARACTER EXHIBITS
(Page 1 of 9)

AREA A



PLAN 1 • CRAFTSMAN



PLAN 2 SHINGLE

EXHIBIT D
CHARACTER EXHIBITS
(Page 2 of 9)

AREA A

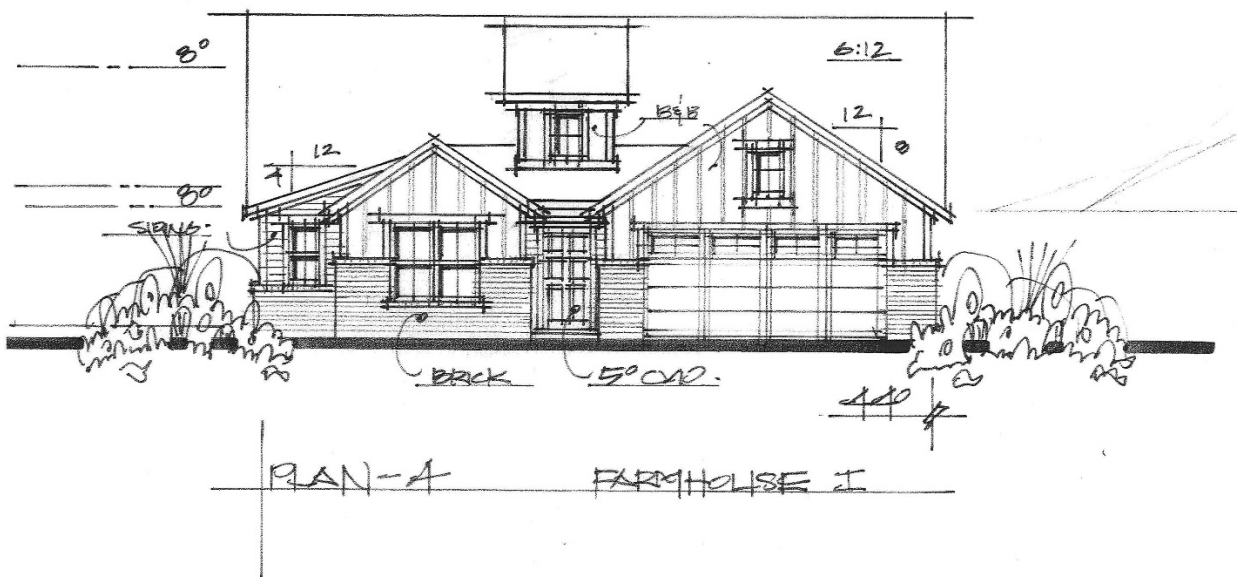
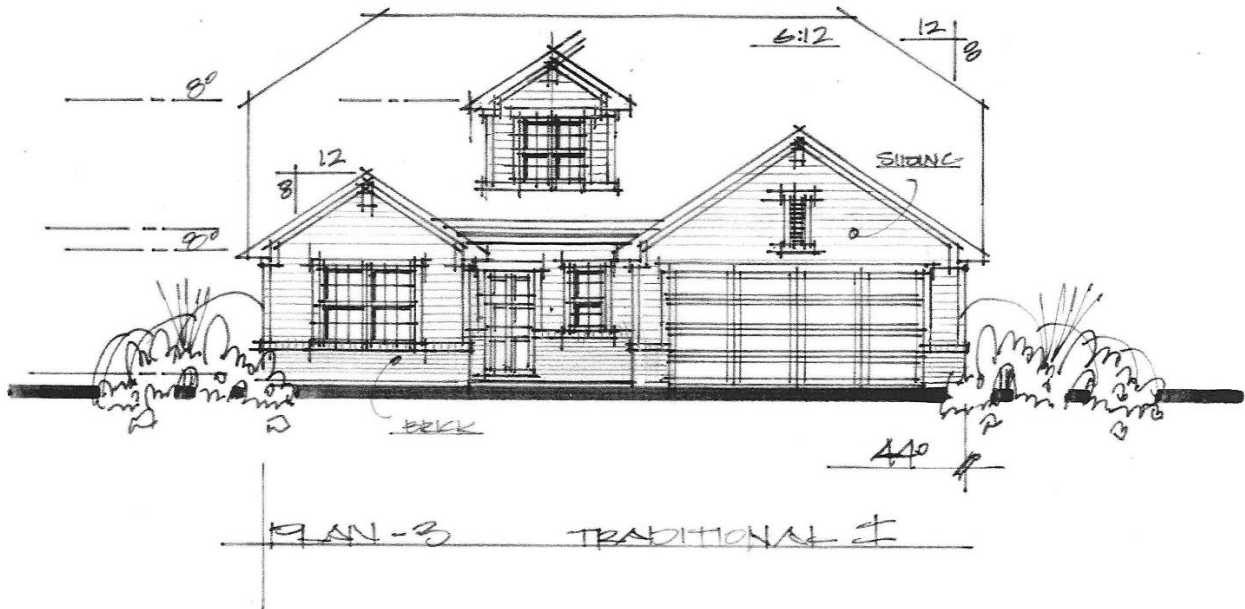


EXHIBIT D
CHARACTER EXHIBITS
(Page 3 of 9)

AREA A



EXHIBIT D
CHARACTER EXHIBITS
(Page 4 of 9)

AREA B



EXHIBIT D
CHARACTER EXHIBITS
(Page 5 of 9)

AREA B



EXHIBIT D
CHARACTER EXHIBITS
(Page 6 of 9)

AREA B



EXHIBIT D
CHARACTER EXHIBITS
(Page 7 of 9)

AREA C



EXHIBIT D
CHARACTER EXHIBITS
(Page 8 of 9)

AREA C



EXHIBIT D
CHARACTER EXHIBITS
(Page 9 of 9)

AREA C



EXHIBIT G
Amenity Exhibit
 (Page 1 of 3)



LEGEND:

- | | |
|----------------------|------------------------------|
| (a) Fishing Area | (g) Fitness Trails |
| (b) Lake | (h) Playground |
| (c) Fishing Deck | (i) Picnic Shelter |
| (d) Amenity Area | (j) Community Firepit |
| (e) Fitness Stations | (k) Existing Trees to Remain |
| (f) Trails | |

EXHIBIT G
Amenity Exhibit
(Page 2 of 3)



EXHIBIT G
Amenity Exhibit
(Page 3 of 3)





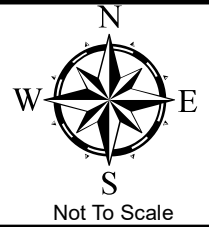
LEGEND:

- | | |
|-----------------------|-------------------------------|
| (a.) Fishing Area | (g.) Fitness Trails |
| (b.) Lake | (h.) Playground |
| (c.) Fishing Deck | (i.) Picnic Shelter |
| (d.) Amenity Area | (j.) Community Firepit |
| (e.) Fitness Stations | (k.) Existing Trees to Remain |
| (f.) Trails | |

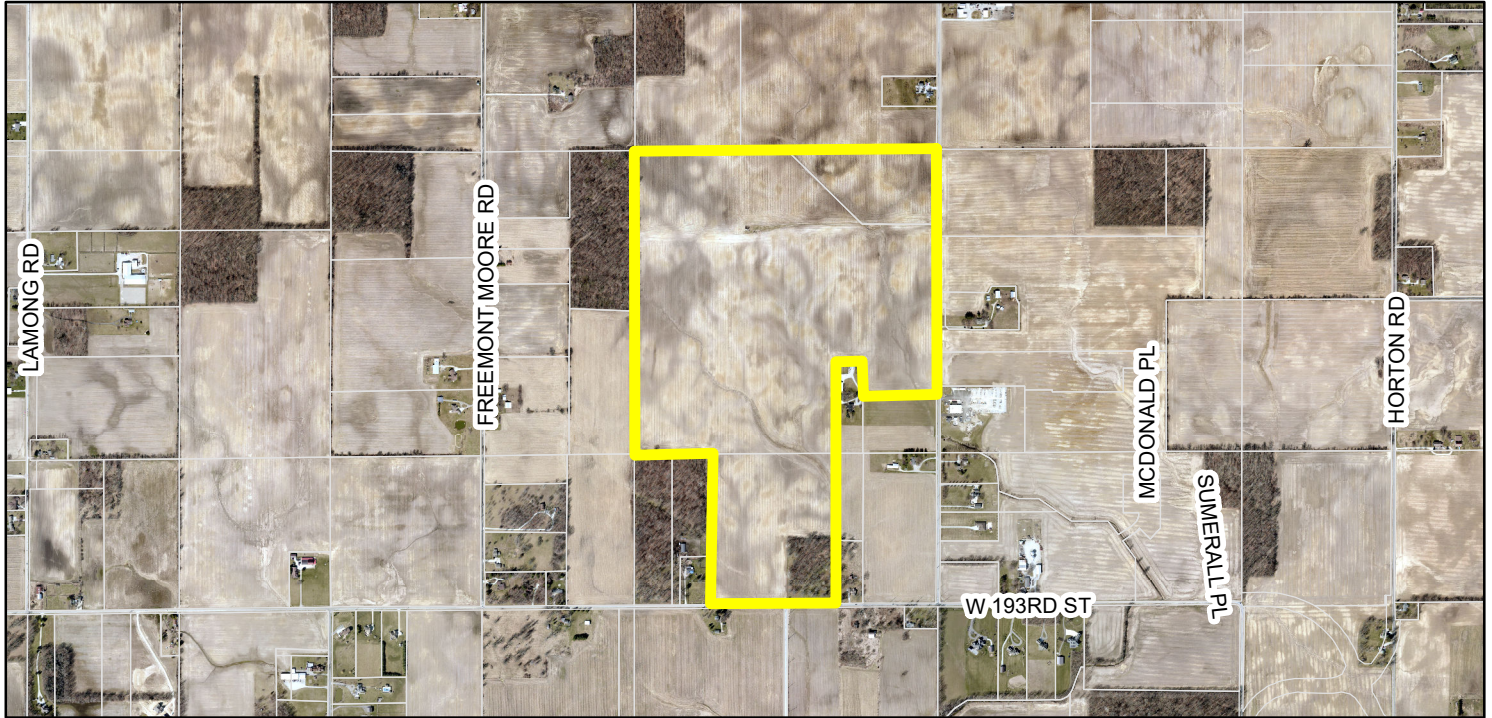




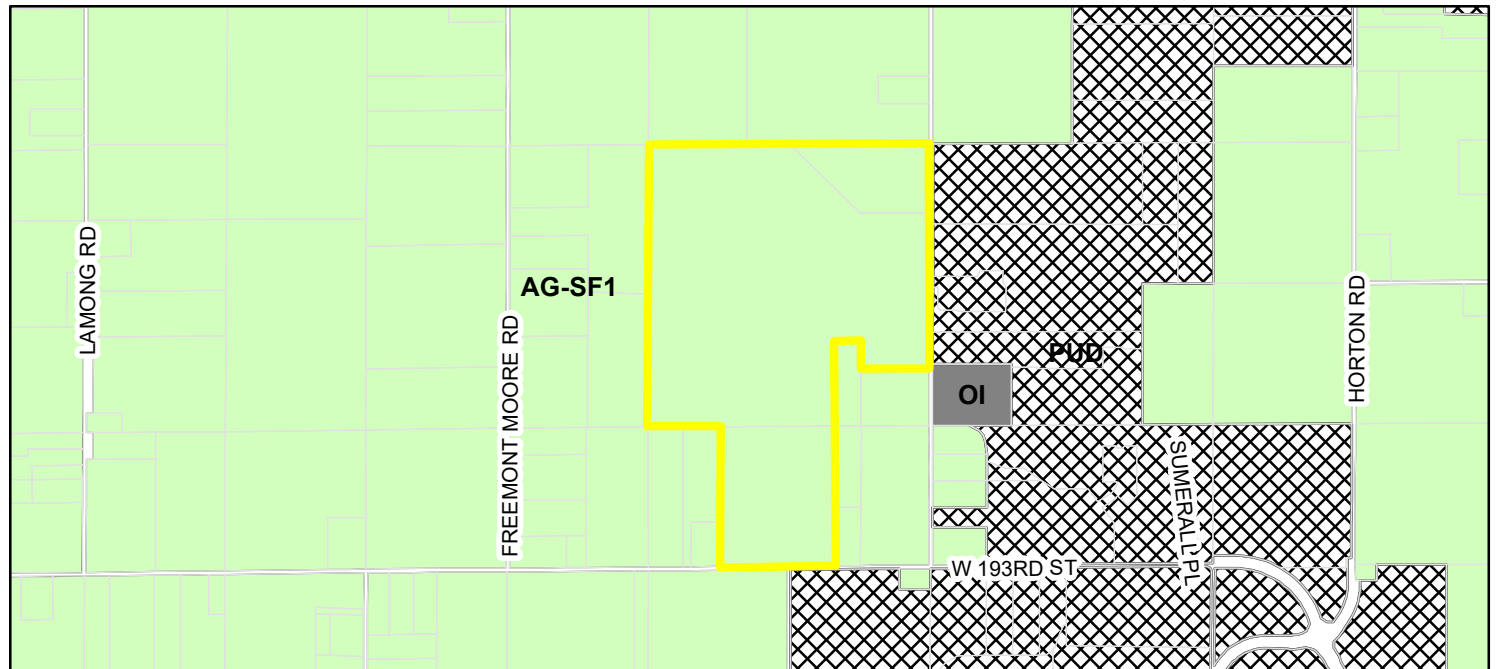
Property Location Map
Atwater PUD
Planned Unit Development Rezoning
1909-PUD-31



Aerial Location Map



Zoning Map



	Parcel	Zoning
	Zoning - All AG-SF1 (Agriculture - Single Family - 1)	
	OI (Open Industrial)	
	PUD (Planned Unit Development)	

**RURAL
NORTHWEST**

NEW SUBURBAN

Six Points Road

206th Street

**CHATHAM
HILLS**

Horton Road

199th Street

SITE

Osborne
Street Trails

Family Sports Capital of
America

193rd Street

191st Street

LANCASTER

Grand Park

186th Street

US HIGHWAY 31

Springmill Road

State Road 32



NORTH

Olthof

SITE COMPREHENSIVE PLAN MAP ANALYSIS

ORDINANCE NUMBER 19-XX

Poplar Street Townhomes PUD Ordinance

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP,
HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE
UNIFIED DEVELOPMENT ORDINANCE**

This is a Planned Unit Development Ordinance (to be known as the “**POPLAR STREET TOWNHOMES PUD DISTRICT**”) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance.

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 19XX-PUD-XX), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 19XX-PUD-XX** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Real Estate as a Planned Unit Development District to be known as the “**Poplar Street Townhomes PUD District**” (the “District”).

- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented, or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 Underlying Zoning District. The Zoning District of the Unified Development Ordinance that shall govern the development of this District as set forth in Section 4 of this Ordinance.

Section 3. **Concept Plan.** The “Concept Plan” attached hereto as **Exhibit B**, are hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements: Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District.** The Underlying Zoning District of this District shall be the SFA: Single-Family Attached District.

Section 5. **Permitted Uses.**

- 5.1 Permitted Uses. The following uses shall be permitted within the District:

- A. All uses permitted in the Underlying Zoning District.
- B. Townhome Dwellings.

- 5.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed twenty-four (24).

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

- 6.1 Maximum Density (Article 4.9(E)). Twenty (20) Dwelling Units per acre

- 6.2 Minimum Front Building Setback Line (Article 4.9(H)(1): 5 feet
- 6.3 Front Setback Stagger (Article 4.9(H)(2): Shall not apply.
- 6.4 Minimum Distance Between Structures: 6 feet
- 6.5 Project Perimeter Setback (Article 4.9(J): Shall not apply.
- 6.6 Minimum Living Area (Article 4.9(L): 1,700 square feet.

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

- A. Character Exhibit: The “Character Exhibit”, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the Real Estate. Although the Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the variation, quality, and appearance of Buildings permitted to be constructed and that contribute to the District’s intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department’s decision may be appealed to the Plan Commission.
- B. Streetscape Diversity (Article 6.3(C)(2): Shall not apply.
- C. Building Materials (Article 6.3(C)(3): Shall apply. In addition, vinyl and aluminum siding shall not be a permitted exterior building material, except for gutters, soffits, soffit trim, and other similar building components.
- D. Garages in the SFA District (Article 6.3(C)(4): All Dwelling Units shall have a minimum two (2) car attached garage. Garages shall be located to the rear of the Principal Building. Examples of compliance with this standard include, but are not limited to: (i) a rear-load garage; and (ii) a side-load garage with the garage doors located opposite the Building Façade oriented toward a Street abutting the perimeter of the Real Estate.

7.2 Article 6.8 Landscaping Standards: Shall apply, except as modified below.

- A. Street Trees (Article 6.8(J): Shall apply, unless otherwise approved by the Director or Department of Public Works.
- B. Foundation Plantings (Article 6.8(L)(1): Shall not apply. The Minimum Lot Landscaping Requirements shall apply.

C. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply.

D. Buffer Yard Requirements (Article 6.8(N)): Shall not apply.

7.3 Vision Clearance (Article 6.19(A)(1)): Twenty (20) feet from intersections of Collectors, Private or Local Streets.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the Real Estate, except as otherwise modified below.

9.1 Minimum Open Space (Article 8.6(B)(1)): There shall be no minimum percentage Open Space requirement, rather Open Space shall be provided as shown on the Concept Plan.

9.2 Article 8.7 Pedestrian Network Standards: Sidewalks currently exist along Poplar Street and Park Street; therefore, no additional pedestrian facilities shall be required on these streets. A sidewalk five (5) feet wide shall be installed along Jersey Street.

9.3 Article 8.9 Street and Right-of-Way Standards: The District shall comply with the requirements of the Thoroughfare Plan unless otherwise agreed to by the Department of Public Works.

[Remainder of page intentionally left blank. Signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-XX** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-XX**
this _____ day of _____, 2019.

I hereby VETO **ORDINANCE 19-XX**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Bryan D. Stumpf, 11th Street Development
7378 N 550 E, Lebanon, IN 46052

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Bryan D. Stumpf

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit

EXHIBIT A
REAL ESTATE

Lots #25, 26, 27, and 28 in Abel Deans Addition, an addition to the City of Westfield in Hamilton County, Indiana, as per plat thereof, recorded in deed record 49, page 516 in the Office of the Recorder of Hamilton County, Indiana.

EXHIBIT B
CONCEPT PLAN

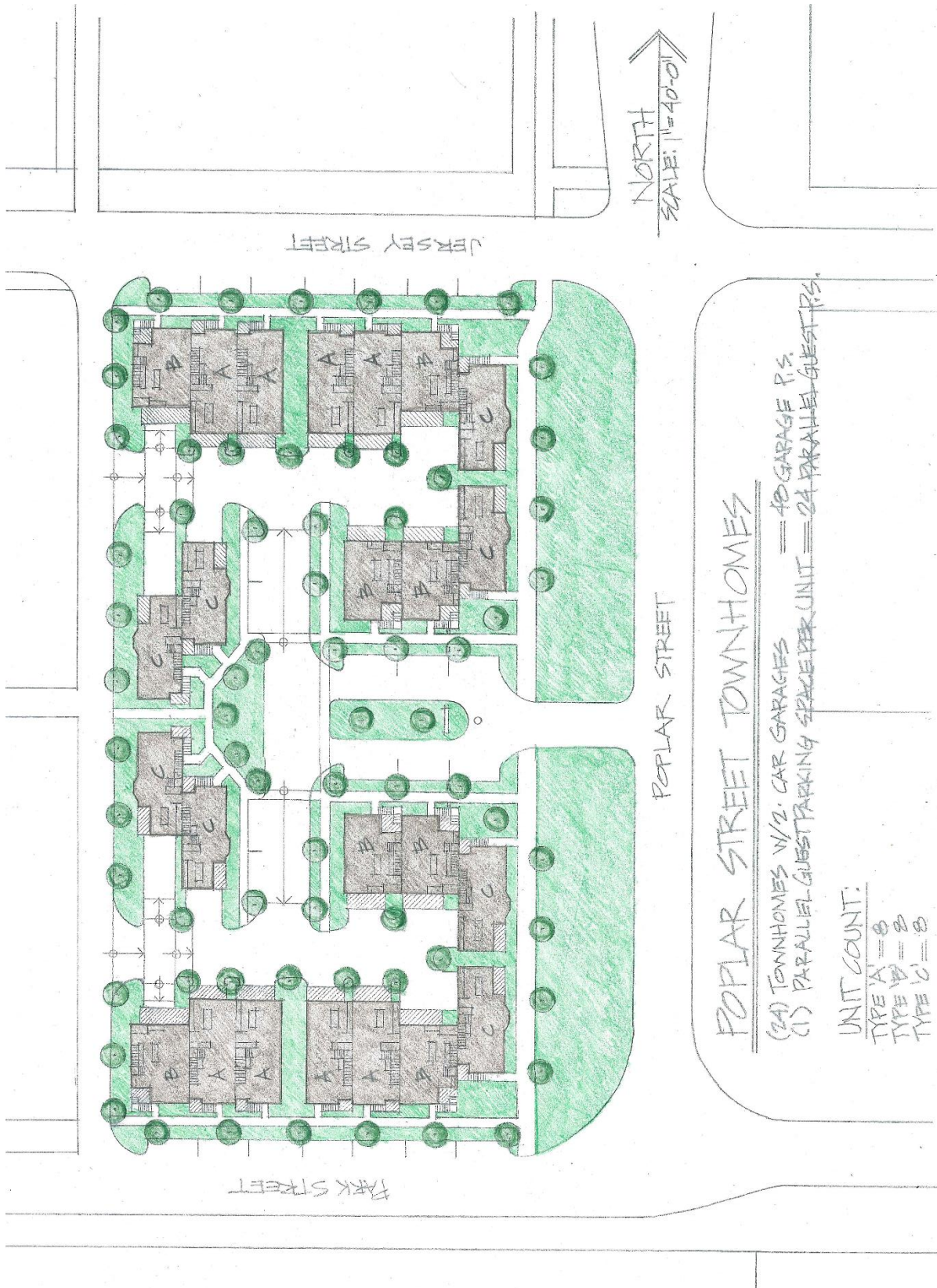
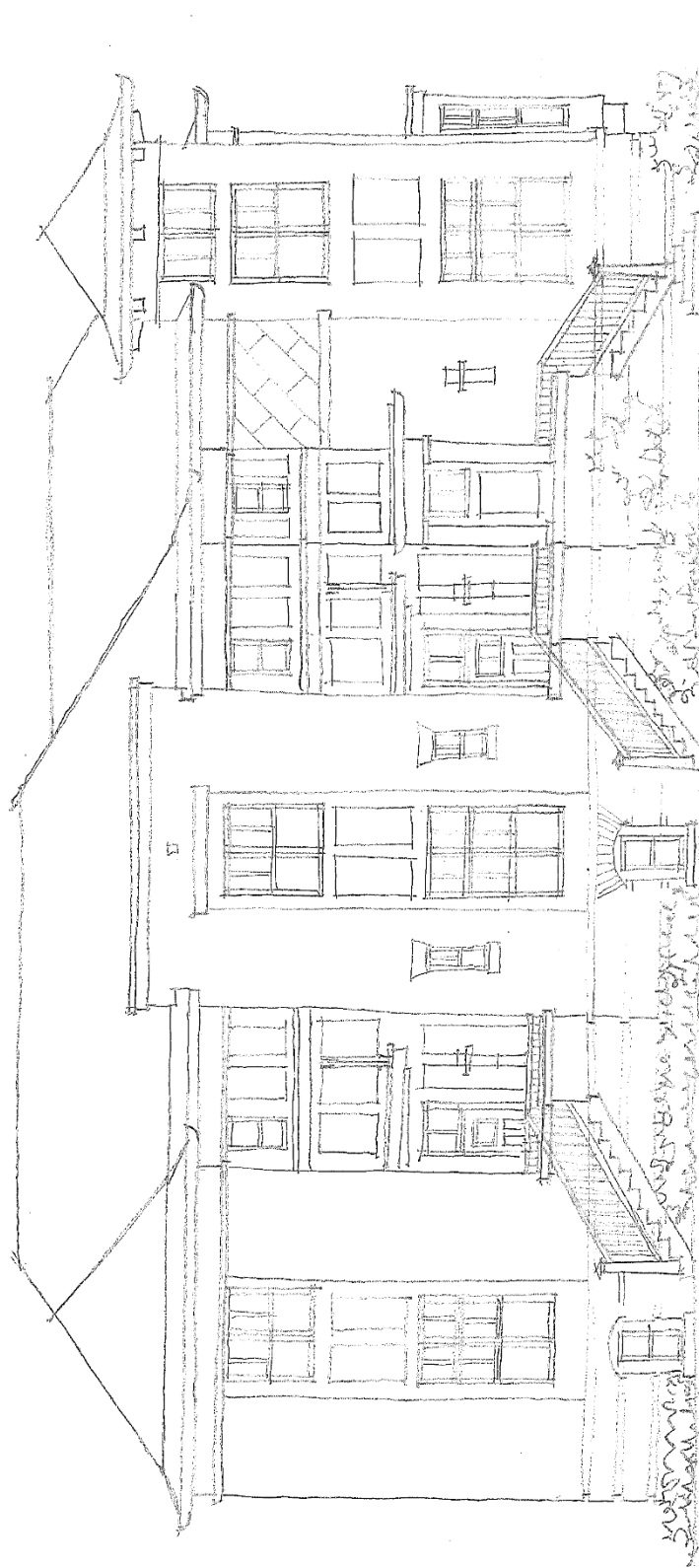


EXHIBIT C
CHARACTER EXHIBIT



POPLAR STREET TOWNHOMES - POPLAR STREET ELEVATION

EXHIBIT C
CHARACTER EXHIBIT



POPLAR STREET TOWNHOMES - ENTRY GREEN ELEVATION

EXHIBIT B
CONCEPT PLAN

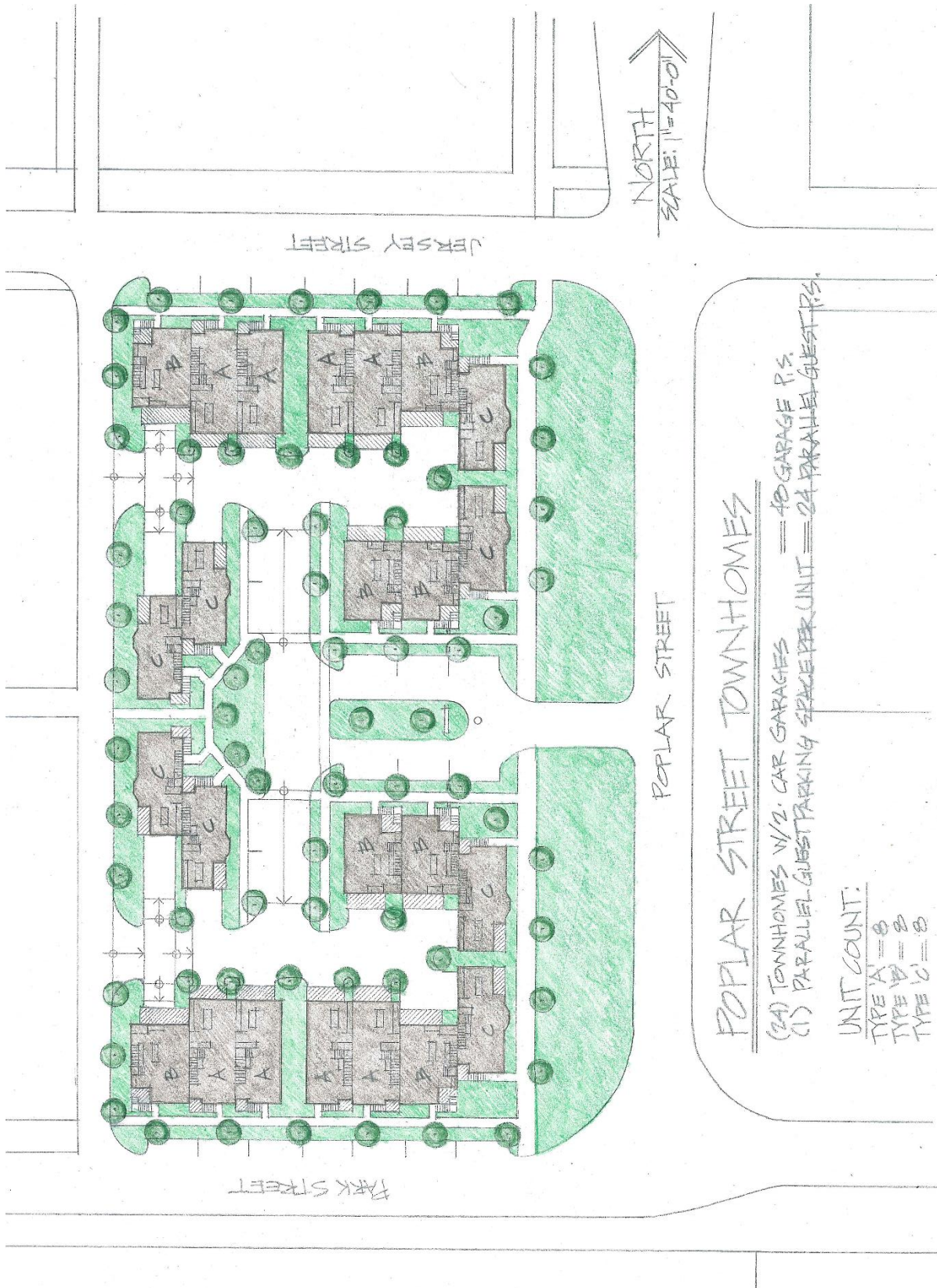
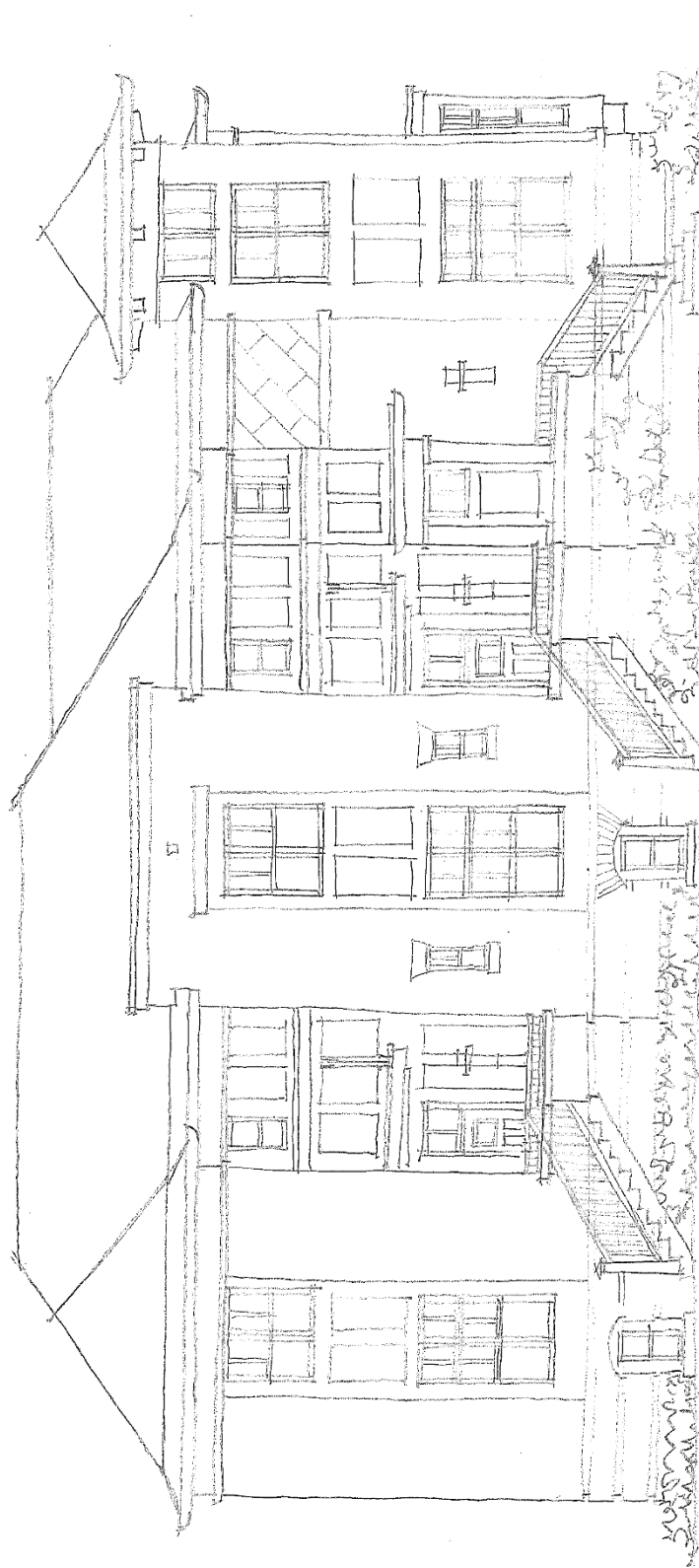


EXHIBIT C
CHARACTER EXHIBIT



POPULAR STREET TOWNHOMES - POPULAR STREET ELEVATION

EXHIBIT C
CHARACTER EXHIBIT



POPULAR STREET TOWNHOMES - ENTRY GREEN ELEVATION

RESOLUTION NO. 19-117

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA
APPROVING THE ENLARGEMENT OF AN ECONOMIC DEVELOPMENT AREA AND
ALLOCATION AREA AND APPROVING THE AMENDED ECONOMIC DEVELOPMENT
PLAN FOR THE EXPANDED ECONOMIC DEVELOPMENT AREA AND THE AMENDED
ORDER OF THE WESTFIELD-WASHINGTON PLAN COMMISSION

WHEREAS, the Westfield Redevelopment Commission (“Commission”), as the governing body of the City of Westfield Department of Redevelopment (“Department”), pursuant to Indiana Code 36-7-14, as amended (“Act”), previously adopted its Declaratory Resolution No. 01-2019 (the “Original Declaratory Resolution”) and its Confirmatory Resolution No. 03-2019 creating the Wheeler Landing Economic Development Area (the “Original Wheeler Landing Economic Development Area”) and the Wheeler Landing Allocation Area; and

WHEREAS, the Original Wheeler Landing Economic Development Area and the Wheeler Landing Allocation Area contained only portions of some parcels and the Commission has found it desirable to expand the Original Wheeler Landing Economic Development Area and the Wheeler Landing Allocation Area by including the entirety of each of the parcels shown upon Exhibit A which expanded area is shown on Exhibit A hereto (the “Expanded Wheeler Landing Economic Development Area”); and

WHEREAS, on July 15, 2019, the Commission adopted its Resolution No. 07, 2019 (the “Amended Declaratory Resolution”) amending the Original Declaratory Resolution to enlarge the Wheeler Landing Economic Development Area and approving an amended Economic Development Plan for the Expanded Wheeler Landing Economic Development Area (the “Amended Plan”); and

WHEREAS, the Westfield-Washington Plan Commission, on August 5, 2019, approved and adopted its amended order (“Amended Order”) determining that the Amended Declaratory Resolution and the Amended Plan conform to the plan of development for the City of Westfield, Indiana (“City”) and approving the Amended Declaratory Resolution and the Amended Plan; and

WHEREAS, Section 16(b) of the Act requires the Common Council of the City of Westfield, Indiana (“Common Council”) to approve the Amended Order of the Plan Commission; and

WHEREAS, Section 41(c) of the Act requires that the determination that a geographic area is an economic development area be approved by the Common Council;

NOW, THEREFORE, be it resolved and adopted by the Common Council of the City of Westfield, Indiana as follows:

Section 1. Pursuant to Section 16(b) and Section 17 of the Act, the Common Council hereby approves, in all respects, the Amended Declaratory Resolution, the Amended Plan, the Amended Order, the enlargement of the Original

Wheeler Landing Economic Development Area and the Wheeler Landing Allocation Area.

Section 2. The Common Council hereby approves the determination that the entire Expanded Economic Development Area is an economic development area pursuant to Section 41 of the Act and an allocation area pursuant to Section 39 of the Act.

Section 3. This Resolution shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor as required by law.

[Remainder of page intentionally left blank.]

ADOPTED AND PASSED THIS 12TH DAY OF AUGUST, 2019, BY THE
WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ James J. Edwards	_____ James J. Edwards	_____ James J. Edwards
_____ Steve Hoover	_____ Steve Hoover	_____ Steve Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Mark Keen	_____ Mark Keen	_____ Mark Keen
_____ Charles Lehman	_____ Charles Lehman	_____ Charles Lehman
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer
City of Westfield, Indiana

I hereby certify that RESOLUTION 19-117 was delivered to the Mayor of the City of Westfield on the ____ day of _____, 2019, at ____:____.m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 19-117
this ____ day of _____, 2019
at ____:____.m.

I hereby VETO Resolution 19-117
this ____ day of _____, 2019
at ____:____.m.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

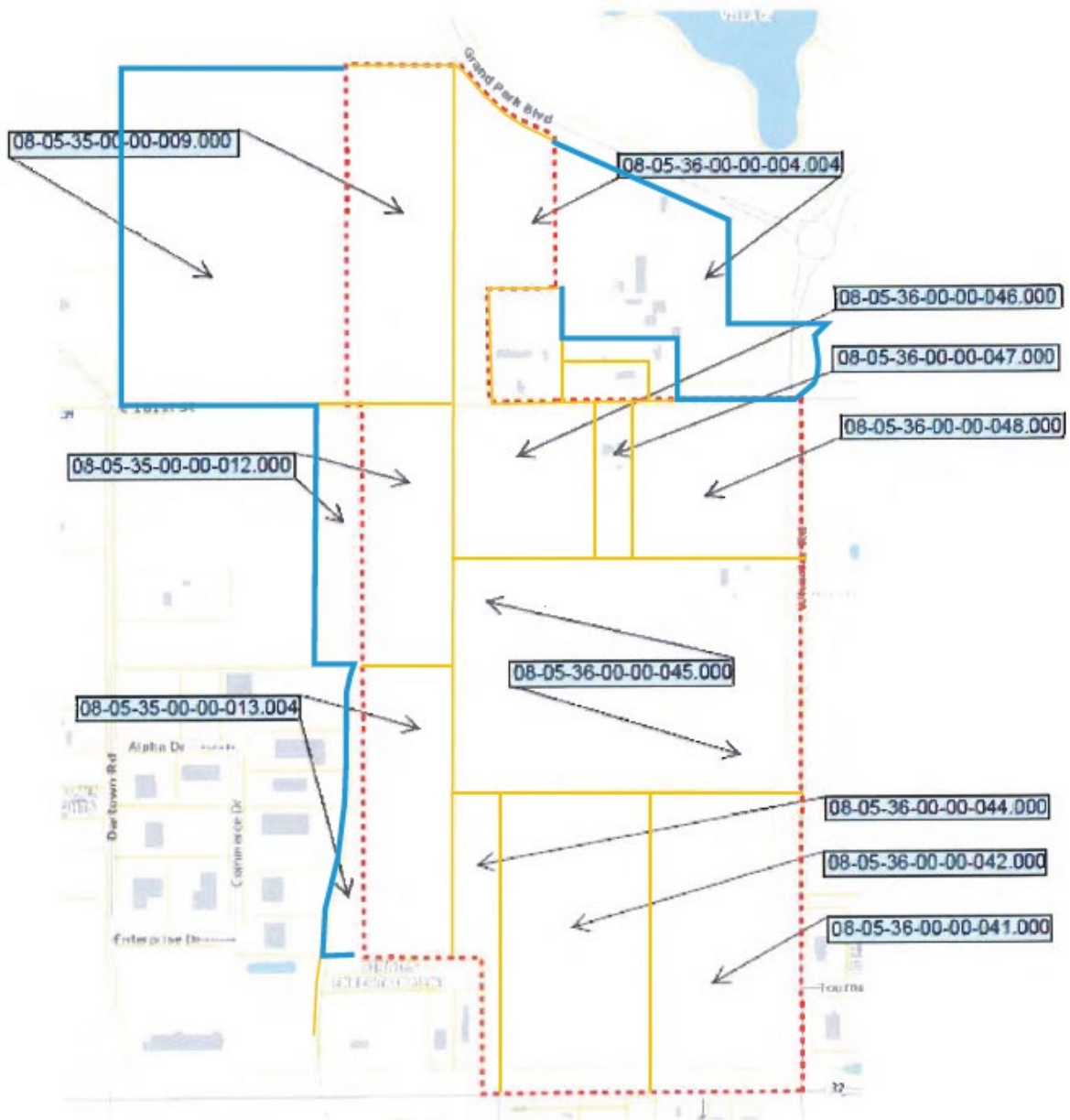
I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. /s/ James T. Crawford, Jr.

This document prepared by James T. Crawford, Jr., Esq. Krieg DeVault LLP, 12800 North Meridian Street, Suite 300, Carmel, IN 46032, (317) 238-6239.

KD_10347032_1.DOCX

EXHIBIT A

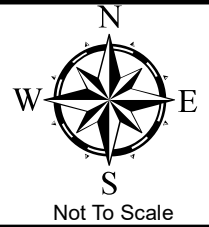
EXPANDED WHEELER LANDING ECONOMIC DEVELOPMENT AREA
(Includes areas outlined in dotted red lines and additional areas outlined in solid blue lines.)



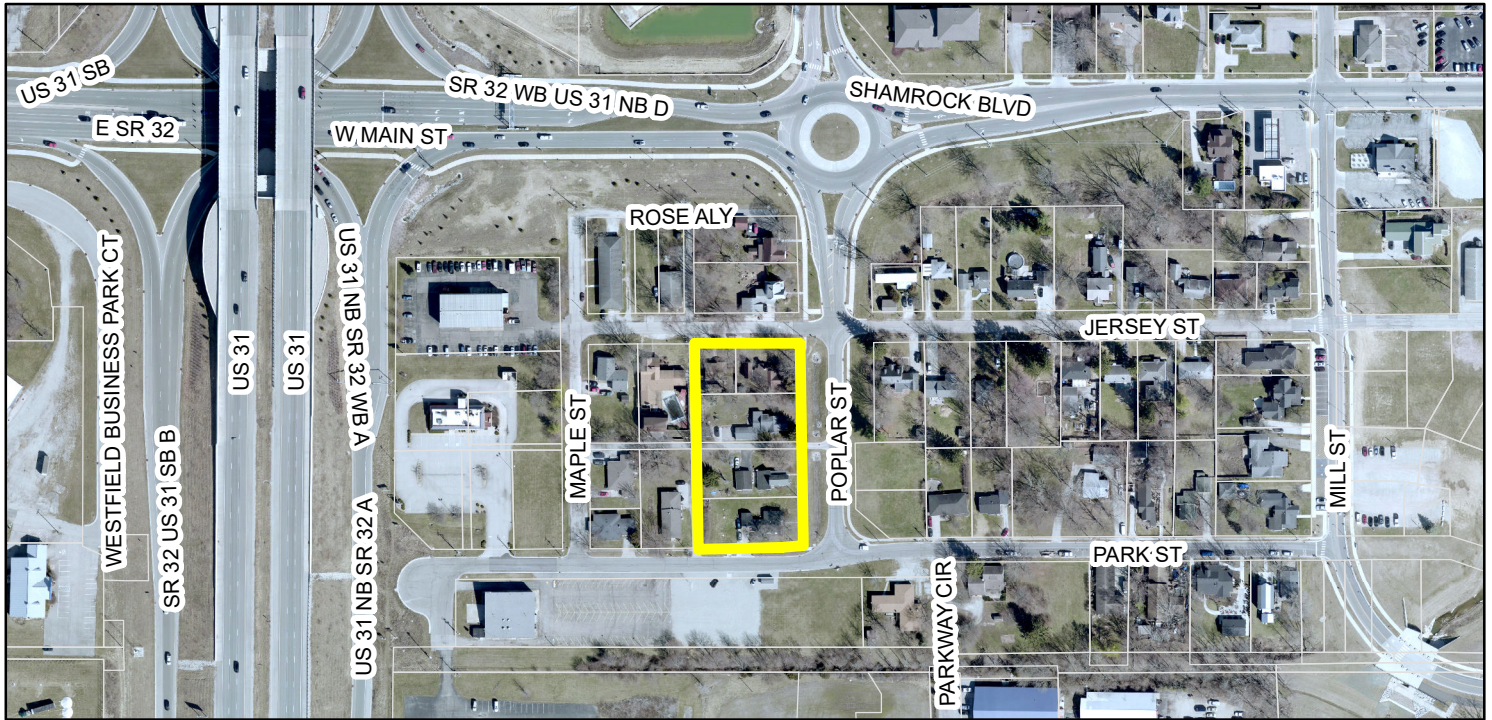
Original Wheeler Landing Economic Development Area outlined in dotted red lines.



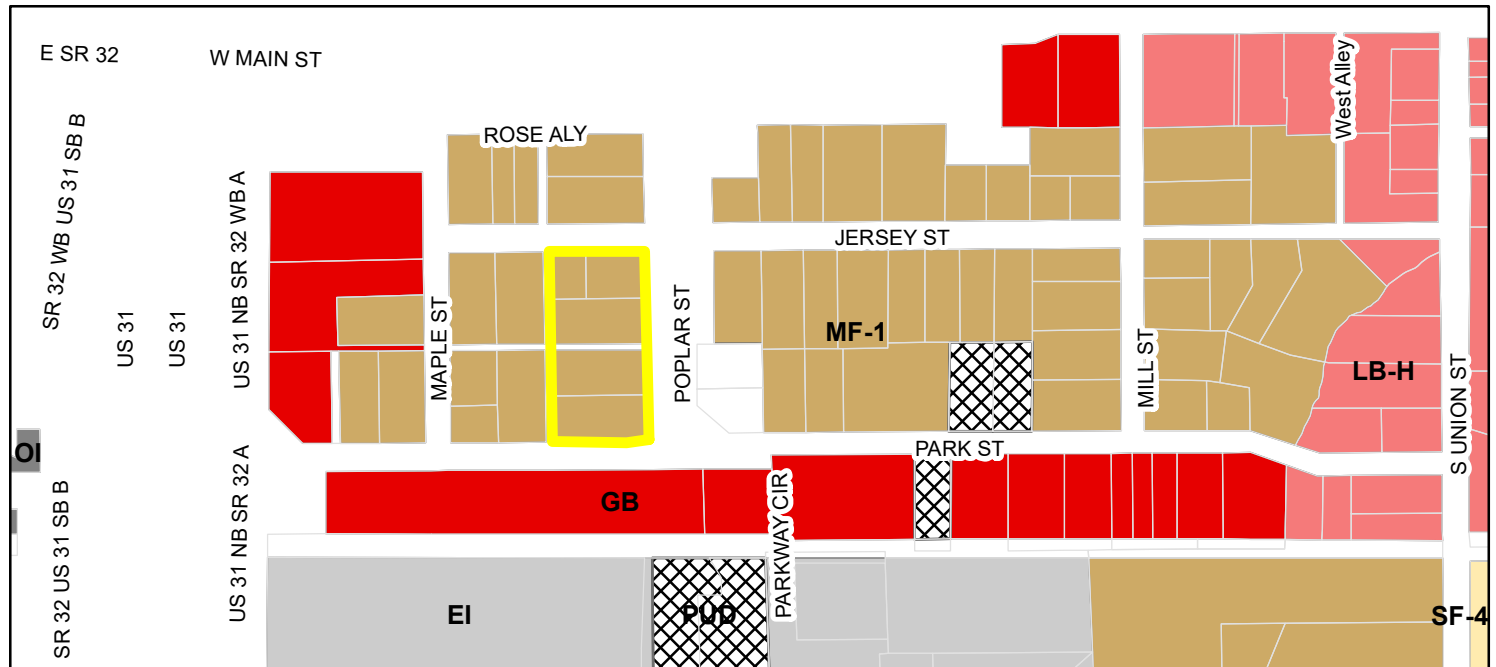
Property Location Map
Poplar Street Townhomes PUD
Planned Unit Development Rezoning
1909-PUD-29



Aerial Location Map



Zoning Map



- | | |
|--------------------------|------------------------------------|
| Parcel | LB-H (Local Business - Historical) |
| Zoning - All | MF-1 (Multiple Family - 1) |
| Zoning | OI (Open Industrial) |
| EI (Enclosed Industrial) | PUD (Planned Unit Development) |
| GB (General Business) | SF-4 (Single Family - 4) |

Chapter 46 – DOOR-TO-DOOR SOLICITATION

General Provisions

No Soliciting Signs and Stickers

The Westfield Police Department is hereby authorized and directed to obtain a supply of “No Soliciting” sticker, decals, signs, or other means of notification for free distribution to any resident of the city upon the request of such citizen.

Enforcement

This chapter shall be enforced by the Westfield Police Department and shall provide prompt response to any call for assistance to a resident upon whose private property a trespass has occurred after warning by sign or other notification reasonably intended to advise a person or persons to remove themselves from such private property.

Sec. 46-1. Definitions. Whenever used in this Chapter, the following words and phrases shall be defined as herein stated below:

Door-to-door Solicitation. Shall include all methods and means of soliciting funds and/or of selling commercial products, services or property within the corporate limits of the city of Westfield, Indiana (“City”), by and through the uninvited in-person solicitation of City residents on private property.

Exempt Persons. Shall include the following:

- (1) An individual while and to the extent he or she is engaged in protected political speech or activity;
- (2) An individual while and to the extent he or she is engaged in protected religious speech or activity;
- (3) An individual engaged in the solicitation of funds and/or the sale of cookies, candies, paper products or similar sundries for and on behalf of a not-for-profit organization or association that is exempt from the Indiana Gross Retail Tax;
- (4) An individual who, due to applicable federal or state law, is exempt from local licensing requirements. These individuals shall follow the established hours, manner, and restrictions, in which door-to-door soliciting may be conducted within the city.

Vendor. A person, partnership, corporation, company, organization or entity who is not an exempt person and who is engaged in the selling, peddling, marketing for future sales, merchandising or brokering of products, services or property to the general public for a commercial purpose and/or who is engaged in the solicitation of funds.

Sec. 46-2. Licensing required. It shall be unlawful for any vendor, and vendor’s employees and agents to engage in door-to-door soliciting within the city until that person complies with the provisions of this chapter.

Sec. 46-3. Licensing.

- (1) Any vendor who desires to engage in door-to-door solicitation shall first obtain from the Westfield Clerk Treasurer’s Office a non-transferable door-to-door solicitation license (“License”) permitting such activity by vendor and/or by vendor’s employees and agents.
- (2) The Westfield Clerk Treasurer’s Office shall provide to any person, upon request, a door-to-door vendor application form (“Application”) to be completed by a vendor and processed by the Westfield Clerk Treasurer’s Office. The application shall seek general information about the vendor, vendor’s business and the nature of vendor’s proposed door-to-door solicitation. The application shall also require a vendor to list the name of every employee and agent who will be involved in door-to-door solicitation pursuant to a license issued to the vendor under this section, and to obtain from the Indiana State Police Department and attach to the application a copy of the limited criminal history of the vendor and of each employee and agent of same who will be involved in door-to-door solicitation. All completed applications shall be submitted to the Westfield Clerk Treasurer’s Office for review.
- (3) A license and a non-transferable identification card shall be issued to each employee by the Westfield Clerk Treasurer’s Office upon such vendor’s completion of an application, confirmation that such vendor and employees have no felony or misdemeanor conviction within 15 years of the application date for a crime of dishonesty, fraud, theft and/or moral turpitude, and such vendor has paid the following license fees for each employee who will be involved in door-to-door soliciting:

1 day license	\$15.00
1 week license	\$25.00
1 month license	\$125.00
1 year license	\$300

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Upon receipt of a license, a vendor must also purchase from the Westfield Clerk Treasurer’s Office, at the cost of \$1 each, non-transferable identification cards for each employee and agent of vendor listed on vendor’s application and for whom the Westfield Clerk Treasurer’s Office has confirmed has no felony or misdemeanor conviction within 15 years of vendor’s application date for a crime of dishonesty, fraud, theft and/or moral turpitude.

- (4) The decision as to whether an application is approved or denied shall be made by the Westfield Clerk Treasurer’s Office within 10 business days from the date the application is submitted to the Westfield Clerk Treasurer’s Office for processing.

- (5) Vendor, and each of vendor's employees and agents, shall openly display upon his or her person an identification card issued by the Westfield Clerk Treasurer's Office whenever engaging in door-to-door solicitation. When requested, identification cards shall be presented to a police officer of the city or any person.
- (6) Subject to earlier revocation, pursuant to this section, a license, as well as any identification card(s) issued therewith, shall be valid for exactly one day, exactly one week, exactly one month, or exactly one year as applicable, from the date the license or identification card was issued, and shall thereafter immediately expire and become null and void.

Sec. 46-4. Restrictions on license/door-to-door solicitation.

- (1) Vendor, and vendor's employees and agents, shall comply with all applicable federal, state and local laws and regulations while engaging in door-to-door solicitation.
- (2) Vendor, and vendor's employees and agents shall not approach any home displaying a No Soliciting sticker, decal, sign, or other means of notification.
- (3) Vendor may not approach any home that has registered with the City of Westfield's No Solicitation List maintained by the City at [Vendors are responsible for reviewing said list and treating each home listed as if a fully visible "No Solicitation" sign is located on the home.](#) Vendor, and vendor's employees and agents shall not conduct door to door soliciting within any subdivision or neighborhood if a No Soliciting or comparable sign is clearly posted at entrances to the subdivision or neighborhood.
- (3) —
- (4) Door-to-door solicitation by vendors may be conducted between the hours of 10:00 a.m. and ~~7:00 p.m.~~ Dusk local time only.
- (5) The holder shall not trespass or enter into or on any house, building, or other structure of any land or property, without the prior consent of the owner or occupant thereof.
- (6) The holder of a license shall make no false statement or misrepresentation of fact in the course of carrying on the activity for which the license is granted and shall conduct business at all times in an orderly and lawful manner.
- (7) The holder of a license who takes orders for the future delivery of any type of goods or service shall be required to deliver such goods or service before any payment is made. It is unlawful to require "deposit" money for the expectation of future delivery of goods and services.
- (8) The city reserves the right to restrict the location of operation.

Sec. 46-5 License revocation or denial.

- (1) If the Westfield Clerk Treasurer's Office determines that one or more of the following apply to a vendor and/or to any employee or agent of vendor who applies for a license or who is involved in door-to-door solicitation, then the Westfield Clerk Treasurer's Office shall deny the application and/or revoke an

issued license and/or identification card(s) relating thereto, whichever action is applicable under the circumstances:

- (a) Vendor submitted an application that contains materially false or misleading information;
 - (b) Vendor or any of vendor's employees or agents was, within 15 years prior the date of vendor's application, convicted of a felony or misdemeanor crime of dishonesty, fraud, theft and/or moral turpitude;
 - (c) Vendor or any of vendor's employees or agents has violated this section or has been charged with or convicted of a felony or misdemeanor crime of dishonesty, fraud, theft and/or moral turpitude after the issuance of but prior to the expiration date of such person's license and/or identification card;
 - (d) Vendor or any of vendor's employees or agents has failed to properly display his/her identification card while engaged in door-to-door solicitation;
 - (e) Two or more written and sworn complaints have been delivered to the Westfield Clerk Treasurer's Office regarding allegedly untruthful or illegal conduct concerning vendor or vendor's employees or agents during his/her door-to-door solicitation, including but not limited to violating any No Solicitation sign or the Westfield No Solicitation List;
- (2) All license and/or identification card denials/revocations shall be in writing, shall state thereon the effective date of the denial/revocation and the reason for same, and shall be served by U.S. certified mail or by personal service on vendor at vendor's address as contained in the application.
 - (3) Any vendor, within 20 days from the date on which notice of such license and/or identification card denial or revocation notice is served thereon, may by written request made and delivered to the Westfield Clerk Treasurer's Office within such time period, appeal such action to the Westfield Board of Public Works and Safety ("Board"). If a timely appeal is not made, the decision of the Westfield Clerk Treasurer's Office is final. If a timely appeal is made, the Board shall hear the appeal at a public hearing which shall begin no more than 30 days from the date of the receipt of the appeal request by the Westfield Clerk Treasurer's Office. The Board shall issue its written decision on the appeal no more than 10 days from the ending date of the hearing thereon, which Board decision shall be final.
 - (4) No application, license or identification card fees shall be returned or refunded upon the revocation of a license and/or identification card issued pursuant to this section, all such monies being deemed forfeited.

Sec. 46-6 Penalties.

- (1) Any vendor and/or any employee or agent or vendor who engages in door-to-door solicitation in violation of this section shall be subject to a fine of \$100 for each separate offense during which the same engages in such conduct, with a

maximum penalty of \$1000 for each day during which the same engages in such conduct.

- (2) A vendor and/or any employee or agent of vendor who commits a violation under this chapter is subject to the enforcement procedures provided in I.C. 34-28-5-1.
- (3) The City may seek a temporary and/or permanent restraining order against any vendor and/or employee or agent thereof in any court of competent jurisdiction.
- (4) The City's remedies hereunder shall be cumulative and pursuit of one remedy shall not preclude the pursuit of others under this section or otherwise.
- (5) Willful or intentional disregard of this section shall, to the full extent permitted by law, entitle the City to collect from the violator the City's attorney fees, court costs, litigation expenses, and all other reasonable costs and expenses incurred in obtaining a restraining order and/or any other enforcement remedies against same.

Sec. 46-7 Severability clause. If any paragraph, sentence or other part of this chapter shall, for any reason, be adjudged invalid by any court of competent jurisdiction, such judgment shall not affect, impair or invalidate the remainder of this chapter, but shall be confined in its operation to the paragraph, sentence or other part thereof which is directly involved in the controversy in which such judgment is rendered.

Sec. 46-8 Effect and scope. The adoption of this chapter by the City, and the license of any vendor hereunder, shall not constitute an endorsement of approval of the cause, goods, property and/or services represented or provided by, nor the product of any person while engaged in door-to-door solicitation.

I have read and will comply by Ordinance 18-09 and I am aware that non-compliance will result in loss of my solicitation permit.

Name

Date

RESOLUTION 19-116

RESOLUTION AUTHORIZING A GRANT TO BENEFIT THE WESTFIELD PLAYHOUSE

WHEREAS, The City of Westfield, (“City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (“Council”); and,

WHEREAS, the Council has the duty and authority to foster economic growth, , cultural benefits and diverse recreational opportunities for the citizens of the City; and,

WHEREAS, the Westfield Playhouse will offer an unique and beneficial recreational opportunity for the citizens of the City, participation by the City is duly warranted.

NOW, THEREFORE, BE IT RESOLVED by the Westfield City Common Council meeting in session as follows:

Section 1. That the City hereby authorizes the grant of Three Hundred Thousand Dollars (\$300,000.00) from Fund 101 (General) to be deposited into the Westfield Economic Development Foundation (“EDF”) under the following terms all of which shall be agreed upon by the EDF:

- a) Funds to be made available only to the construction of the Westfield Playhouse.
- b) The execution of a construction agreement between the Economic Development Foundation and Showcase Homes agreeable to the City.
- c) The execution of a Memorandum of Understanding between the EDF, the Theater Group, the Westfield Downtown Merchants Association and the Estridge Foundation agreeable to the City.
- d) The execution of a ground lease from the City to the EDF.
- e) The execution of an agreeable Master Lease from the EDF to the Westfield Playhouse.

Section 2. If all of the above is not accomplished by October 4, 2019 the funds shall be returned to the City by the EDF.

Section 3. This Resolution shall be in full force and effect immediately, all acts necessary in the creation of this manual are hereby ratified.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ALL OF WHICH IS RESOLVED THIS _____ DAY OF _____ 2019.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ James J. Edwards	_____ James J. Edwards	_____ James J. Edwards
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Mark F. Keen	_____ Mark F. Keen	_____ Mark F. Keen
_____ Charles Lehman	_____ Charles Lehman	_____ Charles Lehman
_____ Cindy Spoljaric	_____ Cindy Spoljaric	_____ Cindy Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that RESOLUTION 19-116 was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE RESOLUTION 19-116

this _____ day of _____,
2019.

J. Andrew Cook, Mayor

I hereby VETO RESOLUTION 19-116

this _____ day of _____,
2019.

J. Andrew Cook, Mayor

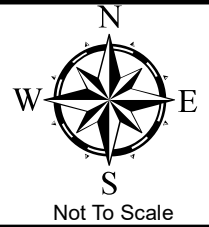
ATTEST:

Cindy Gossard, Clerk Treasurer

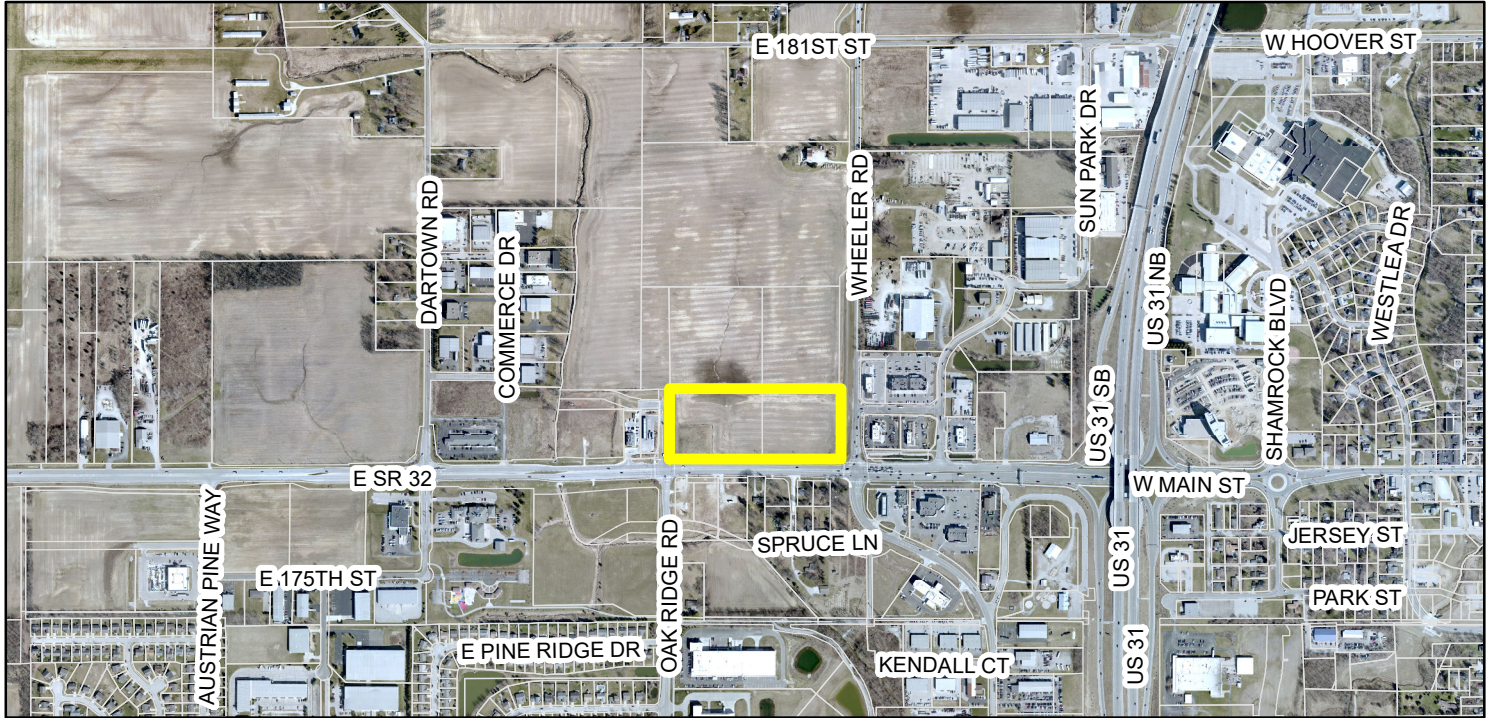
This document prepared by
Brian J. Zaiger, Esq.
KRIEG DEVAULT, LLP
(317) 238-6266



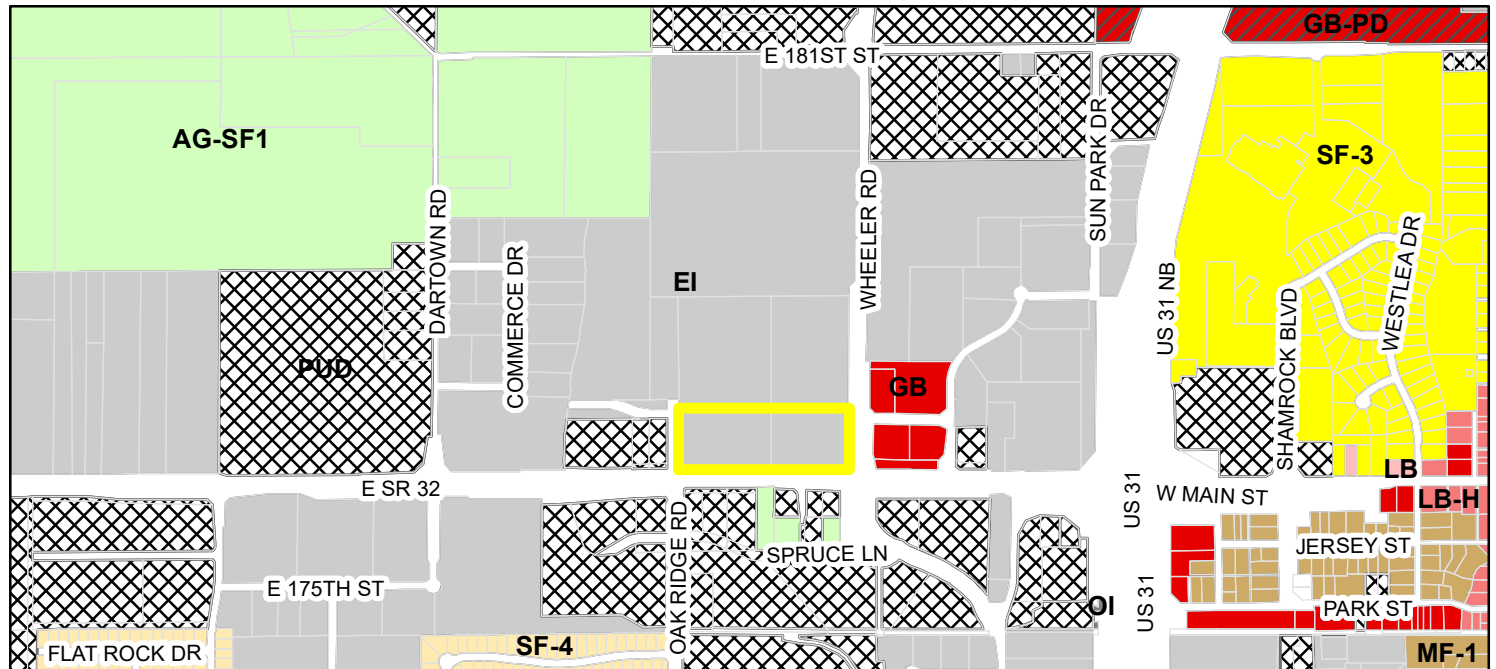
Property Location Map
Wheeler Landing PUD Amendment
Planned Unit Development Amendment
1909-PUD-27



Aerial Location Map



Zoning Map



Parcel	LB (Local Business)
Zoning - All	LB-H (Local Business - Historical)
Zoning	MF-1 (Multiple Family - 1)
AG-SF1 (Agriculture - Single Family - 1)	OI (Open Industrial)
EI (Enclosed Industrial)	PUD (Planned Unit Development)
GB (General Business)	SF-3 (Single Family - 3)
GB-PD (General Business - Planned Development)	SF-4 (Single Family - 4)

ORDINANCE NUMBER 19-22

WESTCHESTER PUD DISTRICT AMENDMENT I

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is an Ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, The Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance 17-46, Westchester Planned Unit Development Ordinance on January 8, 2018 (the "Westchester Planned Unit Development");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1907-PUD-19**), requesting an amendment to the Unified Development Ordinance and the Westchester Planned Unit Development with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1907-PUD-19** to the Common Council with a **Favorable** recommendation by a vote of nine (9) in favor and zero (0) opposed in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on August 7, 2019; and

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance is hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 All provisions and representations of the Unified Development Ordinance and Westchester Planned Unit Development that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be

superseded by the terms of this Ordinance.

Section 2. **Development Standards.** The Development Standards, Section 7.1 Area A and Area B: Article 6.3 Architectural Standards of the Westchester Planned Unit Development shall apply to the development of the District except as modified below:

- 2.1 No single builder shall build homes on more than fifty percent (50%) of the lots in any one section of Westchester (Area A, the portion of Area B south of 161st Street, and the portion of Area B north of 161st Street). Additionally, there shall be a minimum of three (3) builders of homes within the Westchester PUD. Builder homes shall be randomly interspersed throughout the sections of Westchester as noted above in this Section 2.1.
- 2.2 All homes shall incorporate a minimum of one (1) of the following elements:
 - A. The predominant exterior building material on the front elevation of the home shall be carried around at varying percentages on the remaining sides of the home. This percentage will be determined by the individual builder; or
 - B. Masonry (brick, stone, or synthetic stone) shall be an exterior material on all sides of the home at a height of at least (i) thirty (30) inches for a 1-story and 1 and ½ story homes and (ii) thirty-six (36) inches for a 2-story. Additionally, any primary roof including a gable end shall provide the predominant Exterior Material (shake or board & batten by way of example) in the gables on the side elevations of the home in various percentages as determined by the builder. On a walk out basement home the rear and side elevation masonry height shall run across all three sides (both sides and rear) at the same minimum height (i.e. the minimum is not 30” or 36” from grade for the rear elevation as masonry would cover the entire walk out exterior at the same height as on the side elevation).

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jon C. Dobosiewicz

I hereby certify that **ORDINANCE 19-22** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-22**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-22**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver, Jon C. Dobosiewicz, and
Matt Pleasant, AICP; Nelson & Frankenberger, LLC
550 Congressional Blvd, Suite 210,
Carmel, IN 46032 (317) 844-0106

Westchester - PUD District Ordinance Amendment I 7 080619.docx

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description and Location Map)

EXHIBIT A
REAL ESTATE

(Legal Description)

Parcel I

Part of the Northwest Quarter of Section 16, Township 18 North, Range 3 East, in Washington Township, Hamilton County, being more particularly described as follows;

Beginning at the Southwest corner of said Northwest Quarter; thence North 00 degrees 14 minutes 27 seconds East along the West line thereof 2,122.82 feet; thence North 89 degrees 43 minutes 41 seconds East 315.00 feet; thence North 00 degrees 14 minutes 27 seconds East 515.00 feet to a point on the north line of said Northwest Quarter; thence North 89 degrees 43 minutes 41 seconds East along said north line 1,044.79 feet to the Northeast corner of the Northwest Quarter of said Quarter Section; thence South 00 degrees 17 minutes 57 seconds West 1,316.87 feet to the Northwest corner of the Southeast Quarter of said Quarter Section; thence North 89 degrees 38 minutes 28 seconds East 679.23 feet to the Northeast corner of the West Half of the Southeast Quarter of said Quarter Section; thence South 00 degrees 19 minutes 43 Seconds West 1m315.85 feet to the Southeast corner of the West Half of the Southeast Quarter of said Quarter Section; thence South 89 degrees 33 minutes 16 seconds West along the south line of said Quarter Section 2,035.71 feet to the place of beginning, containing 98.985 acres, more or less.

Parcel II

A part of the Southwest Quarter of Section 9, Township 18 North, Range 03 East, in Washington Township, Hamilton County, being more particularly described as follows;

Beginning at the Southeast corner of the Southwest Quarter of said Section 9; thence South 89 degrees 43 minutes 42 seconds West a distance of 553.61 feet along the South line of said Quarter; thence North 00 degrees 16 minutes 18 seconds West a distance of 50.00 feet; thence North 89 degrees 43 minutes 42 seconds East a distance of 120.93 feet; thence North 40 degrees 00 minutes 31 seconds East a distance of 45.88 feet; thence North 01 degree 55 minutes 06 seconds East a distance of 149.07 feet to a point on a curve concave southwesterly, the radius point of said curve being North 88 degrees 04 minutes 54 seconds West a distance of 120.50 feet from said point; thence northwesterly along said curve an arc distance of 98.28 feet to the point of tangency of said curve, said point being North 45 degrees 11 minutes 10 seconds East a distance of 120.50 feet from the radius point of said curve; thence South 20 degrees 45 minutes 45 seconds West a distance of 121.43 feet; thence North 69 degrees 14 minutes 15 seconds West a distance of 60.00 feet; thence North 67 degrees 07 minutes 41 seconds West a distance of 60.04 feet; thence North 69 degrees 14 minutes 15 seconds West a distance of 275.49 feet; thence North 51 degrees 59 minutes 33 seconds West a distance of 556.19 feet; thence North 19 degrees 57 minutes 20 seconds West a distance of 371.90 feet; thence North 01 degree 13 minutes 40 seconds West a distance of 154.88 feet; thence North 44 degrees 13 minutes 54 seconds East a distance of 128.33 feet; thence North 62 degrees 17 minutes 16 seconds East a distance of 318.33 feet; thence North 89 degrees 59 minutes 31 seconds East a distance of 247.14 feet; thence North 56 degrees 25 minutes 35 seconds East a distance of 120.67 feet; thence North 89 degrees 59 minutes 31 seconds East a distance of 129.56 feet; thence South 63 degrees 39 minutes 38 seconds East a distance of 128.97 feet; thence South 13 degrees 36 minutes 37 seconds East a distance of 327.01 feet; thence South 06 degrees 50 minutes 29 seconds West a distance of 433.23 feet; thence South 06 degrees 02 minutes 15 seconds West a distance of 161.40 feet; thence South 20 degrees 45 minutes 45 seconds West a distance of 130.00 feet; thence South 69 degrees 14 minutes 15 seconds East a distance of 35.33 feet to a point on a curve concave southwesterly, the radius point of said curve being South 88 degrees 05 minutes 46 seconds West a distance of 179.50 feet from said point; thence southeasterly along said curve an arc distance of 210.95 feet to the point of tangency of said curve, said point being North 20 degrees 45

minutes 45 seconds East a distance of 179.50 feet from the radius point of said curve; thence South 01 degree 54 minutes 14 seconds East a distance of 158.44 feet; thence South 40 degrees 14 minutes 38 seconds East a distance of 45.67 feet; thence North 89 degrees 43 minutes 42 seconds East a distance of 304.14 feet to the East line of said Quarter; thence South 00 degrees 15 minutes 08 seconds West, along the East line of said Quarter, a distance of 50.00 feet to the place of beginning, containing 22.910 acres, more or less.

Parcel III

A part of the Northwest Quarter of Section 9, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the Northwest Quarter of said Section 9; thence North 89 degrees 49 minutes 39 seconds East along the South line of said Northwest Quarter 125.22 feet to the POINT OF BEGINNING of this description; thence North 00 degrees 09 minutes 48 seconds West 19.75 feet; thence South 89 degrees 50 minutes 12 seconds West 25.00 feet; thence North 65 degrees 31 minutes 11 seconds West 54.67 feet; thence North 00 degrees 11 minutes 40 seconds East 87.01 feet; thence South 55 degrees 28 minutes 30 seconds East 95.86 feet; thence North 89 degrees 49 minutes 39 seconds East 662.41 feet; thence North 44 degrees 49 minutes 39 seconds East 70.71 feet; thence North 00 degrees 10 minutes 21 seconds West 60.82 feet to the point of curvature of a curve concave westerly, the radius point of said curve being South 89 degrees 49 minutes 39 seconds West 170.50 feet from said point; thence northerly along said curve 48.91 feet to the point of tangency of said curve, said point being North 73 degrees 23 minutes 28 seconds East 170.50 feet from the radius point of said curve; thence North 16 degrees 36 minutes 32 seconds West 38.45 feet to the point of curvature of a curve concave easterly, the radius point of said curve being North 73 degrees 23 minutes 28 seconds East 229.50 feet from said point; thence northerly along said curve 85.48 feet to the point of tangency of said curve, said point being North 85 degrees 16 minutes 10 seconds West 229.50 feet from the radius point of said curve; thence North 04 degrees 43 minutes 50 seconds East 168.47 feet; thence North 85 degrees 16 minutes 10 seconds West 130.00 feet; thence North 04 degrees 43 minutes 50 seconds East 516.05 feet; thence North 18 degrees 26 minutes 24 seconds East 213.28 feet; thence North 05 degrees 35 minutes 45 seconds East 115.45 feet; thence North 23 degrees 16 minutes 01 seconds West 156.94 feet; thence South 89 degrees 50 minutes 00 seconds East 146.44 feet; thence North 27 degrees 14 minutes 36 seconds West 33.74 feet; thence North 89 degrees 50 minutes 00 seconds West 183.42 feet; thence North 00 degrees 27 minutes 15 seconds East 7.54 feet; thence continuing North 00 degrees 27 minutes 15 seconds East 584.49 feet; thence North 89 degrees 50 minutes 59 seconds East 654.57 feet to a point on the East line of the West Half of the aforesaid Northwest Quarter, said point being South 00 degrees 10 minutes 00 seconds West 500.00 feet from the northeast corner of the West Half of said Northwest Quarter; thence South 00 degrees 10 minutes 00 seconds West along said East line 684.66 feet; thence North 89 degrees 50 minutes 00 seconds West 335.00 feet; thence North 00 degrees 10 minutes 00 seconds East 130.00 feet; thence North 89 degrees 50 minutes 00 seconds West 15.44 feet to the point of curvature of a curve concave southerly, the radius point of said curve being South 00 degrees 10 minutes 00 seconds West 120.50 feet from said point; thence westerly along said curve 50.66 feet to a point on said curve, said point being North 23 degrees 55 minutes 15 seconds West 120.50 feet from the radius point of said curve, said point also being the point of curvature of a curve concave easterly, the radius point of said curve being South 23 degrees 55 minutes 15 seconds East 20.00 feet from said point; thence southerly along said curve 32.58 feet to the point of tangency of said curve, said point being South 62 degrees 45 minutes 24 seconds West 20.00 feet from the radius point of said curve; thence South 27 degrees 14 minutes 36 seconds East 61.75 feet to the point of curvature of a curve concave westerly, the radius point of said curve being South 62 degrees 45 minutes 24 seconds West 329.50 feet from said point; thence southerly along said curve 56.85 feet to a point on said curve, said point being North 72 degrees 38 minutes 33 seconds East 329.50 feet from the radius point of said curve; thence South 89 degrees 50 minutes 00 seconds East 145.29 feet; thence South 00 degrees 10 minutes 00 seconds West 173.12 feet; thence South 18 degrees 26 minutes 24 seconds West 246.34 feet; thence South 09 degrees 30 minutes 41 seconds West 130.88 feet; thence South 04 degrees 43 minutes 50 seconds West 392.00 feet; thence South 00 degrees 10 minutes 00

seconds West 134.20 feet; thence South 03 degrees 24 minutes 11 seconds East 134.21 feet; thence South 89 degrees 49 minutes 39 seconds West 130.00 feet; thence South 16 degrees 36 minutes 32 seconds East 66.52 feet to the point of curvature of a curve concave westerly, the radius point of said curve being South 73 degrees 23 minutes 28 seconds West 100.00 feet from said point; thence southerly along said curve 28.69 feet to the point of tangency of said curve, said point being North 89 degrees 49 minutes 39 seconds East 100.00 feet from the radius point of said curve; thence South 00 degrees 10 minutes 21 seconds East 21.90 feet; thence South 45 degrees 10 minutes 21 seconds East 70.71 feet; thence North 89 degrees 49 minutes 39 seconds East 391.24 feet to a point on the East line of the West Half of the aforesaid Northwest Quarter; thence South 00 degrees 10 minutes 00 seconds West along said East line 75.00 feet to a point on the South line of said Northwest Quarter, said point being South 89 degrees 49 minutes 39 seconds West 1,359.12 feet from the southeast corner of said Northwest Quarter; thence South 89 degrees 49 minutes 39 seconds West along said South line 1,233.90 feet to the place of beginning, containing 20.719 acres, more or less.

Parcel IV

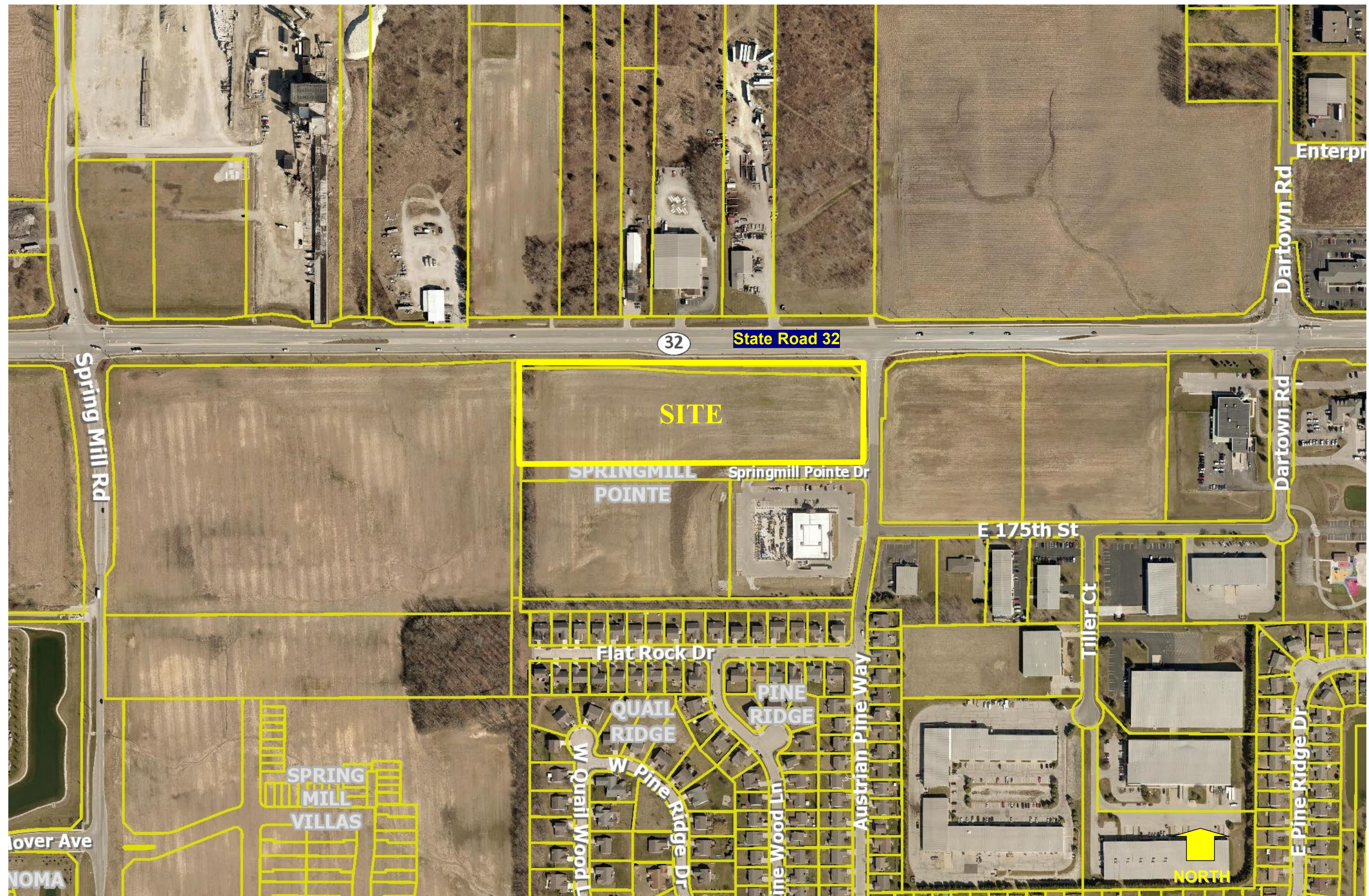
A part of the Northwest Quarter of Section 9, Township 18 North, Range 03 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 9; thence South 00 degrees 12 minutes 15 seconds West, along the West line of the said Northwest Quarter, a distance of 1,082.68 feet; thence North 89 degrees 59 minutes 45 seconds East a distance of 40.00 feet to a point on the East line of a tract of land as described in Instrument Number 2017-015858 in the Office of the Recorder of Hamilton County, Indiana and the POINT OF BEGINNING of this description; thence continuing North 89 degrees 59 minutes 45 seconds East, along the South line of an approximate 14 acre tract of land described in Instrument Number 9609647425 in the Office of the Recorder of Hamilton County, Indiana, a distance of 432.93 feet; thence South 00 degrees 12 minutes 15 seconds West a distance of 109.76 feet; thence South 16 degrees 49 minutes 32 seconds West a distance of 64.70 feet; thence South 09 degrees 20 minutes 25 seconds West a distance of 135.72 feet; thence South 03 degrees 47 minutes 33 seconds West a distance of 134.26 feet; thence South 02 degrees 15 minutes 51 seconds East a distance of 92.09 feet; thence South 02 degrees 22 minutes 59 seconds East a distance of 124.13 feet; thence South 00 degrees 12 minutes 15 seconds West a distance of 11.39 feet; thence South 43 degrees 44 minutes 26 seconds West a distance of 157.30 feet; thence North 89 degrees 47 minutes 45 seconds West a distance of 250.68 feet; thence South 00 degrees 12 minutes 15 seconds West a distance of 93.71 feet; thence North 89 degrees 47 minutes 45 seconds West a distance of 35.00 feet to a point on the East line of a tract of land as described in Instrument Number 2017-015828 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 12 minutes 15 seconds East a distance of 873.32 feet along said East line to the place of beginning, containing 7.121 acres, more or less.

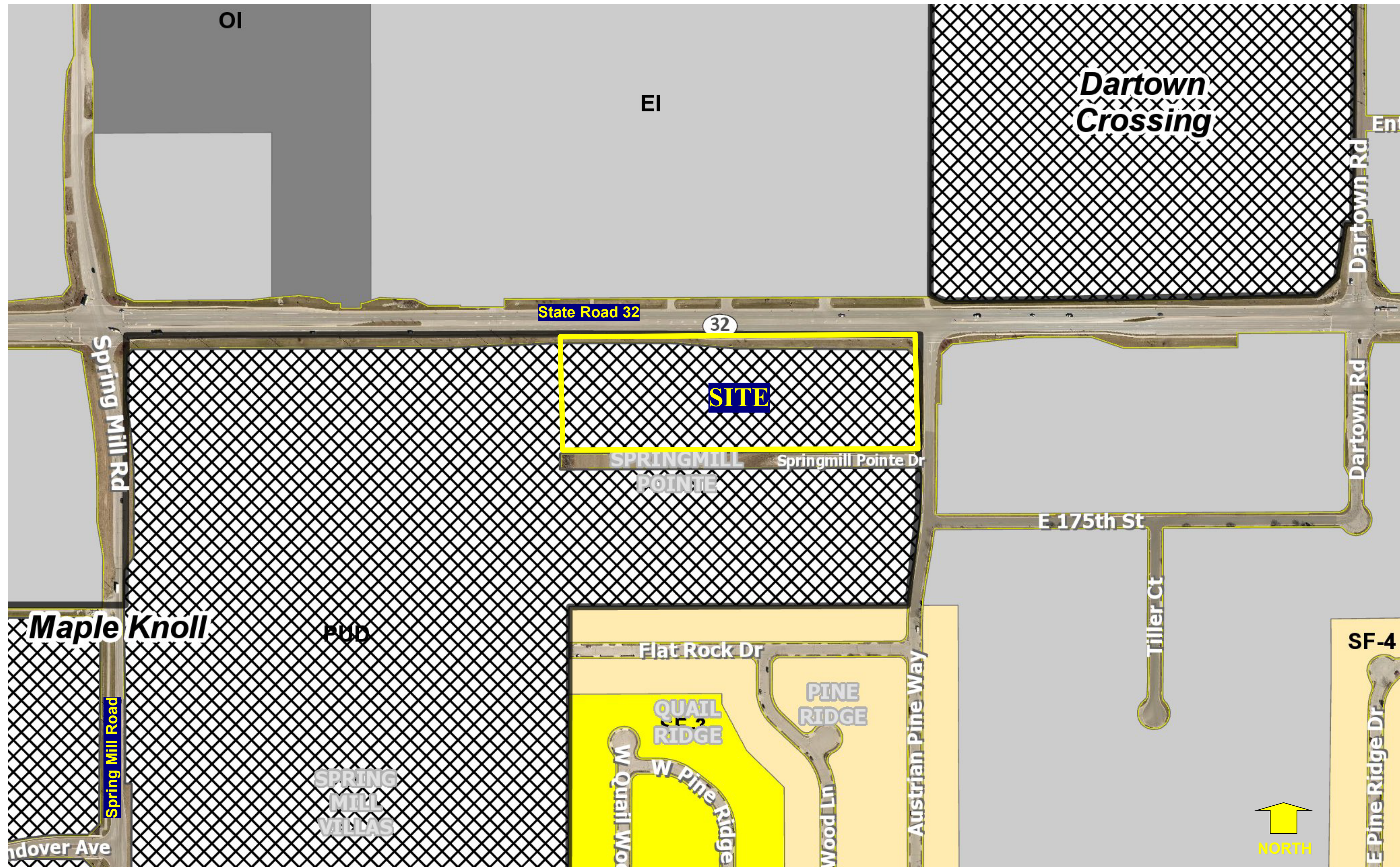
EXHIBIT A
REAL ESTATE

(Location Map)

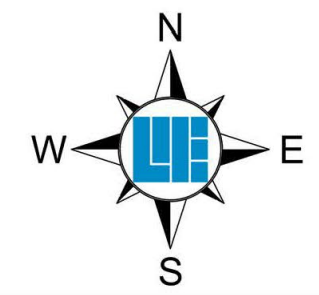




Springmill Pointe PUD
Site Location Map



Springmill Pointe PUD
Site Zoning Map



SPRINGMILL POINTE OVERALL SITE EXHIBIT

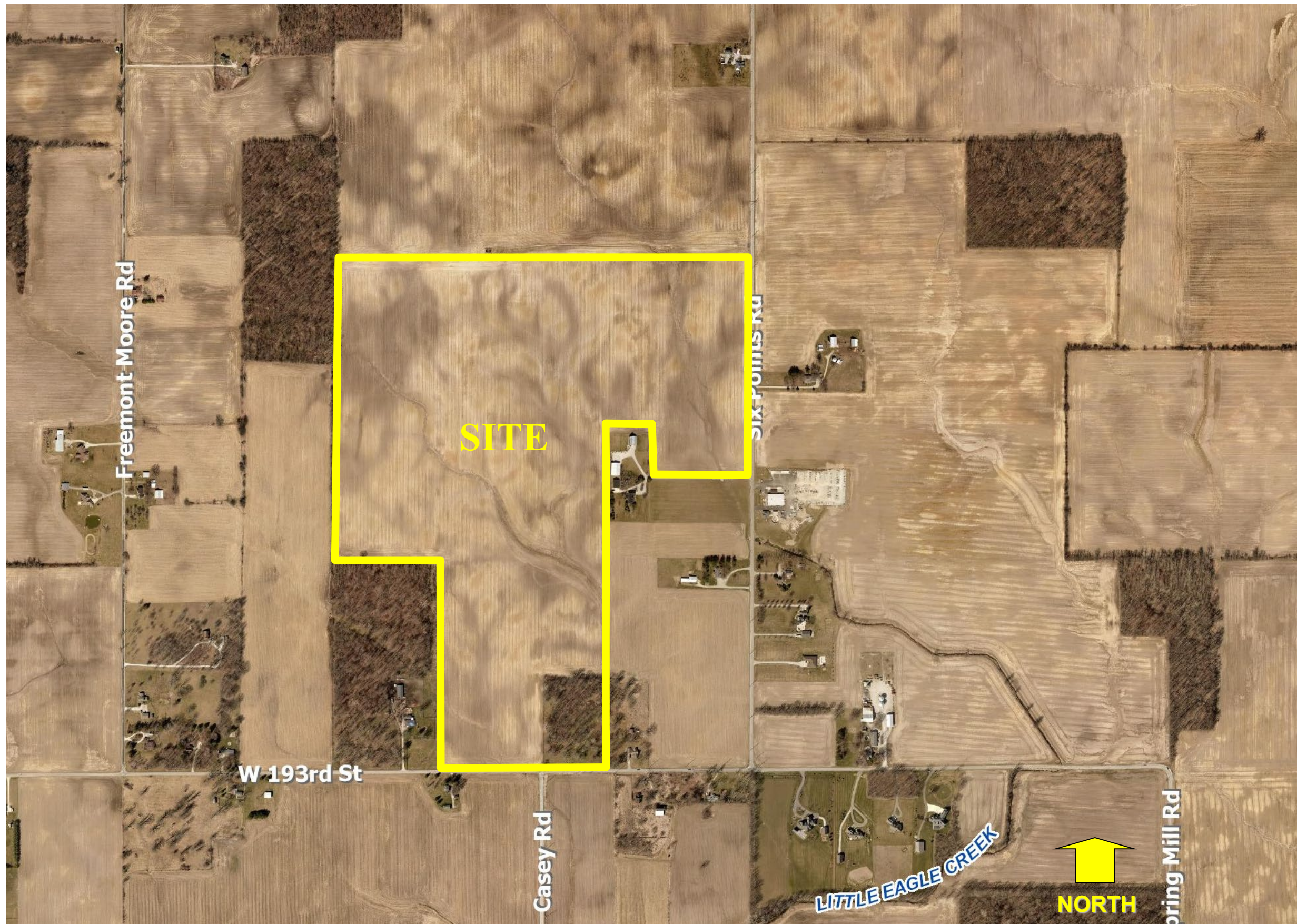
Date: 07/26/2019

Westchester Planned Unit Development that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

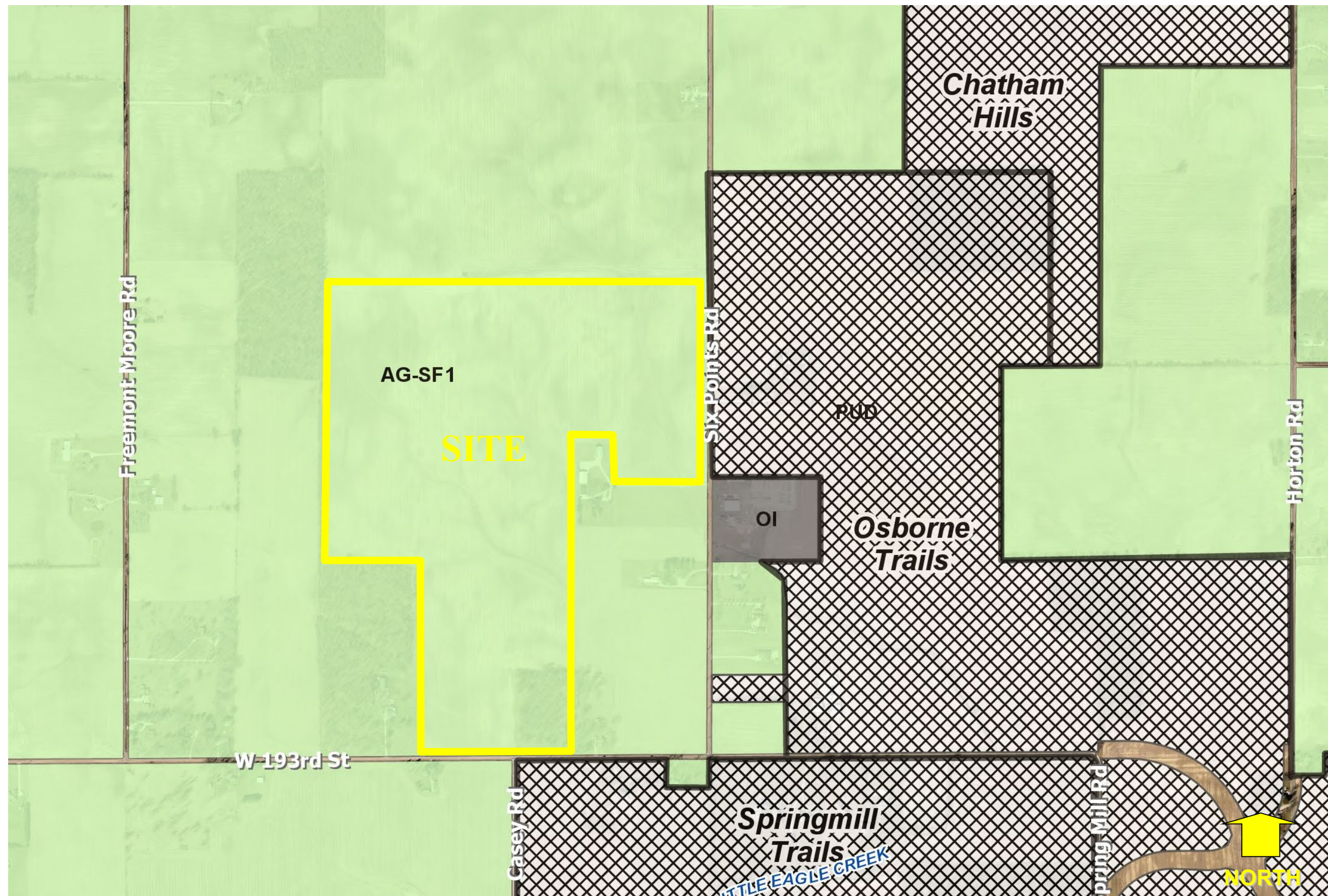
Section 2. Development Standards. The Development Standards, Section 7.1 Area A and Area B: Article 6.3 Architectural Standards of the Westchester Planned Unit Development shall apply to the development of the District except as modified below:

- 2.1 No single builder shall build homes on more than fifty percent (50%) of the lots in any one section of Westchester (Area A, the portion of Area B south of 161st Street, and the portion of Area B north of 161st Street). Additionally, there shall be a minimum of three (3) builders of homes within the Westchester PUD. Builder homes shall be randomly interspersed throughout the sections of Westchester as noted above in this Section 2.1.
- 2.2 All homes shall incorporate a minimum of one (1) of the following elements:
 - A. The predominant exterior building material on the front elevation of the home shall be carried around at varying percentages on the remaining sides of the home. This percentage will be determined by the individual builder; or
 - ~~B.~~ Masonry (brick, stone, or synthetic stone) ~~as~~ shall be an exterior material on all sides of the home at a height of at least ~~eighteen (18)~~ (i) thirty (30) inches; for a 1-story 1 and ½ story homes and (ii) thirty-six (36) inches for a 2-story. Additionally, any primary roof including a gable end shall provide the predominant Exterior Material (shake or
 - ~~C.B.~~ A “corner break” consisting board & batten by way of ~~a sun room, screen porch, covered patio, or other similar feature, shall be included~~ example) in the gables on the side elevations of the home in various percentages as determined by the builder. On a walk out basement home the rear and side elevation ~~of the home~~ masonry height shall run across all three sides (both sides and rear) at the same minimum height (i.e. the minimum is not 30” or 36” from grade for the rear elevation as masonry would cover the entire walk out exterior at the same height as on the side elevation).

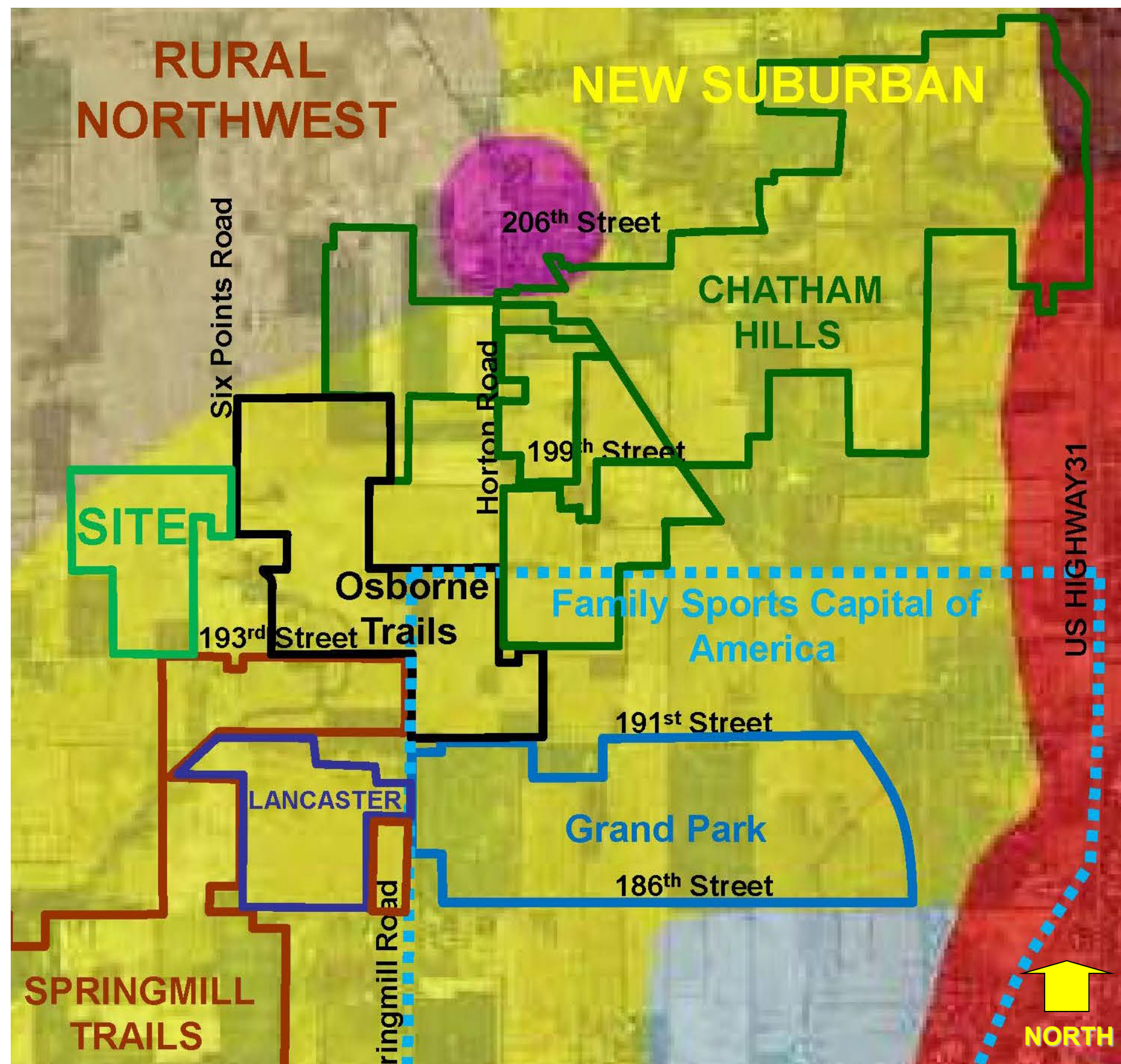
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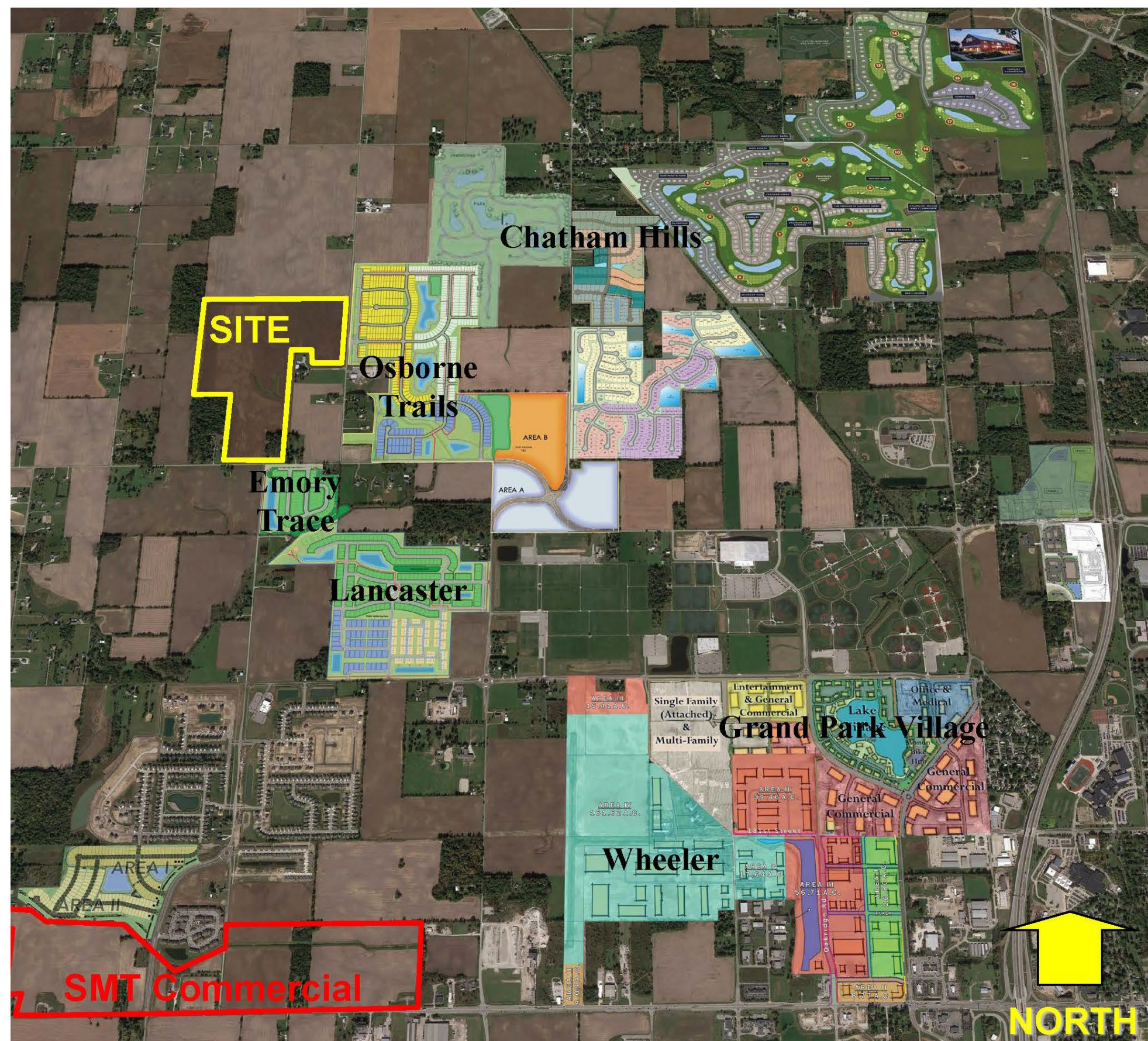
Atwater PUD
Site Location Map



Atwater PUD
Zoning Map



Atwater PUD
Comprehensive Plan Map



Atwater PUD

Context Map



Atwater PUD
District Map

LEGEND:

(a) Fishing Area	(g) Fitness Trails
(b) Lake	(h) Playground
(c) Fishing Deck	(i) Picnic Shelter
(d) Amenity Area	(j) Community Firepit
(e) Fitness Stations	(k) Existing Trees to Remain
(f) Trails	



Atwater PUD
Concept Plan

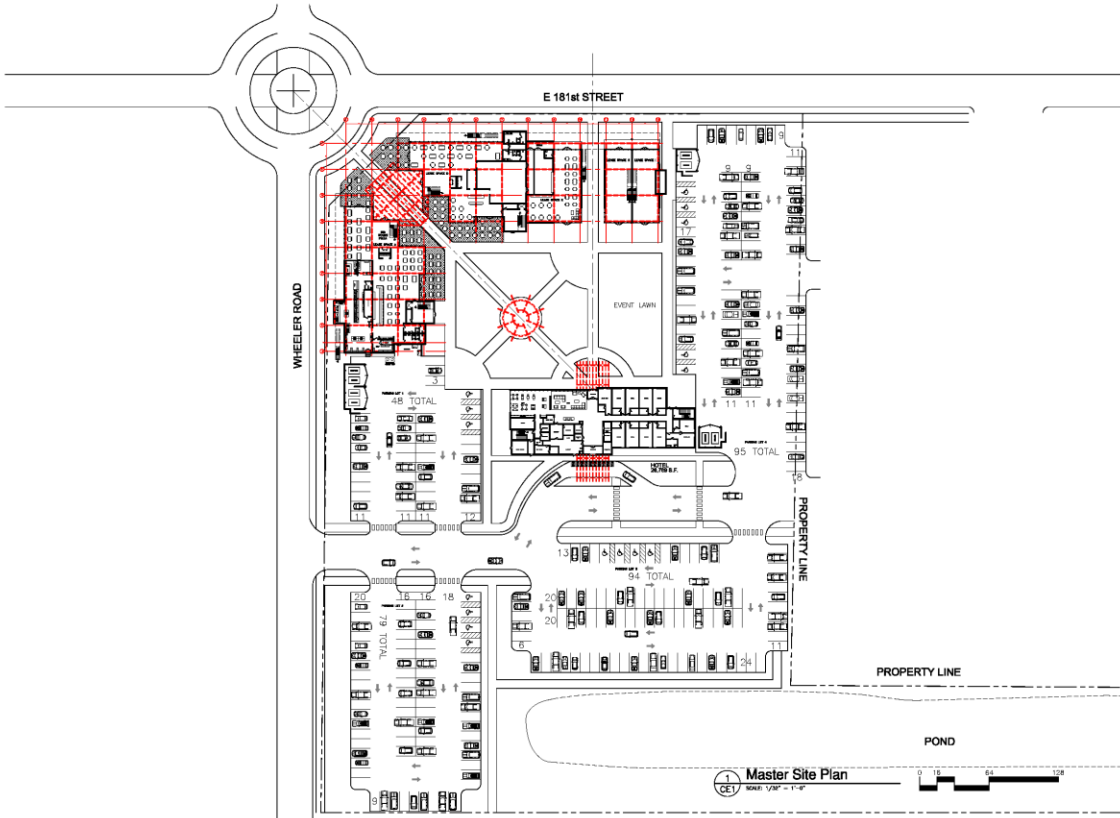


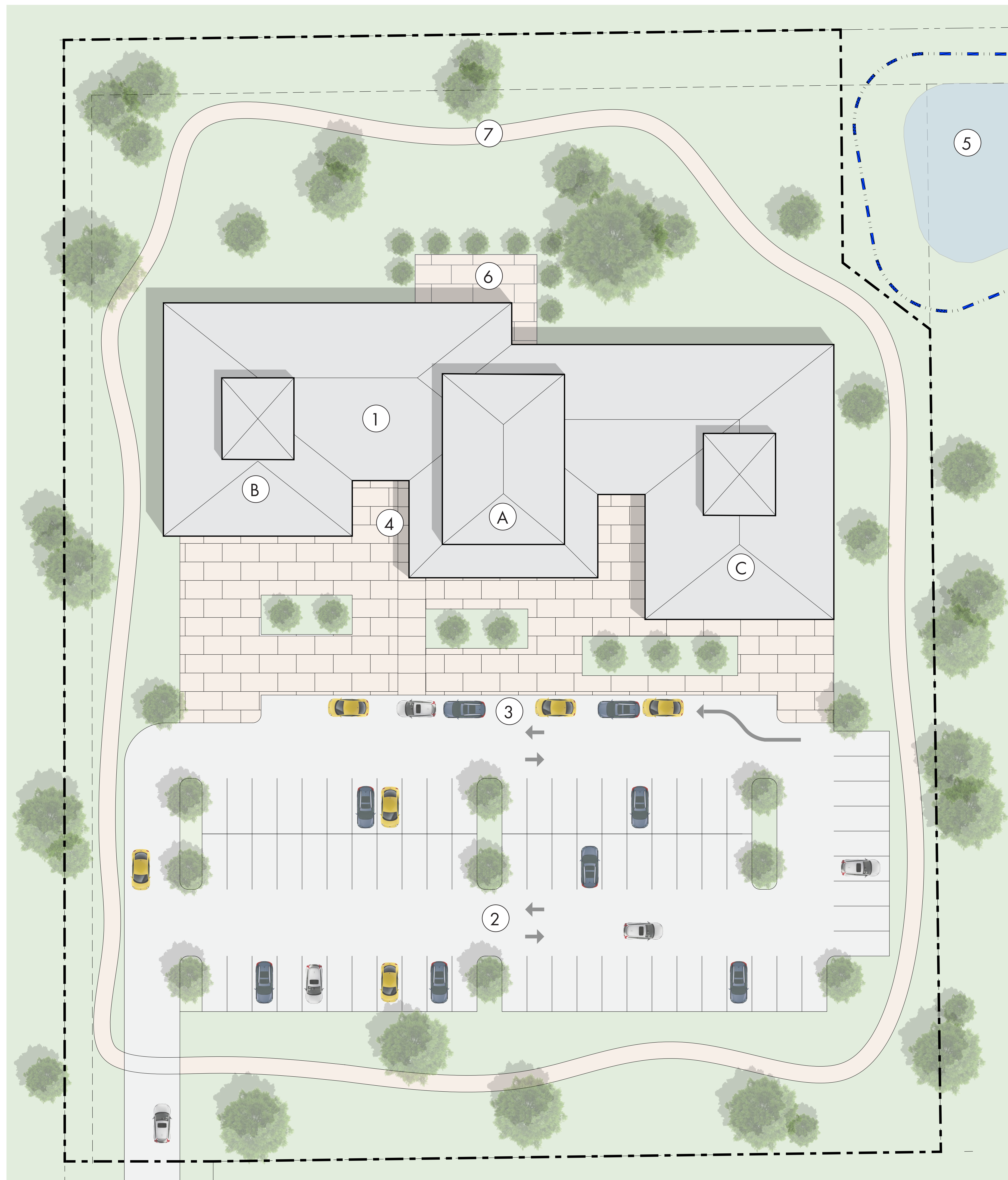


LEGEND:

(a) Fishing Area	(g) Fitness Trails
(b) Lake	(h) Playground
(c) Fishing Deck	(i) Picnic Shelter
(d) Amenity Area	(j) Community Firepit
(e) Fitness Stations	(k) Existing Trees to Remain
(f) Trails	



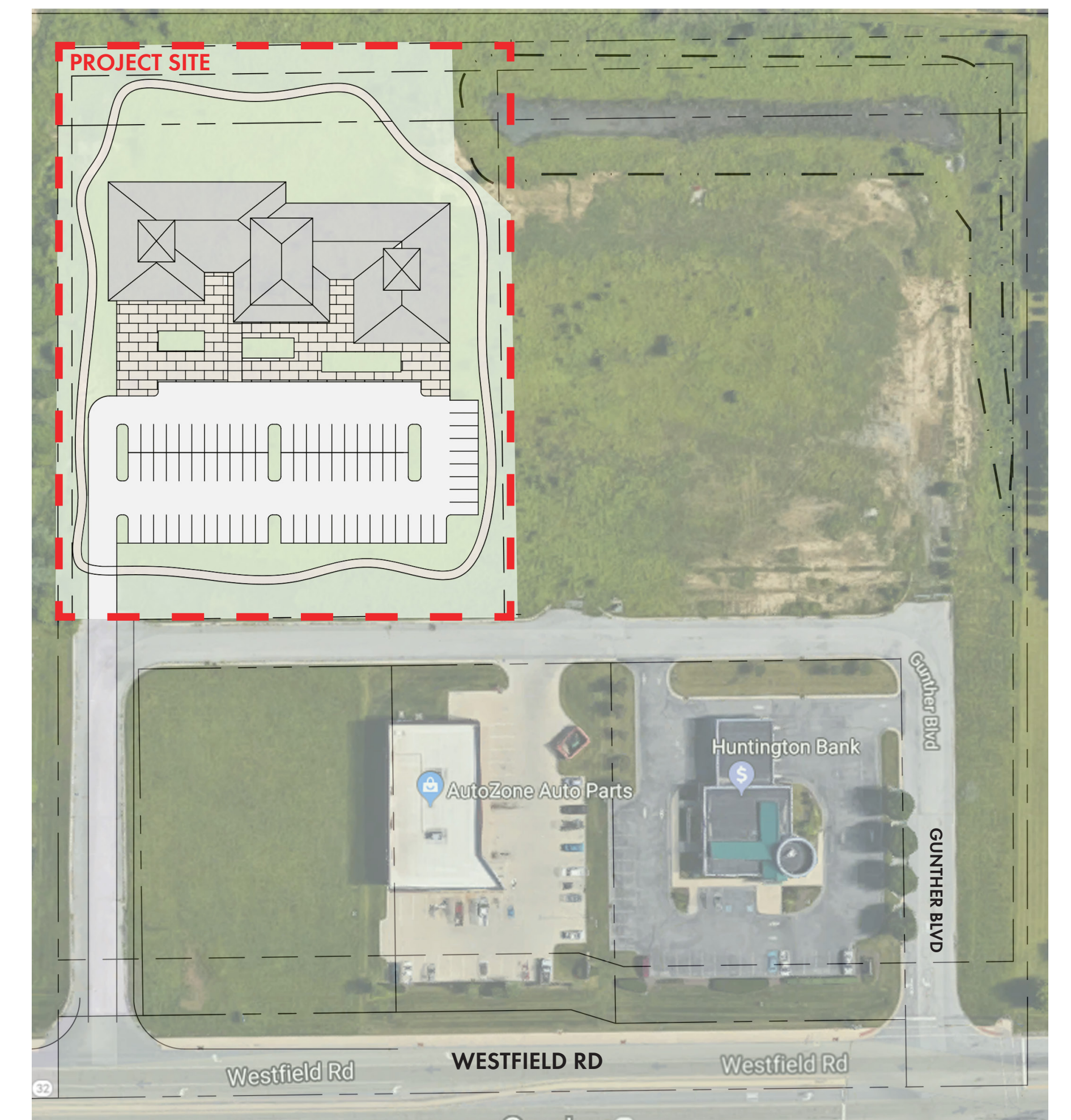




CONCEPTUAL SITE PLAN
SCALE : 1/16" = 1'-0"

LEGEND

- ① NEW SCHOOL BUILDING - 15,500 SF
 - Ⓐ MULTI-PURPOSE / ADMIN.
 - Ⓑ MIDDLE SCHOOL WING
 - Ⓒ HIGH SCHOOL WING
- ② PARKING - 75 SPACES
- ③ STUDENT DROP-OFF AREA
- ④ MAIN ENTRY
- ⑤ EXISTING RETENTION POND
- ⑥ PATIO
- ⑦ WALKING PATH



LOCATION PLAN
SCALE : N.T.S.



PRECEDENT IMAGERY

OPTIONS CHARTER SCHOOL
WESTFIELD



RESOLUTION NUMBER 19-115

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA REGARDING THE DESIGNATION OF AN ECONOMIC REVITALIZATION AREA

WHEREAS, pursuant to I.C. 6-1.1-12.1-1, *et. seq.* (the "Act"), the City of Westfield, Indiana (the "City") by and through its Common Council acting in its capacity as the fiscal body of the City and acting as the designating body identified in the Act (the "Council") has the right and opportunity to abate the payment of real property taxes for real estate located within an area declared by the Council to be an Economic Revitalization Area and to also abate the payment of personal property taxes within the Economic Revitalization Area; and

WHEREAS, pursuant to the Act, the Council may find that a particular area within the jurisdiction of the City is an Economic Revitalization Area and may by adoption of a resolution declare such area to be an Economic Revitalization Area which resolution must be confirmed, modified, or rescinded; and

WHEREAS, the Council desires to declare the area generally located at 16805 Southpark Drive, Westfield, Indiana more particularly described in Exhibit A (the "Area") attached hereto and made a part hereof which Area is also shown on the map attached hereto as Exhibit B and made a part hereof as an Economic Revitalization Area in which property owners and lessees making application to the City pursuant to the Act subsequently approved by this Council pursuant to the Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA AS FOLLOWS:

SECTION I. The Area is located within the corporate boundaries of the City.

SECTION II. The Area is hereby declared to be an Economic Revitalization Area as defined in the Act.

SECTION III. A public hearing shall be held at the time and place of the regular meeting of the Council on September 9, 2017 at 7:00 P.M. at the Westfield City Hall, 130 Penn Street, Westfield, Indiana. The Council shall publish or cause to be published, pursuant to the Act, notice (the "Notice") of the adoption and substance of this Resolution in accordance with I.C. 5-3-1 one (1) time at least ten (10) days before the date of the public hearing on this matter (the "Public Hearing"), which Notice shall state the date and time for the Public Hearing, that the Council will hear all remonstrance's and objections from interested persons at the Public Hearing, that at the conclusion of the Public Hearing the Council may take final action on the proposed designation determining whether the qualifications for an economic revitalization area have been met and confirming, modifying, or rescinding this Resolution, and that a copy of this Resolution, including

the description of the Area, has been filed with and shall be available for inspection in the office of the Hamilton County Assessor.

SECTION IV. Pursuant to Section 2.5(b) of the Act, a copy of this Resolution shall be filed with the Hamilton County Assessor.

SECTION V. Pursuant to Section 2.5(c) of the Act, the Council shall file a copy of the Notice with each taxing unit that has authority to levy property taxes in the geographic area where the Area is located. Such information shall be filed with the officers of the taxing unit who are authorized to fix budgets, tax rates, and tax levies under I.C. 6 1.1-17-5 at least ten (10) days prior to the date of the Public Hearing.

SECTION VI. This Resolution shall be in full force and effect immediately upon its adoption.

THE REMAINDER OF THIS PAGE IS BLANK INTENTIONALLY

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS 12th DAY OF AUGUST, 2019.**

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Chuck Lehman

Chuck Lehman

Chuck Lehman

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Dr. Mark Keen

Dr. Mark Keen

Dr. Mark Keen

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Joe Edwards

Joe Edwards

Joe Edwards

ATTEST:

Cindy Gossard, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Amanda Rubadue

I hereby certify that RESOLUTION 19-115 was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 19-115
This _____ day of _____, 2019

I hereby VETO Resolution 19-115
This _____ day of _____, 2019

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

Prepared By:
Amanda Rubadue, Economic Development Director
Mayor's Office
City of Westfield, Indiana

EXHIBIT A

Legal Description of Area

**SOUTH 1.030 Ac. of BEC, LLC
LEGAL DESCRIPTION**

A part of the Southeast Quarter of the Southwest Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Hamilton County, Indiana, described as follows:

Commencing at the Southeast corner of said Quarter-Quarter Section; thence South 87 degrees 14 minutes 09 seconds West (assumed bearing), along the South line of said Quarter-Quarter Section, a distance of 774.24 feet; thence North 00 degrees 09 minutes 02 seconds West, a distance of 594.57 feet to the POINT OF BEGINNING; thence continuing North 00 degrees 09 minutes 02 seconds West, a distance of 129.02 feet; thence South 04 degrees 50 minutes 36 seconds West, a distance of 129.48 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 341.42 feet, to the POINT OF BEGINNING, containing 1.030 Acres, more or less.

Also, a non-exclusive easement for access as set out in Non-exclusive Access Easement Agreement by and between CK Properties, LLC, and BEC, LLC, dated April 18, 2001 and recorded May 4, 2001 as Instrument 2001-25043, in the Office of the Recorder of Hamilton County, Indiana

Subject to Covenants, conditions, restrictions, and obligations, as set out in Declaration of Covenants and Restrictions recorded March 21, 2001, as Instrument 2001-14091 in the Office of the Recorder of Hamilton County, Indiana.

Subject to Declaration of Non-exclusive Utility Easement Dated June 18, 2001, and recorded June 19, 2001 as Instrument 2001-36580.

EXHIBIT B



Tax Abatement Request JJK Investments 16802 Southpark Drive



Not To Scale

Aerial Location Map



ORDINANCE NUMBER 19-__

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASIDNGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE WHEELER LANDING PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

This is an ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Common Council enacted Ordinance No. 18-04, the Wheeler Landing Planned Unit Development District (the "Wheeler Landing PUD Ordinance") on September 24, 2018;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered Petition No. _____ (the "Petition"), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in Exhibit A, attached hereto (the "Real Estate"); and

WHEREAS, the Commission forwarded the Petition No. _____ to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (xx-xx) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019; and

WHEREAS, the Common Council is subject to the provisions of the Indiana Code § 36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Wheeler Landing PUD Ordinance, Unified Development Ordinance, and Zoning Map, are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 This Ordinance shall amend the Wheeler Landing PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Wheeler Landing PUD Ordinance ; and (iii) the

provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Wheeler Landing PUD Ordinance, as amended.

1.2 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.3 All provisions and representations of (i) the Unified Development Ordinance or (ii) the Wheeler Landing PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance or the Wheeler Landing PUD Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. Overlay Districts.

3.1 All provisions of this section of the approved Wheeler Landing PUD shall remain in full force and effect with the following addition. The standards of the 32 Overlay shall only apply to the development of Area II of the Real Estate with the following additional exception:

- A. The standards of Article 5.3(K)(4) Trail Corridor Width shall be modified to require that the Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 edge of pavement. In addition, the Trail Corridor shall be a minimum width of ten (10) feet parallel and immediately abutting the State Highway 32 right-of-way line.

(SIGNATURE PAGE IMMEDIATELY FOLLOWS)

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-__** was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-__**
this _____ day of _____, 2019.

I hereby VETO **ORDINANCE 19-__**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Printed Name of Declarant

Prepared by _____, Church Church Hittle & Antrim, 2 North 9th Street, Noblesville, IN 46060 317.773.2190

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

ORDINANCE NUMBER 19-24

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE

This is an Ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance.

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (the "Commission") held a public hearing on _____, 2019, for a petition (**Petition No. 1907-REZ-01**) requesting to rezone certain lands within the City of Westfield;

WHEREAS, on _____, 2019, the Commission forwarded **Petition No. 1907-REZ-01** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (Vote: #-#) in accordance with Indiana Code § 36-7-4-608;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-608 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Zoning Map accompanying and made a part of the Westfield-Washington Unified Development Ordinance is amended to reclassify real estate (the "Real Estate") described in what is attached hereto and incorporated herein by reference as **Exhibit A**, from SB-PD: Special Business / Planned Development District to SF-4: Single-Family High Density District.
- 1.2 Development of the Real Estate shall be governed by the provisions of the Unified Development Ordinance.

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-24** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-24**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-24**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document,
unless required by law: Caleb Ernest

Prepared by: Caleb Ernest, Associate Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074, (317) 519-8630

EXHIBIT A

(REAL ESTATE)

Bridlewood Subdivision, Sections 1, 2, 3, and 4, a platted residential subdivision within the City of Westfield, Hamilton County, Indiana, recorded in the Office of the County Recorder, Hamilton County, Indiana.

Westfield City Council July 8, 2019

The Westfield City Council met on July 8, 2019 at the Westfield City Hall. Members present were, Mark Keen, Jim Ake, Chuck Lehman, Cindy Spoljaric, Steve Hoover, Joe Edwards and Bob Horkay. Also present were Clerk Treasurer Cindy Gossard, Mayor Cook and City Attorney Brian Zaiger.

President Keen called the meeting to order at 7:00 p.m.

Resolution 19-115 and Resolution 19-116 have been tabled

Approval of Minutes:

Steve Hoover made a motion to approve the June 10, 2019 minutes as presented.
Jim Ake seconded. Vote: Yes-7; No-0. Motion carries.

Claims:

Cindy Spoljaric made a motion to approve the claims as presented. Joe Edwards seconded.
Vote: Yes-7; No-0. Motion carries.

Miscellaneous Business/Special Presentations:

None

Old Business:

Ordinance 19-10: Urban Vines PUD
Council Introduction: March 11, 2019
APC Public Hearing: May 8, 2019
APC Recommendation: July 1, 2019
Adoption Consideration: July 8, 2019

Pam Howard presented this item stating this is a zoning change request of approx. 5 acres from AG-SF1: Agriculture / Single-Family Rural District to the Urban Vines PUD District to accommodate an existing Agritourism Use.

Noah Herron spoke on their non-compliance issues and addressed and answered questions of Council.

Steve Hoover made a motion to approve Ordinance 19-10 as amended. Bob Horkay seconded.
Vote: Yes-4; No-3 (C. Spoljaric, C. Lehman, J. Edwards). Motion carries

Ordinance 19-16: Springmill Trails PUD Amendment: Gristmill Crossing Commercial Area

Council Introduction: March 11, 2019

APC Public Hearing: May 8, 2019

APC Recommendation: July 1, 2019

Adoption Consideration: July 8, 2019

Pam Howard presented this item stating the purpose of this amendment is to reestablish the boundaries of the Mixed-Use and Commercial Districts and to permit additional auto related uses within both districts.

Steve Hoover made a motion to approve Ordinance 19-16 as presented. Jim Ake seconded.

Vote: Yes-7; No-0. Motion carries

Ordinance 19-17: Monon Hills (Fox Hollow) PUD

Council Introduction: May 13, 2019

APC Public Hearing: June 3, 2019

APC Recommendation: July 1, 2019

Adoption Consideration: July 8, 2019

Jonathan Dorsey presented this item stating this is a zoning change request to allow a maximum of four (4) Single-Family dwellings.

Bob Horkay made a motion to approve Ordinance 19-17 as presented. Cindy Spoljaric seconded.

Vote: Yes-7; No-0. Motion carries

Ordinance 19-20: Grand Park Fieldhouse Amendment II

Council Introduction: June 10, 2019

APC Public Hearing: June 17, 2019

APC Recommendation: July 1, 2019

Adoption Consideration: July 8, 2019

Daine Crabtree presented stating this would allow for a 19ft. nitrogen tank to be located on the front façade of the Grand Park Fieldhouse so services provided by the Recovery Room could be met.

Konnie Komarovsky with the Recovery Room and Bill Bunkowst, Director of Operations at Grand Park Fieldhouse spoke concerning location of the tank and answered questions concerning materials being used to facilitate the tank.

Joe Edwards made a motion to approve Ordinance 19-20 as presented. Steve Hoover seconded.

Vote: Yes-4; No-3 (C. Lehman, B. Horkay, C. Spoljaric). Motion carries.

New Business:

Westfield Interlocal Cooperative Agreement

Adoption Consideration: July 8, 2019

John Nail presented stating this is an agreement with INDOT which would allow a traffic signal to be installed at 32 and Ditch. INDOT will pay \$200,000 and the city will pay \$145,000 for the project.

Jim Ake made a motion to approve Westfield Interlocal Agreement. Joe Edwards seconded.

Vote: Yes-7; No-0. Motion carries

Resolution 19-110: Real Property Tax Abatement for Roundtrippers Baseball Academy

Council Introduction: July 8, 2019

Adoption Consideration: July 8, 2019

Amanda Rubadue presented this and Resolution 19-111 together stating these are a request for Real Property and Personal Property Tax Abatements on approximately 21,580 sq. ft. expansion of the existing building located on approx. 10.547 acres. HeadFirst Holdings (Roundtrippers Baseball Academy) estimates \$200,000 as the value of the new production equipment and estimates 20 new individuals be employed through the term of the abatement period. Terms of the abatements were discussed.

Sue Estep, owner of Roundtrippers, spoke explaining the background of the business and the services they provide.

Jim Ake made a motion to approve Resolution 19-110 as presented. Bob Horkay seconded.

Vote: Yes-7; No-0. Motion carries.

Resolution 19-111: Personal Property Tax Abatement for Roundtrippers Baseball Academy

Council Introduction: July 8, 2019

Adoption Consideration: July 8, 2019

Amanda Rubadue presented with above Resolution

Joe Edwards made a motion to approve Resolution 19-111 as presented. Jim Ake seconded.

Vote: Yes-7; No-0. Motion carries.

Resolution 19-112: Confirming Established of an Economic Revitalization Area for 2021 Bastian Ct.

Council Introduction: July 8, 2019

Public Hearing: July 8, 2019

Adoption Consideration: July 8, 2019

Amanda Rubadue presented this item and Resolution 19-113 together. Resolution 19-112 is the required confirmation that qualifications for an Economic Development have been met. After adoption of 19-112, Resolution 19-113 is the actual document supporting the 8- year Real Property Abatement. (Company/Browning Chapman)

Public Hearing open: 8:02

None

Public Hearing closed: 8:03

Joe Edwards made a motion to approve resolution 19-112 as presented. Chuck Lehman seconded. Vote: Yes-7; No-0. Motion carries.

Resolution 19-113: Real Property Abatement for 2021 Bastian Ct

Council Introduction: July 8, 2019

Adoption Consideration: July 8, 2019

Amanda Rubadue presented this item with above Resolution 19-112

Joe Edwards made a motion to approve Resolution 19-113 as presented. Jim Ake seconded. Vote: Yes-7; No-0. Motion carries.

Resolution 19-114: State Road Access (Meijer)

Council Introduction: July 8, 2019

Adoption Consideration: July 8, 2019

Matt Skelton presented this item stating that new road cuts on State Rd 32 be approved by Council and INDOT, and Meijer is requesting a single full access curb cut on the south side of 32 and east of Spring Mill Rd.

John Nail answered questions from Council, concerning the desire to make this a right in right out access only.

John Schnidler representing Meijer, asked about the process to amend this Resolution if desired, at a later date.

Steve Hoover made a motion to approve Resolution 19-114 with the stipulation that it will be a right in right out at St Rd 32. Chuck Lehman seconded. Vote: Yes-7; No-0. Motion carries.

Ordinance 19-25: Alpha Tau PUD

Council Introduction: July 8, 2019

APC Public Hearing: August 5, 2019

APC Recommendation: August 19, 2019

Adoption Consideration: September 9, 2019

Daine Crabtree presented this item stating this is a request to change the UDO and zoning map to designate the Real Estate (approx. 9 acres) as a PUD. The underlying zoning district shall be General Business.

Moves on to APC

Ordinance 19-26: Landings at Village Farms PUD

Council Introduction: July 8, 2019

APC Public Hearing: August 5, 2019

APC Recommendation: September 3, 2019

Adoption Consideration: September 9, 2019

Daine Crabtree introduced this item stating this is a zoning change request for approximately 58 acres on the NE corner of 146th Street and Oak Ridge Road.

Jon Dobosiewicz spoke explaining the rezone request to allow for a Planned Unit Development. The district would be divided into 2 areas. Area A being SF4-Single-Family High -Density District and Area B would be LB-Local Business District. Concept plan and permitted uses were detailed.

Moves on to APC

Ordinance 19-27: Orchard View (of Westfield) PUD

Council Introduction: July 8, 2019

APC Public Hearing: August 5, 2019

APC Recommendation: September 3, 2019

Adoption Consideration: September 9, 2019

Jonathan Dorsey presented this item stating this would change the Udo and zoning map to designate the Real Estate as a Planned Unit Development District on approx. 103 acres located between Spring Mill Rd. and Casey Road.

Eric Douthit spoke explaining a total of 271 new homes would be constructed, Section A consisting of 199 single-family homes and section B, 72 empty nest homes. Approximately 26 acres will be dedicated to common areas, lakes, and active recreation spaces for families.

Moves on to APC

Ordinance 19-28: Spring Mill Centre PUD
Council Introduction: July 8, 2019
APC Public Hearing: August 5, 2019
APC Recommendation: September 3, 2019
Adoption Consideration: September 9, 2019

Caleb Ernest presented this item stating this would change the UDO and zoning map to designate the Real Estate as a Planned Unit Development District on the NE corner of State Rd 32 & Springmill Rd.

Randy Zentz spoke explaining the District would be divided into three (3) subareas. Labeled as Area I (General Business), Area II (General Business), and Area III (Enclosed industrial) Permitted uses were discussed for each area.

Moves on to APC

Guests:

None

Council Responses to Guest Comments:

None

City Council Comments:

Steve Hoover gave an APC update

Mayor Comments:

Success of Westfield Rocks the 4th

Colts Camp

Road Construction/Bridge over 32

Without any further business, the meeting adjourned at 8:44 pm

Clerk-Treasurer

President



Westfield City Council Report

Ordinance Number:	19-24
APC Petition Number:	1907-REZ-01
Petitioner:	City of Westfield (the "City")
Representative:	City of Westfield (the "City")
Requested Action:	Requests a change in zoning review of 73.7 acres +/- from the SB-PD: Special Business / Planned Development District to the SF4: Single-family High Density District.
Current Zoning:	SB-PD: Special Business / Planned Development District
Current Land Use:	Residential
Exhibits:	1. Department Report 2. Location Map 3. Proposed Ordinance 19-24 4. HOA Request Letter 5. APC Certification
Prepared by:	Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the June 10, 2019, City Council meeting. The petition received a public hearing at the July 1, 2019, Advisory Plan Commission (the "Plan Commission") meeting. The Plan Commission forwarded a (8-0) favorable recommendation to Council at the July 15, 2019, meeting.

PROJECT OVERVIEW

Location: The Property is located at the southwest corner of 151st Street and Carey Road (see **Exhibit 2**).

Property Description: The Property is currently in the process of a change of zoning from the SB-PD District to the SF4 District (Ordinance 19-24, *pending*). The proposed change of zoning assigns the SF4 District as the standards and Underlying Zoning District.

Background:

The Bridlewood Subdivision received Primary Plat approval on November 23, 1987. At that time, it was determined that Single-Family Residential was permitted in the SB-PD District, though the rationale for making this determination is unclear. In order to formally memorialize the rationale behind permitting Single-Family Residential, the Bridlewood Home Owners Association (HOA) has requested the City initiate a rezoning of the subdivision (see **Exhibit 4**). The City has initiated this zoning change to eliminate the pre-existing non-conforming uses and conditions of the Property and bring the Residential Lots into compliance with the City's Unified Development Ordinance (UDO).

Zoning District:

The below table shows the zoning standards for the current Zoning District (SB-PD) and the proposed Zoning District (SF4):

Bridlewood Subdivision		
	SB-PD	SF4
	Current Zoning District	Proposed Zoning District
Min. Tract Requirements	GP-PD: 10 acres	9,000 square feet
	LB-PD: 5 acres	
Min. Lot Frontage	x	40 feet
Min. Road Frontage	GP-PD: 660 feet	x
	LB-PD: 330 feet	x
Min. Setback Lines:		
Front Yard	GB-PD: 60 feet	25 feet
	LB-PD: 30 feet	
Side Yard	15 feet	8 feet
Rear Yard	20 feet	25 feet
Min. Lot Width	No minimum	50 feet
Max. Building Height	x	25 feet
Min. Living Area:		
Single story	x	1,000 square feet
Two story	x	750 square feet
Tri-level	x	750 square feet
Story and one-half	x	750 square feet
Min. Number of Structures	No minimum	x
Min. Building Size	No minimum	x
Development Plan Review	Required	Required for Major Subdivisions

SF4: Single-Family High Density District was determined as the proposed Zoning District. The City recognizes that all Lots in the Property have varying pre-existing non-conforming conditions and changing the zoning to any one Zoning District may not accommodate every Lot. Therefore, the City determined the proposed Zoning District accommodates the majority of the pre-existing non-conforming uses and conditions.

MODIFICATIONS SINCE PUBLIC HEARING

No modifications were made since the public hearing.

COMPREHENSIVE PLAN

The Property falls within the Suburban Residential land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Detached dwellings, attached dwellings, institutional uses and recreational uses are contemplated as appropriate uses within the Suburban Residential area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the July 1, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the June 10, 2019, Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its July 15, 2019, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 8 in favor, 0 opposed) (see **Exhibit 5**).

City Council

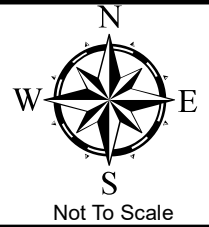
Introduction: June 20, 2019

Eligible for Adoption: August 12, 2019

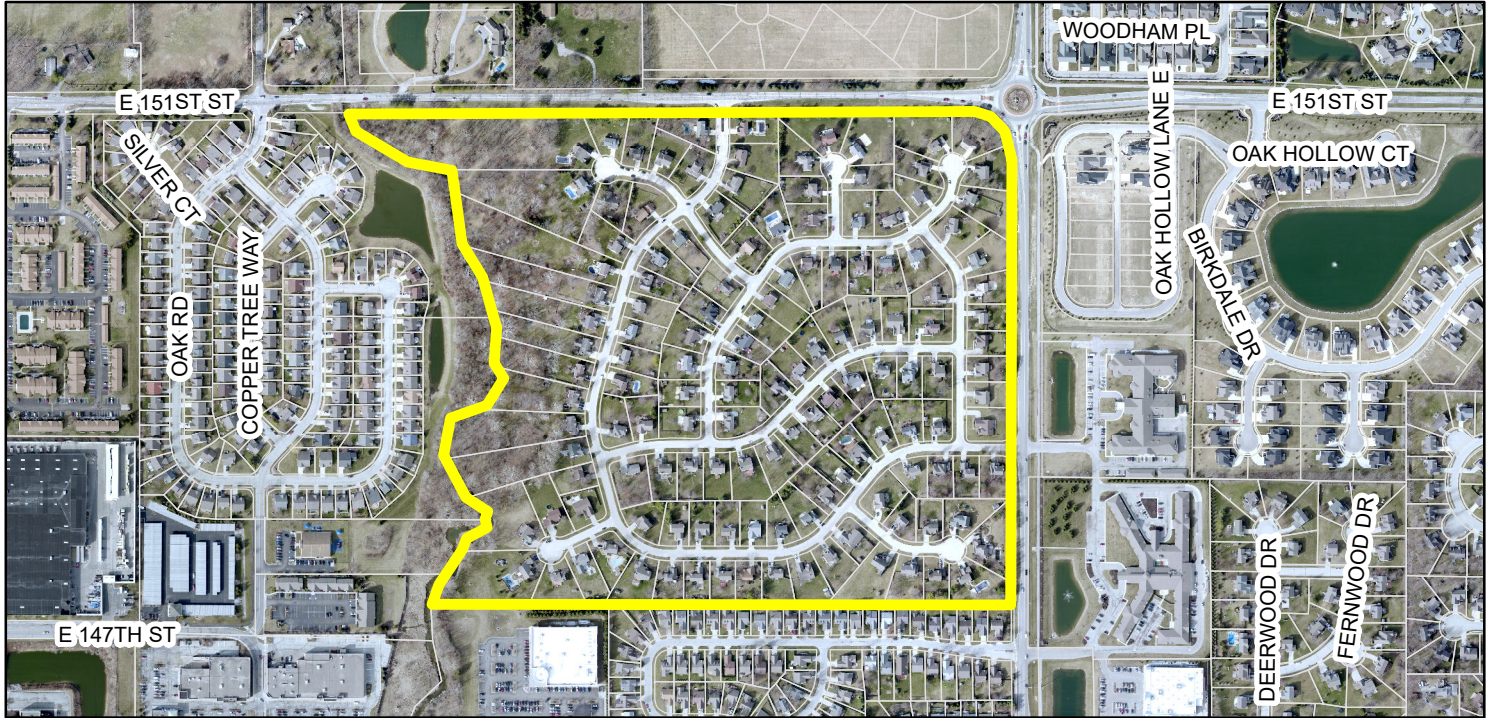
Submitted by: Caleb Ernest, Associate Planner
Economic and Community Development Department



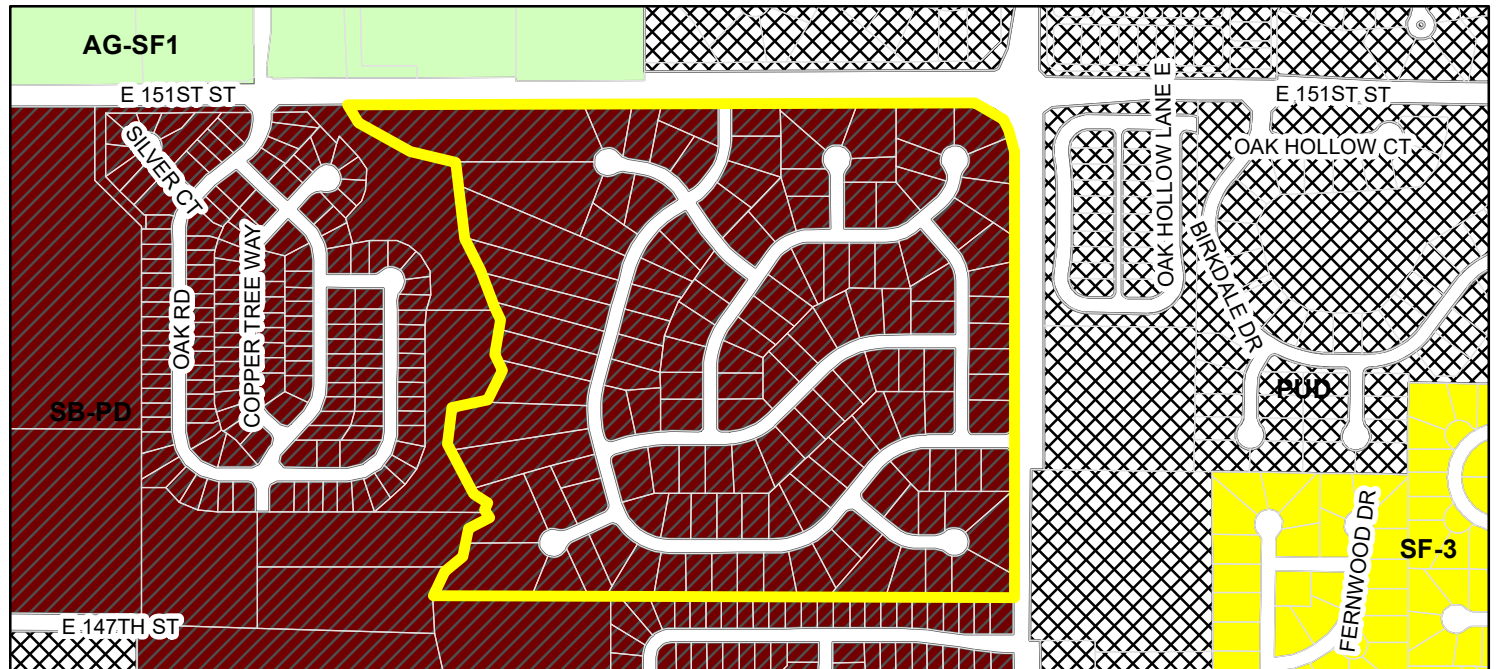
Property Location Map
Bridlewood Subdivision
Rezone
1906-REZ-01



Aerial Location Map



Zoning Map



- | | |
|--|--|
| Parcel | PUD (Planned Unit Development) |
| Zoning - All | SB-PD (Special Business - Planned Development) |
| Zoning | SF-3 (Single Family - 3) |
| AG-SF1 (Agriculture - Single Family - 1) | |



To whom it may concern,

I am writing as the President of the Bridlewood neighborhood Homeowners Association. Recently we became aware that Bridlewood is zoned as SB-PD (Special Business – Planned Development). It is our understanding that it is typically the housing developer's responsibility to rezone our neighborhood upon completion of construction. Since completion occurred in 1992, we have been left in this zone that is no longer used.

The Board of Directors has tasked me with petitioning the city on Bridlewood's behalf. We kindly request that the City Council step in and assist with having Bridlewood rezoned to a single family classification. We understand that there are many options for this and believe the best course of action is for the city planners and council to select an appropriate residential district.

Thank you for any and all consideration.

Sincerely,
Jon Dosmann
Bridlewood Board of Directors President
T: 574-360-1145 E: JCDosmann@gmail.com

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, July 1, 2019, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1907-REZ-01
Ordinance No.	19-24
Petitioner	City of Westfield
Description	A change in zoning review of 73.7 acres +/- from the SB-PD: Special Business / Planned Development District to the SF4: Single-family High Density District.

On July 15, 2019, the Plan commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 8 in favor, 0 opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.


Matthew S. Skelton, Secretary

July 22, 2019

Date

ORDINANCE 19-31

ORDINANCE OF THE CITY OF WESTFIELD TO REPLACE THE WESTFIELD SOLICITATION ORDINANCE ATTACHMENT

WHEREAS, The City of Westfield, (“City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (“Council”); and,

WHEREAS, the Council from time to time may find it necessary to amend previously adopted ordinances to assure that the desired purposes are carried out as contemplated by the Council; and,

NOW, THEREFORE, BE IT ORDAINED by the Westfield City Common Council meeting in session as follows:

- Section 1.** The Council now finds that Westfield Solicitation Ordinance 18-09 should be amended by replacing its Exhibit “A”.
- Section 2.** The Westfield Code of Ordinances shall be updated by the provisions adopted herein by Exhibit “A”, attached hereto and incorporated by reference herein.
- Section 3.** The Clerk-Treasurer shall be responsible for the duties outlined in this Ordinance and shall collect all fees, fines and issue all licenses pursuant to this Ordinance and establish appropriate documents necessary to carry out the intent of this Ordinance.
- Section 4.** This Ordinance shall be in full force and effect in accordance with Indiana Law, upon its passage by the City Council, its publication in accordance with law and upon the passage of any applicable waiting period, all as provided by the laws of the State of Indiana. All ordinances or parts thereof in conflict herewith are hereby ordered amended or repealed. All acts undertaken or taken pursuant to the adoption of this Ordinance are hereby authorized and/or ratified.

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____ 2019.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ James J. Edwards	_____ James J. Edwards	_____ James J. Edwards
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Mark F. Keen	_____ Mark F. Keen	_____ Mark F. Keen
_____ Charles Lehman	_____ Charles Lehman	_____ Charles Lehman
_____ Cindy Spoljaric	_____ Cindy Spoljaric	_____ Cindy Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 19-31 was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 19-31

this _____ day of _____,
2019.

I hereby VETO ORDINANCE 19-31

this _____ day of _____,
2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by
Brian J. Zaiger, Esq.
KRIEG DEVAULT, LLP
(317) 238-6266

ORDINANCE NUMBER 19-19

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE OAK MANOR NORTH PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINANCE 05-04 AND THE UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance" or the "UDO"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended; and

WHEREAS, the Westfield-Washington Township Plan Commission ("Commission") considered a petition (**Petition No. 1907-PUD-15**) filed with the Commission requesting an amendment to Ordinance 05-04, the Oak Manor North PUD, enacted by the Town Council on February 14, 2005, recorded as Instrument No. 200500013557 in the Office of the Recorder of Hamilton County, Indiana (the "Original PUD Ordinance"), amended by (i) Ordinance 19-04, enacted by the Council on March 11, 2019 ("Oak Manor North Amendment II"); specific to the real estate more particularly described in **Exhibit A** attached hereto and made a part hereof (the "Real Estate"); and

WHEREAS, the Commission forward **Petition No. 1907-PUD-15** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable** recommendation (8 in favor, 0 against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and

WHEREAS, the Secretary of Commission certified the action of the Commission to the Common Council on July 16, 2019; and

WHEREAS, the Common Council is subject to the provisions of the Indiana Code § 36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and the Oak Manor North PUD are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Original PUD Ordinance, in its entirety, as applicable to the Real Estate.
- 1.2 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “**Oak Manor North III PUD District**” (the “District”).
- 1.3 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance as amended and applicable to the Underlying Zoning District or Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.4 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance unless otherwise stated.
- 1.5 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. Underlying Zoning District. The Underlying Zoning District (the “Underlying Zoning District”) shall be GB: General Business.

Section 4. Permitted Uses. The permitted land uses shall be as set forth below.

- 4.1 All uses permitted in the Underlying Zoning District shall be permitted on the Real Estate except otherwise set forth below. In addition, the following use shall be permitted:
 - Educational Institution Without Dormitory Accommodations, only if the conditions of Section 6.2 of this Ordinance are met.
- 4.2 Prohibited Uses: The following uses shall be explicitly prohibited:
 - Heliport
 - Special Exception Uses

Section 5. **General Regulations.** The standards of Chapter 4 Zoning Districts as applicable to the Underlying Zoning District shall apply to the development of the Real Estate, except as otherwise modified below.

5.1 Minimum Building Setback Lines:

- Front Yard: 20 feet
- Side Yard: 20 feet
- Rear Yard: 20 feet

Section 6. **Overlay Districts.**

6.1 State Highway 32 Overlay District. The regulations of Article 5.3 Overlay Districts; State Highway 32 Overlay District (the “SR 32 Overlay”) shall apply to the development of the Real Estate.

6.2 Economic Development District Overlay. The standards of Article 5.4 Economic Development District Overlay shall apply to the Real Estate; however, one (1) tax-exempt Educational Institution Without Dormitory Accommodations use shall be permitted on the Real Estate subject to an executed developer agreement with the City involving a payment in-lieu of taxes.

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the Real Estate except as otherwise modified below.

7.1 Chapter 6.17 Sign Standards: Shall apply, except as otherwise modified below:

- An Individual Monument Sign with manual or electronic changeable copy may be placed on the Real Estate only if in conjunction with an Educational Institution Without Dormitory Accommodations use.
- Manual changeable copy signage shall be maintained in a presentable condition at all times, including replacement of defective or missing parts and/or letters, cleaning, and other acts required for maintenance of said signage.

Section 9. **Infrastructure Standards.** The Real Estate’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of development on the Real Estate.

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2019.
WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 19-19 was delivered to the Mayor of Westfield on the _____ day of _____, 2019 at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 19-19
this _____ day of _____, 2019.

I hereby VETO ORDINANCE 19-19
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: E. Davis Coots, Coots, Henke & Wheeler, P.C., 255 E. Carmel Drive, Carmel, IN 46032.

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: E. Davis Coots, Coots, Henke & Wheeler, P.C., 255 E. Carmel Drive, Carmel, IN 46032.

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

EXHIBIT A

A part of the Southwest Quarter of Section 32, Township 19 North, Range 4 East, in Washington Township, Hamilton County, Indiana, also being a part of The Plat of Oak Manor North, as recorded in Plat Cabinet 5, Slide 970, Instrument Number 2019017305, in the Office of the Recorder for Hamilton County, Indiana. Being described as follows:

Beginning at the Northwest corner of Block "B" in said Plat for Oak Manor North; thence North 00 degrees 02 minutes 39 seconds West (bearing system based on said plat) a distance of 55 feet to the Northwest corner of a tract of land described in Instrument Number 200500076309 in said Recorder's Office; thence North 89 degrees 14 minutes 34 seconds East along the North line thereof a distance of 267.94 feet; thence South 00 degrees 02 minutes 39 seconds East parallel with the West line of said Block "B" a distance of 108.66 feet; thence North 89 degrees 14 minutes 34 seconds East parallel with the North line of said Block "B" a distance of 71.36 feet; thence South 00 degrees 02 minutes 39 seconds East parallel with the West line of said Block "B" a distance of 299.37 feet; thence South 89 degrees 14 minutes 34 seconds West parallel with the North line of said Block "B" a distance of 339.30 feet to the West line of said Block "B"; thence North 00 degrees 02 minutes 39 seconds West along said West line a distance of 353.03 feet to the Point of Beginning. Containing 3.00 acres, more or less.



Westfield City Council Report

Ordinance Number:	19-19 (the "Proposed PUD")
APC Petition Number:	1907-PUD-15
Petitioner:	Options Charter School, Inc. by Coots, Henke & Wheeler P.C. (the "Petitioner")
Requested Action:	An amendment to the Oak Manor North Planned Unit Development (PUD) District to permit an Educational Institution Without Dormitory Accommodations on approximately 3.0 acres +/- in the Oak Manor North PUD District
Current Zoning:	Oak Manor North PUD (Ord. 05-04) (the "Existing PUD")
Current Land Use:	Vacant
Acreage:	3.0 acres +/- (the "Real Estate")
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ordinance 19-19 4. Site Presentation Exhibit 5. Options Info Sheet 6. Proposed Real Estate Exhibit 7. APC Certification
Prepared by:	Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the June 10, 2019, City Council meeting. The petitioner held a neighborhood meeting on June 25th, 2019, at the Westfield-Washington Public Library. The petition received a public hearing at the July 1, 2019, Advisory Plan Commission (the "APC") meeting. There were no public comments. The petition received a unanimous favorable recommendation at the July 15, 2019, APC meeting.

PROJECT OVERVIEW

Location: The petitioner is requesting an amendment to the Oak Manor North PUD (Ord. 05-04), specific to a parcel approximately 3.0 acres +/- in size (see **Exhibit 2** and **Exhibit 6**) to permit an Educational Institution Without Dormitory Accommodations on the Real Estate.

Properties to the north are zoned AG-SF1 (the Flanner Buchanan Cemetery and Memorial Park) while properties to the east and south are also zoned the Oak Manor North PUD. The Grassy Branch Marketplace PUD exists to the west.

ZONING REQUEST

History

The Existing PUD Ordinance was approved at the February 14, 2005, Westfield-Washington Town Council meeting. This PUD Ordinance was written so that certain standards (including development, landscaping, and signage) that were in effect at the time of the PUD was filed and/or approved are applicable today.

The Existing PUD's underlying zoning district is the "GB-PD District of the Zoning Ordinance in force at the time of the filing of this Oak Manor North PUD". The Oak Manor North PUD was filed on December 8, 2004. Therefore, the applicable underlying zoning for the Existing PUD is the Westfield-Washington Township Zoning Ordinance that was adopted in November of 2003 (the "Existing Underlying Zoning District").

Uses: The Petitioner is requesting an amendment to the Oak Manor North PUD to permit an Educational Institution Without Dormitory Accommodations on the Real Estate whilst also repealing the existing zoning in its entirety and defaulting to the UDO.

General Regulations: Under the UDO's GB: General Business standards, twenty (20) feet is the Rear Yard setback standard while the Side Yard setback standard is also twenty (20) feet, but only if not abutting a Residential District. The Front Yard setback standard is sixty (60) feet, but this may be modified to the average setback of established buildings within the same Block and within three-hundred (300) feet in either direction of the proposed building. The Petitioner is proposing to modify/clarify that all Building Setback Lines for the Real Estate are twenty (20) feet.

Overlay Districts: As the Real Estate is located in an Economic Development Overlay as established by the UDO, the PUD Amendment contains language permitting the Educational Institution Without Dormitory Accommodations use only subject to an executed developer agreement with the City involving a payment in-lieu of taxes.

Development Standards, Signage: The Petitioner is proposing that an Individual Monument Sign with manual or electronic copy may be placed on the Real Estate only if in conjunction with an Educational Institution Without Dormitory Accommodations use. This standard is permitted under the Existing PUD and is requested to be permitted in the PUD Amendment as the UDO no longer permits manual changeable copy.

MODIFICATIONS SINCE THE JUNE 10, 2019, CITY COUNCIL INTRODUCTION

Since the City Council Introduction, the Petitioner has provided a Site Presentation Exhibit (see **Exhibit 4**) and has added the Real Estate legal description to Exhibit A of the proposed PUD.

COMPREHENSIVE PLAN

The Real Estate is located in the 'Local Commercial' corridor of the Comprehensive Plan. The Local Commercial section of the Comprehensive Plan states that appropriate Land Uses include but are not limited to banks, beauty salons, drug stores, convenience stores, automobile service stations, video stores, dry cleaners, restaurants and supermarkets. Local businesses are intended to provide goods and services used by nearby residents on a day-to-day basis as opposed to attracting customers or clients from a large geographic area.

Local examples include Westfield Commons, Westfield Marketplace, Grassy Branch Marketplace, Cary Shoppes, Springmill Commons and Bridgewater Marketplace.

Local commercial development is characterized by architecture having a residential or suburban feel, attractive signs, extensive landscaping, and ample off-street parking. Most local business is located in commercial centers, typically having at least one anchor business and several smaller businesses, some of which are Outlots.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred at the July 1, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
 2. Current conditions and the character of current structures and uses.
 3. The most desirable use for which the land is adapted.
 4. The conservation of property values throughout the jurisdiction.
 5. Responsible growth and development.
 6. Responsible growth and development.
-

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its July 15, 2019, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 8 in favor, 0 opposed) (see **Exhibit 7**)

City Council

Introduction: June 10, 2019

Eligible for Adoption: August 12, 2019

Submitted by: Daine Crabtree, Associate Planner
Economic and Community Development Department

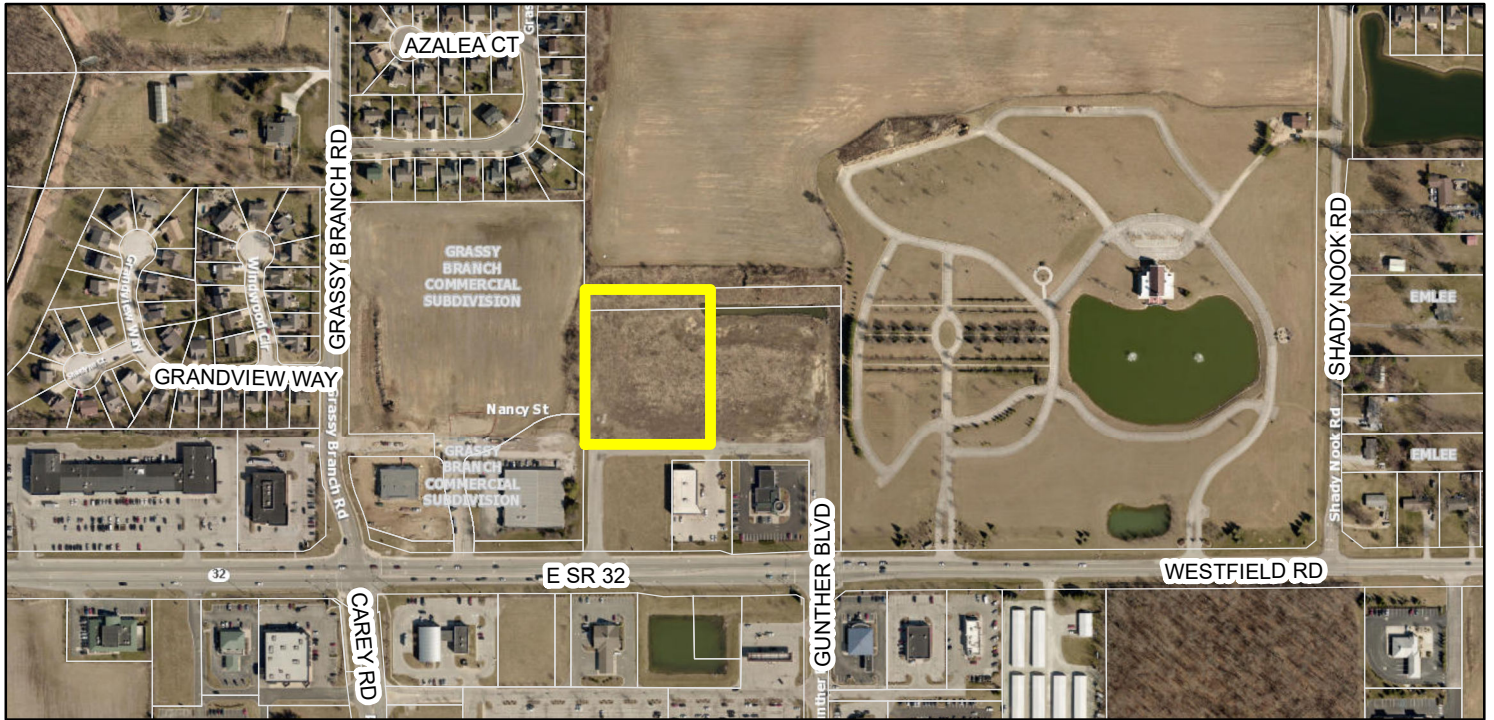
1907-PUD-15

Oak Manor North PUD Amendment II

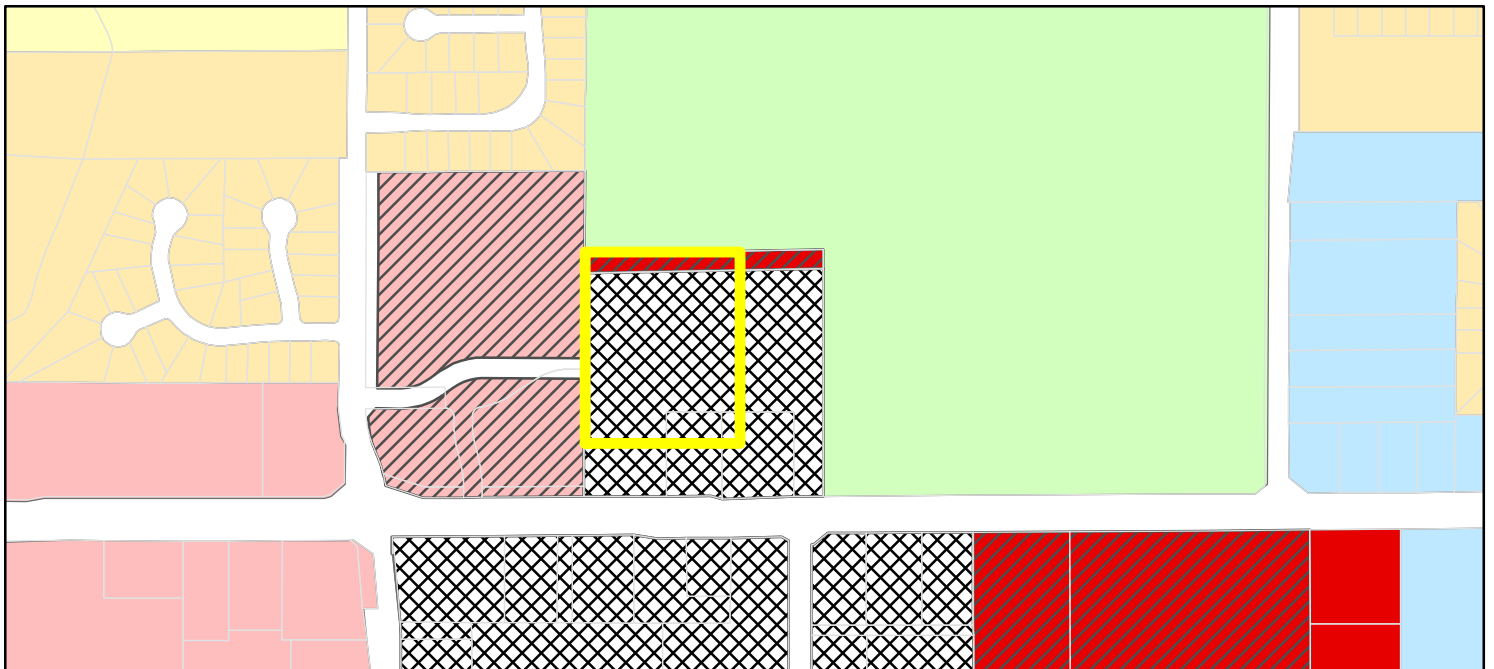
Not To Scale

Aerial Location Map

 Site



Zoning Map



 Parcel	 GO (General Office)
Zoning - All	 LB (Local Business)
Zoning	 LB-PD (Local Business - Planned Development)
 AG-SF1 (Agriculture - Single Family - 1)	 PUD (Planned Unit Development)
 GB (General Business)	 SF-2 (Single Family - 2)
 GB-PD (General Business - Planned Development)	 SF-4 (Single Family - 4)



ORDINANCE NUMBER 19-__

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the "**SPRINGMILL POINTE PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 04-02 (the "Maple Knoll PUD Ordinance"), on February 9, 2004;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 19__-PUD-__**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 19__-PUD-__** to the Common Council with a _____ recommendation (**-**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance, which shall be referred to as the "**Springmill Pointe PUD**" (the "District"), shall amend and replace in its entirety the Maple Knoll PUD Ordinance and all amendments thereto and any related zoning commitments, if any, as applicable to the Real Estate. The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit

Development District to be known as the "**Springmill Pointe PUD District.**"

- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The final layout and site plans shall be subject to the regulations of this Ordinance.

Section 4. **Illustrative Layout.** The "Illustrative Layout", attached hereto as **Exhibit C**, provides one possible site layout for parking, internal drives, and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Layout.

Section 5. **Character Exhibit.** The "Character Exhibit" attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture within the District.

Section 6. **Underlying Zoning District(s).** The Underlying Zoning District shall be the GB: General Business District.

Section 7. **Permitted Uses.** All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as modified below:

7.1 Prohibited Uses: The following shall be explicitly prohibited:

- A. Heliport
- B. Special Exception Uses

Section 8. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below:

8.1 Minimum Lot Frontage: 0 feet

8.2 Minimum Building Setback Lines:

- A. Front Yard
 - i. State Road 32 Right-of-Way: 0 feet
 - ii. Austrian Pine Way and Springmill Pointe Drive: 30 feet
- B. Side Yard (Internal to District): 0 feet
- C. Side Yard (Abutting District perimeter): 20 feet
- D. Rear Yard (Internal to District): 0 feet

Section 9. **Overlay Districts.** The standards of Article 5.3 State Highway 32 Overlay District (the “32 Overlay”) shall apply except as modified below:

9.1 Article 5.3(G) Setback Requirements: Shall apply except as modified below:

- A. No more than one (1) building shall exceed the Maximum Setback to provide for staggered building setbacks.

9.2 Article 5.3(I) Building Height Standards: Shall apply except as modified below:

- A. Minimum Gross Floor Area: The Minimum Gross Floor Area shall be four thousand (4,000) square feet, which shall also include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one thousand (1,000) square feet.

9.3 Article 5.3(L) Miscellaneous Requirements: Shall apply, except as modified below:

- A. Mechanical / Utility Meter Screening: Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints and are encouraged to be clustered. Clearance for proper functioning of the equipment and access to equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or

fence constructed of Masonry Material, wood, or fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; or (iii) a combination of the aforementioned.

Section 10. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below:

10.1 Article 6.1 Accessory Buildings: The Accessory Building requirements of the UDO (Article 6.1 Accessory Use and Building Standards) shall apply; however, Article 6.1(H)(2) and Article 6.1(H)(5) Screening of Receptacles and Loading areas shall be modified to permit trash enclosures to be located within the Established Front Yard of the Access Road. If the enclosures are attached to the Principal Building(s), then the opaque gates may be oriented towards the Access Road.

10.2 Article 6.3 Architectural Standards: Shall not apply; rather, the Architectural Design Requirements of the 32 Overlay shall apply.

A. Detached Bank Canopy: The following standards shall apply to any bank canopies detached from the Principal Building:

i. Materials: The support structure for the canopies shall be wrapped in Masonry Materials to compliment the Principal Building. Canopy fascia and canopy roof materials shall match the color and texture of the Principal Building.

ii. Height: In order to reduce the visual impact of the canopy structure and corresponding lighting, the maximum height of the canopy clearance shall be sixteen (16') feet and the maximum top of the canopy shall be twenty-two (22') feet. The maximum width of the canopy fascia shall be thirty (30") inches.

iii. Setback: The canopy shall be permitted to encroach into the minimum Front Yard Setback of Springmill Pointe Drive.

10.3 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below:

A. Foundation Plantings: Article 6.8(L) Foundation Plantings requirement shall not apply (i) to the Building Façade oriented toward the Access Road, and (ii) where a drive-thru aisle is located. Additional planters located at the base of a building or attached to a façade shall be counted to meet the requirement.

B. External Street Frontage Landscaping Requirements: Article 6.8(M) External Street Frontage Landscaping Requirements shall not apply;

however, the Trail Corridor Requirements of the 32 Overlay shall apply along State Highway 32.

- C. Perimeter Drainage and Utility Easements: Landscaping within drainage and utility easements required by the Department of Public Works around the perimeter of Lots (the “Easements”) is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of Community Development or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.
- D. Parking Area Landscaping: Article 6.8(O) Parking Area Landscaping shall apply, except as modified below:
 - i. Perimeter Parking Area Landscaping: Article 6.8(O)(2) shall apply; however, if adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping; rather, the combined Parking Area shall be designed as a single parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.

Section 11. Infrastructure Standards. The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 12. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District.

- 12.1 Pocket Park. A minimum four-hundred (400) square foot hardscaped area with seating shall be required on the Real Estate with a connection to the State Highway 32 Trail Corridor. The Pocket Park shall be installed no later than the occupancy of the building(s) on the development of fifty (50%) percent or more of the Real Estate.

[Remainder of page intentionally left blank]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matt Pleasant, AICP

I hereby certify that **ORDINANCE 19-__** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-__**
this _____ day of _____, 2019.

I hereby VETO **ORDINANCE 19-__**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver, Jon C. Dobosiewicz, and
Matt Pleasant, AICP; Nelson & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Illustrative Layout
Exhibit D	Character Exhibits

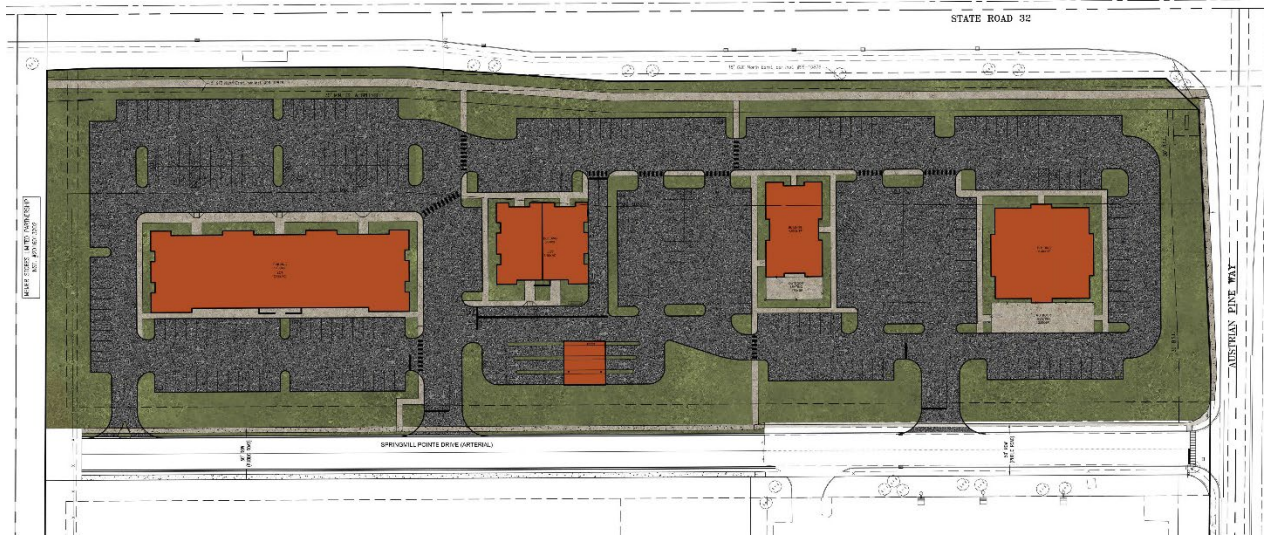
EXHIBIT A
REAL ESTATE

Blocks A and D in Springmill Pointe, an addition to the City of Westfield, as per plat thereof, recorded as Instrument No. 2014017458, in Plat Cabinet 5, Slide 207, in the Office of the Recorder of Hamilton County, Indiana

EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



EXHIBIT C
Illustrative Layout
(Page 1 of 1)



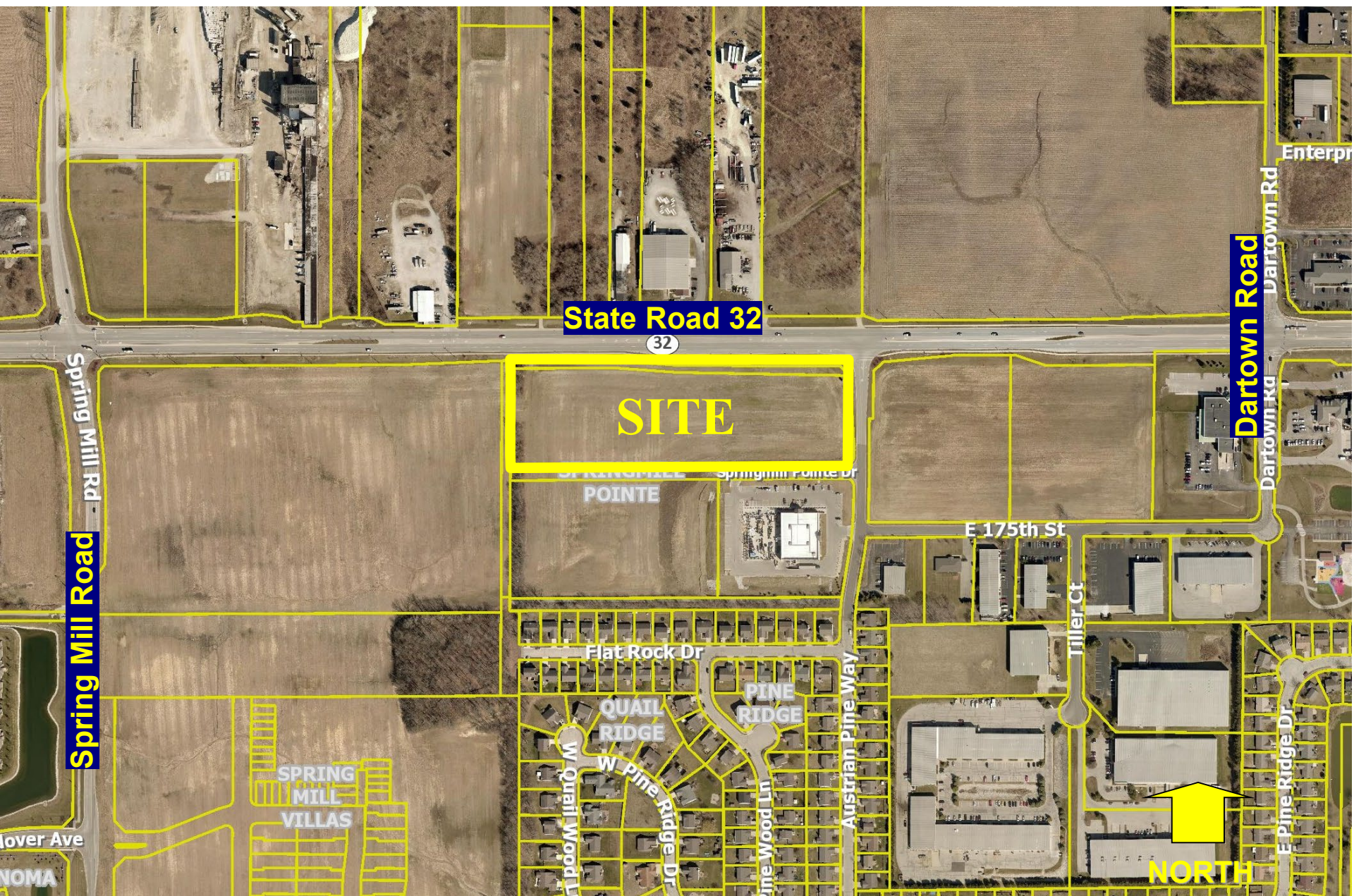
Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Community Development under Docket Number 19__-PUD-__.

EXHIBIT D
Character Exhibits
(Page 1 of 2)



EXHIBIT D
Character Exhibits
(Page 2 of 2)





Springmill Pointe PUD
Site Location Map

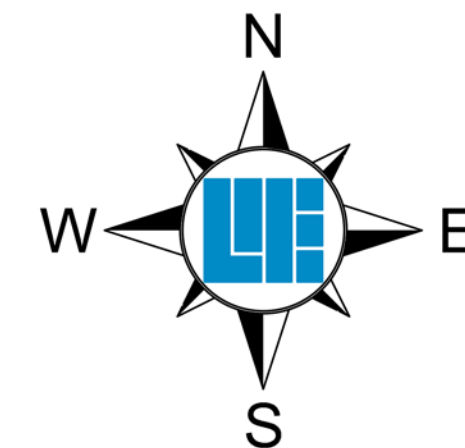
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DATE/TIME: July 26, 2019 -- 1:14pm
PLOTTED BY: wagner



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

SCALE: 1" = 40'
0 20 40 80

Page 1 of 1



SPRINGMILL POINTE OVERALL SITE EXHIBIT

Date: 07/26/2019

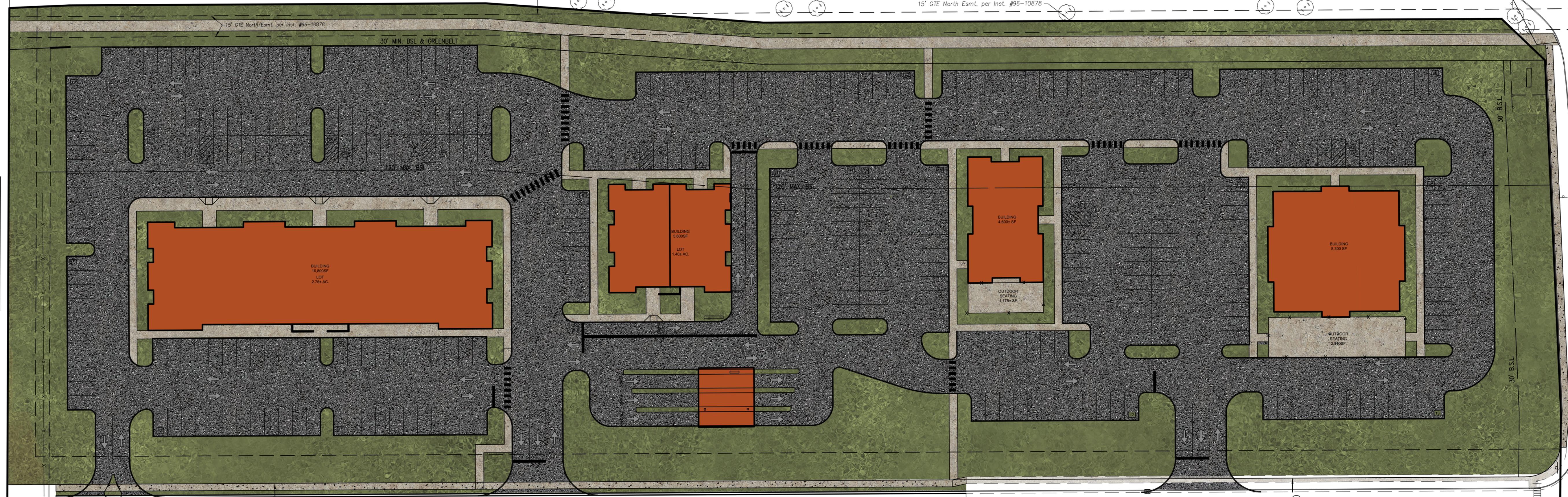
MELER STORES LIMITED PARTNERSHIP
INST. #2016013202

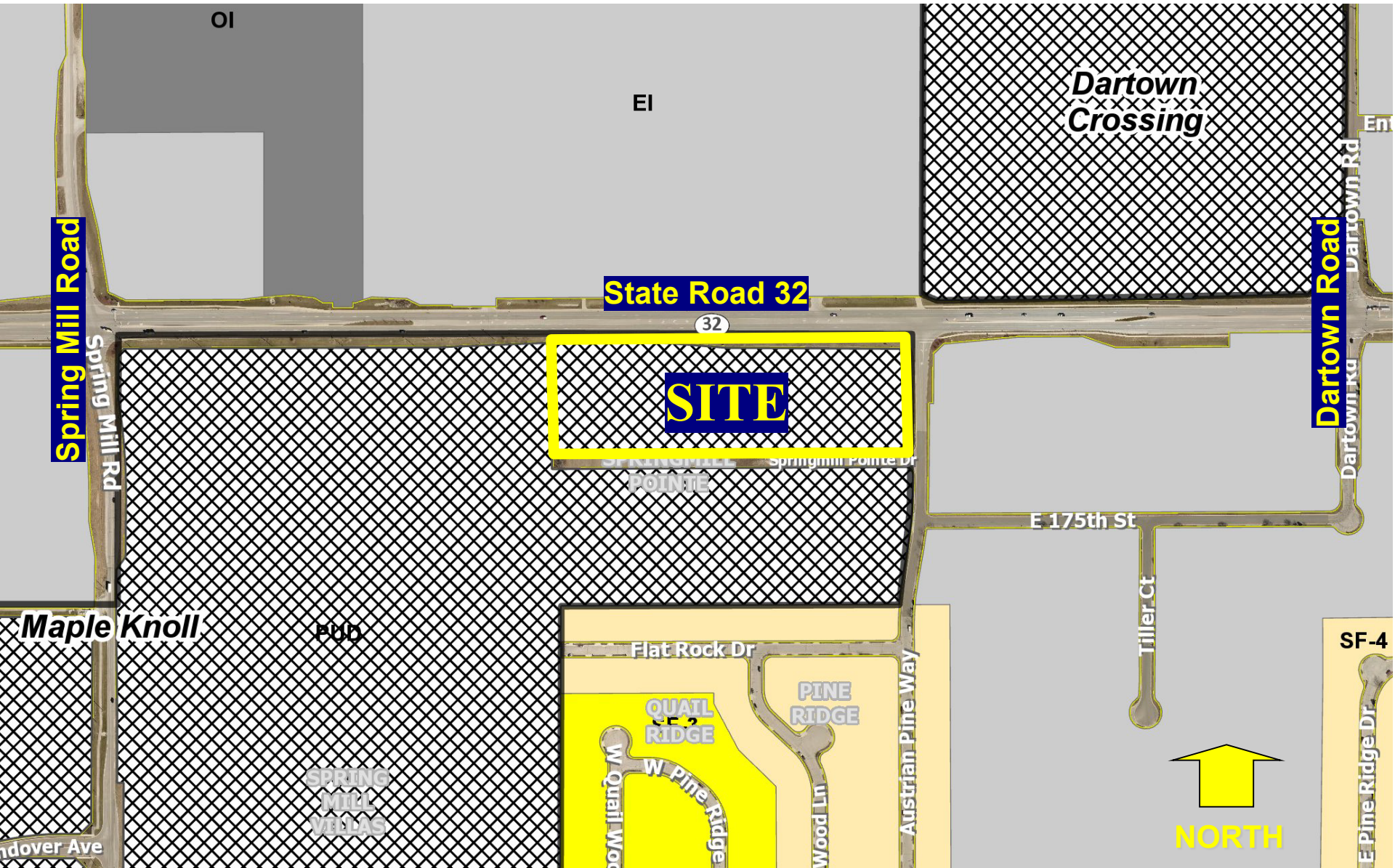
EASEMENT AND RIGHT OF WAY
IN FAVOR OF BUCKEYE PIPELINE
PER INST. #201734234

SPRINGMILL POINTE DRIVE (ARTERIAL)

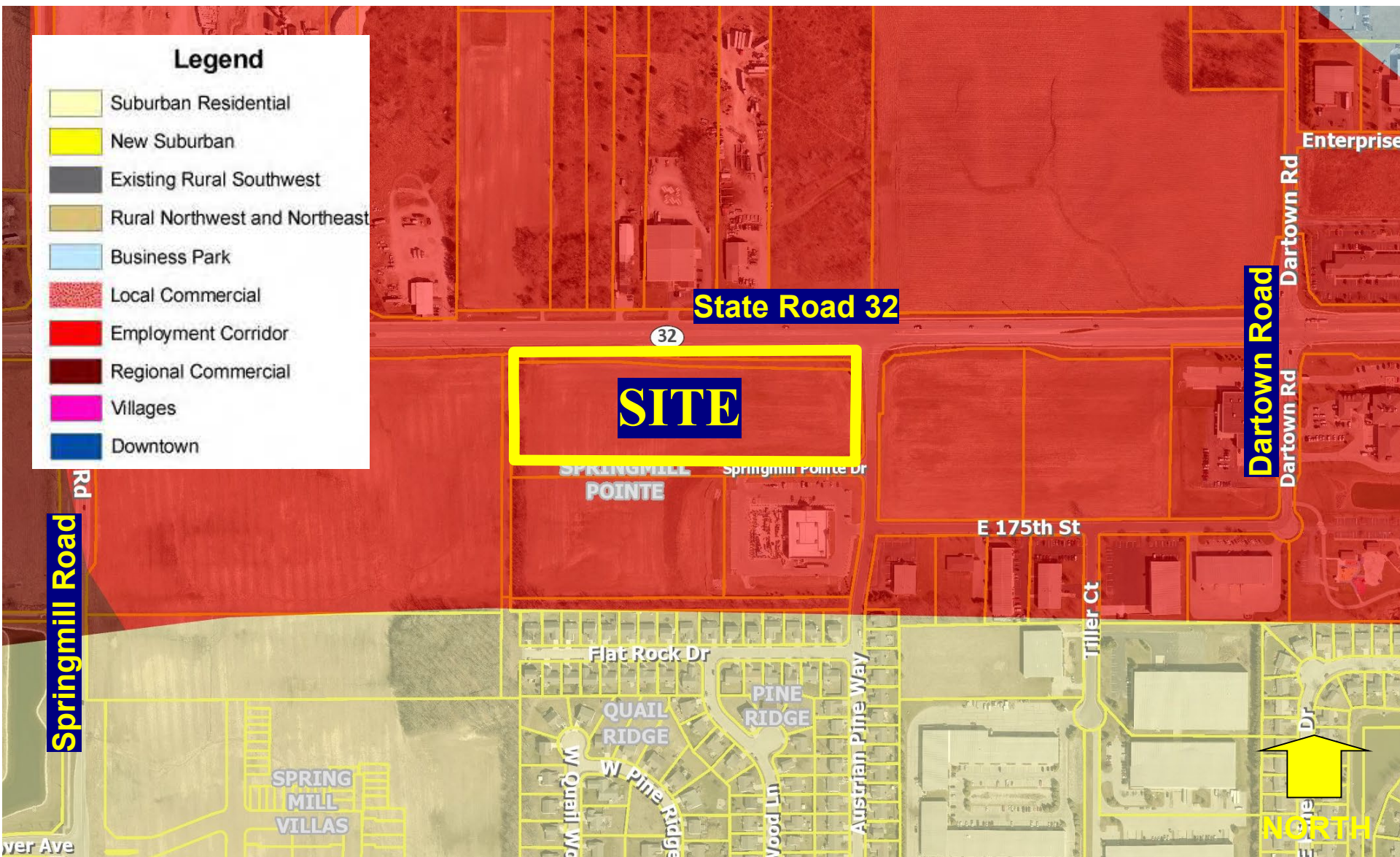
STATE ROAD 32

AUSTRIAN PINE WAY





Springmill Pointe PUD
Site Zoning Map



Springmill Pointe PUD
Site Comprehensive Plan Map

ORDINANCE NUMBER 19-__

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the **CEDARBROOK COMMONS PUD DISTRICT**) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 11-19 (the "Springmill Trails PUD Ordinance") on September 12, 2011;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1910-PUD-__**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1910-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____-) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “**Cedarbrook Commons PUD District**” (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. Concept Plan. The “Concept Plan”, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

Section 4. Illustrative Layout. The “Illustrative Layout”, attached hereto as **Exhibit C**, provides one possible site layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Layout.

Section 5. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the LB: Local and Neighborhood Business District (the “Underlying Zoning District”).

Section 6. Permitted Uses. All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified below.

- 6.1 Additional Uses: The following additional use(s) shall be permitted:
 - A. Agritourism Use (or Agritainment Use), including related outdoor entertainment and event gathering spaces.
 - B. Agricultural Use.
- 6.2 Prohibited Uses: The following use(s) shall be explicitly prohibited:
 - A. Special Exception Uses of the Underlying Zoning District.

Section 7. **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 Minimum Building Setback Lines:

- A. Abutting External Street¹: Twenty (20) feet.
- B. District Perimeter Not Abutting Street: Forty (40) feet.
- C. All Other: No minimum.

Section 8. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 Article 6.3 Architectural Standards: Shall apply, except as modified below.

- A. Character Exhibits: The “Character Exhibit”, attached hereto as **Exhibit C**, is hereby incorporated. Although the Character Exhibit does not represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings, and it provides examples of specific design elements that comply with this Ordinance and contribute to the intent and vision for the Real Estate.
- B. Building Materials (Article 6.3(F)(2)): Shall apply; however, if a Building is consistent with an architectural style depicted in the Character Exhibit, then the minimum Masonry Materials requirement shall not apply.
- C. Roof Design (Article 6.3(F)(7)(b)(iv)): Shall apply; however, flat roofs for one-story buildings shall be permitted if rooftop dining is incorporated into the building’s design, as generally depicted in the Character Exhibit.
- D. Variations to Architectural Standards: Variations to the Architectural Standards of Article 6.3 may be approved as part of a Detailed Development Plan for Buildings that are substantially similar in architectural style and character to those depicted in the Character Exhibit.

8.2 Article 6.4 Building Standards: Shall apply. Principal Buildings shall be restricted to the area generally delineated and labeled on the Concept Plan as “Buildings”. Accessory Buildings are permitted in both areas delineated on the Concept Plan.

8.3 Article 6.8 Landscaping Standards: Shall apply, except as modified below.

- A. Buffer Yard Requirements (Article 6.8(N)): Shall not apply; rather, a minimum forty (40) foot wide buffer yard shall be required along the Real Estate’s west and north property lines. The buffer yard shall include a minimum of four (4) shade trees, four (4) evergreen trees, and ten (10) shrubs per one hundred (100) lineal feet. Plantings shall not be required where vehicular and pedestrian access is provided, as generally depicted on the Illustrative Layout, and where otherwise prohibited for vision clearance standards.

¹ For purposes of this Ordinance, an External Street includes 186th Street and Spring Mill Road.

- B. Parking Area Landscaping (Article 6.8(O)). Shall apply, except as otherwise modified below.
 - i. Parking Area Design. If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.
 - C. Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.
- 8.4 Article 6.9 Lighting Standards: Shall apply, except as modified below.
- A. Decorative Fixtures: Exterior lighting shall be decorative (e.g., gooseneck) and fixtures shall be architecturally integrated with the building style, material and color. Fixtures shall not obscure, but rather complement, any building ornamentation.
 - B. Pedestrian-Scale: Light pole height shall not exceed twenty (20) feet.
- 8.5 Article 6.14 Parking and Loading Standards: Shall apply. In addition, no Parking Area shall be permitted in the Established Front Yard of the intersection of Spring Mill Road and 186th Street, as depicted on the Illustrative Layout.
- 8.6 Article 6.17 Sign Standards: Shall apply, except as modified below.
- A. Design: Sign colors and materials shall be restrained and harmonious with the building architecture. Signs shall be compatible with adjacent signs and shall not compete for attention, such as use of excessively bright colors or disproportionally sized letters.
 - B. Wall Sign Lighting: All wall signs shall be: (i) reverse channel letter; or, (ii) externally lit wall signs with decorative (e.g., gooseneck) light fixtures.
 - C. Monument Sign(s) (Center Only) (Article 6.17(J)(2)). Shall apply. The District shall be permitted one (1) monument sign along Spring Mill Road and one (1) monument sign along 186th Street in accordance with Article 6.17(J)(2)(a)(ii), which permits a maximum of nine (15) feet in Sign Height and one hundred and twenty (120) square feet of Sign Area, per face.

Section 9. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Department of Public Works.

Section 10. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate.

**[Remainder of page intentionally left blank;
signature pages follow.]**

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-__** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-__**
this _____ day of _____, 2019.

I hereby VETO **ORDINANCE 19-__**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, William Tres Development, LLC
Craigielea Enterprises LLC
P.O. Box 214, Westfield, Indiana 46074

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jesse M. Pohlman

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Illustrative Layout
Exhibit D	Character Exhibit

EXHIBIT A
REAL ESTATE

WARRANTY DEED
(INSTRUMENT NO. 2013020452)

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTH 89 DEGREES 28 MINUTES 24 SECONDS WEST (BASIS OF BEARINGS PER INDIANA STATE PLANE COORD. EAST ZONE) 633.60 FEET TO A MAG NAIL ON THE WEST LINE OF A 18.0 ACRE TRACT OF REAL ESTATE DESCRIBED IN DEED RECORD BOOK 286 PAGE 284; THENCE ON SAID WEST LINE NORTH 00 DEGREES 10 MINUTES 02 SECONDS EAST 1168.84 FEET TO A CAPPED REBAR STAMPED FIRM 0066; THENCE NORTH 89 DEGREES 28 MINUTES 24 SECONDS EAST 633.60 FEET TO A MAG NAIL WITH WASHER STAMPED FIRM 0066 ON THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 10 MINUTES 02 SECONDS WEST 1168.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.000 ACRES, MORE OR LESS.

EXCEPT (RIGHT-OF-WAY PARCEL):
(INSTRUMENT NO. 2017009119)

A part of the Southeast Quarter of Section 27, Township 19 North, Range 3 East, Hamilton County, Indiana, and being that part of the grantor's land described in Instrument Number 2013020452, in the Office of the Recorder of Hamilton County, lying within the right of way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the southeast corner of said section designated as point "2" on said plat: thence South 89 degrees 28 minutes 33 seconds West (assumed bearing) 633.60 feet along the south line of said section to the southwest corner of the grantor's land; thence North 0 degrees 10 minutes 05 seconds East 60.00 feet along the west line of the grantor's land to the point designated at "6403" on said plat; thence North 89 degrees 28 minutes 33 seconds East 482.88 feet to the point designated as "6402" on said plat; thence North 72 degrees 46 minutes 35 seconds East 52.20 feet to the point designated as "6410" on said plat; thence North 38 degrees 43 minutes 54 seconds East 33.53 feet to the point designated as "6411" on said plat; thence North 3 degrees 01 minutes 50 seconds East 100.13 feet to the point designated as "6412" on said plat; thence North 0 degrees 10 minutes 05 seconds East 100.00 feet to the point designated as "6413" on said plat; thence North 9 degrees 37 minutes 50 seconds East 152.07 feet to the point designated as "6414" on said plat; thence North 0 degrees 10 minutes 05 seconds East 150.00 feet to the point

designated as "6415" on said plat; thence North 5 degrees 21 minutes 45 seconds East 276.13 feet to the point designated as "6416" on said plat; thence South 89 degrees 49 minutes 55 seconds East 25.00 feet to the east line of said section; thence South 0 degrees 10 minutes 05 seconds West 875.00 feet along said east line to the point of beginning and containing 1.943 acres, more or less, inclusive of the presently existing right of way which contains 0.333 acres, more or less.

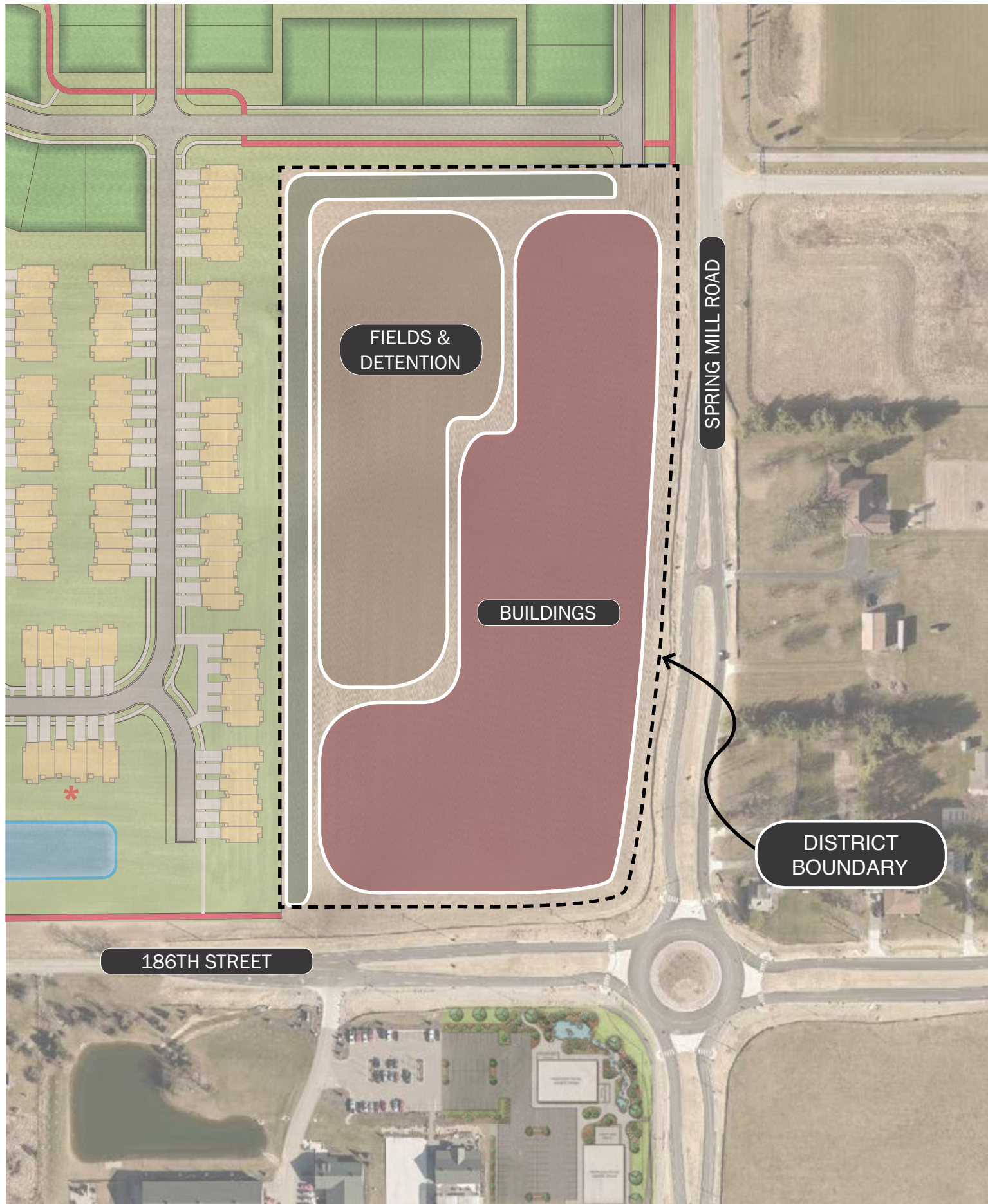


EXHIBIT B: CONCEPT PLAN
CEDARBROOK COMMONS
PLANNED UNIT DEVELOPMENT DISTRICT



EXHIBIT C: ILLUSTRATIVE LAYOUT
CEDARBROOK COMMONS
PLANNED UNIT DEVELOPMENT DISTRICT



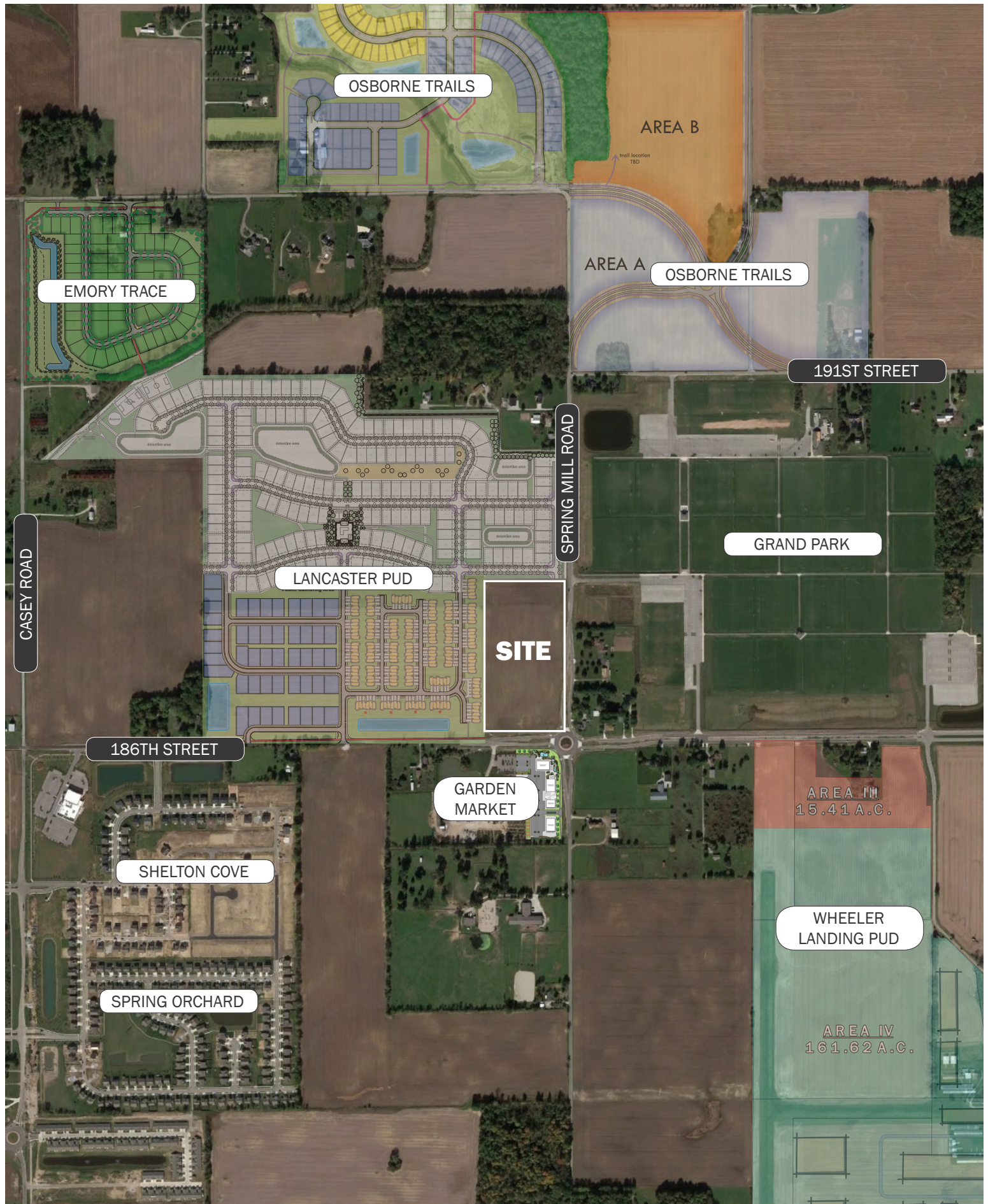
EXHIBIT D-1: CHARACTER EXHIBIT
CEDARBROOK COMMONS
 PLANNED UNIT DEVELOPMENT DISTRICT



EXHIBIT D-2: CHARACTER EXHIBIT
CEDARBROOK COMMONS
 PLANNED UNIT DEVELOPMENT DISTRICT



ILLUSTRATIVE LAYOUT
CEDARBROOK COMMONS
PLANNED UNIT DEVELOPMENT DISTRICT



AERIAL LOCATION EXHIBIT
CEDARBROOK COMMONS
PLANNED UNIT DEVELOPMENT DISTRICT



CHARACTER EXHIBITS
CEDARBROOK COMMONS
 PLANNED UNIT DEVELOPMENT DISTRICT



CHARACTER EXHIBITS
CEDARBROOK COMMONS
 PLANNED UNIT DEVELOPMENT DISTRICT

ORDINANCE NUMBER 19-##

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE 181ST STREET PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

This is a Planned Unit Development District Ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “Unified Development Ordinance”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended,

WHEREAS, the City of Westfield, Indiana (the “City”) and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance; and,

WHEREAS, the Council enacted Ordinance 14-03, the 181st Street Planned Unit Development Ordinance (the “181st Street PUD”), on January 27, 2014; and,

WHEREAS, on September 10, 2018, the Council enacted Ordinance 18-28, amending the 181st Street PUD to extend previously approved deadlines; and,

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (**Petition No. #####-PUD-##**), requesting an amendment to the 181st Street PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”); and,

WHEREAS, the Commission forwarded **Petition No. #####-PUD-##** to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) with a _____ recommendation (##) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 20__; and,

WHEREAS, the Common Council is subject to the provisions of the Indiana Code § 36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and,

WHEREAS, due to market conditions, it has become necessary to further modify terms prescribed by the 181st Street PUD with respect to land uses and development standards.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. **Applicability of Ordinance.**

- 1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.2 All other provisions of the 181st Street PUD Ordinance shall remain in effect with the adoption of this Ordinance
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. Article 2, Section 2.2.C. is hereby amended to add Warehousing and Distribution Operations (Outdoor Storage) to the list of Temporarily Permitted Uses. Such use and outdoor storage shall be limited to the areas depicted in **Exhibit B**, attached hereto.

Section 4. Article 2, Section 2.3.A.1.b.i.1.a. and Section 2.3.A.1.b.i.2.a. are hereby amended to decrease the front setback to twenty (20) feet.

Section 5. Article 2, Section 2.3.A.1.b.ii.1.a. and Section 2.3.A.1.b.ii.2.a. are hereby amended to decrease the side setback to twenty (20) feet.

Section 6. **Exhibit C**, a site plan depicting hotel, restaurant and retail or office uses at the southeast corner of Wheeler Road and East 181st Street, is hereby added as a Character Exhibit.

Section 7. **Exhibit D**, depicting the hotel building elevation, is hereby added as a Character Exhibit.

Section 8. **Exhibits E1 through E3, inclusive,** depicting the office/retail/restaurant building, are hereby added as Character Exhibits.

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James Edwards

James Edwards

James Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 19-## was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 19-##**

this ____ day of _____, 2019.

I hereby VETO **ORDINANCE 19-##**

this ____ day of _____, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by:

Eric Douthit, Attorney-At Law, 2 North 9th Street, Noblesville, IN 46060

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Eric Douthit.

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Site Plan
Exhibit C	Character Exhibit
Exhibit D	Character Exhibit
Exhibit E1-E3	Character Exhibits

EXHIBIT A
REAL ESTATE

Part of the Southwest and Southeast Quarters of Section 36, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana described as follows:

Beginning at the Northwest Corner of the Northeast Quarter of said Southwest Quarter; thence North 89 degrees 59 minutes 39 seconds East along the north line of said Quarter Section 823.93 feet; thence South 00 degrees 00 minutes 21 seconds East 147.60 feet; thence North 89 degrees 59 minutes 39 seconds East 359.87 feet; thence North 00 degrees 00 minutes 21 seconds West 147.60 feet to the aforesaid north line; thence North 89 degrees 59 minutes 39 seconds East along said north line 141.08 feet to the Northeast Corner of the Southwest Quarter; thence North 89 degrees 53 minutes 12 seconds East along the north line of said Southeast Quarter 518.27 feet to the eastern right-of-way of U.S. Highway 31; the next five courses follow said right-of-way; 1) thence South 00 degrees 06 minutes 48 seconds East 16.50 feet; 2) thence South 56 degrees 22 minutes 20 seconds East 85.23 feet to a non-tangent curve to the left having a central angle of 02 degrees 19 minutes 36 seconds, a radius of 8120.00 feet and a length of 329.72 feet, 3) said curve subtended by a chord bearing of South 16 degrees 57 minutes 32 seconds West and a chord length of 329.70 feet; 4) thence South 21 degrees 04 minutes 04 seconds West 101.93 feet; 5) thence South 14 degrees 49 minutes 00 seconds West 74.71 feet; thence South 88 degrees 40 minutes 42 seconds West 394.72 feet; thence South 00 degrees 41 minutes 46 seconds West 105.36 feet; thence South 89 degrees 53 minutes 12 seconds West 50.54 feet; thence South 00 degrees 47 minutes 10 seconds West 3.92 feet; thence North 89 degrees 55 minutes 29 seconds West 1324.87 feet; thence North 00 degrees 47 minutes 16 seconds East 662.06 feet to the Point of Beginning, containing 25.64 acres more or less.

EXHIBIT B

SITE PLAN

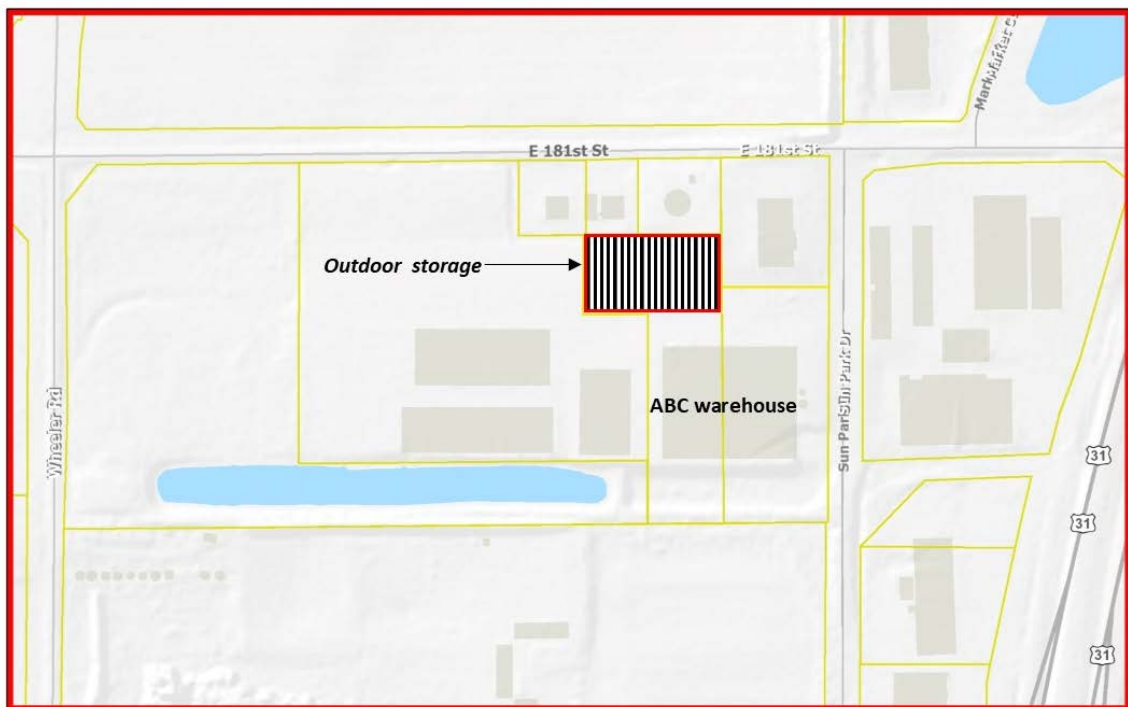


EXHIBIT C

CHARACTER EXHIBIT

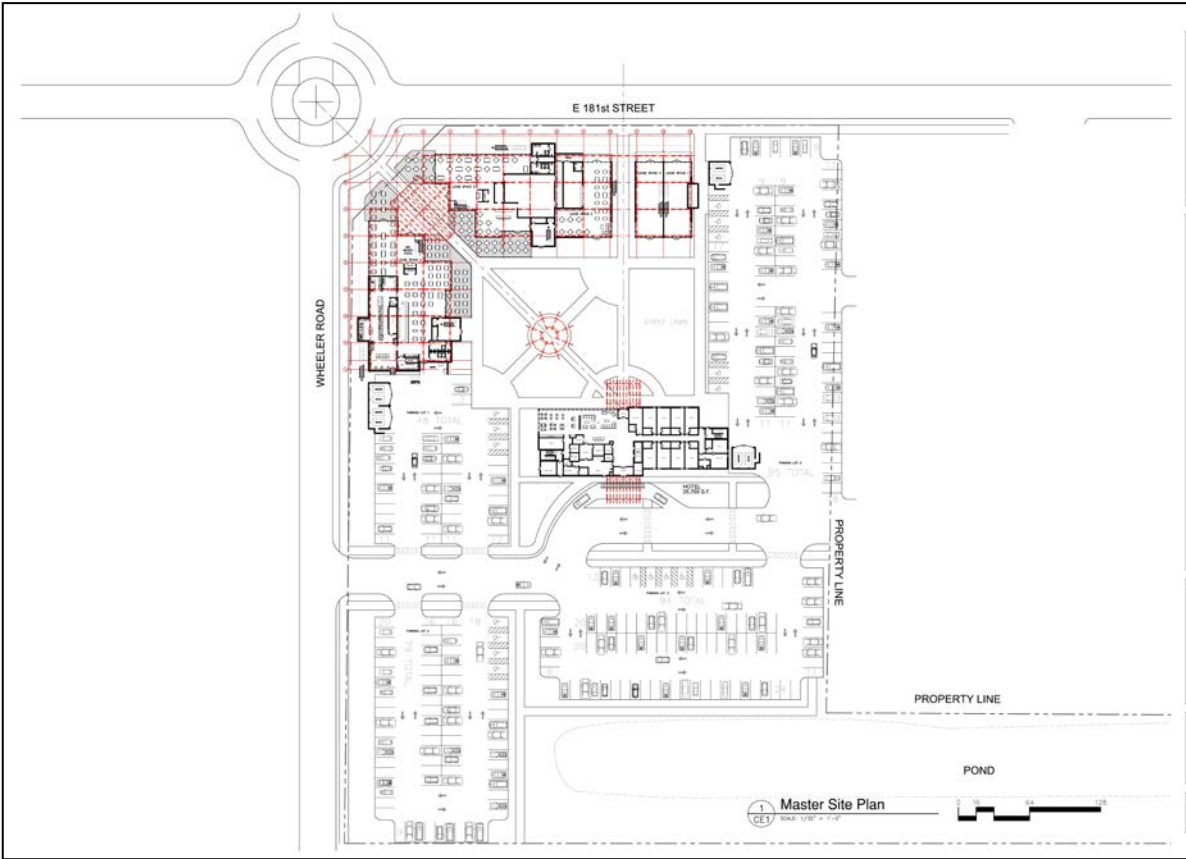


EXHIBIT D

MICROTEL ELEVATION



EXHIBIT E-1

OFFICE/RETAIL/RESTAURANT DEPICTION



EXHIBIT E-2

OFFICE/RETAIL/RESTAURANT DEPICTION



1 Aerial View
D2
SCALE: 1/8" = 1'-0"

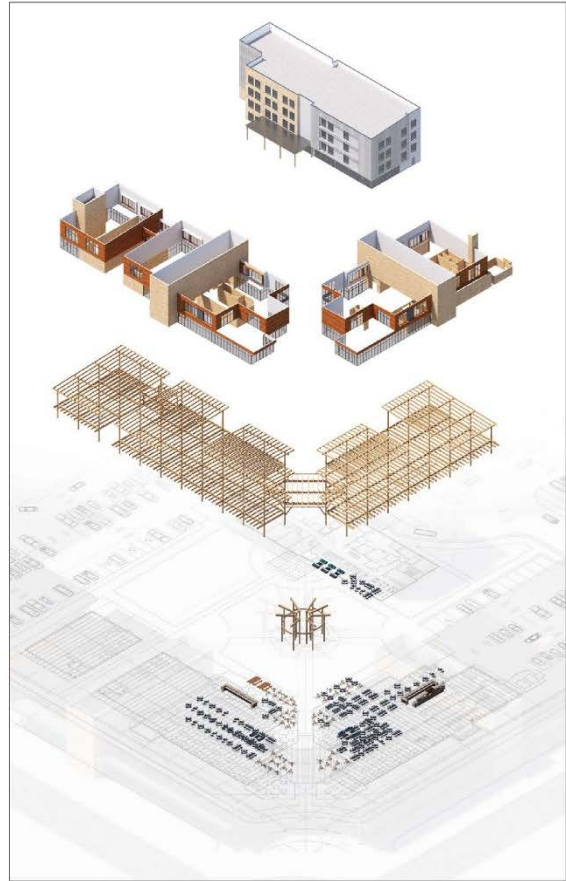


EXHIBIT E-3

OFFICE/RETAIL/RESTAURANT DEPICTION



1
03 Exterior View
SCALE: N/A



2
03 Exterior View
SCALE: N/A



3
03 Exterior View
SCALE: N/A



4
03 Exterior View
SCALE: N/A



E 186th Street, Westfield, Indiana

BUILDING ELEVATIONS

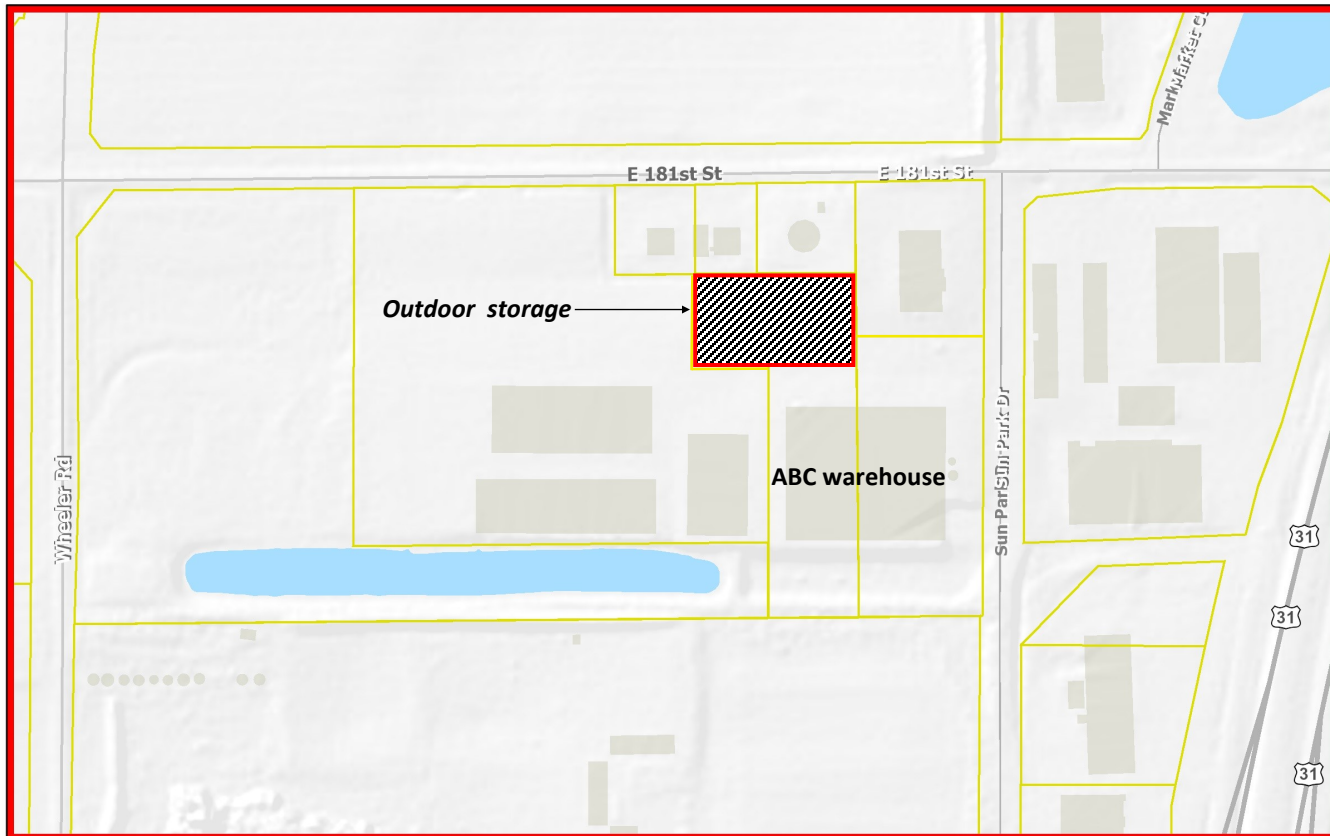
CERTIFICATION:

[illegible]

CHECKED BY:	PW	ISSUE DATE:	PROJECT 1
DRAWN BY:		PROJECT 2	
DATE:		PROJECT 3	
PROJECT 4		PROJECT 5	
PROJECT 6		PROJECT 7	
PROJECT 8		PROJECT 9	
PROJECT 10		PROJECT 11	
PROJECT 12		PROJECT 13	
PROJECT 14		PROJECT 15	
PROJECT 16		PROJECT 17	
PROJECT 18		PROJECT 19	
PROJECT 20		PROJECT 21	
PROJECT 22		PROJECT 23	
PROJECT 24		PROJECT 25	
PROJECT 26		PROJECT 27	
PROJECT 28		PROJECT 29	
PROJECT 30		PROJECT 31	
PROJECT 32		PROJECT 33	
PROJECT 34		PROJECT 35	
PROJECT 36		PROJECT 37	
PROJECT 38		PROJECT 39	
PROJECT 40		PROJECT 41	
PROJECT 42		PROJECT 43	
PROJECT 44		PROJECT 45	
PROJECT 46		PROJECT 47	
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PROJECT 226		PROJECT 227	
PROJECT 228		PROJECT 229	
PROJECT 230		PROJECT 231	
PROJECT 232		PROJECT 233	
PROJECT 234		PROJECT 235	



181st St PUD amendment







1
02 Aerial View
SSA-01-01



2
02 Aerial View
SSA-01-02



3
02 Exploded Axonometric
SSA-01-03

LEFT FIELD

Wheeler Road & 181st Street
Westfield, IN 46074





1 Exterior View
03 03 03



2 Exterior View
03 03 03



3 Exterior View
03 03 03



4 Exterior View
03 03 03

I hereby certify that each of the above listed vouchers and invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC5-11-10-1.6.

August 12, 2019

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 42 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of \$0 and pending director approval such accounts payables are hereby allowed in the total amount of \$0.

Dated this 12 day of August, 2019

Signatures of Governing Board

Approved by State Board of Accounts for the City of Westfield, 2013

Purchase Invoice Register

City of Westfield

Report Date Range: 07/03/19..08/07/19

8/7/2019 8:00 AM

Page 1 of 42

WESTFIELD\KGAGNON

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
Administration									
VEN000917	Humane Society for Hamilton	APP063080	7/8/2019	101001349	ADM-SERVICES	Strays	4,726.00	500000460	7/9/2019
VEN000589	Duke Energy	APP063081	7/8/2019	101001341	ADM-ELECTRICITY	Admin	319.94	67034	7/8/2019
VEN002336	Citizens Westfield	APP063087	7/8/2019	101001328	ADM-HEAT/GAS	DWA	46.31	67033	7/8/2019
VEN002336	Citizens Westfield	APP063087	7/8/2019	101001328	ADM-HEAT/GAS	Old Clinic House	37.00	67033	7/8/2019
VEN002336	Citizens Westfield	APP063087	7/8/2019	101001342	ADM-WATER/SEWER	DWA	70.63	67033	7/8/2019
VEN002336	Citizens Westfield	APP063088	7/8/2019	101001342	ADM-WATER/SEWER	Old Clinic House	71.02	67033	7/8/2019
VEN002336	Citizens Westfield	APP063088	7/8/2019	101001342	ADM-WATER/SEWER	Old Historical Society	69.86	67033	7/8/2019
VEN002336	Citizens Westfield	APP063088	7/8/2019	101001342	ADM-WATER/SEWER	City Hall	143.33	67033	7/8/2019
VEN000263	Bose Public Affairs Group LLC	APP063102	7/3/2019	101001331	ADM-CONSULTING	Monthly Strategic Comm 3500	3,500.00		
VEN001537	Payroll	APP063107	7/9/2019	101001111	ADM-SALARY	sal	8,949.02	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101001120	ADM-FICA /MEDICARE	fica	533.88	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101001120	ADM-FICA /MEDICARE	MED	124.86	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101001121	ADM-PERF	perf	1,010.72	500000459	7/9/2019
VEN003729	Metronet	APP063162	7/11/2019	101001343	ADM-BUILDING	City Hall alarm	59.17	67038	7/11/2019
VEN002336	Citizens Westfield	APP063164	7/11/2019	101001328	ADM-HEAT/GAS	Gas heat	148.95	67036	7/11/2019
VEN001264	Love At First Sight	APP063184	7/11/2019	101001347	ADM-PROMOTIONS	Floral for Linsey and Katy	110.00		
VEN001676	Riverview Hospital	APP063186	7/11/2019	101001119	ADM-HEALTH/DENTAL	Riverview Clinic	170.39	67039	7/11/2019
VEN001953	Thomson West	APP063191	7/11/2019	101001330	ADM-ATTORNEY/CONSULTA	West Information Charges	173.83		
VEN006362	Anthem EAP	APP063315	7/16/2019	101001119	ADM-HEALTH/DENTAL	3rd Quart EAP 2018	14.22	67050	7/16/2019
VEN006362	Anthem EAP	APP063317	7/16/2019	101001119	ADM-HEALTH/DENTAL	4th quart EAP 2018	14.22	67051	7/16/2019
VEN000513	DavisVision	APP063374	7/16/2019	101001119	ADM-HEALTH/DENTAL	Vision Ins	25.74	67054	7/17/2019
VEN001676	Riverview Hospital	APP063378	7/17/2019	101001119	ADM-HEALTH/DENTAL	Riverview Clinic	132.80	67056	7/17/2019
VEN000589	Duke Energy	APP063435	7/17/2019	101001341	ADM-ELECTRICITY	Electric	726.40	67057	7/18/2019
VEN001537	Payroll	APP063512	7/23/2019	101001111	ADM-SALARY	sal	8,949.02	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101001120	ADM-FICA /MEDICARE	fica	533.89	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101001120	ADM-FICA /MEDICARE	med	124.86	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101001121	ADM-PERF	perf	1,010.69	500000464	7/23/2019
VEN000534	Delta Dental	APP063560	7/24/2019	101001119	ADM-HEALTH/DENTAL	Dental Ins	97.78	67064	7/24/2019
VEN000126	Anthem Blue Cross Blue Shield	APP063562	7/24/2019	101001119	ADM-HEALTH/DENTAL	Medical ins	2,442.89	67063	7/24/2019
VEN000589	Duke Energy	APP063723	8/1/2019	101001341	ADM-ELECTRICITY	Admin bldgs	490.73	67072	8/1/2019
VEN000917	Humane Society for Hamilton	APP063753	8/2/2019	101001349	ADM-SERVICES	Stray	1,382.98	500000469	8/2/2019
VEN004479	Symetra Life Insurance	APP063833	8/5/2019	101001119	ADM-HEALTH/DENTAL	Life Ins	7.96	67081	8/5/2019

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Fund No. Fund Name									
101 General									
Administration									
VEN000263	Bose Public Affairs Group LLC	APP063834	8/5/2019	101001331	ADM-CONSULTING	Monthly Strategic Comm 3500	3,500.00		
VEN001537	Payroll	APP063899	8/6/2019	101001111	ADM-SALARY	sal	8,949.02		
VEN001537	Payroll	APP063899	8/6/2019	101001120	ADM-FICA /MEDICARE	fica	533.89		
VEN001537	Payroll	APP063899	8/6/2019	101001120	ADM-FICA /MEDICARE	med	124.85		
VEN001537	Payroll	APP063899	8/6/2019	101001121	ADM-PERF	perf	1,010.69		
VEN002336	Citizens Westfield	APP063935	8/6/2019	101001328	ADM-HEAT/GAS	Heat	149.57		
VEN005845	Kinetrex Energy	APP063997	8/6/2019	101001328	ADM-HEAT/GAS	Gas Heat	6.00		
VEN001469	O W Krohn and Associates	APP063998	8/6/2019	101001331	ADM-CONSULTING	June Services	6,086.25		
Subtotal for Administration							56,579.36		
Police									
VEN001537	Payroll	APP063107	7/9/2019	101002111	POLICE-SALARY	sal	165,008.84	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101002120	POLICE-FICA/MEDICARE	fica	9,862.36	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101002120	POLICE-FICA/MEDICARE	MED	2,306.49	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101002121	POLICE-PERF	perf	25,245.26	500000459	7/9/2019
VEN002336	Citizens Westfield	APP063164	7/11/2019	101002328	POLICE-HEAT/GAS	Gas heat	104.38	67036	7/11/2019
VEN000644	Enviro-max Inc	APP063165	7/11/2019	101002343	POLICE-BUILDING MAINTEN	Domestic boiler repair	182.45		
VEN001676	Riverview Hospital	APP063186	7/11/2019	101002119	POLICE-HEALTH/DENTAL	Riverview Clinic	3,900.29	67039	7/11/2019
VEN003729	Metronet	APP063230	7/10/2019	101002335	POLICE-TELEPHONE	PSB	58.04	67045	7/16/2019
VEN000747	Galls	APP063235	7/11/2019	101002229	POLICE-UNIFORMS	Vest with carrier	669.00		
VEN000747	Galls	APP063235	7/11/2019	101002229	POLICE-UNIFORMS	Mag, radio and handcuff pouc	240.50		
VEN006494	Pure Water Partners	APP063236	7/11/2019	101002349	POLICE-SERVICES	Quarterly Statement for Pure	180.00		
VEN000636	EMP Technical Group	APP063237	7/11/2019	101002337	POLICE-PRINTING	Printer paper for in-car printer	600.00		
VEN001750	Schwartz Indy	APP063238	7/11/2019	101002360	POLICE-VEHICLE REPAIR	Bike Hitch - Hopkins	288.00		
VEN001615	Public Safety Medical Services	APP063240	7/11/2019	101002354	POLICE-PHYSICAL EXAM	New Hire hysical - Bonds	1,303.72		
VEN002035	US Uniform and Supply	APP063257	7/11/2019	101002229	POLICE-UNIFORMS	Uniforms - Gentry	158.85		
VEN002035	US Uniform and Supply	APP063257	7/11/2019	101002229	POLICE-UNIFORMS	Collar Rank/Insignia - Gentry	29.90		
VEN002353	Boldens Cleaners	APP063258	7/11/2019	101002229	POLICE-UNIFORMS	Dry Cleaning	1,155.70		
VEN000314	C.A.R. Clinic	APP063259	7/11/2019	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	1,951.37		
VEN000434	Comcast Cable	APP063260	7/11/2019	101002349	POLICE-SERVICES	Monthly Statement	225.95	67043	7/16/2019
VEN002336	Citizens Westfield	APP063261	7/11/2019	101002342	POLICE-WATER/SEWER	Fire Service Charge	92.77	67042	7/16/2019
VEN001942	The Uniform House	APP063262	7/11/2019	101002229	POLICE-UNIFORMS	Adams and Hopkins	292.16		
VEN001988	Travelers	APP063308	7/10/2019	101002339	POLICE-INSURANCE	Claims	3,585.30		

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Fund No. Fund Name									
101 General									
Police									
VEN006362	Anthem EAP	APP063315	7/16/2019	101002119	POLICE-HEALTH/DENTAL	3rd Quart EAP 2018	241.74	67050	7/16/2019
VEN006362	Anthem EAP	APP063317	7/16/2019	101002119	POLICE-HEALTH/DENTAL	4th quart EAP 2018	241.74	67051	7/16/2019
VEN000513	DavisVision	APP063374	7/16/2019	101002119	POLICE-HEALTH/DENTAL	Vision Ins	543.98	67054	7/17/2019
VEN001676	Riverview Hospital	APP063378	7/17/2019	101002119	POLICE-HEALTH/DENTAL	Riverview Clinic	3,039.89	67056	7/17/2019
VEN000589	Duke Energy	APP063435	7/17/2019	101002341	POLICE-ELECTRICITY	Electric	2,966.49	67057	7/18/2019
VEN004910	NASRO	APP063455	7/18/2019	101002350	POLICE-SUBSCRIPTIONS/D	Membership Renewal	40.00	67059	7/19/2019
VEN000345	Cave and Company Printing	APP063456	7/18/2019	101002337	POLICE-PRINTING	Business Cards	59.63		
VEN001555	Pet Supplies Plus	APP063457	7/18/2019	101002355	POLICE-K-9 MAINT	Dog Food	58.98		
VEN002035	US Uniform and Supply	APP063458	7/18/2019	101002229	POLICE-UNIFORMS	Uniforms - Dougherty	560.60		
VEN002035	US Uniform and Supply	APP063458	7/18/2019	101002229	POLICE-UNIFORMS	Uniforms - Harrell	149.90		
VEN002035	US Uniform and Supply	APP063458	7/18/2019	101002229	POLICE-UNIFORMS	Uniforms - Daniels	74.99		
VEN002035	US Uniform and Supply	APP063458	7/18/2019	101002229	POLICE-UNIFORMS	Uniforms - Vickroy	271.80		
VEN000314	C.A.R. Clinic	APP063459	7/18/2019	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	4,236.94		
VEN001537	Payroll	APP063512	7/23/2019	101002111	POLICE-SALARY	sal	159,311.42	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101002120	POLICE-FICA/MEDICARE	fica	9,509.12	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101002120	POLICE-FICA/MEDICARE	med	2,223.92	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101002121	POLICE-PERF	perf	24,897.05	500000464	7/23/2019
VEN000534	Delta Dental	APP063560	7/24/2019	101002119	POLICE-HEALTH/DENTAL	Dental Ins	2,605.76	67064	7/24/2019
VEN000126	Anthem Blue Cross Blue Shield	APP063562	7/24/2019	101002119	POLICE-HEALTH/DENTAL	Medical ins	59,320.26	67063	7/24/2019
VEN005581	Newton Oil Company	APP063692	7/15/2019	101002226	POLICE-VEHICLE GAS/SUPP	Unleaded fuel	10,377.69		
VEN000644	Enviro-max Inc	APP063700	7/24/2019	101002343	POLICE-BUILDING MAINTEN	HVAC maint	1,075.50		
VEN007706	Zip's AW Direct	APP063744	8/2/2019	101002472	POLICE-EQUIPMENT	Lockout Tools	259.90		
VEN006222	SuperFleet Master Card	APP063745	8/2/2019	101002226	POLICE-VEHICLE GAS/SUPP	Vehicle Gas	291.76		
VEN002028	UPS	APP063746	8/2/2019	101002333	POLICE-POSTAGE	Shipping	6.56		
VEN001856	Sun Badge Co	APP063747	8/2/2019	101002229	POLICE-UNIFORMS	Badges - J. Thomas	158.50		
VEN000747	Galls	APP063748	8/2/2019	101002229	POLICE-UNIFORMS	Vest with Carrier	669.00		
VEN001615	Public Safety Medical Services	APP063749	8/2/2019	101002354	POLICE-PHYSICAL EXAM	New Hire Physical - Gabhart	1,303.72		
VEN002035	US Uniform and Supply	APP063750	8/2/2019	101002229	POLICE-UNIFORMS	New Hire Uniforms - Bonds	3,242.13		
VEN006499	Curtis Blue Line	APP063751	8/2/2019	101002229	POLICE-UNIFORMS	Outer Vest - Harris	367.45		
VEN006499	Curtis Blue Line	APP063751	8/2/2019	101002229	POLICE-UNIFORMS	Outer Vest - Berns	367.45		
VEN004479	Symetra Life Insurance	APP063833	8/5/2019	101002119	POLICE-HEALTH/DENTAL	Life Ins	222.88	67081	8/5/2019
VEN002336	Citizens Westfield	APP063896	8/6/2019	101002342	POLICE-WATER/SEWER		434.79	67082	8/6/2019

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Fund No. Fund Name									
101 General									
Police									
VEN001537	Payroll	APP063899	8/6/2019	101002111	POLICE-SALARY	sal	167,890.51		
VEN001537	Payroll	APP063899	8/6/2019	101002120	POLICE-FICA/MEDICARE	fica	10,046.06		
VEN001537	Payroll	APP063899	8/6/2019	101002120	POLICE-FICA/MEDICARE	med	2,349.49		
VEN001537	Payroll	APP063899	8/6/2019	101002121	POLICE-PERF	perf	25,096.09		
VEN002336	Citizens Westfield	APP063935	8/6/2019	101002328	POLICE-HEAT/GAS	Heat	134.38		
VEN002336	Citizens Westfield	APP063936	8/6/2019	101002342	POLICE-WATER/SEWER	Fire Sevice Charges	92.77		
VEN007707	Milestones	APP063982	8/6/2019	101002347	POLICE-PROMOTIONS	Retirement and Small Wonde	346.25		
VEN000747	Galls	APP063983	8/6/2019	101002229	POLICE-UNIFORMS	Rain Coats, Tie bars...	843.55		
VEN000747	Galls	APP063983	8/6/2019	101002472	POLICE-EQUIPMENT	ASP, Clipboard, Gloves, Hand	1,267.52		
VEN002035	US Uniform and Supply	APP063984	8/6/2019	101002229	POLICE-UNIFORMS	Body Armor Safariland Level II	825.00		
VEN006494	Pure Water Partners	APP063985	8/6/2019	101002349	POLICE-SERVICES	Install Water Cooler	125.00		
VEN005845	Kinetrex Energy	APP063997	8/6/2019	101002328	POLICE-HEAT/GAS	Gas Heat	117.33		
VEN000849	Hamilton County Treasurer	APP064006	8/6/2019	101002336	POLICE-DISPATCH SERVICE	E911 3rd quart	137,948.88		
Subtotal for Police							853,655.70		
Economic and Community Development									
VEN001537	Payroll	APP063107	7/9/2019	101003111	ECD-SALARY	sal	22,135.33	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101003120	ECD-FICA/MEDICARE	fica	1,319.96	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101003120	ECD-FICA/MEDICARE	MED	308.73	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101003121	ECD-PERF	perf	4,018.15	500000459	7/9/2019
VEN001676	Riverview Hospital	APP063186	7/11/2019	101003119	ECD-HEALTH/DENTAL	Riverview Clinic	700.33	67039	7/11/2019
VEN006362	Anthem EAP	APP063315	7/16/2019	101003119	ECD-HEALTH/DENTAL	3rd Quart EAP 2018	66.36	67050	7/16/2019
VEN006362	Anthem EAP	APP063317	7/16/2019	101003119	ECD-HEALTH/DENTAL	4th quart EAP 2018	66.36	67051	7/16/2019
VEN000513	DavisVision	APP063374	7/16/2019	101003119	ECD-HEALTH/DENTAL	Vision Ins	123.69	67054	7/17/2019
VEN001676	Riverview Hospital	APP063378	7/17/2019	101003119	ECD-HEALTH/DENTAL	Riverview Clinic	545.84	67056	7/17/2019
VEN001537	Payroll	APP063512	7/23/2019	101003111	ECD-SALARY	sal	22,135.32	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101003120	ECD-FICA/MEDICARE	fica	1,317.55	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101003120	ECD-FICA/MEDICARE	med	308.15	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101003121	ECD-PERF	perf	4,018.15	500000464	7/23/2019
VEN000534	Delta Dental	APP063560	7/24/2019	101003119	ECD-HEALTH/DENTAL	Dental Ins	417.94	67064	7/24/2019
VEN000126	Anthem Blue Cross Blue Shield	APP063562	7/24/2019	101003119	ECD-HEALTH/DENTAL	Medical ins	10,759.59	67063	7/24/2019
VEN004479	Symetra Life Insurance	APP063833	8/5/2019	101003119	ECD-HEALTH/DENTAL	Life Ins	51.74	67081	8/5/2019
VEN001537	Payroll	APP063899	8/6/2019	101003111	ECD-SALARY	sal	22,135.32		

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Fund No. Fund Name									
101 General									
Economic and Community Development									
VEN001537	Payroll	APP063899	8/6/2019	101003120	ECD-FICA/MEDICARE	fica	1,317.55		
VEN001537	Payroll	APP063899	8/6/2019	101003120	ECD-FICA/MEDICARE	med	308.15		
VEN001537	Payroll	APP063899	8/6/2019	101003121	ECD-PERF	perf	4,018.15		
VEN006426	DISA Inc	APP063999	8/6/2019	101003349	ECD-SERVICES	Drug testing	51.50		
VEN002123	Westfield-Washington Schools	APP064000	8/6/2019	101003223	ECD-OFFICE SUPPLIES	Paper	27.75		
VEN002123	Westfield-Washington Schools	APP064007	8/6/2019	101003223	ECD-OFFICE SUPPLIES	Paper	55.50		
VEN002123	Westfield-Washington Schools	APP064029	8/6/2019	101003223	ECD-OFFICE SUPPLIES	Paper	27.75		
Subtotal for Economic and Community Development							96,234.86		
Parks									
VEN001537	Payroll	APP063107	7/9/2019	101005111	PARKS-SALARY	sal	10,300.99	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101005120	PARKS-FICA/MEDICARE	fica	626.17	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101005120	PARKS-FICA/MEDICARE	MED	146.43	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101005121	PARKS-PERF	perf	1,462.73	500000459	7/9/2019
VEN001676	Riverview Hospital	APP063186	7/11/2019	101005119	PARKS-HEALTH/DENTAL	Riverview Clinic	201.66	67039	7/11/2019
VEN006362	Anthem EAP	APP063315	7/16/2019	101005119	PARKS-HEALTH/DENTAL	3rd Quart EAP 2018	18.96	67050	7/16/2019
VEN006362	Anthem EAP	APP063317	7/16/2019	101005119	PARKS-HEALTH/DENTAL	4th quart EAP 2018	18.96	67051	7/16/2019
VEN000513	DavisVision	APP063374	7/16/2019	101005119	PARKS-HEALTH/DENTAL	Vision Ins	31.34	67054	7/17/2019
VEN001676	Riverview Hospital	APP063378	7/17/2019	101005119	PARKS-HEALTH/DENTAL	Riverview Clinic	157.17	67056	7/17/2019
VEN005709	Service Sanitation Inc	APP063387	7/3/2019	101005476	PARKS-EQUIP LEASES	500 Deer Walk	95.00		
VEN005709	Service Sanitation Inc	APP063387	7/3/2019	101005476	PARKS-EQUIP LEASES	3233 W 166th	80.00		
VEN001716	Runyon Equipment Rental	APP063390	7/11/2019	101005347	PARKS-PROMOTION	WR4	3,000.00		
VEN002125	Wheeling Park Commission	APP063467	7/18/2019	101005334	PARKS-TRAVEL/TRAINING/S	Training	1,805.39		
VEN001537	Payroll	APP063512	7/23/2019	101005111	PARKS-SALARY	sal	8,829.24	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101005120	PARKS-FICA/MEDICARE	fica	534.92	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101005120	PARKS-FICA/MEDICARE	med	125.10	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101005121	PARKS-PERF	perf	1,253.74	500000464	7/23/2019
VEN000534	Delta Dental	APP063560	7/24/2019	101005119	PARKS-HEALTH/DENTAL	Dental Ins	142.62	67064	7/24/2019
VEN000126	Anthem Blue Cross Blue Shield	APP063562	7/24/2019	101005119	PARKS-HEALTH/DENTAL	Medical ins	2,946.01	67063	7/24/2019
VEN004479	Symetra Life Insurance	APP063833	8/5/2019	101005119	PARKS-HEALTH/DENTAL	Life Ins	15.92	67081	8/5/2019
VEN001537	Payroll	APP063899	8/6/2019	101005111	PARKS-SALARY	sal	9,049.24		
VEN001537	Payroll	APP063899	8/6/2019	101005120	PARKS-FICA/MEDICARE	fica	548.56		

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Fund No.	Fund Name								
101	General								
	Parks								
VEN001537	Payroll	APP063899	8/6/2019	101005120	PARKS-FICA/MEDICARE	med	128.31		
VEN001537	Payroll	APP063899	8/6/2019	101005121	PARKS-PERF	perf	1,253.74		
VEN000832	Hamilton Co Leadership Academy	APP063909	8/6/2019	101005334	PARKS-TRAVEL/TRAINING/S	Academy Class 2020	1,600.00		
VEN005006	Team Pride Athletic Apparel	APP063912	8/6/2019	101005347	PARKS-PROMOTION	Wearables	478.80		
VEN005006	Team Pride Athletic Apparel	APP063914	8/6/2019	101005347	PARKS-PROMOTION	Wearables	52.68		
VEN005717	Background Investigation Bureau	APP063915	8/6/2019	101005349	PARKS-SERVICES	Background check	918.95		
VEN005709	Service Sanitation Inc	APP063916	8/6/2019	101005476	PARKS-EQUIP LEASES	July Deer Walk	95.00		
VEN005709	Service Sanitation Inc	APP063916	8/6/2019	101005476	PARKS-EQUIP LEASES	July 3233 166th St	80.00		
VEN005709	Service Sanitation Inc	APP063916	8/6/2019	101005476	PARKS-EQUIP LEASES	June Deer Walk	95.00		
VEN005709	Service Sanitation Inc	APP063916	8/6/2019	101005476	PARKS-EQUIP LEASES	June Deer Walk	80.00		
VEN005709	Service Sanitation Inc	APP063917	8/6/2019	101005347	PARKS-PROMOTION	WR4	2,805.00		
VEN007708	MainGate Inc	APP063940	8/6/2019	101005347	PARKS-PROMOTION	Training Camp shirts	2,049.00		
VEN002123	Westfield-Washington Schools	APP064029	8/6/2019	101005223	PARKS-OFFICE SUPPLIES	Paper	0.98		
	Subtotal for Parks						51,027.61		
	Economic Dev								
VEN001537	Payroll	APP063107	7/9/2019	101006111	ECONOMIC DEV-SALARY	sal	6,161.54	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101006120	ECONOMIC DEV-FICA/MEDI	fica	379.70	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101006120	ECONOMIC DEV-FICA/MEDI	MED	88.79	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101006121	ECONOMIC DEV-PERF	perf	874.94	500000459	7/9/2019
VEN001676	Riverview Hospital	APP063186	7/11/2019	101006119	ECONOMIC DEV-HEALTH/DE	Riverview Clinic	40.66	67039	7/11/2019
VEN000513	DavisVision	APP063374	7/16/2019	101006119	ECONOMIC DEV-HEALTH/DE	Vision Ins	18.47	67054	7/17/2019
VEN001676	Riverview Hospital	APP063378	7/17/2019	101006119	ECONOMIC DEV-HEALTH/DE	Riverview Clinic	31.69	67056	7/17/2019
VEN001537	Payroll	APP063512	7/23/2019	101006111	ECONOMIC DEV-SALARY	sal	6,161.54	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101006120	ECONOMIC DEV-FICA/MEDI	fica	379.70	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101006120	ECONOMIC DEV-FICA/MEDI	med	88.79	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101006121	ECONOMIC DEV-PERF	perf	874.94	500000464	7/23/2019
VEN000534	Delta Dental	APP063560	7/24/2019	101006119	ECONOMIC DEV-HEALTH/DE	Dental Ins	106.32	67064	7/24/2019
VEN000126	Anthem Blue Cross Blue Shield	APP063562	7/24/2019	101006119	ECONOMIC DEV-HEALTH/DE	Medical ins	606.17	67063	7/24/2019
VEN004479	Symetra Life Insurance	APP063833	8/5/2019	101006119	ECONOMIC DEV-HEALTH/DE	Life Ins	7.96	67081	8/5/2019
VEN001537	Payroll	APP063899	8/6/2019	101006111	ECONOMIC DEV-SALARY	sal	6,161.54		
VEN001537	Payroll	APP063899	8/6/2019	101006120	ECONOMIC DEV-FICA/MEDI	fica	379.70		
VEN001537	Payroll	APP063899	8/6/2019	101006120	ECONOMIC DEV-FICA/MEDI	med	88.79		

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Fund No. Fund Name									
101 General									
Economic Dev									
VEN001537	Payroll	APP063899	8/6/2019	101006121	ECONOMIC DEV-PERF	perf	874.94		
Subtotal for Economic Dev							23,326.18		
Informatics									
VEN001537	Payroll	APP063107	7/9/2019	101007111	IT-SALARY	sal	16,073.74	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101007120	IT-FICA/MEDICARE	fica	945.97	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101007120	IT-FICA/MEDICARE	MED	221.25	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101007121	IT-PERF	perf	2,282.48	500000459	7/9/2019
VEN001676	Riverview Hospital	APP063186	7/11/2019	101007119	IT-HEALTH/DENTAL	Riverview Clinic	448.65	67039	7/11/2019
VEN002050	Verizon Wireless	APP063232	7/8/2019	101007332	IT-CELLULAR/PAGERS/MOBI	Cell phones and air cards	11,385.50	67047	7/16/2019
VEN000739	Frontier	APP063233	7/3/2019	101007335	IT-TELEPHONE	PSB and CSC	345.28	67046	7/16/2019
VEN006362	Anthem EAP	APP063315	7/16/2019	101007119	IT-HEALTH/DENTAL	3rd Quart EAP 2018	28.44	67050	7/16/2019
VEN006362	Anthem EAP	APP063317	7/16/2019	101007119	IT-HEALTH/DENTAL	4th quart EAP 2018	28.44	67051	7/16/2019
VEN000513	DavisVision	APP063374	7/16/2019	101007119	IT-HEALTH/DENTAL	Vision Ins	62.68	67054	7/17/2019
VEN001676	Riverview Hospital	APP063378	7/17/2019	101007119	IT-HEALTH/DENTAL	Riverview Clinic	349.68	67056	7/17/2019
VEN001537	Payroll	APP063512	7/23/2019	101007111	IT-SALARY	sal	16,073.74	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101007120	IT-FICA/MEDICARE	fica	945.97	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101007120	IT-FICA/MEDICARE	med	221.24	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101007121	IT-PERF	perf	2,282.48	500000464	7/23/2019
VEN000534	Delta Dental	APP063560	7/24/2019	101007119	IT-HEALTH/DENTAL	Dental Ins	326.96	67064	7/24/2019
VEN000126	Anthem Blue Cross Blue Shield	APP063562	7/24/2019	101007119	IT-HEALTH/DENTAL	Medical ins	6,546.69	67063	7/24/2019
VEN000157	AT and T Mobility	APP063602	7/22/2019	101007332	IT-CELLULAR/PAGERS/MOBI	Cell phones	454.84	67066	7/26/2019
VEN005146	Konica Minolta Business	APP063605	7/3/2019	101007337	IT-PRINTING	Click Charges	9.07		
VEN005272	SHI International	APP063606	7/3/2019	101007389	IT-SOFTWARE LICENSING	licensing	5,290.48		
VEN005134	Lifeline Data Centers	APP063607	7/8/2019	101007349	IT-SERVICES	Monthly charge	1,065.70		
VEN002213	Open Control Systems	APP063608	7/10/2019	101007389	IT-SOFTWARE LICENSING	Camera licensing	4,975.00		
VEN006331	enVista llc	APP063609	7/12/2019	101007349	IT-SERVICES	SharePoint Monitoring	920.00		
VEN000616	Egov Strategies	APP063610	7/12/2019	101007331	IT-CONSULTING	Website design	250.00		
VEN006597	ATEC Inc	APP063611	7/22/2019	101007349	IT-SERVICES	Critical cooling maint and serv	3,892.10		
VEN005006	Team Pride Athletic Apparel	APP063612	7/22/2019	101007347	IT-PROMOTION	Wearables	408.74		
VEN004591	Virtusa Corporation	APP063613	7/24/2019	101007331	IT-CONSULTING	July services	4,027.00		
VEN000739	Frontier	APP063727	8/1/2019	101007335	IT-TELEPHONE	PSB and PW	345.28	67074	8/1/2019

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Fund No.	Fund Name								
101	General								
	Informatics								
VEN004479	Symetra Life Insurance	APP063833	8/5/2019	101007119	IT-HEALTH/DENTAL	Life Ins	23.88	67081	8/5/2019
VEN001537	Payroll	APP063899	8/6/2019	101007111	IT-SALARY	sal	16,073.74		
VEN001537	Payroll	APP063899	8/6/2019	101007120	IT-FICA/MEDICARE	fica	945.97		
VEN001537	Payroll	APP063899	8/6/2019	101007120	IT-FICA/MEDICARE	med	221.24		
VEN001537	Payroll	APP063899	8/6/2019	101007121	IT-PERF	perf	2,282.48		
VEN003729	Metronet	APP063902	8/6/2019	101007335	IT-TELEPHONE	Land lines and long distance	2,305.34		
VEN005146	Konica Minolta Business	APP063918	8/6/2019	101007337	IT-PRINTING	Click charges	3.83		
VEN006597	ATEC Inc	APP063919	8/6/2019	101007349	IT-SERVICES	CCTV maint agreement quart	9,836.25		
VEN005146	Konica Minolta Business	APP063920	8/6/2019	101007337	IT-PRINTING	Click charges	111.15		
VEN005996	Konica Minolta Premier Fin	APP063921	8/6/2019	101007337	IT-PRINTING	Copy machine rental	1,053.89		
VEN005272	SHI International	APP063922	8/6/2019	101007451	IT-COMPUTER/EQUIP	Hardware	10,400.60		
	Subtotal for Informatics						123,465.77		
	Clerk Treasurer								
VEN001264	Love At First Sight	APP063053	7/5/2019	101008224	CT-OPERATING SUPPLIES	sympathy floral Allen/Wallace	192.00	67026	7/5/2019
VEN001537	Payroll	APP063107	7/9/2019	101008111	CT-SALARY	sal	16,675.37	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101008120	CT-FICA/MEDICARE	fica	967.56	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101008120	CT-FICA/MEDICARE	MED	226.30	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101008121	CT-PERF	perf	1,954.31	500000459	7/9/2019
VEN001676	Riverview Hospital	APP063186	7/11/2019	101008119	CT-HEALTH/DENTAL	Riverview Clinic	326.72	67039	7/11/2019
VEN004297	ADP-Payroll	APP063227	7/15/2019	101008331	CT-CONSULTING	Processing charges	6,834.26	500000462	7/15/2019
VEN006362	Anthem EAP	APP063315	7/16/2019	101008119	CT-HEALTH/DENTAL	3rd Quart EAP 2018	28.44	67050	7/16/2019
VEN006362	Anthem EAP	APP063317	7/16/2019	101008119	CT-HEALTH/DENTAL	4th quart EAP 2018	28.44	67051	7/16/2019
VEN000513	DavisVision	APP063374	7/16/2019	101008119	CT-HEALTH/DENTAL	Vision Ins	69.95	67054	7/17/2019
VEN001676	Riverview Hospital	APP063378	7/17/2019	101008119	CT-HEALTH/DENTAL	Riverview Clinic	254.64	67056	7/17/2019
VEN000837	Hamilton County Auditor Courthouse	APP063453	7/15/2019	101008338	CT-LEGAL NOTICES	Quit Claim	10.00	67049	7/17/2019
VEN000847	Hamilton County Recorder	APP063454	7/15/2019	101008338	CT-LEGAL NOTICES	Quitclaim and Agreement	50.00	67048	7/17/2019
VEN000847	Hamilton County Recorder	APP063464	7/19/2019	101008338	CT-LEGAL NOTICES	Ordinances	125.00	67058	7/19/2019
VEN001537	Payroll	APP063512	7/23/2019	101008111	CT-SALARY	sal	16,606.16	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101008120	CT-FICA/MEDICARE	fica	963.28	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101008120	CT-FICA/MEDICARE	med	225.21	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101008121	CT-PERF	perf	1,944.48	500000464	7/23/2019
VEN000534	Delta Dental	APP063560	7/24/2019	101008119	CT-HEALTH/DENTAL	Dental Ins	257.04	67064	7/24/2019

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Fund No.	Fund Name									
101	General									
Clerk Treasurer										
VEN000126	Anthem Blue Cross Blue Shield	APP063562	7/24/2019	101008119	CT-HEALTH/DENTAL	Medical ins	4,825.15	67063	7/24/2019	
VEN000847	Hamilton County Recorder	APP063670	7/30/2019	101008338	CT-LEGAL NOTICES	Quitclaim and Agreement	50.00	67067	7/30/2019	
VEN000837	Hamilton County Auditor Courthouse	APP063671	7/30/2019	101008338	CT-LEGAL NOTICES	Deeds	60.00	67068	7/30/2019	
VEN001142	JP Morgan Chase	APP063678	7/25/2019	101965	PCARD PAYABLE		33,513.08	500000466	7/25/2019	
VEN000140	APT US&C	APP063740	8/2/2019	101008350	CT-SUBSCRIPTIONS/DUES/	Membership renewal	192.00			
VEN005006	Team Pride Athletic Apparel	APP063741	8/2/2019	101008347	CT-PROMOTIONS	Wearables	746.86			
VEN001940	The Times	APP063743	8/2/2019	101008338	CT-LEGAL NOTICES	Addl Appropriation	17.46			
VEN004479	Symetra Life Insurance	APP063833	8/5/2019	101008119	CT-HEALTH/DENTAL	Life Ins	22.60	67081	8/5/2019	
VEN000267	Boyce Forms/systems	APP063836	8/5/2019	101008224	CT-OPERATING SUPPLIES	Claim sheets	128.29			
VEN001537	Payroll	APP063899	8/6/2019	101008111	CT-SALARY	sal	16,640.76			
VEN001537	Payroll	APP063899	8/6/2019	101008120	CT-FICA/MEDICARE	fica	965.42			
VEN001537	Payroll	APP063899	8/6/2019	101008120	CT-FICA/MEDICARE	med	225.74			
VEN001537	Payroll	APP063899	8/6/2019	101008121	CT-PERF	perf	1,949.40			
VEN002123	Westfield-Washington Schools	APP064007	8/6/2019	101008223	CT-OFFICE SUPPLIES	Paper	27.75			
Subtotal for Clerk Treasurer							107,103.67			
Mayor										
VEN001537	Payroll	APP063107	7/9/2019	101009111	MAYOR-SALARY	sal	8,919.24	500000459	7/9/2019	
VEN001537	Payroll	APP063107	7/9/2019	101009120	MAYOR- FICA/MEDICARE	fica	543.32	500000459	7/9/2019	
VEN001537	Payroll	APP063107	7/9/2019	101009120	MAYOR- FICA/MEDICARE	MED	127.07	500000459	7/9/2019	
VEN001537	Payroll	APP063107	7/9/2019	101009121	MAYOR-PERF	perf	633.27	500000459	7/9/2019	
VEN001676	Riverview Hospital	APP063186	7/11/2019	101009119	MAYOR-HEALTH/DENTAL	Riverview Clinic	87.54	67039	7/11/2019	
VEN006362	Anthem EAP	APP063315	7/16/2019	101009119	MAYOR-HEALTH/DENTAL	3rd Quart EAP 2018	4.74	67050	7/16/2019	
VEN006362	Anthem EAP	APP063317	7/16/2019	101009119	MAYOR-HEALTH/DENTAL	4th quart EAP 2018	4.74	67051	7/16/2019	
VEN000513	DavisVision	APP063374	7/16/2019	101009119	MAYOR-HEALTH/DENTAL	Vision Ins	12.87	67054	7/17/2019	
VEN001676	Riverview Hospital	APP063378	7/17/2019	101009119	MAYOR-HEALTH/DENTAL	Riverview Clinic	68.23	67056	7/17/2019	
VEN001537	Payroll	APP063512	7/23/2019	101009111	MAYOR-SALARY	sal	4,459.62	500000464	7/23/2019	
VEN001537	Payroll	APP063512	7/23/2019	101009120	MAYOR- FICA/MEDICARE	fica	271.66	500000464	7/23/2019	
VEN001537	Payroll	APP063512	7/23/2019	101009120	MAYOR- FICA/MEDICARE	med	63.53	500000464	7/23/2019	
VEN001537	Payroll	APP063512	7/23/2019	101009121	MAYOR-PERF	perf	633.27	500000464	7/23/2019	
VEN000534	Delta Dental	APP063560	7/24/2019	101009119	MAYOR-HEALTH/DENTAL	Dental Ins	40.62	67064	7/24/2019	
VEN000126	Anthem Blue Cross Blue Shield	APP063562	7/24/2019	101009119	MAYOR-HEALTH/DENTAL	Medical ins	1,272.97	67063	7/24/2019	
VEN004479	Symetra Life Insurance	APP063833	8/5/2019	101009119	MAYOR-HEALTH/DENTAL	Life Ins	2.70	67081	8/5/2019	

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Fund No. Fund Name									
101 General									
Mayor									
VEN001537	Payroll	APP063899	8/6/2019	101009111	MAYOR-SALARY	sal	4,459.62		
VEN001537	Payroll	APP063899	8/6/2019	101009120	MAYOR- FICA/MEDICARE	fica	271.66		
VEN001537	Payroll	APP063899	8/6/2019	101009120	MAYOR- FICA/MEDICARE	med	63.54		
VEN001537	Payroll	APP063899	8/6/2019	101009121	MAYOR-PERF	perf	633.27		
Subtotal for Mayor							22,573.48		
City Council									
VEN002097	Westfield Chamber Of Commerce	APP063190	7/11/2019	101010347	CITY COUNCIL-PROMOTION	June luncheon	60.00		
VEN004256	Cindy Spoljaric	APP063763	8/2/2019	101010334	CITY COUNCIL-TRAVEL/TRA	Aim Summit	325.00	67076	8/5/2019
VEN002097	Westfield Chamber Of Commerce	APP064031	8/6/2019	101010347	CITY COUNCIL-PROMOTION	July Luncheon	40.00		
Subtotal for City Council							425.00		
Public Works									
VEN002336	Citizens Westfield	APP063064	7/8/2019	101013342	PW-WATER/SEWER	PW	632.29	67029	7/8/2019
VEN000589	Duke Energy	APP063066	7/8/2019	101013341	PW-ELECTRIC	PW	113.09	67032	7/8/2019
VEN002336	Citizens Westfield	APP063082	7/8/2019	101013342	PW-WATER/SEWER	PW	1,882.67	67033	7/8/2019
VEN000589	Duke Energy	APP063089	7/8/2019	101013341	PW-ELECTRIC	PW	111.52	67034	7/8/2019
VEN001537	Payroll	APP063107	7/9/2019	101013111	PW-SALARY	sal	45,350.91	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101013120	PW-FICA/MEDICARE	fica	2,662.57	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101013120	PW-FICA/MEDICARE	MED	622.67	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101013121	PW-PERF	perf	6,557.55	500000459	7/9/2019
VEN002336	Citizens Westfield	APP063164	7/11/2019	101013349	PW-CONTRACTUAL SERVIC	Gas heat	122.87	67036	7/11/2019
VEN001676	Riverview Hospital	APP063168	7/11/2019	101013349	PW-CONTRACTUAL SERVIC	CDL physical	65.00		
VEN005403	BrightView Landscapes LLC	APP063170	7/11/2019	101013349	PW-CONTRACTUAL SERVIC	June Janitorial	11,562.78		
VEN005403	BrightView Landscapes LLC	APP063170	7/11/2019	101013349	PW-CONTRACTUAL SERVIC	June Maint	43,741.67		
VEN005403	BrightView Landscapes LLC	APP063170	7/11/2019	101013349	PW-CONTRACTUAL SERVIC	June US 31	11,460.00		
VEN001676	Riverview Hospital	APP063186	7/11/2019	101013119	PW-HEALTH AND DENTAL	Riverview Clinic	1,674.23	67039	7/11/2019
VEN007652	Accurate Laser Systems Inc	APP063189	7/11/2019	101013224	PW-OPERATING SUPPLIES	Supplies	1,155.00		
VEN006362	Anthem EAP	APP063315	7/16/2019	101013119	PW-HEALTH AND DENTAL	3rd Quart EAP 2018	161.16	67050	7/16/2019
VEN006362	Anthem EAP	APP063317	7/16/2019	101013119	PW-HEALTH AND DENTAL	4th quart EAP 2018	161.16	67051	7/16/2019
VEN000513	DavisVision	APP063374	7/16/2019	101013119	PW-HEALTH AND DENTAL	Vision Ins	200.91	67054	7/17/2019
VEN001676	Riverview Hospital	APP063378	7/17/2019	101013119	PW-HEALTH AND DENTAL	Riverview Clinic	1,304.90	67056	7/17/2019
VEN000589	Duke Energy	APP063435	7/17/2019	101013341	PW-ELECTRIC	Electric	4,198.17	67057	7/18/2019
VEN000589	Duke Energy	APP063435	7/17/2019	101013341	PW-ELECTRIC	Electric	777.89	67057	7/18/2019

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Fund No. Fund Name									
101	General								
Public Works									
VEN002048	Vectren	APP063472	7/19/2019	101013349	PW-CONTRACTUAL SERVIC	151st St	14.74	67061	7/19/2019
VEN001537	Payroll	APP063512	7/23/2019	101013111	PW-SALARY	sal	45,451.64	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101013120	PW-FICA/MEDICARE	fica	2,668.81	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101013120	PW-FICA/MEDICARE	med	624.18	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101013121	PW-PERF	perf	6,568.19	500000464	7/23/2019
VEN000534	Delta Dental	APP063560	7/24/2019	101013119	PW-HEALTH AND DENTAL	Dental Ins	930.26	67064	7/24/2019
VEN000126	Anthem Blue Cross Blue Shield	APP063562	7/24/2019	101013119	PW-HEALTH AND DENTAL	Medical ins	23,186.20	67063	7/24/2019
VEN005403	BrightView Landscapes LLC	APP063688	7/12/2019	101013349	PW-CONTRACTUAL SERVIC	Janitorial May	11,562.78		
VEN005403	BrightView Landscapes LLC	APP063689	7/12/2019	101013349	PW-CONTRACTUAL SERVIC	Maint May	43,741.67		
VEN005403	BrightView Landscapes LLC	APP063690	7/12/2019	101013349	PW-CONTRACTUAL SERVIC	US 31 May	11,460.00		
VEN003999	Brody's Window Bright	APP063694	7/19/2019	101013343	PW-BLDG MAINT	Window cleaning	375.00		
VEN001676	Riverview Hospital	APP063695	7/22/2019	101013349	PW-CONTRACTUAL SERVIC	CDL physicals	130.00		
VEN000283	Brian C Paddack	APP063696	7/22/2019	101013229	PW-UNIFORMS	Uniforms	168.75		
VEN002336	Citizens Westfield	APP063724	8/1/2019	101013342	PW-WATER/SEWER	PW	587.66	67070	8/1/2019
VEN000589	Duke Energy	APP063728	8/1/2019	101013341	PW-ELECTRIC	PW	104.90	67073	8/1/2019
VEN002336	Citizens Westfield	APP063827	8/5/2019	101013342	PW-WATER/SEWER	Water Sewer PW	700.08	67077	8/5/2019
VEN000589	Duke Energy	APP063829	8/5/2019	101013341	PW-ELECTRIC	PW	105.86	67080	8/5/2019
VEN002336	Citizens Westfield	APP063831	8/5/2019	101013342	PW-WATER/SEWER	PW	15.22	67078	8/5/2019
VEN004479	Symetra Life Insurance	APP063833	8/5/2019	101013119	PW-HEALTH AND DENTAL	Life Ins	77.13	67081	8/5/2019
VEN001537	Payroll	APP063899	8/6/2019	101013111	PW-SALARY	sal	45,886.89		
VEN001537	Payroll	APP063899	8/6/2019	101013120	PW-FICA/MEDICARE	fica	2,696.19		
VEN001537	Payroll	APP063899	8/6/2019	101013120	PW-FICA/MEDICARE	med	630.55		
VEN001537	Payroll	APP063899	8/6/2019	101013121	PW-PERF	perf	6,587.36		
VEN002336	Citizens Westfield	APP063935	8/6/2019	101013349	PW-CONTRACTUAL SERVIC	Heat	114.73		
VEN005845	Kinetrex Energy	APP063997	8/6/2019	101013349	PW-CONTRACTUAL SERVIC	Gas Heat	14.80		
VEN002123	Westfield-Washington Schools	APP064029	8/6/2019	101013223	PW-OFFICE SUPPLIES	Paper	22.26		
Subtotal for Public Works							338,944.86		
Grand Park									
VEN001537	Payroll	APP063107	7/9/2019	101015111	GP-SALARY	sal	12,254.59	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101015120	GP-FICA/MEDICARE	fica	737.22	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101015120	GP-FICA/MEDICARE	MED	172.39	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101015121	GP-PERF	perf	1,288.01	500000459	7/9/2019

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Fund No.	Fund Name									
101	General									
Grand Park										
VEN001676	Riverview Hospital	APP063186	7/11/2019	101015119	GP-HEALTH/DENTAL	Riverview Clinic	329.84	67039	7/11/2019	
VEN000513	DavisVision	APP063374	7/16/2019	101015119	GP-HEALTH/DENTAL	Vision Ins	42.54	67054	7/17/2019	
VEN001676	Riverview Hospital	APP063378	7/17/2019	101015119	GP-HEALTH/DENTAL	Riverview Clinic	257.08	67056	7/17/2019	
VEN001537	Payroll	APP063512	7/23/2019	101015111	GP-SALARY	sal	12,210.59	500000464	7/23/2019	
VEN001537	Payroll	APP063512	7/23/2019	101015120	GP-FICA/MEDICARE	fica	734.49	500000464	7/23/2019	
VEN001537	Payroll	APP063512	7/23/2019	101015120	GP-FICA/MEDICARE	med	171.79	500000464	7/23/2019	
VEN001537	Payroll	APP063512	7/23/2019	101015121	GP-PERF	perf	1,288.01	500000464	7/23/2019	
VEN000534	Delta Dental	APP063560	7/24/2019	101015119	GP-HEALTH/DENTAL	Dental Ins	188.66	67064	7/24/2019	
VEN000126	Anthem Blue Cross Blue Shield	APP063562	7/24/2019	101015119	GP-HEALTH/DENTAL	Medical ins	4,813.02	67063	7/24/2019	
VEN004479	Symetra Life Insurance	APP063833	8/5/2019	101015119	GP-HEALTH/DENTAL	Life Ins	19.90	67081	8/5/2019	
VEN001537	Payroll	APP063899	8/6/2019	101015111	GP-SALARY	sal	12,486.59			
VEN001537	Payroll	APP063899	8/6/2019	101015120	GP-FICA/MEDICARE	fica	751.60			
VEN001537	Payroll	APP063899	8/6/2019	101015120	GP-FICA/MEDICARE	med	175.79			
VEN001537	Payroll	APP063899	8/6/2019	101015121	GP-PERF	perf	1,288.01			
Subtotal for Grand Park							49,210.12			
Communications										
VEN001537	Payroll	APP063107	7/9/2019	101020111	COMM-SALARY	sal	6,921.73	500000459	7/9/2019	
VEN001537	Payroll	APP063107	7/9/2019	101020120	COMM-FICA/MEDICARE	fica	422.07	500000459	7/9/2019	
VEN001537	Payroll	APP063107	7/9/2019	101020120	COMM-FICA/MEDICARE	MED	98.73	500000459	7/9/2019	
VEN001537	Payroll	APP063107	7/9/2019	101020121	COMM-PERF	perf	982.88	500000459	7/9/2019	
VEN001676	Riverview Hospital	APP063186	7/11/2019	101020119	COMM-HEALTH/DENTAL	Riverview Clinic	121.93	67039	7/11/2019	
VEN006362	Anthem EAP	APP063315	7/16/2019	101020119	COMM-HEALTH/DENTAL	3rd Quart EAP 2018	9.48	67050	7/16/2019	
VEN006362	Anthem EAP	APP063317	7/16/2019	101020119	COMM-HEALTH/DENTAL	4th quart EAP 2018	9.48	67051	7/16/2019	
VEN000513	DavisVision	APP063374	7/16/2019	101020119	COMM-HEALTH/DENTAL	Vision Ins	18.47	67054	7/17/2019	
VEN001676	Riverview Hospital	APP063378	7/17/2019	101020119	COMM-HEALTH/DENTAL	Riverview Clinic	95.03	67056	7/17/2019	
VEN001537	Payroll	APP063512	7/23/2019	101020111	COMM-SALARY	sal	6,921.73	500000464	7/23/2019	
VEN001537	Payroll	APP063512	7/23/2019	101020120	COMM-FICA/MEDICARE	fica	422.07	500000464	7/23/2019	
VEN001537	Payroll	APP063512	7/23/2019	101020120	COMM-FICA/MEDICARE	med	98.72	500000464	7/23/2019	
VEN001537	Payroll	APP063512	7/23/2019	101020121	COMM-PERF	perf	982.88	500000464	7/23/2019	
VEN000534	Delta Dental	APP063560	7/24/2019	101020119	COMM-HEALTH/DENTAL	Dental Ins	78.02	67064	7/24/2019	
VEN000126	Anthem Blue Cross Blue Shield	APP063562	7/24/2019	101020119	COMM-HEALTH/DENTAL	Medical ins	1,776.09	67063	7/24/2019	
VEN004479	Symetra Life Insurance	APP063833	8/5/2019	101020119	COMM-HEALTH/DENTAL	Life Ins	11.94	67081	8/5/2019	

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Fund No. Fund Name									
101 General									
Communications									
VEN001537	Payroll	APP063899	8/6/2019	101020111	COMM-SALARY	sal	6,921.73		
VEN001537	Payroll	APP063899	8/6/2019	101020120	COMM-FICA/MEDICARE	fica	420.60		
VEN001537	Payroll	APP063899	8/6/2019	101020120	COMM-FICA/MEDICARE	med	98.36		
VEN001537	Payroll	APP063899	8/6/2019	101020121	COMM-PERF	perf	982.88		
VEN000345	Cave and Company Printing	APP063905	8/6/2019	101020337	COMM-PRINTING	Day in Westfield Rack Cards	234.78		
VEN001359	Michelle Krcmery	APP063907	8/6/2019	101020331	COMM- CONSULT	Aug and July addl hrs	1,640.00		
VEN002123	Westfield-Washington Schools	APP064029	8/6/2019	101020223	COMM- OFFICE SUPP	Paper	7.83		
Subtotal for Communications							29,277.43		
Customer Service									
VEN001537	Payroll	APP063107	7/9/2019	101021111	CUSTOMER SERV-SALARY	sal	8,060.38	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101021120	CUSTOMER SERV- FICA/ME	fica	481.40	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101021120	CUSTOMER SERV- FICA/ME	MED	112.60	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101021121	CUSTOMER SERV- PERF	perf	1,144.60	500000459	7/9/2019
VEN001676	Riverview Hospital	APP063186	7/11/2019	101021119	CUSTOMER SERV-HEALTH/	Riverview Clinic	289.20	67039	7/11/2019
VEN006362	Anthem EAP	APP063315	7/16/2019	101021119	CUSTOMER SERV-HEALTH/	3rd Quart EAP 2018	14.22	67050	7/16/2019
VEN006362	Anthem EAP	APP063317	7/16/2019	101021119	CUSTOMER SERV-HEALTH/	4th quart EAP 2018	14.22	67051	7/16/2019
VEN000513	DavisVision	APP063374	7/16/2019	101021119	CUSTOMER SERV-HEALTH/	Vision Ins	36.94	67054	7/17/2019
VEN001676	Riverview Hospital	APP063378	7/17/2019	101021119	CUSTOMER SERV-HEALTH/	Riverview Clinic	225.40	67056	7/17/2019
VEN001537	Payroll	APP063512	7/23/2019	101021111	CUSTOMER SERV-SALARY	sal	10,560.37	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101021120	CUSTOMER SERV- FICA/ME	fica	636.40	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101021120	CUSTOMER SERV- FICA/ME	med	148.84	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101021121	CUSTOMER SERV- PERF	perf	1,176.82	500000464	7/23/2019
VEN000534	Delta Dental	APP063560	7/24/2019	101021119	CUSTOMER SERV-HEALTH/	Dental Ins	156.04	67064	7/24/2019
VEN000126	Anthem Blue Cross Blue Shield	APP063562	7/24/2019	101021119	CUSTOMER SERV-HEALTH/	Medical ins	4,206.85	67063	7/24/2019
VEN004479	Symetra Life Insurance	APP063833	8/5/2019	101021119	CUSTOMER SERV-HEALTH/	Life Ins	15.92	67081	8/5/2019
VEN001537	Payroll	APP063899	8/6/2019	101021111	CUSTOMER SERV-SALARY	sal	8,060.37		
VEN001537	Payroll	APP063899	8/6/2019	101021120	CUSTOMER SERV- FICA/ME	fica	481.40		
VEN001537	Payroll	APP063899	8/6/2019	101021120	CUSTOMER SERV- FICA/ME	med	112.58		
VEN001537	Payroll	APP063899	8/6/2019	101021121	CUSTOMER SERV- PERF	perf	1,144.56		
VEN002123	Westfield-Washington Schools	APP064029	8/6/2019	101021223	CUSTOMER SERV- OFFICE	Paper	22.92		
Subtotal for Customer Service							37,102.03		

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Fund No.	Fund Name									
101	General									
Human Resources										
VEN001537	Payroll	APP063107	7/9/2019	101022111	HR -SALARY	sal		4,205.60	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101022120	HR-FICA/MEDICARE	fica		251.41	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101022120	HR-FICA/MEDICARE	MED		58.81	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101022121	HR PERF	perf		597.20	500000459	7/9/2019
VEN001676	Riverview Hospital	APP063186	7/11/2019	101022119	HR-HEALTH/DENTAL	Riverview Clinic		217.29	67039	7/11/2019
VEN006362	Anthem EAP	APP063315	7/16/2019	101022119	HR-HEALTH/DENTAL	3rd Quart EAP 2018		9.48	67050	7/16/2019
VEN006362	Anthem EAP	APP063317	7/16/2019	101022119	HR-HEALTH/DENTAL	4th quart EAP 2018		9.48	67051	7/16/2019
VEN005477	Kimberly Stakelbeck	APP063373	7/15/2019	101022334	HR- TRAINING	SHRM conference		88.93	67055	7/17/2019
VEN000513	DavisVision	APP063374	7/16/2019	101022119	HR-HEALTH/DENTAL	Vision Ins		38.61	67054	7/17/2019
VEN001676	Riverview Hospital	APP063378	7/17/2019	101022119	HR-HEALTH/DENTAL	Riverview Clinic		169.36	67056	7/17/2019
VEN001537	Payroll	APP063512	7/23/2019	101022111	HR -SALARY	sal		4,205.60	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101022120	HR-FICA/MEDICARE	fica		251.41	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101022120	HR-FICA/MEDICARE	med		58.79	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101022121	HR PERF	perf		597.20	500000464	7/23/2019
VEN000534	Delta Dental	APP063560	7/24/2019	101022119	HR-HEALTH/DENTAL	Dental Ins		166.70	67064	7/24/2019
VEN000126	Anthem Blue Cross Blue Shield	APP063562	7/24/2019	101022119	HR-HEALTH/DENTAL	Medical ins		2,430.76	67063	7/24/2019
VEN004479	Symetra Life Insurance	APP063833	8/5/2019	101022119	HR-HEALTH/DENTAL	Life Ins		7.96	67081	8/5/2019
VEN001537	Payroll	APP063899	8/6/2019	101022111	HR -SALARY	sal		4,205.60		
VEN001537	Payroll	APP063899	8/6/2019	101022120	HR-FICA/MEDICARE	fica		251.41		
VEN001537	Payroll	APP063899	8/6/2019	101022120	HR-FICA/MEDICARE	med		58.80		
VEN001537	Payroll	APP063899	8/6/2019	101022121	HR PERF	perf		597.20		
VEN002123	Westfield-Washington Schools	APP064029	8/6/2019	101022223	HR- OFFICE SUPP	Paper		1.51		
Subtotal for Human Resources								18,479.11		
Sport Campus Indoor Event Ctr										
VEN001537	Payroll	APP063107	7/9/2019	101023111	GP INDOOR-SALARY	sal		10,428.52	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101023120	GP INDOOR-FICA/MEDICAR	fica		636.27	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101023120	GP INDOOR-FICA/MEDICAR	MED		148.81	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	101023121	GP INDOOR-PERF	perf		1,353.05	500000459	7/9/2019
VEN001676	Riverview Hospital	APP063186	7/11/2019	101023119	GP INDOOR-HEALTH/DENTA	Riverview Clinic		164.14	67039	7/11/2019
VEN000513	DavisVision	APP063374	7/16/2019	101023119	GP INDOOR-HEALTH/DENTA	Vision Ins		24.07	67054	7/17/2019
VEN001676	Riverview Hospital	APP063378	7/17/2019	101023119	GP INDOOR-HEALTH/DENTA	Riverview Clinic		127.93	67056	7/17/2019
VEN001537	Payroll	APP063512	7/23/2019	101023111	GP INDOOR-SALARY	sal		10,465.02	500000464	7/23/2019

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Fund No. Fund Name									
101 General									
Sport Campus Indoor Event Ctr									
VEN001537	Payroll	APP063512	7/23/2019	101023120	GP INDOOR-FICA/MEDICAR	fica	638.53	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101023120	GP INDOOR-FICA/MEDICAR	med	149.32	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	101023121	GP INDOOR-PERF	perf	1,353.05	500000464	7/23/2019
VEN000534	Delta Dental	APP063560	7/24/2019	101023119	GP INDOOR-HEALTH/DENTA	Dental Ins	62.58	67064	7/24/2019
VEN000126	Anthem Blue Cross Blue Shield	APP063562	7/24/2019	101023119	GP INDOOR-HEALTH/DENTA	Medical ins	2,382.26	67063	7/24/2019
VEN004479	Symetra Life Insurance	APP063833	8/5/2019	101023119	GP INDOOR-HEALTH/DENTA	Life Ins	15.92	67081	8/5/2019
VEN001537	Payroll	APP063899	8/6/2019	101023111	GP INDOOR-SALARY	sal	10,499.53		
VEN001537	Payroll	APP063899	8/6/2019	101023120	GP INDOOR-FICA/MEDICAR	fica	640.67		
VEN001537	Payroll	APP063899	8/6/2019	101023120	GP INDOOR-FICA/MEDICAR	med	149.84		
VEN001537	Payroll	APP063899	8/6/2019	101023121	GP INDOOR-PERF	perf	1,353.06		
Subtotal for Sport Campus Indoor Event Ctr							40,592.57		
Subtotal for Fund 101 General							1,847,997.75		
Fund No. Fund Name									
201 Motor Vehicle Highway (MVH)									
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP063678	7/25/2019	101965	PCARD PAYABLE		8,041.11	500000466	7/25/2019
Subtotal for Clerk Treasurer							8,041.11		
Public Works									
VEN001537	Payroll	APP063107	7/9/2019	201013111	MVH-SALARY	sal	8,839.27	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	201013120	MVH-FICA/MEDICARE	fica	531.27	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	201013120	MVH-FICA/MEDICARE	MED	124.26	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	201013121	MVH-PERF	perf	1,255.18	500000459	7/9/2019
VEN005450	ATC Group Services LLC	APP063160	7/10/2019	201013349	MVH-SERVICES	NTE Contract for On-Call Geo	5,150.00		
VEN001778	Shelby Materials	APP063166	7/11/2019	201013231	MVH-SUBGRADE MATERIAL	Concrete	392.00		
VEN001044	Irving Materials	APP063167	7/11/2019	201013231	MVH-SUBGRADE MATERIAL	Stone	462.37		
VEN001384	Milestone Contractors LP	APP063171	7/11/2019	201013231	MVH-SUBGRADE MATERIAL	Surface	1,321.55		
VEN001758	SealMaster Indianapolis	APP063178	7/11/2019	201013433	MVH-INFRASTRUCTURE RE	CrackMaster	10,080.00		
VEN001708	RPM Machinery	APP063179	7/11/2019	201013345	MVH-EQUIP REPAIR	Backhoe	905.48		
VEN001879	T.M.T Inc	APP063180	7/11/2019	201013349	MVH-SERVICES	Tree Removal 171st St	28,155.00		
VEN000879	Heritage-Crystal Clean	APP063182	7/11/2019	201013349	MVH-SERVICES	Vac truck	763.20		
VEN001676	Riverview Hospital	APP063186	7/11/2019	201013119	MVH-HEALTH/DENTAL	Riverview Clinic	246.99	67039	7/11/2019

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Fund No. Fund Name									
201 Motor Vehicle Highway (MVH)									
Public Works									
VEN004236	RejuvTec	APP063228	7/15/2019	201013233	MVH-ASPHALT	2019 Preventative Seal Progr	121,103.05		
VEN004268	Olco Inc	APP063352	7/16/2019	201013349	MVH-SERVICES	2019 Concrete Patching in Bri	92,054.00		
VEN004268	Olco Inc	APP063352	7/16/2019	201013349	MVH-SERVICES	Minor increase for extra patch	3,466.29		
VEN000513	DavisVision	APP063374	7/16/2019	201013119	MVH-HEALTH/DENTAL	Vision Ins	31.34	67054	7/17/2019
VEN001676	Riverview Hospital	APP063378	7/17/2019	201013119	MVH-HEALTH/DENTAL	Riverview Clinic	192.51	67056	7/17/2019
VEN000589	Duke Energy	APP063435	7/17/2019	201013341	MVH-ELECTRIC	Electric	2,536.58	67057	7/18/2019
VEN006748	V3 Companies	APP063461	7/11/2019	201013349	MVH-SERVICES	151st Street Trail Connection	13,138.00		
VEN006748	V3 Companies	APP063468	7/19/2019	201013349	MVH-SERVICES	151st Street Trail Connection	11,000.00		
VEN001537	Payroll	APP063512	7/23/2019	201013111	MVH-SALARY	sal	8,944.27	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	201013120	MVH-FICA/MEDICARE	fica	537.78	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	201013120	MVH-FICA/MEDICARE	med	125.78	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	201013121	MVH-PERF	perf	1,270.09	500000464	7/23/2019
VEN000534	Delta Dental	APP063560	7/24/2019	201013119	MVH-HEALTH/DENTAL	Dental Ins	163.48	67064	7/24/2019
VEN000126	Anthem Blue Cross Blue Shield	APP063562	7/24/2019	201013119	MVH-HEALTH/DENTAL	Medical ins	3,600.68	67063	7/24/2019
VEN001384	Milestone Contractors LP	APP063686	7/11/2019	201013231	MVH-SUBGRADE MATERIAL	Surface	562.93		
VEN007207	Car X Tire and Auto	APP063687	7/11/2019	201013360	MVH-VEHICLE REPAIR	Oil change	29.99		
VEN006285	Ceres Solutions Cooperative	APP063691	7/15/2019	201013226	MVH-VEHICLE GAS/ SUPPLI	Fuel	1,922.44		
VEN005581	Newton Oil Company	APP063692	7/15/2019	201013226	MVH-VEHICLE GAS/ SUPPLI	Unleaded fuel	8,115.68		
VEN000975	Indiana Oxygen Company	APP063697	7/22/2019	201013345	MVH-EQUIP REPAIR	Supplies	34.74		
VEN001044	Irving Materials	APP063698	7/24/2019	201013231	MVH-SUBGRADE MATERIAL	Stone	265.84		
VEN007207	Car X Tire and Auto	APP063699	7/24/2019	201013360	MVH-VEHICLE REPAIR	Oil changes	144.08		
VEN001384	Milestone Contractors LP	APP063702	7/25/2019	201013231	MVH-SUBGRADE MATERIAL	Surface	251.87		
VEN006285	Ceres Solutions Cooperative	APP063703	7/29/2019	201013226	MVH-VEHICLE GAS/ SUPPLI	Off Road	923.58		
VEN004479	Symetra Life Insurance	APP063833	8/5/2019	201013119	MVH-HEALTH/DENTAL	Life Ins	15.92	67081	8/5/2019
VEN001676	Riverview Hospital	APP063873	8/6/2019	201013349	MVH-SERVICES	CDL physcial	65.00		
VEN007207	Car X Tire and Auto	APP063874	8/6/2019	201013360	MVH-VEHICLE REPAIR	Oil Changes	51.98		
VEN003054	L and S Contractors	APP063875	8/6/2019	201013349	MVH-SERVICES	Fence repair	3,475.00		
VEN006285	Ceres Solutions Cooperative	APP063876	8/6/2019	201013226	MVH-VEHICLE GAS/ SUPPLI	Fuel	637.45		
VEN006285	Ceres Solutions Cooperative	APP063894	8/6/2019	201013226	MVH-VEHICLE GAS/ SUPPLI	Fuel	1,311.30		
VEN001537	Payroll	APP063899	8/6/2019	201013111	MVH-SALARY	sal	8,839.27		
VEN001537	Payroll	APP063899	8/6/2019	201013120	MVH-FICA/MEDICARE	fica	531.27		
VEN001537	Payroll	APP063899	8/6/2019	201013120	MVH-FICA/MEDICARE	med	124.24		

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Fund No. Fund Name									
201	Motor Vehicle Highway (MVH)								
Public Works									
VEN001537	Payroll	APP063899	8/6/2019	201013121	MVH-PERF	perf	1,255.18		
VEN007713	Dan Moyer	APP063941	8/6/2019	201013349	MVH-SERVICES	Moyer Property	37,548.54		
VEN007682	Ralph Bruns	APP063942	8/6/2019	201013349	MVH-SERVICES	Bruns property	30,000.00		
Subtotal for Public Works							412,496.72		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							420,537.83		
Fund No. Fund Name									
202	Local Road and Street (LRS)								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP063678	7/25/2019	101965	PCARD PAYABLE		13,394.12	500000466	7/25/2019
Subtotal for Clerk Treasurer							13,394.12		
Public Works									
VEN007388	Boone County Resource	APP063173	7/11/2019	202013432	LRS-SIDEWALK	Sidewalk repair	152.00		
VEN003284	Practical Property Group	APP063176	7/11/2019	202013474	LRS-CONSTRUCTION COST	Tree replacements	3,759.27		
VEN001368	Midwestern Electric	APP063872	8/6/2019	202013349	LRS-SERVICES	Light signal repair	2,324.38		
Subtotal for Public Works							6,235.65		
Subtotal for Fund 202 Local Road and Street (LRS)							19,629.77		
Fund No. Fund Name									
203	Fire Operating								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP063678	7/25/2019	101965	PCARD PAYABLE		19,735.90	500000466	7/25/2019
Subtotal for Clerk Treasurer							19,735.90		
Fire									
VEN002336	Citizens Westfield	APP063067	7/8/2019	203012342	FIRE-WATER/SEWER	Sta 82	222.22	67030	7/8/2019
VEN000405	Citizens Energy Group	APP063069	7/8/2019	203012342	FIRE-WATER/SEWER	water/sewage	474.85	67028	7/8/2019
VEN002336	Citizens Westfield	APP063084	7/8/2019	203012342	FIRE-WATER/SEWER	Sta 83 water	429.58	67033	7/8/2019
VEN002336	Citizens Westfield	APP063086	7/8/2019	203012328	FIRE-GAS/HEAT	Sta 83	76.85	67033	7/8/2019
VEN001264	Love At First Sight	APP063101	7/9/2019	203012347	FIRE-PROMOTIONS	Funeral Flowers for Flossie A	94.00		
VEN001264	Love At First Sight	APP063104	7/9/2019	203012347	FIRE-PROMOTIONS	Retirement floral -- Diana Pey	84.00		
VEN001537	Payroll	APP063107	7/9/2019	203012111	FIRE-SALARY	sal	210,601.66	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	203012120	FIRE-FICA AND MEDICARE	fica	12,512.22	500000459	7/9/2019

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Fund No. Fund Name									
203 Fire Operating									
Fire									
VEN001537	Payroll	APP063107	7/9/2019	203012120	FIRE-FICA AND MEDICARE	MED	2,926.22	500000459	7/9/2019
VEN001537	Payroll	APP063107	7/9/2019	203012121	FIRE-PERF	perf	32,106.96	500000459	7/9/2019
VEN002336	Citizens Westfield	APP063164	7/11/2019	203012328	FIRE-GAS/HEAT	Gas heat	104.39	67036	7/11/2019
VEN000644	Enviro-max Inc	APP063165	7/11/2019	203012343	FIRE-BUILDING MAINTENAN	Domestic boiler repair	182.45		
VEN001676	Riverview Hospital	APP063186	7/11/2019	203012119	FIRE-HEALTH/DENTAL	Riverview Clinic	5,968.45	67039	7/11/2019
VEN003729	Metronet	APP063230	7/10/2019	203012343	FIRE-BUILDING MAINTENAN	PSB	58.05	67045	7/16/2019
VEN002336	Citizens Westfield	APP063261	7/11/2019	203012342	FIRE-WATER/SEWER	Stored Water for Station 81	92.00	67042	7/16/2019
VEN000266	Bound Tree Medical	APP063269	7/15/2019	203012224	FIRE-OPERATING SUPPLIES	supplies	556.07		
VEN001942	The Uniform House	APP063270	7/15/2019	203012229	FIRE-UNIFORMS	uniform embroidery	4.50		
VEN001942	The Uniform House	APP063271	7/15/2019	203012229	FIRE-UNIFORMS	uniforms	467.79		
VEN001942	The Uniform House	APP063272	7/15/2019	203012229	FIRE-UNIFORMS	uniform	106.37		
VEN001942	The Uniform House	APP063273	7/8/2019	203012229	FIRE-UNIFORMS	uniforms	436.03		
VEN001942	The Uniform House	APP063274	7/8/2019	203012229	FIRE-UNIFORMS		329.42		
VEN001942	The Uniform House	APP063275	7/8/2019	203012229	FIRE-UNIFORMS	uniforms	329.42		
VEN001942	The Uniform House	APP063276	7/8/2019	203012229	FIRE-UNIFORMS	uniforms	402.06		
VEN001942	The Uniform House	APP063277	7/15/2019	203012229	FIRE-UNIFORMS	embroidery	27.90		
VEN001942	The Uniform House	APP063278	7/15/2019	203012229	FIRE-UNIFORMS	uniforms	216.00		
VEN001942	The Uniform House	APP063279	7/8/2019	203012229	FIRE-UNIFORMS	uniforms	222.81		
VEN001942	The Uniform House	APP063281	7/15/2019	203012229	FIRE-UNIFORMS	nametags	11.25		
VEN001942	The Uniform House	APP063282	7/8/2019	203012229	FIRE-UNIFORMS	uniforms	559.11		
VEN001942	The Uniform House	APP063283	7/8/2019	203012229	FIRE-UNIFORMS	uniforms	133.00		
VEN001942	The Uniform House	APP063284	7/8/2019	203012229	FIRE-UNIFORMS	uniforms	543.51		
VEN001942	The Uniform House	APP063285	7/8/2019	203012229	FIRE-UNIFORMS	uniforms	3,815.00		
VEN001942	The Uniform House	APP063286	7/8/2019	203012229	FIRE-UNIFORMS	uniforms	426.82		
VEN001942	The Uniform House	APP063287	7/8/2019	203012229	FIRE-UNIFORMS	uniforms	126.42		
VEN001942	The Uniform House	APP063288	7/8/2019	203012229	FIRE-UNIFORMS	uniforms	311.86		
VEN001942	The Uniform House	APP063289	7/8/2019	203012229	FIRE-UNIFORMS	uniforms	311.86		
VEN001942	The Uniform House	APP063290	7/8/2019	203012229	FIRE-UNIFORMS	uniforms	467.79		
VEN001942	The Uniform House	APP063291	7/8/2019	203012229	FIRE-UNIFORMS	uniforms	99.00		
VEN001942	The Uniform House	APP063292	7/8/2019	203012229	FIRE-UNIFORMS	uniforms	197.22		
VEN000903	Hoosier Fire Equipment	APP063294	7/8/2019	203012472	FIRE-EQUIP	tool maintenance	3,587.50		
VEN000345	Cave and Company Printing	APP063295	7/8/2019	203012337	FIRE-PRINTING	business cards	37.82		

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Fund No. Fund Name									
203 Fire Operating									
Fire									
VEN005587	Kronos Inc	APP063296	7/8/2019	203012349	FIRE-SERVICES	telestaff	1,871.40		
VEN006285	Ceres Solutions Cooperative	APP063298	7/8/2019	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel	316.80		
VEN000065	Airgas Mid America	APP063299	7/8/2019	203012224	FIRE-OPERATING SUPPLIES	o2	34.65		
VEN002028	UPS	APP063300	7/8/2019	203012333	FIRE-POSTAGE	package delivery	4.09		
VEN001615	Public Safety Medical Services	APP063301	7/8/2019	203012354	FIRE-MEDICAL EXAMS/TEST	shoaf, gilliam medical	567.01		
VEN005006	Team Pride Athletic Apparel	APP063302	7/8/2019	203012229	FIRE-UNIFORMS	uniforms	851.25		
VEN005358	Pro Air Midwest	APP063303	7/8/2019	203012472	FIRE-EQUIP	new equipment	46,000.00	67075	8/2/2019
VEN005980	Fire Services Inc	APP063304	7/8/2019	203012472	FIRE-EQUIP	equipment maintenance	5,850.00		
VEN006666	SG Collaborative Soutions	APP063305	7/8/2019	203012334	FIRE-TRAVEL/TRAINING/SE	CRM Training Seminar	4,631.00		
VEN007654	Emergency Vehicles Plus	APP063306	7/8/2019	203012360	FIRE-VEHICLE MAINT	engine 1 maintenance	152.16		
VEN001942	The Uniform House	APP063307	7/8/2019	203012229	FIRE-UNIFORMS	uniforms	311.86		
VEN006362	Anthem EAP	APP063315	7/16/2019	203012119	FIRE-HEALTH/DENTAL	3rd Quart EAP 2018	336.54	67050	7/16/2019
VEN006362	Anthem EAP	APP063317	7/16/2019	203012119	FIRE-HEALTH/DENTAL	4th quart EAP 2018	336.54	67051	7/16/2019
VEN006285	Ceres Solutions Cooperative	APP063320	7/8/2019	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel	1,452.88		
VEN000513	DavisVision	APP063374	7/16/2019	203012119	FIRE-HEALTH/DENTAL	Vision Ins	811.99	67054	7/17/2019
VEN001676	Riverview Hospital	APP063378	7/17/2019	203012119	FIRE-HEALTH/DENTAL	Riverview Clinic	4,651.82	67056	7/17/2019
VEN000266	Bound Tree Medical	APP063385	7/16/2019	203012224	FIRE-OPERATING SUPPLIES	supplies	45.87		
VEN000266	Bound Tree Medical	APP063391	7/16/2019	203012224	FIRE-OPERATING SUPPLIES	supplies	673.76		
VEN000266	Bound Tree Medical	APP063392	7/16/2019	203012224	FIRE-OPERATING SUPPLIES	supplies	30.58		
VEN000266	Bound Tree Medical	APP063393	7/16/2019	203012224	FIRE-OPERATING SUPPLIES	supplies	65.20		
VEN000266	Bound Tree Medical	APP063394	7/16/2019	203012224	FIRE-OPERATING SUPPLIES	supplies	414.80		
VEN000266	Bound Tree Medical	APP063395	7/16/2019	203012224	FIRE-OPERATING SUPPLIES	supplies	102.99		
VEN000266	Bound Tree Medical	APP063396	7/16/2019	203012224	FIRE-OPERATING SUPPLIES	supplies	101.50		
VEN000065	Airgas Mid America	APP063397	7/16/2019	203012224	FIRE-OPERATING SUPPLIES	o2	213.90		
VEN000065	Airgas Mid America	APP063398	7/16/2019	203012224	FIRE-OPERATING SUPPLIES	o2	176.28		
VEN006285	Ceres Solutions Cooperative	APP063399	7/16/2019	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel	1,159.85		
VEN002353	Boldens Cleaners	APP063400	7/16/2019	203012229	FIRE-UNIFORMS	uniform cleaning	66.30		
VEN007226	MESH	APP063401	7/16/2019	203012224	FIRE-OPERATING SUPPLIES	triage cards	260.00		
VEN000682	Fastenal	APP063402	7/16/2019	203012360	FIRE-VEHICLE MAINT	supply	81.31		
VEN005980	Fire Services Inc	APP063403	7/16/2019	203012360	FIRE-VEHICLE MAINT	L-81	255.75		
VEN000903	Hoosier Fire Equipment	APP063404	7/16/2019	203012472	FIRE-EQUIP	SCBA Testing	1,051.00		
VEN005358	Pro Air Midwest	APP063405	7/16/2019	203012472	FIRE-EQUIP	hydro on bottles, and bottle ra	900.00		

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Fund No. Fund Name									
203 Fire Operating									
Fire									
VEN000700	Fire Com	APP063406	7/16/2019	203012472	FIRE-EQUIP	radios	390.00		
VEN001849	Stryker Sales	APP063407	7/16/2019	203012472	FIRE-EQUIP	ambulance cot	19,208.00		
VEN007680	R&N Tool Rental	APP063409	7/16/2019	203012343	FIRE-BUILDING MAINTENAN	gym buildout	610.00		
VEN000589	Duke Energy	APP063435	7/17/2019	203012341	FIRE-ELECTRIC	Electric	2,966.48	67057	7/18/2019
VEN000589	Duke Energy	APP063435	7/17/2019	203012341	FIRE-ELECTRIC	Electric	835.41	67057	7/18/2019
VEN000589	Duke Energy	APP063435	7/17/2019	203012341	FIRE-ELECTRIC	Electric	777.30	67057	7/18/2019
VEN000589	Duke Energy	APP063435	7/17/2019	203012346	FIRE-TORNADO SIREN	Fire Sirens	63.07	67057	7/18/2019
VEN002048	Vectren	APP063473	7/19/2019	203012328	FIRE-GAS/HEAT	Sta 82	64.37	67061	7/19/2019
VEN001537	Payroll	APP063512	7/23/2019	203012111	FIRE-SALARY	sal	204,993.57	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	203012119	FIRE-HEALTH/DENTAL	hsa	625.00	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	203012120	FIRE-FICA AND MEDICARE	fica	12,164.52	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	203012120	FIRE-FICA AND MEDICARE	med	2,844.95	500000464	7/23/2019
VEN001537	Payroll	APP063512	7/23/2019	203012121	FIRE-PERF	perf	31,805.64	500000464	7/23/2019
VEN000065	Airgas Mid America	APP063516	7/23/2019	203012224	FIRE-OPERATING SUPPLIES	o2	114.90		
VEN000534	Delta Dental	APP063560	7/24/2019	203012119	FIRE-HEALTH/DENTAL	Dental Ins	4,099.68	67064	7/24/2019
VEN000126	Anthem Blue Cross Blue Shield	APP063562	7/24/2019	203012119	FIRE-HEALTH/DENTAL	Medical Ins	80,196.96	67063	7/24/2019
VEN005581	Newton Oil Company	APP063692	7/15/2019	203012226	FIRE-VEHICLE GAS/SUPPLIE	Unleaded fuel	1,439.08		
VEN000644	Enviro-max Inc	APP063700	7/24/2019	203012343	FIRE-BUILDING MAINTENAN	HVAC maint	1,075.50		
VEN002336	Citizens Westfield	APP063725	8/1/2019	203012342	FIRE-WATER/SEWER	Sta 82	434.96	67071	8/1/2019
VEN000266	Bound Tree Medical	APP063793	8/5/2019	203012224	FIRE-OPERATING SUPPLIES	ems supplies	24.76		
VEN001849	Stryker Sales	APP063794	8/5/2019	203012472	FIRE-EQUIP	ems equipment	378.25		
VEN000903	Hoosier Fire Equipment	APP063795	8/5/2019	203012342	FIRE-WATER/SEWER	equiupment	47.45		
VEN000065	Airgas Mid America	APP063796	8/5/2019	203012224	FIRE-OPERATING SUPPLIES	o2	116.14		
VEN000903	Hoosier Fire Equipment	APP063797	8/5/2019	203012229	FIRE-UNIFORMS	name plates	42.75		
VEN005587	Kronos Inc	APP063798	8/5/2019	203012349	FIRE-SERVICES	telestaff	78.90		
VEN000625	Elkhart Brass	APP063799	8/5/2019	203012472	FIRE-EQUIP	equipment	141.30		
VEN005584	The Accumed Group	APP063800	8/5/2019	203012349	FIRE-SERVICES	ems billing service fee	2,579.84		
VEN006285	Ceres Solutions Cooperative	APP063801	8/5/2019	203012472	FIRE-EQUIP	drum dolly	93.61		
VEN000065	Airgas Mid America	APP063802	8/5/2019	203012224	FIRE-OPERATING SUPPLIES	o2	14.16		
VEN006285	Ceres Solutions Cooperative	APP063803	8/5/2019	203012472	FIRE-EQUIP	drum dolly	93.61		
VEN000483	Cummins Crosspoint LLC	APP063805	8/5/2019	203012360	FIRE-VEHICLE MAINT	fuel filters	212.60		
VEN005587	Kronos Inc	APP063806	8/5/2019	203012349	FIRE-SERVICES	telestaff	1,871.40		

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Fund No. Fund Name									
203 Fire Operating									
Fire									
VEN000633	Embroidery Plus	APP063807	8/5/2019	203012229	FIRE-UNIFORMS	uniform embroidery	228.00		
VEN005980	Fire Services Inc	APP063808	8/5/2019	203012360	FIRE-VEHICLE MAINT	fuel check valve	257.80		
VEN005989	Abigail Yates	APP063809	8/5/2019	203012229	FIRE-UNIFORMS	shoe reimbursement	50.00		
VEN000266	Bound Tree Medical	APP063810	8/5/2019	203012224	FIRE-OPERATING SUPPLIES	ems supplies	44.00		
VEN006285	Ceres Solutions Cooperative	APP063811	8/5/2019	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel	821.44		
VEN005403	BrightView Landscapes LLC	APP063812	8/5/2019	203012349	FIRE-SERVICES	sta 82 turf application	238.19		
VEN000266	Bound Tree Medical	APP063813	8/5/2019	203012224	FIRE-OPERATING SUPPLIES	ems supplies	430.96		
VEN000903	Hoosier Fire Equipment	APP063814	8/5/2019	203012472	FIRE-EQUIP	airpack maintenance	312.00		
VEN001615	Public Safety Medical Services	APP063815	8/5/2019	203012354	FIRE-MEDICAL EXAMS/TEST	klingsmith and hensley me	539.22		
VEN000065	Airgas Mid America	APP063816	8/5/2019	203012224	FIRE-OPERATING SUPPLIES	o2	82.05		
VEN000065	Airgas Mid America	APP063817	8/5/2019	203012224	FIRE-OPERATING SUPPLIES	o2	38.46		
VEN000266	Bound Tree Medical	APP063818	8/5/2019	203012224	FIRE-OPERATING SUPPLIES	ems supplies	535.15		
VEN005980	Fire Services Inc	APP063819	8/5/2019	203012360	FIRE-VEHICLE MAINT	vehicle maintenance	85.60		
VEN000700	Fire Com	APP063820	8/5/2019	203012472	FIRE-EQUIP	radios	411.45		
VEN000633	Embroidery Plus	APP063821	8/5/2019	203012229	FIRE-UNIFORMS	Uniform Embroidery	480.00		
VEN007712	Ohio Assoc of Emergency Veh Tech	APP063822	8/5/2019	203012334	FIRE-TRAVEL/TRAINING/SE	2019 maintenance symposiu	425.00		
VEN004479	Symetra Life Insurance	APP063833	8/5/2019	203012119	FIRE-HEALTH/DENTAL	Life Ins	286.56	67081	8/5/2019
VEN002336	Citizens Westfield	APP063896	8/6/2019	203012342	FIRE-WATER/SEWER	water and sewage	652.17	67082	8/6/2019
VEN001537	Payroll	APP063899	8/6/2019	203012111	FIRE-SALARY	sal	215,059.26		
VEN001537	Payroll	APP063899	8/6/2019	203012111	FIRE-SALARY	fire ltp	2,592.57		
VEN001537	Payroll	APP063899	8/6/2019	203012120	FIRE-FICA AND MEDICARE	fica	12,788.59		
VEN001537	Payroll	APP063899	8/6/2019	203012120	FIRE-FICA AND MEDICARE	med	2,990.90		
VEN001537	Payroll	APP063899	8/6/2019	203012121	FIRE-PERF	perf	31,770.03		
VEN001537	Payroll	APP063899	8/6/2019	203012124	FIRE-PEHP	fire pehp	48,550.32		
VEN005717	Background Investigation Bureau	APP063915	8/6/2019	203012349	FIRE-SERVICES	Background check	11.95		
VEN002336	Citizens Westfield	APP063935	8/6/2019	203012328	FIRE-GAS/HEAT	Heat	134.39		
VEN002336	Citizens Westfield	APP063936	8/6/2019	203012342	FIRE-WATER/SEWER	Stored Water Station 81	92.00		
VEN005845	Kinetrex Energy	APP063997	8/6/2019	203012328	FIRE-GAS/HEAT	Gas Heat	117.32		
VEN005845	Kinetrex Energy	APP063997	8/6/2019	203012328	FIRE-GAS/HEAT	Gas Heat	42.03		
VEN005845	Kinetrex Energy	APP063997	8/6/2019	203012328	FIRE-GAS/HEAT	Gas Heat	38.78		
VEN006426	DISA Inc	APP063999	8/6/2019	203012354	FIRE-MEDICAL EXAMS/TEST	Drug testing	337.00		
VEN000849	Hamilton County Treasurer	APP064006	8/6/2019	203012336	FIRE-DISPATCH SERVICE	E911 3rd quart	76,850.03		

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Fund No. Fund Name									
203 Fire Operating									
Fire									
VEN002123	Westfield-Washington Schools	APP064007	8/6/2019	203012223	FIRE-OFFICE SUPPLIES	Paper	55.50		
VEN007495	Office H2O LLC	APP064008	8/6/2019	203012224	FIRE-OPERATING SUPPLIES	installation fee	125.00		
VEN001417	Napa Auto Parts	APP064009	8/6/2019	203012360	FIRE-VEHICLE MAINT	supply	657.52		
VEN001417	Napa Auto Parts	APP064009	8/6/2019	203012472	FIRE-EQUIP	equipment	12.02		
VEN005980	Fire Services Inc	APP064010	8/6/2019	203012360	FIRE-VEHICLE MAINT	lights and brackets	205.92		
VEN000266	Bound Tree Medical	APP064011	8/6/2019	203012224	FIRE-OPERATING SUPPLIES	ems supplies	577.76		
Subtotal for Fire							1,122,770.61		
Subtotal for Fund 203 Fire Operating							1,142,506.51		
Fund No. Fund Name									
204 Park Impact									
Public Works									
VEN007656	AT and T Corp	APP063183	7/9/2019	204013349	PARK IMPACT-SERVICES	Monon 7 - AT&T engineering/i	5,648.25	67035	7/11/2019
VEN006748	V3 Companies	APP063460	7/11/2019	204013349	PARK IMPACT-SERVICES	Design Charette and Services	940.00		
VEN006748	V3 Companies	APP063469	7/19/2019	204013349	PARK IMPACT-SERVICES	Design Charette and Services	2,350.00		
VEN001708	RPM Machinery	APP063693	7/15/2019	204013474	PW-PARK IMPACT CONSTR		8,801.17		
Subtotal for Public Works							17,739.42		
Subtotal for Fund 204 Park Impact							17,739.42		
Fund No. Fund Name									
206 Parks Programming/Events									
Parks									
VEN007679	Melissa Overholser	APP063355	7/15/2019	206005347	PARKS PROGRAM-PROMOT	Hot Air Balloon ride refund	87.00	67053	7/16/2019
VEN000345	Cave and Company Printing	APP063388	7/10/2019	206005347	PARKS PROGRAM-PROMOT	WR4 handouts	521.57		
VEN001716	Runyon Equipment Rental	APP063390	7/11/2019	206005347	PARKS PROGRAM-PROMOT	WR4	2,415.70		
VEN007681	Team Red White and Blue Inc	APP063466	7/18/2019	206005347	PARKS PROGRAM-PROMOT	Grand Run Donation	1,000.00	67060	7/19/2019
VEN000345	Cave and Company Printing	APP063908	8/6/2019	206005347	PARKS PROGRAM-PROMOT	Touchdown Trail Passports	418.48		
VEN000480	CSI Signs	APP063910	8/6/2019	206005347	PARKS PROGRAM-PROMOT	Movies in the Park	240.00		
VEN000480	CSI Signs	APP063911	8/6/2019	206005347	PARKS PROGRAM-PROMOT	Amigos Banners	320.00		
VEN000345	Cave and Company Printing	APP063913	8/6/2019	206005347	PARKS PROGRAM-PROMOT	Amigos movies rack cards	75.33		
Subtotal for Parks							5,078.08		

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Fund No. Fund Name									
206	Parks Programming/Events								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP063678	7/25/2019	101965	PCARD PAYABLE		730.30	500000466	7/25/2019
Subtotal for Clerk Treasurer							730.30		
Subtotal for Fund 206 Parks Programming/Events							5,808.38		
Fund No. Fund Name									
239	Law Enforcement								
Police									
VEN007439	Andrea Gambrel	APP063214	7/11/2019	239002334	LAW ENFORCE-TRAVEL/TR	Reimbursement for meals dur	100.29	67041	7/16/2019
VEN005144	Tyler Dougherty	APP063314	7/11/2019	239002334	LAW ENFORCE-TRAVEL/TR	Reimbursement for tols - trav	6.25	67052	7/16/2019
VEN000281	Brett Bays	APP063752	8/2/2019	239002334	LAW ENFORCE-TRAVEL/TR	Parking Marion County Court	28.00		
Subtotal for Police							134.54		
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP063678	7/25/2019	101965	PCARD PAYABLE		4,542.97	500000466	7/25/2019
Subtotal for Clerk Treasurer							4,542.97		
Subtotal for Fund 239 Law Enforcement							4,677.51		
Fund No. Fund Name									
264	Road and Street Improvement (Road Impact)								
Public Works									
VEN000608	Eco-Infrastruclture Solution	APP063181	7/11/2019	264013349	ROAD IMPACT-SERVICES	Towne Rd	1,682.50		
VEN001710	RQAW Corp	APP063463	7/11/2019	264013349	ROAD IMPACT-SERVICES	151st & Towne Road RAB - D	1,527.32		
VEN001364	Midwest Paving LLC	APP063593	7/24/2019	264013349	ROAD IMPACT-SERVICES	175th Street Extension & SR 3	65,231.99		
VEN000103	American Structurepoint Inc	APP063706	7/30/2019	264013349	ROAD IMPACT-SERVICES	East Street North Ext - PE and	32,525.00		
VEN005929	WSP USA Inc	APP063720	8/1/2019	264013349	ROAD IMPACT-SERVICES	Kinsey Ave Culvert - RW Acqu	5,300.00		
VEN005929	WSP USA Inc	APP063721	8/1/2019	264013349	ROAD IMPACT-SERVICES	161st & Spring Mill - RW Acqu	6,380.00		
VEN002709	Lochmueller Group Inc	APP063742	8/2/2019	264013349	ROAD IMPACT-SERVICES	Change Order	998.59		
VEN001788	Shrewsberry and Associates LLC	APP063856	8/6/2019	264013349	ROAD IMPACT-SERVICES	Remaining on Contract (fully	152.25		
VEN001788	Shrewsberry and Associates LLC	APP063856	8/6/2019	264013349	ROAD IMPACT-SERVICES	151st St Culvert Environment	19,917.52		

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Fund No. Fund Name									
264	Road and Street Improvement (Road Impact)								
Public Works									
VEN001788	Shrewsberry and Associates LLC	APP063856	8/6/2019	264013349	ROAD IMPACT-SERVICES	151st Culvert Replacement	1,144.32		
Subtotal for Public Works							134,859.49		
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							134,859.49		
Fund No. Fund Name									
269	Training Facility Center								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP063678	7/25/2019	101965	PCARD PAYABLE		344.89	500000466	7/25/2019
Subtotal for Clerk Treasurer							344.89		
Public Safety (Police and Fire)									
VEN002191	City of Noblesville Utilities	APP063068	7/8/2019	269014342	TRAINING FAC-WATER/SEW	Sewer Training Facility	17.81	67031	7/8/2019
VEN002048	Vectren	APP063163	7/11/2019	269014328	TRAINING FAC-HEAT/GAS	Training Facility	17.00	67040	7/11/2019
VEN000905	Hoosier Portable Restroom	APP063293	7/8/2019	269014349	TRAINING FAC-SERVICES	4/20-6/15 service	160.00		
VEN006913	Mossman Metal Works	APP063297	7/8/2019	269014343	TRAINING FAC-BUILDING M	miscellaneous work performe	19,179.40		
VEN000205	Beaver Gravel Corp	APP063408	7/16/2019	269014343	TRAINING FAC-BUILDING M	concrete	2,149.61		
VEN000589	Duke Energy	APP063435	7/17/2019	269014341	TRAINING FAC-ELECTRIC	Electric	394.15	67057	7/18/2019
VEN000434	Comcast Cable	APP063474	7/19/2019	269014350	TRAINING FAC-SUBSCRIPTI	Training Facility	293.04	67062	7/19/2019
VEN000644	Enviro-max Inc	APP063576	7/25/2019	269014343	TRAINING FAC-BUILDING M	Training Facility HVAC repair	292.13		
VEN000405	Citizens Energy Group	APP063726	8/1/2019	269014342	TRAINING FAC-WATER/SEW	Training Facility	69.18	67069	8/1/2019
VEN002708	Design and Build Corp	APP063785	8/5/2019	269014343	TRAINING FAC-BUILDING M	Repairs	7,998.00		
VEN007680	R&N Tool Rental	APP063804	8/5/2019	269014343	TRAINING FAC-BUILDING M	building maintenance tool rent	72.69		
VEN007711	Ron Hittle	APP063823	8/5/2019	269014343	TRAINING FAC-BUILDING M	reimbursement for trees	1,045.44		
VEN002191	City of Noblesville Utilities	APP063830	8/5/2019	269014342	TRAINING FAC-WATER/SEW	Sewer charges TF	18.89	67079	8/5/2019
Subtotal for Public Safety (Police and Fire)							31,707.34		
Subtotal for Fund 269 Training Facility Center							32,052.23		

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Fund No. Fund Name									
270	IT Surplus								
Informatics									
VEN002291	Pat Leuteritz	APP063603	7/19/2019	270007389	IT-SURPLUS CITY EQUIPME	Refund for iPhone	50.00	67065	7/26/2019
Subtotal for Informatics							50.00		
Subtotal for Fund 270 IT Surplus							50.00		
Fund No. Fund Name									
301	Eastside TIF								
RDC									
VEN006501	Texas Capital Bank	APP063772	7/25/2019	301018380	EASTSIDE TIF PRINCIPAL P	Bond of 2017	60,000.00	500000467	7/25/2019
VEN006501	Texas Capital Bank	APP063772	7/25/2019	301018381	EASTSIDE TIF INTEREST PM	Bond of 2017	67,787.50	500000467	7/25/2019
Subtotal for RDC							127,787.50		
Subtotal for Fund 301 Eastside TIF							127,787.50		
Fund No. Fund Name									
318	Gigabit Broadband TIF								
RDC									
VEN000920	Huntington National Bank	APP063773	7/15/2019	318018381	GIGABIT BROADBAND INTE	Bond Series 2015 Metro Fiber	71,942.16	500000468	7/26/2019
VEN000920	Huntington National Bank	APP063773	7/15/2019	318018381	GIGABIT BROADBAND INTE	Bond Series 2015 Metro Fiber	1,500.00	500000468	7/26/2019
Subtotal for RDC							73,442.16		
Subtotal for Fund 318 Gigabit Broadband TIF							73,442.16		
Fund No. Fund Name									
325	Eagletown TIF 2016 Capital Pro								
Public Works									
VEN002225	Butler Fairman and Seufert	APP063707	7/30/2019	325018349	EAGLETOWN TIF BOND SV	Ditch Rd replaces PO3513	4,285.50		
Subtotal for Public Works							4,285.50		
Subtotal for Fund 325 Eagletown TIF 2016 Capital Pro							4,285.50		
Fund No. Fund Name									
346	Go Bond 2018								
Police									
VEN001168	Kelley Chevrolet	APP063234	7/11/2019	346002473	GO BOND 2018 PD VEHICLE	New Vehicles - Tahoe X 3	105,210.00		
Subtotal for Police							105,210.00		
Subtotal for Fund 346 Go Bond 2018							105,210.00		

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Fund No. Fund Name									
401	Cum. Capital Improvement								
	Administration								
VEN007657	Indy Furniture Upholstery	APP063188	7/11/2019	401001474	CUMCAP IMP-ADM CON CO	City Hall benches reupholster	10,450.00	67037	7/11/2019
	Subtotal for Administration						10,450.00		
	Subtotal for Fund 401 Cum. Capital Improvement						10,450.00		
Fund No. Fund Name									
557	Kinsey Ave Widen Grant								
	Public Works								
VEN001788	Shrewsberry and Associates LLC	APP063704	7/29/2019	557013349	KINSEY AVE GRANT SERV	Kinsey Avenue Culvert Utility	4,230.10		
VEN001788	Shrewsberry and Associates LLC	APP063719	8/1/2019	557013349	KINSEY AVE GRANT SERV	Kinsey Avenue Culvert Utility	211.97		
	Subtotal for Public Works						4,442.07		
	Subtotal for Fund 557 Kinsey Ave Widen Grant						4,442.07		
Fund No. Fund Name									
565	151st and Towne Rd Grant								
	Public Works								
VEN001710	RQAW Corp	APP063463	7/11/2019	565013349	151ST AND TOWNE RD GRA	151st & Towne Road RAB - D	6,109.28		
	Subtotal for Public Works						6,109.28		
	Subtotal for Fund 565 151st and Towne Rd Grant						6,109.28		
Fund No. Fund Name									
587	MPO Intersec Sight Dist Improv Grant								
	Public Works								
VEN005929	WSP USA Inc	APP063531	7/22/2019	587013349	MPO INTER SIGHT GRANT S	Intersection Sight Distance (H	750.00		
	Subtotal for Public Works						750.00		
	Subtotal for Fund 587 MPO Intersec Sight Dist Improv Grant						750.00		
Fund No. Fund Name									
640	Sports Campus Operating								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP063678	7/25/2019	101965	PCARD PAYABLE		16,128.83	500000466	7/25/2019
	Subtotal for Clerk Treasurer						16,128.83		
	Grand Park								
VEN003729	Metronet	APP063231	7/10/2019	640015224	SPORTS CAMPUS-OPERATI	Field	59.17	2573	7/16/2019

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Fund No. Fund Name									
640 Sports Campus Operating									
Grand Park									
VEN003729	Metronet	APP063231	7/10/2019	640015224	SPORTS CAMPUS-OPERATI	Diam	59.17	2573	7/16/2019
VEN006362	Anthem EAP	APP063316	7/16/2019	640015349	SPORTS CAMPUS-SERVICE	3rd quart EAP 2018	33.18	2574	7/16/2019
VEN006362	Anthem EAP	APP063318	7/16/2019	640015349	SPORTS CAMPUS-SERVICE	4th Quart EAP 2018	33.18	2575	7/16/2019
VEN006591	William Knox	APP063321	7/16/2019	640015347	SPORTS CAMPUS-PROMOTI	Colts Camp Parking	1,000.00	2576	7/16/2019
VEN006808	USSC	APP063324	7/16/2019	640015232	SPORTS CAMPUS-STONE	Ramp NW of F31	2,780.37		
VEN005403	BrightView Landscapes LLC	APP063325	7/11/2019	640015349	SPORTS CAMPUS-SERVICE	F31 repair	341.34		
VEN005403	BrightView Landscapes LLC	APP063326	7/16/2019	640015349	SPORTS CAMPUS-SERVICE	186th St Median maint	165.00		
VEN001778	Shelby Materials	APP063327	7/16/2019	640015232	SPORTS CAMPUS-STONE	Ramp NW of F31	541.57		
VEN000345	Cave and Company Printing	APP063329	7/16/2019	640015337	SPORTS CAMPUS-PRINTIN	GPEC spec sheet	75.33		
VEN001637	Ray's Trash Service	APP063330	7/8/2019	640015349	SPORTS CAMPUS-SERVICE	SiteSearch House	306.92		
VEN002303	D2 Land and Water Resource Inc	APP063331	7/8/2019	640015349	SPORTS CAMPUS-SERVICE	Geogrid for Colts woods path	878.57		
VEN007558	TPC Mechanical Contractors LLC	APP063332	7/8/2019	640015349	SPORTS CAMPUS-SERVICE	Admin Bldg	233.15		
VEN003382	McGavic Outdoor Power	APP063333	7/8/2019	640015472	SPORTS CAMPUS-EQUIPME	Stump Brinder	700.00		
VEN003382	McGavic Outdoor Power	APP063333	7/8/2019	640015472	SPORTS CAMPUS-EQUIPME	Stump Brinder	350.00		
VEN003382	McGavic Outdoor Power	APP063333	7/8/2019	640015472	SPORTS CAMPUS-EQUIPME	Trimmer	598.00		
VEN007500	BAMWX LLC	APP063334	7/8/2019	640015389	SPORTS CAMPUS-APP/LICE	50 50 split with Bullpen	750.00		
VEN001504	Paddacks Wrecker Service	APP063336	7/9/2019	640015472	SPORTS CAMPUS-EQUIPME	Dozer	267.50		
VEN006898	Supply Warehouse Inc	APP063337	7/10/2019	640015349	SPORTS CAMPUS-SERVICE	Supplies	43.28		
VEN005403	BrightView Landscapes LLC	APP063340	7/10/2019	640015349	SPORTS CAMPUS-SERVICE	CAM	6,731.66		
VEN005403	BrightView Landscapes LLC	APP063340	7/10/2019	640015349	SPORTS CAMPUS-SERVICE	CAI	1,199.96		
VEN005403	BrightView Landscapes LLC	APP063340	7/10/2019	640015349	SPORTS CAMPUS-SERVICE	Janitorial	8,221.84		
VEN005403	BrightView Landscapes LLC	APP063341	7/10/2019	640015349	SPORTS CAMPUS-SERVICE	Grass Field	26,860.08		
VEN005403	BrightView Landscapes LLC	APP063341	7/10/2019	640015349	SPORTS CAMPUS-SERVICE	Irrigation	2,679.39		
VEN000480	CSI Signs	APP063343	7/12/2019	640015347	SPORTS CAMPUS-PROMOTI	Angel Halls signage	30.00		
VEN007676	Indys Pro Graphix Inc	APP063344	7/12/2019	640015349	SPORTS CAMPUS-SERVICE	Red trailer wrap	3,150.00		
VEN000733	Freije Engineered Solutions Co	APP063346	7/15/2019	640015343	SPORTS CAMPUS-BLDG MAI	C4 HVAC fix	1,950.60		
VEN002228	Indiana Sports Properties	APP063347	7/15/2019	640015349	SPORTS CAMPUS-SERVICE	Commission	10,449.90		
VEN007678	InProduction Inc	APP063349	7/15/2019	640015349	SPORTS CAMPUS-SERVICE	Grandstands Hospitality 1st in	107,454.80	2580	7/24/2019
VEN007678	InProduction Inc	APP063349	7/15/2019	640015349	SPORTS CAMPUS-SERVICE	Grandstands Hospitality 2st in	85,963.84	2580	7/24/2019
VEN001778	Shelby Materials	APP063350	7/15/2019	640015349	SPORTS CAMPUS-SERVICE	Sand	3,155.73		
VEN000480	CSI Signs	APP063351	7/15/2019	640015337	SPORTS CAMPUS-PRINTIN	Colts TC decals	770.11		
VEN007601	Haleys Lock Safe and Key	APP063353	7/16/2019	640015343	SPORTS CAMPUS-BLDG MAI	Entry Door fixes at Field Sport	1,315.12		

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640 Sports Campus Operating									
Grand Park									
VEN007659	eventbooking LLC	APP063389	7/11/2019	640015389	SPORTS CAMPUS-APP/LICE	VenueOps	7,500.00		
VEN000589	Duke Energy	APP063436	7/17/2019	640015341	SPORTS CAMPUS-ELECTRI	Electric	2,865.81	2577	7/18/2019
VEN000589	Duke Energy	APP063436	7/17/2019	640015341	SPORTS CAMPUS-ELECTRI	Electric	8,377.39	2577	7/18/2019
VEN000589	Duke Energy	APP063436	7/17/2019	640015341	SPORTS CAMPUS-ELECTRI	Electric	1,745.94	2577	7/18/2019
VEN006591	William Knox	APP063465	7/17/2019	640015224	SPORTS CAMPUS-OPERATI	Staff Work Gloves	98.83	2578	7/19/2019
VEN002336	Citizens Westfield	APP063475	7/19/2019	640015342	SPORTS CAMPUS-WAT SE	Water General	131.48	2579	7/19/2019
VEN002336	Citizens Westfield	APP063475	7/19/2019	640015342	SPORTS CAMPUS-WAT SE	Sewer General	222.04	2579	7/19/2019
VEN002336	Citizens Westfield	APP063475	7/19/2019	640015342	SPORTS CAMPUS-WAT SE	Sewer Field	406.98	2579	7/19/2019
VEN002336	Citizens Westfield	APP063475	7/19/2019	640015342	SPORTS CAMPUS-WAT SE	Sewer Diam	680.23	2579	7/19/2019
VEN002336	Citizens Westfield	APP063475	7/19/2019	640015342	SPORTS CAMPUS-WAT SE	Water Field	440.10	2579	7/19/2019
VEN002336	Citizens Westfield	APP063475	7/19/2019	640015342	SPORTS CAMPUS-WAT SE	Water Diam	717.72	2579	7/19/2019
VEN007659	eventbooking LLC	APP063517	7/23/2019	640015389	SPORTS CAMPUS-APP/LICE	Set Up fee software VenueOp	7,500.00		
VEN000480	CSI Signs	APP063518	7/23/2019	640015337	SPORTS CAMPUS-PRINTIN	Colts sign	135.36		
VEN001778	Shelby Materials	APP063519	7/23/2019	640015349	SPORTS CAMPUS-SERVICE	Sand	3,971.30		
VEN001364	Midwest Paving LLC	APP063520	7/23/2019	640015474	SPORTS CAMPUS-CONSTR	Ashpalt Colts Camp	29,883.60		
VEN000304	Bullseye Fence Design Inc	APP063521	7/23/2019	640015349	SPORTS CAMPUS-SERVICE	Barricade Gate Colts Camp	1,120.00		
VEN000345	Cave and Company Printing	APP063522	7/23/2019	640015337	SPORTS CAMPUS-PRINTIN	Grand Game Posters	94.32		
VEN000051	Advanced Turf Solutions	APP063523	7/23/2019	640015224	SPORTS CAMPUS-OPERATI	Rope	41.00		
VEN001637	Ray's Trash Service	APP063524	7/23/2019	640015349	SPORTS CAMPUS-SERVICE	Trash	1,116.62		
VEN001637	Ray's Trash Service	APP063524	7/23/2019	640015349	SPORTS CAMPUS-SERVICE	Trash	238.88		
VEN005403	BrightView Landscapes LLC	APP063788	8/5/2019	640015349	SPORTS CAMPUS-SERVICE	Rainbird Decoders and Valves	1,547.22		
VEN005403	BrightView Landscapes LLC	APP063790	8/5/2019	640015349	SPORTS CAMPUS-SERVICE	12 Rainbird Heads	870.00		
VEN005403	BrightView Landscapes LLC	APP063791	8/5/2019	640015349	SPORTS CAMPUS-SERVICE	Adjust Valve Box Height and L	975.82		
VEN005403	BrightView Landscapes LLC	APP063792	8/5/2019	640015349	SPORTS CAMPUS-SERVICE	Isolation Valve Leak F28	781.23		
VEN001305	Martin Tree Service	APP063855	8/6/2019	640015349	SPORTS CAMPUS-SERVICE	Removal of trees near F3 and	1,250.00		
VEN006329	Bullpen Tournaments	APP063857	8/6/2019	640015337	SPORTS CAMPUS-PRINTIN	Bike Rack Signs	1,500.00		
VEN002228	Indiana Sports Properties	APP063858	8/6/2019	640015349	SPORTS CAMPUS-SERVICE	Commission	17,607.32		
VEN006909	Sport Graphics Inc	APP063860	8/6/2019	640015337	SPORTS CAMPUS-PRINTIN	Parking passes	378.00		
VEN004726	Jackson Systems LLC	APP063863	8/6/2019	640015343	SPORTS CAMPUS-BLDG MAI	Control systems service	538.00		
VEN004616	Bardach Awards	APP063864	8/6/2019	640015224	SPORTS CAMPUS-OPERATI	Name Badges	228.00		
VEN000480	CSI Signs	APP063865	8/6/2019	640015337	SPORTS CAMPUS-PRINTIN	Colts Camp	814.39		
VEN000480	CSI Signs	APP063865	8/6/2019	640015337	SPORTS CAMPUS-PRINTIN	Colts Camp	161.81		

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640 Sports Campus Operating									
Grand Park									
VEN007650	SBD Event Management LLC	APP063866	8/6/2019	640015347	SPORTS CAMPUS-PROMOTI	GP Youth Fest Event	2,500.00		
VEN006329	Bullpen Tournaments	APP063868	8/6/2019	640015337	SPORTS CAMPUS-PRINTIN	Bike rack signs	930.00		
VEN000910	HP Products	APP063869	8/6/2019	640015349	SPORTS CAMPUS-SERVICE	Supplies	691.34		
VEN007300	Heartland Golf Cars	APP063870	8/6/2019	640015345	SPORTS CAMPUS-EQUIP RE	Key for Yamaha G14	51.35		
VEN004873	Siteone Landscape Supply	APP063871	8/6/2019	640015349	SPORTS CAMPUS-SERVICE	Supplies	1,671.67		
VEN000051	Advanced Turf Solutions	APP063877	8/6/2019	640015349	SPORTS CAMPUS-SERVICE	Field	351.75		
VEN000733	Freije Engineered Solutions Co	APP063878	8/6/2019	640015343	SPORTS CAMPUS-BLDG MAI	Plumbing repairs	544.33		
VEN006329	Bullpen Tournaments	APP063880	8/6/2019	640015337	SPORTS CAMPUS-PRINTIN	Barricade Covers	600.00		
VEN007650	SBD Event Management LLC	APP063881	8/6/2019	640015224	SPORTS CAMPUS-OPERATI	Radio Rental	180.00		
VEN000970	Indiana Golf Car	APP063882	8/6/2019	640015345	SPORTS CAMPUS-EQUIP RE	Repairs	448.57		
VEN007710	Gerald Fenimore	APP063883	8/6/2019	640015349	SPORTS CAMPUS-SERVICE	Traffic GP Colts	675.00		
VEN006756	Brice Ferguson	APP063884	8/6/2019	640015349	SPORTS CAMPUS-SERVICE	Traffic Control Colts	225.00		
VEN006753	Corey McGriff	APP063885	8/6/2019	640015349	SPORTS CAMPUS-SERVICE	Traffic GP Colts	225.00		
VEN000897	Home City Ice Co	APP063886	8/6/2019	640015349	SPORTS CAMPUS-SERVICE	Ice	1,543.56		
VEN005403	BrightView Landscapes LLC	APP063887	8/6/2019	640015349	SPORTS CAMPUS-SERVICE	July CAM	6,291.66		
VEN005403	BrightView Landscapes LLC	APP063887	8/6/2019	640015349	SPORTS CAMPUS-SERVICE	July CAI	1,599.94		
VEN005403	BrightView Landscapes LLC	APP063887	8/6/2019	640015349	SPORTS CAMPUS-SERVICE	July Cleaning	6,621.84		
VEN005403	BrightView Landscapes LLC	APP063889	8/6/2019	640015349	SPORTS CAMPUS-SERVICE	July Grass Field	37,315.98		
VEN005403	BrightView Landscapes LLC	APP063889	8/6/2019	640015349	SPORTS CAMPUS-SERVICE	July Irrigation Field	3,572.52		
VEN005403	BrightView Landscapes LLC	APP063890	8/6/2019	640015349	SPORTS CAMPUS-SERVICE	May CAM	12,742.96		
VEN005403	BrightView Landscapes LLC	APP063890	8/6/2019	640015349	SPORTS CAMPUS-SERVICE	May CAI	1,934.58		
VEN005403	BrightView Landscapes LLC	APP063890	8/6/2019	640015349	SPORTS CAMPUS-SERVICE	May Cleaning	12,402.30		
VEN005403	BrightView Landscapes LLC	APP063891	8/6/2019	640015349	SPORTS CAMPUS-SERVICE	May Grass Field	34,626.54		
VEN005403	BrightView Landscapes LLC	APP063891	8/6/2019	640015349	SPORTS CAMPUS-SERVICE	May Irrigation Field	4,465.65		
VEN006756	Brice Ferguson	APP063895	8/6/2019	640015349	SPORTS CAMPUS-SERVICE	Traffic GP Colts	450.00		
VEN007683	Jack Costello	APP063904	8/6/2019	640015349	SPORTS CAMPUS-SERVICE	Black Fence Labor	6,545.00		
VEN006329	Bullpen Tournaments	APP063906	8/6/2019	640015337	SPORTS CAMPUS-PRINTIN	Frames	48.00		
VEN006426	DISA Inc	APP063981	8/6/2019	640015349	SPORTS CAMPUS-SERVICE	Drug and Alcohol testing	159.00		
Subtotal for Grand Park							502,501.69		
Sport Campus Indoor Event Ctr									
VEN003729	Metronet	APP063079	7/8/2019	640023224	GP INDOOR-OPERATING SU	GPEC	232.01	2572	7/8/2019
VEN002336	Citizens Westfield	APP063083	7/8/2019	640023342	GP INDOOR-WAT AND SEW	GP Indoor water	583.76	2571	7/8/2019

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640 Sports Campus Operating									
Sport Campus Indoor Event Ctr									
VEN002336	Citizens Westfield	APP063083	7/8/2019	640023342	GP INDOOR-WAT AND SEW	GP Indoor sewer	135.66	2571	7/8/2019
VEN002336	Citizens Westfield	APP063085	7/8/2019	640023328	GP INDOOR-NATURAL GAS	GP Indoor	68.22	2571	7/8/2019
VEN001637	Ray's Trash Service	APP063330	7/8/2019	640023349	GP INDOOR-SERVICES	Trash	568.57		
VEN003382	McGavic Outdoor Power	APP063333	7/8/2019	640023349	GP INDOOR-SERVICES	Inspect brakes	150.00		
VEN001497	OTIS Elevator Co	APP063335	7/8/2019	640023343	GP INDOOR-BLDG MAINT	Annual servicee fee	2,202.12		
VEN006898	Supply Warehouse Inc	APP063337	7/10/2019	640023349	GP INDOOR-SERVICES	Supplies	86.56		
VEN007012	Elwood Fire Equipment	APP063338	7/10/2019	640023343	GP INDOOR-BLDG MAINT	Inspection	557.65		
VEN005403	BrightView Landscapes LLC	APP063339	7/10/2019	640023349	GP INDOOR-SERVICES	GPEC	4,732.08		
VEN002097	Westfield Chamber Of Commerce	APP063342	7/10/2019	640023347	GP INDOOR-PROMOTION	June luncheon	80.00		
VEN005590	Filter Services of Indiana	APP063345	7/12/2019	640023343	GP INDOOR-BLDG MAINT	Quarterly service	1,421.06		
VEN000921	Huston Electric	APP063348	7/15/2019	640023451	GP INDOOR-COMPUTER EQ	Indoor sound repairs	840.00		
VEN000589	Duke Energy	APP063436	7/17/2019	640023341	GP INDOOR-ELECTRIC	Electric	13,840.94	2577	7/18/2019
VEN005845	Kinetrex Energy	APP063515	7/23/2019	640023328	GP INDOOR-NATURAL GAS	Gas	37.04		
VEN001637	Ray's Trash Service	APP063524	7/23/2019	640023349	GP INDOOR-SERVICES	Trash	750.00		
VEN001637	Ray's Trash Service	APP063524	7/23/2019	640023349	GP INDOOR-SERVICES	Trash	570.28		
VEN000345	Cave and Company Printing	APP063525	7/23/2019	640023349	GP INDOOR-SERVICES	Grand Games	835.23		
VEN003729	Metronet	APP063594	7/25/2019	640023224	GP INDOOR-OPERATING SU	Internet	129.95		
VEN005403	BrightView Landscapes LLC	APP063789	8/5/2019	640023349	GP INDOOR-SERVICES	Lateral Line repair in front of	326.56		
VEN002958	Indiana Soccer Asso	APP063859	8/6/2019	640023349	GP INDOOR-SERVICES	Commission	7,590.00		
VEN007684	Perfection Group Inc	APP063861	8/6/2019	640023343	GP INDOOR-BLDG MAINT	Repair	225.00		
VEN006898	Supply Warehouse Inc	APP063862	8/6/2019	640023349	GP INDOOR-SERVICES	Supplies	632.36		
VEN007011	Methodist Sports Medicine	APP063867	8/6/2019	640023349	GP INDOOR-SERVICES	Move out for Colts Camp	1,048.00		
VEN000910	HP Products	APP063869	8/6/2019	640023349	GP INDOOR-SERVICES	Supplies	960.77		
VEN006898	Supply Warehouse Inc	APP063879	8/6/2019	640023349	GP INDOOR-SERVICES	Supplies	135.25		
VEN005403	BrightView Landscapes LLC	APP063888	8/6/2019	640023349	GP INDOOR-SERVICES	July Interior	275.00		
VEN005403	BrightView Landscapes LLC	APP063888	8/6/2019	640023349	GP INDOOR-SERVICES	July Exterior	1,066.31		
VEN005403	BrightView Landscapes LLC	APP063892	8/6/2019	640023349	GP INDOOR-SERVICES	May Interior GPEC	3,412.50		
VEN005403	BrightView Landscapes LLC	APP063892	8/6/2019	640023349	GP INDOOR-SERVICES	May Exterior GPEC	1,647.85		
VEN003729	Metronet	APP063903	8/6/2019	640023224	GP INDOOR-OPERATING SU	GPEC Internet	233.36		
Subtotal for Sport Campus Indoor Event Ctr							45,374.09		
Subtotal for Fund 640 Sports Campus Operating							564,004.61		

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Fund No.	Fund Name								
641	Supplemental Reserv								
	Sport Campus Indoor Event Ctr								
VEN003695	Wells Fargo Trust Bank NA	APP063313	7/11/2019	641023349	SUPPLE RES-GP INDOOR C	GPEC escrow servicing fee	2,500.00	500000463	7/16/2019
VEN003695	Wells Fargo Trust Bank NA	APP063313	7/11/2019	641023380	SUPPLE RESERV-GP INDOO	GPEC rent	320,972.18	500000463	7/16/2019
VEN003695	Wells Fargo Trust Bank NA	APP063313	7/11/2019	641023381	SUPPLE RESERV GP INDOO	GPEC rent	572,292.08	500000463	7/16/2019
	Subtotal for Sport Campus Indoor Event Ctr						895,764.26		
	Subtotal for Fund 641 Supplemental Reserv						895,764.26		
Fund No.	Fund Name								
651	Infrastructure Improv								
	Public Works								
VEN002019	United Consulting	APP063825	8/5/2019	651013474	INFRASTRUCTURE IMPRO	Monon Trail over SR 32 and T	0.00		
VEN002019	United Consulting	APP063825	8/5/2019	651013474	INFRASTRUCTURE IMPRO	Addl to match contract amt	6,326.50		
	Subtotal for Public Works						6,326.50		
	Subtotal for Fund 651 Infrastructure Improv						6,326.50		
Fund No.	Fund Name								
701	Payroll								
	Clerk Treasurer								
VEN001537	Payroll	APP063105	7/9/2019	701008110	PAYROLL-NET SALARIES	net sal	406,283.94	700000672	7/10/2019
VEN000058	AFLAC	APP063114	7/9/2019	701008930	PAYROLL-INS. DED	Insurance	6,512.00	17179	7/9/2019
VEN000163	Aul Retirement	APP063115	7/9/2019	701008931	PAYROLL-401A MATCHING-I	Contributions and loan pmts	23,640.21	700000669	7/10/2019
VEN000920	Huntington National Bank	APP063116	7/9/2019	701008131	PAYROLL-EMPLOYER'S FIC	FICA	34,707.37	700000668	7/10/2019
VEN000920	Huntington National Bank	APP063116	7/9/2019	701008132	PAYROLL-EMPLOYER'S MED	Medicare	8,117.05	700000668	7/10/2019
VEN000920	Huntington National Bank	APP063116	7/9/2019	701008921	PAYROLL-FEDERAL WITHH	Federal	57,909.24	700000668	7/10/2019
VEN000920	Huntington National Bank	APP063116	7/9/2019	701008922	PAYROLL-EMPLOYEE FICA	FICA	34,707.28	700000668	7/10/2019
VEN000920	Huntington National Bank	APP063116	7/9/2019	701008922	PAYROLL-EMPLOYEE FICA	Medicare	8,116.96	700000668	7/10/2019
VEN000959	Indiana Dept Of Revenue	APP063117	7/9/2019	701008923	PAYROLL-STATE WITHHOL	State	17,008.15	700000671	7/10/2019
VEN000959	Indiana Dept Of Revenue	APP063117	7/9/2019	701008923	PAYROLL-STATE WITHHOL	COIT	6,501.46	700000671	7/10/2019
VEN001583	Police and Firemens Insurance	APP063118	7/9/2019	701008930	PAYROLL-INS. DED	Police and Fire Ins	11.42	17184	7/9/2019
VEN001864	Supporting Heroes	APP063119	7/9/2019	701008991	PAYROLL-MISC	Supporting Heroes	102.40	17185	7/9/2019
VEN000703	Fire Fighters Credit Union	APP063120	7/9/2019	701008141	PAYROLL-UNION DUES	Union Dues WFD	73.00	17180	7/9/2019
VEN000703	Fire Fighters Credit Union	APP063121	7/9/2019	701008141	PAYROLL-UNION DUES	Union Dues 4416	2,297.33	17181	7/9/2019
VEN004836	Nationwide Retirement Solutions	APP063122	7/9/2019	701008931	PAYROLL-401A MATCHING-I	Contributions and loan pmt	2,904.69	17183	7/9/2019

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Fund No.	Fund Name									
701	Payroll									
Clerk Treasurer										
VEN001390	MiSDU	APP063123	7/9/2019	701008140	PAYROLL-SUPPORT WITHH	Child Support	443.45	17182	7/9/2019	
VEN000948	IN Family and Social Services	APP063124	7/9/2019	701008140	PAYROLL-SUPPORT WITHH	Child Support	1,565.02	700000670	7/10/2019	
VEN000008	77 Police and Fire Fund	APP063357	7/11/2019	701008133	PAYROLL-PERF	Non Civilian PERF	54,542.65	700000673	7/15/2019	
VEN001550	PERF	APP063358	7/11/2019	701008133	PAYROLL-PERF	Civilian PERF	44,457.16	700000674	7/15/2019	
VEN000513	DavisVision	APP063376	7/16/2019	701008930	PAYROLL-INS. DED	Vision Ins	24.07	17186	7/17/2019	
VEN002177	Indiana Members Credit Union	APP063498	7/22/2019	701008930	PAYROLL-INS. DED	Emplr HSA	625.00	17187	7/22/2019	
VEN000959	Indiana Dept Of Revenue	APP063499	7/22/2019	701008923	PAYROLL-STATE WITHHOL	State	16,542.88	700000676	7/23/2019	
VEN000959	Indiana Dept Of Revenue	APP063499	7/22/2019	701008923	PAYROLL-STATE WITHHOL	COIT	6,309.03	700000676	7/23/2019	
VEN000920	Huntington National Bank	APP063500	7/22/2019	701008131	PAYROLL-EMPLOYER'S FIC	FICA	33,789.45	700000675	7/23/2019	
VEN000920	Huntington National Bank	APP063500	7/22/2019	701008132	PAYROLL-EMPLOYER'S MED	Medicare	7,902.37	700000675	7/23/2019	
VEN000920	Huntington National Bank	APP063500	7/22/2019	701008921	PAYROLL-FEDERAL WITHH	Federal	55,964.10	700000675	7/23/2019	
VEN000920	Huntington National Bank	APP063500	7/22/2019	701008922	PAYROLL-EMPLOYEE FICA	FICA	33,789.55	700000675	7/23/2019	
VEN000920	Huntington National Bank	APP063500	7/22/2019	701008922	PAYROLL-EMPLOYEE FICA	Medicare	7,902.42	700000675	7/23/2019	
VEN000163	Aul Retirement	APP063510	7/23/2019	701008931	PAYROLL-401A MATCHING-C	retirement	23,465.21	700000677	7/23/2019	
VEN001537	Payroll	APP063513	7/23/2019	701008110	PAYROLL-NET SALARIES	net sal	396,016.87	700000679	7/24/2019	
VEN005722	Aflac Premium Holding	APP063550	7/24/2019	701008930	PAYROLL-INS. DED	Ins	2,519.00	17188	7/24/2019	
VEN001583	Police and Firemens Insurance	APP063551	7/24/2019	701008930	PAYROLL-INS. DED	Police and Fire Ins	11.42	17192	7/24/2019	
VEN001864	Supporting Heroes	APP063552	7/24/2019	701008991	PAYROLL-MISC	Supporting Heroes	102.40	17193	7/24/2019	
VEN000703	Fire Fighters Credit Union	APP063553	7/24/2019	701008141	PAYROLL-UNION DUES	Union Dues WFD	73.00	17189	7/24/2019	
VEN000703	Fire Fighters Credit Union	APP063554	7/24/2019	701008141	PAYROLL-UNION DUES	Union Dues 4416	2,297.33	17189	7/24/2019	
VEN004836	Nationwide Retirement Solutions	APP063555	7/24/2019	701008931	PAYROLL-401A MATCHING-C	Contributions and loan pmts	2,904.69	17191	7/24/2019	
VEN001390	MiSDU	APP063556	7/24/2019	701008140	PAYROLL-SUPPORT WITHH	Child Support	443.45	17190	7/24/2019	
VEN000948	IN Family and Social Services	APP063557	7/24/2019	701008140	PAYROLL-SUPPORT WITHH	Child Support	1,565.02	700000678	7/24/2019	
VEN000534	Delta Dental	APP063558	7/24/2019	701008930	PAYROLL-INS. DED	Dental ins	4,081.64	17195	7/24/2019	
VEN000126	Anthem Blue Cross Blue Shield	APP063561	7/24/2019	701008930	PAYROLL-INS. DED	Medical Ins	4,249.27	17194	7/24/2019	
VEN000540	Dennis Everitt	APP063579	7/25/2019	701008110	PAYROLL-NET SALARIES	Net pay etime error	963.22	17196	7/25/2019	
VEN001550	PERF	APP063672	7/25/2019	701008133	PAYROLL-PERF	Civilian PERF	43,624.32	700000681	7/30/2019	
VEN000008	77 Police and Fire Fund	APP063673	7/25/2019	701008133	PAYROLL-PERF	Non Civilian PERF	54,542.65	700000680	7/30/2019	
VEN000959	Indiana Dept Of Revenue	APP063897	8/6/2019	701008923	PAYROLL-STATE WITHHOL	State	17,079.44			
VEN000959	Indiana Dept Of Revenue	APP063897	8/6/2019	701008923	PAYROLL-STATE WITHHOL	COIT	6,522.29			
VEN000920	Huntington National Bank	APP063898	8/5/2019	701008131	PAYROLL-EMPLOYER'S FIC	FICA	34,820.13			
VEN000920	Huntington National Bank	APP063898	8/5/2019	701008132	PAYROLL-EMPLOYER'S MED	Medicare	8,143.42			

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Fund No. Fund Name									
701 Payroll									
Clerk Treasurer									
VEN000920	Huntington National Bank	APP063898	8/5/2019	701008921	PAYROLL-FEDERAL WITHH	Federal	58,463.90		
VEN000920	Huntington National Bank	APP063898	8/5/2019	701008922	PAYROLL-EMPLOYEE FICA	FICA	34,820.11		
VEN000920	Huntington National Bank	APP063898	8/5/2019	701008922	PAYROLL-EMPLOYEE FICA	Medicare	8,143.51		
VEN001537	Payroll	APP063901	8/6/2019	701008110	PAYROLL-NET SALARIES	net sal	408,198.12		
VEN007701	DiMartino Associates	APP063923	8/6/2019	701008930	PAYROLL-INS. DED	Fire LTD Plan	2,592.57	17197	8/6/2019
VEN001390	MiSDU	APP063989	8/6/2019	701008140	PAYROLL-SUPPORT WITHH	Child Support	443.45	17198	8/6/2019
VEN000948	IN Family and Social Services	APP063990	8/6/2019	701008140	PAYROLL-SUPPORT WITHH	Child Support	1,450.24		
VEN000163	Aul Retirement	APP063996	8/6/2019	701008931	PAYROLL-401A MATCHING-I	Contributions and loan pmts	23,440.21		
Subtotal for Clerk Treasurer							2,013,726.53		
Subtotal for Fund 701 Payroll							2,013,726.53		

Fund No. Fund Name

900 Stormwater									
Stormwater									
VEN002336	Citizens Westfield	APP063065	7/8/2019	900016474	STORM-CONSTRUCTION C	Lagoon project	20,441.33	39233	7/8/2019
VEN003987	Indiana Reclamation and Excavating	APP063099	7/8/2019	900016433	STORM-INFRASTRUCTURE	Hoover and East St drainage i	4,581.90		
VEN003987	Indiana Reclamation and Excavating	APP063100	7/8/2019	900016434	STORM-STORMWATER MIS	Grand Junction Brewery Drain	5,239.00		
VEN002193	Christopher Burke	APP063103	7/8/2019	900016309	STORM-CONSULTING FEES	Development and preparation	1,592.50		
VEN001537	Payroll	APP063106	7/9/2019	900016111	STORM-SALARY	sal	21,840.59	900000168	7/9/2019
VEN001537	Payroll	APP063106	7/9/2019	900016120	STORM-FICA/MEDICARE	fica	1,294.02	900000168	7/9/2019
VEN001537	Payroll	APP063106	7/9/2019	900016120	STORM-FICA/MEDICARE	med	302.64	900000168	7/9/2019
VEN001537	Payroll	APP063106	7/9/2019	900016121	STORM-PERF	perf	2,462.58	900000168	7/9/2019
VEN000159	Cardno Inc	APP063161	7/10/2019	900016349	STORM-SERVICE	Mill Street Basin monitoring 3	4,670.50		
VEN000159	Cardno Inc	APP063161	7/10/2019	900016349	STORM-SERVICE	DNR Non-Compliance Supple	9,552.51		
VEN002424	IUPPS	APP063169	7/11/2019	900016309	STORM-CONSULTING FEES	April tickets	1,525.70		
VEN000517	Daystar Directional Drilling	APP063172	7/11/2019	900016434	STORM-STORMWATER MIS		24,356.20		
VEN003987	Indiana Reclamation and Excavating	APP063174	7/11/2019	900016434	STORM-STORMWATER MIS	Valley Ct	2,249.10		
VEN003987	Indiana Reclamation and Excavating	APP063175	7/11/2019	900016434	STORM-STORMWATER MIS	Tomlinson Rd	604.80		
VEN002303	D2 Land and Water Resource Inc	APP063177	7/11/2019	900016434	STORM-STORMWATER MIS	Straw for repair	1,175.00		
VEN007653	Old Town Design Group	APP063185	7/11/2019	900016349	STORM-SERVICE	Project canc	150.00		
VEN001676	Riverview Hospital	APP063187	7/11/2019	900016119	STORM-HEALTH/DENTAL	Riverview Clinic	744.10	39234	7/11/2019
VEN000513	DavisVision	APP063375	7/16/2019	900016119	STORM-HEALTH/DENTAL	Vision Ins	108.56	39235	7/17/2019

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Fund No.	Fund Name									
900	Stormwater									
	Stormwater									
	VEN001676	Riverview Hospital	APP063377	7/17/2019	900016119	STORM-HEALTH/DENTAL	Riverview clinic	579.95	39236	7/17/2019
	VEN000517	Daystar Directional Drilling	APP063485	7/22/2019	900016433	STORM-INFRASTRUCTURE	Shoreway E Dr	2,881.03		
	VEN001537	Payroll	APP063514	7/23/2019	900016111	STORM-SALARY	sal	21,064.07	900000169	7/23/2019
	VEN001537	Payroll	APP063514	7/23/2019	900016120	STORM-FICA/MEDICARE	fica	1,279.35	900000169	7/23/2019
	VEN001537	Payroll	APP063514	7/23/2019	900016120	STORM-FICA/MEDICARE	med	299.20	900000169	7/23/2019
	VEN001537	Payroll	APP063514	7/23/2019	900016121	STORM-PERF	perf	2,440.35	900000169	7/23/2019
	VEN000534	Delta Dental	APP063559	7/24/2019	900016119	STORM-HEALTH/DENTAL	Dental Ins	614.86	39238	7/24/2019
	VEN000126	Anthem Blue Cross Blue Shield	APP063563	7/24/2019	900016119	STORM-HEALTH/DENTAL	Medical Ins Storm	10,850.54	39237	7/24/2019
	VEN007658	Stacys Excavating	APP063685	7/11/2019	900016434	STORM-STORMWATER MIS	Oakridge Storage Unit	1,400.00		
	VEN000608	Eco-Infrastucture Solution	APP063701	7/25/2019	900016473	STORM-VEHICLE LEASES	GP Colts	452.50		
	VEN000159	Cardno Inc	APP063705	7/30/2019	900016349	STORM-SERVICE	DNR Non-Compliance Supple	10,339.49		
	VEN007665	Indianapolis Star	APP063757	8/2/2019	900016370	STORMWATER-REFUND		87.69		
	VEN005240	Robert McLaughlin	APP063758	8/2/2019	900016370	STORMWATER-REFUND	Overpayment	12.48		
	VEN007640	Ashley Renie	APP063759	8/2/2019	900016370	STORMWATER-REFUND	Overpayment	51.54		
	VEN005581	Newton Oil Company	APP063760	8/2/2019	900016226	STORM-VEHICLE GAS	Unleaded fuel	480.00		
	VEN002539	Pulte Homes of Indiana LLC	APP063761	8/2/2019	900016370	STORMWATER-REFUND	Overpayment	41.07		
	VEN002336	Citizens Westfield	APP063828	8/5/2019	900016474	STORM-CONSTRUCTION C	Lagoon project	20,441.33	39239	8/5/2019
	VEN004479	Symetra Life Insurance	APP063832	8/5/2019	900016119	STORM-HEALTH/DENTAL	Life Ins	35.82	39240	8/5/2019
	VEN002424	IUPPS	APP063893	8/6/2019	900016309	STORM-CONSULTING FEES	May tickets	1,681.50		
	VEN002424	IUPPS	APP063893	8/6/2019	900016309	STORM-CONSULTING FEES	June tickets	1,339.50		
	VEN001537	Payroll	APP063900	8/6/2019	900016111	STORM-SALARY	net	21,124.06		
	VEN001537	Payroll	APP063900	8/6/2019	900016120	STORM-FICA/MEDICARE	fica	1,249.59		
	VEN001537	Payroll	APP063900	8/6/2019	900016120	STORM-FICA/MEDICARE	med	292.25		
	VEN001537	Payroll	APP063900	8/6/2019	900016121	STORM-PERF	perf	2,440.35		
	VEN007685	Betty Henderson	APP063943	8/6/2019	900016370	STORMWATER-REFUND		11.93		
	VEN007686	Edward Wrobleski	APP063944	8/6/2019	900016370	STORMWATER-REFUND		0.06		
	VEN007687	Joan Ebner	APP063945	8/6/2019	900016370	STORMWATER-REFUND		17.69		
	VEN007688	Rob Sawerbrey	APP063946	8/6/2019	900016370	STORMWATER-REFUND		11.39		
	VEN007689	Bill Sullivan	APP063947	8/6/2019	900016370	STORMWATER-REFUND		11.39		
	VEN007690	Kevin Kelly	APP063948	8/6/2019	900016370	STORMWATER-REFUND		12.34		
	VEN007690	Kevin Kelly	APP063948	8/6/2019	900016370	STORMWATER-REFUND	Overpayment	1,230.42		
	VEN007691	Joshua Bell	APP063949	8/6/2019	900016370	STORMWATER-REFUND		12.48		

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Fund No.	Fund Name								
900	Stormwater								
	Stormwater								
	VEN007692 Paula Swift	APP063950	8/6/2019	900016370	STORMWATER-REFUND		12.07		
	VEN007692 Paula Swift	APP063950	8/6/2019	900016370	STORMWATER-REFUND	Overpayment	4.27		
	VEN007693 Paul Buszka	APP063952	8/6/2019	900016370	STORMWATER-REFUND		11.38		
	VEN007694 Joe and Tia Bennett	APP063953	8/6/2019	900016370	STORMWATER-REFUND		10.95		
	VEN007695 Kris Kauffeld	APP063954	8/6/2019	900016370	STORMWATER-REFUND		12.48		
	VEN007669 Ben Hickok	APP063955	8/6/2019	900016370	STORMWATER-REFUND		3.84		
	VEN007697 Michele Aff	APP063956	8/6/2019	900016370	STORMWATER-REFUND		9.30		
	VEN007698 Richard Steudel	APP063957	8/6/2019	900016370	STORMWATER-REFUND		10.99		
	VEN007699 Josh Monroe	APP063959	8/6/2019	900016370	STORMWATER-REFUND		12.48		
	VEN007702 Todd Swift	APP063960	8/6/2019	900016370	STORMWATER-REFUND		11.66		
	VEN007703 Ethan Franck	APP063961	8/6/2019	900016370	STORMWATER-REFUND		11.53		
	VEN007704 Melinda Calixto	APP063962	8/6/2019	900016370	STORMWATER-REFUND		11.38		
	VEN007705 Tree House Investments	APP063963	8/6/2019	900016370	STORMWATER-REFUND		10.85		
	VEN007660 Patrick Moore	APP063964	8/6/2019	900016370	STORMWATER-REFUND		1.51		
	VEN007660 Patrick Moore	APP063964	8/6/2019	900016370	STORMWATER-REFUND	Overpayment	51.54		
	VEN007661 James Bales	APP063965	8/6/2019	900016370	STORMWATER-REFUND		13.85		
	VEN007662 Albert Dhaene	APP063966	8/6/2019	900016370	STORMWATER-REFUND		12.89		
	VEN007662 Albert Dhaene	APP063966	8/6/2019	900016370	STORMWATER-REFUND	Overpayment	370.39		
	VEN007663 Steve Reitmeyer	APP063967	8/6/2019	900016370	STORMWATER-REFUND		6.45		
	VEN007664 Raymond Harwood	APP063969	8/6/2019	900016370	STORMWATER-REFUND		14.81		
	VEN007666 David Lawrence	APP063970	8/6/2019	900016370	STORMWATER-REFUND		0.69		
	VEN007666 David Lawrence	APP063970	8/6/2019	900016370	STORMWATER-REFUND	Overpayment	51.54		
	VEN007667 Darren Salapka	APP063971	8/6/2019	900016370	STORMWATER-REFUND		4.39		
	VEN007667 Darren Salapka	APP063971	8/6/2019	900016370	STORMWATER-REFUND	Overpayment	51.54		
	VEN007668 Kaylie Huver	APP063972	8/6/2019	900016370	STORMWATER-REFUND		12.89		
	VEN007696 Ben Nichter	APP063973	8/6/2019	900016370	STORMWATER-REFUND		12.21		
	VEN007670 Jennifer Lents	APP063974	8/6/2019	900016370	STORMWATER-REFUND		13.44		
	VEN007671 Chad Miller	APP063975	8/6/2019	900016370	STORMWATER-REFUND		13.99		
	VEN007672 Andrew Mork	APP063976	8/6/2019	900016370	STORMWATER-REFUND		0.69		
	VEN007672 Andrew Mork	APP063976	8/6/2019	900016370	STORMWATER-REFUND	Overpayment	51.54		
	VEN007673 Sarah Biernat	APP063977	8/6/2019	900016370	STORMWATER-REFUND		13.03		
	VEN007674 Frank Mickens	APP063979	8/6/2019	900016370	STORMWATER-REFUND		13.30		

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
900	Stormwater								
Stormwater									
VEN007675	Brooks Green	APP063980	8/6/2019	900016370	STORMWATER-REFUND		0.96		
VEN007675	Brooks Green	APP063980	8/6/2019	900016370	STORMWATER-REFUND	Overpayment	51.54		
Subtotal for Stormwater							206,573.62		
Subtotal for Fund 900 Stormwater							206,573.62		
Fund No. Fund Name									
901	SW 2017 Construction								
Stormwater									
VEN006748	V3 Companies	APP063462	7/11/2019	901016349	STORM-2017 BD SERVICES	Westfield Park Culvert Replac	4,520.00		
Subtotal for Stormwater							4,520.00		
Subtotal for Fund 901 SW 2017 Construction							4,520.00		
Fund No. Fund Name									
950	Trash								
Trash									
VEN003986	Accela Inc	APP063108	7/9/2019	950017371	TRASH-CREDIT CARD PRO	CivicPay Trans Fee	1,603.00		
VEN001637	Ray's Trash Service	APP063937	8/6/2019	950017850	TRASH-TRASH BAGS CONT	Overage bags	608.00		
VEN001637	Ray's Trash Service	APP063938	8/6/2019	950017851	TRASH-RES QRTLTY FEE CO	Quart Summary	126,881.30		
VEN003986	Accela Inc	APP063939	8/6/2019	950017389	TRASH-SOFTWARE LICENS	Utility Billing and CivicPay onli	14,252.00		
VEN007685	Betty Henderson	APP063943	8/6/2019	950017370	TRASH-REFUND		2.87		
VEN007685	Betty Henderson	APP063943	8/6/2019	950017370	TRASH-REFUND		34.47		
VEN007686	Edward Wrobleski	APP063944	8/6/2019	950017370	TRASH-REFUND		12.15		
VEN007687	Joan Ebner	APP063945	8/6/2019	950017370	TRASH-REFUND		4.25		
VEN007687	Joan Ebner	APP063945	8/6/2019	950017370	TRASH-REFUND		51.12		
VEN007688	Rob Sawerbrey	APP063946	8/6/2019	950017370	TRASH-REFUND		2.74		
VEN007688	Rob Sawerbrey	APP063946	8/6/2019	950017370	TRASH-REFUND		32.92		
VEN007689	Bill Sullivan	APP063947	8/6/2019	950017370	TRASH-REFUND		2.74		
VEN007689	Bill Sullivan	APP063947	8/6/2019	950017370	TRASH-REFUND		32.92		
VEN007690	Kevin Kelly	APP063948	8/6/2019	950017370	TRASH-REFUND		2.97		
VEN007690	Kevin Kelly	APP063948	8/6/2019	950017370	TRASH-REFUND		35.67		
VEN007691	Joshua Bell	APP063949	8/6/2019	950017370	TRASH-REFUND		3.00		
VEN007691	Joshua Bell	APP063949	8/6/2019	950017370	TRASH-REFUND		36.06		

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Fund No.	Fund Name								
950	Trash								
	Trash								
VEN007692	Paula Swift	APP063950	8/6/2019	950017370	TRASH-REFUND		2.90		
VEN007692	Paula Swift	APP063950	8/6/2019	950017370	TRASH-REFUND		34.87		
VEN007693	Paul Buszka	APP063952	8/6/2019	950017370	TRASH-REFUND		2.74		
VEN007693	Paul Buszka	APP063952	8/6/2019	950017370	TRASH-REFUND		32.89		
VEN007694	Joe and Tia Bennett	APP063953	8/6/2019	950017370	TRASH-REFUND		2.63		
VEN007694	Joe and Tia Bennett	APP063953	8/6/2019	950017370	TRASH-REFUND		31.63		
VEN007695	Kris Kauffeld	APP063954	8/6/2019	950017370	TRASH-REFUND		3.00		
VEN007695	Kris Kauffeld	APP063954	8/6/2019	950017370	TRASH-REFUND		36.06		
VEN007669	Ben Hickok	APP063955	8/6/2019	950017370	TRASH-REFUND		0.92		
VEN007669	Ben Hickok	APP063955	8/6/2019	950017370	TRASH-REFUND		11.10		
VEN007697	Michele Aff	APP063956	8/6/2019	950017370	TRASH-REFUND		2.24		
VEN007697	Michele Aff	APP063956	8/6/2019	950017370	TRASH-REFUND		26.90		
VEN007698	Richard Steudel	APP063957	8/6/2019	950017370	TRASH-REFUND		2.64		
VEN007698	Richard Steudel	APP063957	8/6/2019	950017370	TRASH-REFUND		31.75		
VEN007699	Josh Monroe	APP063959	8/6/2019	950017370	TRASH-REFUND		3.00		
VEN007699	Josh Monroe	APP063959	8/6/2019	950017370	TRASH-REFUND		36.06		
VEN007702	Todd Swift	APP063960	8/6/2019	950017370	TRASH-REFUND		2.80		
VEN007702	Todd Swift	APP063960	8/6/2019	950017370	TRASH-REFUND		33.68		
VEN007703	Ethan Franck	APP063961	8/6/2019	950017370	TRASH-REFUND		2.77		
VEN007703	Ethan Franck	APP063961	8/6/2019	950017370	TRASH-REFUND		33.32		
VEN007704	Melinda Calixto	APP063962	8/6/2019	950017370	TRASH-REFUND		2.74		
VEN007704	Melinda Calixto	APP063962	8/6/2019	950017370	TRASH-REFUND		32.89		
VEN007705	Tree House Investments	APP063963	8/6/2019	950017370	TRASH-REFUND		2.61		
VEN007705	Tree House Investments	APP063963	8/6/2019	950017370	TRASH-REFUND		31.36		
VEN007660	Patrick Moore	APP063964	8/6/2019	950017370	TRASH-REFUND		0.36		
VEN007660	Patrick Moore	APP063964	8/6/2019	950017370	TRASH-REFUND		4.36		
VEN007661	James Bales	APP063965	8/6/2019	950017370	TRASH-REFUND		3.33		
VEN007661	James Bales	APP063965	8/6/2019	950017370	TRASH-REFUND		40.02		
VEN007662	Albert Dhaene	APP063966	8/6/2019	950017370	TRASH-REFUND		3.10		
VEN007662	Albert Dhaene	APP063966	8/6/2019	950017370	TRASH-REFUND		37.25		
VEN007663	Steve Reitmeyer	APP063967	8/6/2019	950017370	TRASH-REFUND		1.55		
VEN007663	Steve Reitmeyer	APP063967	8/6/2019	950017370	TRASH-REFUND		18.62		

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Fund No.	Fund Name								
950	Trash								
	Trash								
VEN007664	Raymond Harwood	APP063969	8/6/2019	950017370	TRASH-REFUND		3.56		
VEN007664	Raymond Harwood	APP063969	8/6/2019	950017370	TRASH-REFUND		42.80		
VEN007666	David Lawrence	APP063970	8/6/2019	950017370	TRASH-REFUND		0.16		
VEN007666	David Lawrence	APP063970	8/6/2019	950017370	TRASH-REFUND		1.98		
VEN007667	Darren Salapka	APP063971	8/6/2019	950017370	TRASH-REFUND		1.05		
VEN007667	Darren Salapka	APP063971	8/6/2019	950017370	TRASH-REFUND		12.68		
VEN007668	Kaylie Huver	APP063972	8/6/2019	950017370	TRASH-REFUND		3.10		
VEN007668	Kaylie Huver	APP063972	8/6/2019	950017370	TRASH-REFUND		37.25		
VEN007696	Ben Nichter	APP063973	8/6/2019	950017370	TRASH-REFUND		2.93		
VEN007696	Ben Nichter	APP063973	8/6/2019	950017370	TRASH-REFUND		35.27		
VEN007670	Jennifer Lents	APP063974	8/6/2019	950017370	TRASH-REFUND		3.23		
VEN007670	Jennifer Lents	APP063974	8/6/2019	950017370	TRASH-REFUND		38.83		
VEN007671	Chad Miller	APP063975	8/6/2019	950017370	TRASH-REFUND		3.36		
VEN007671	Chad Miller	APP063975	8/6/2019	950017370	TRASH-REFUND		40.42		
VEN007672	Andrew Mork	APP063976	8/6/2019	950017370	TRASH-REFUND		0.16		
VEN007672	Andrew Mork	APP063976	8/6/2019	950017370	TRASH-REFUND		1.98		
VEN007673	Sarah Biernat	APP063977	8/6/2019	950017370	TRASH-REFUND		3.13		
VEN007673	Sarah Biernat	APP063977	8/6/2019	950017370	TRASH-REFUND		37.65		
VEN007674	Frank Mickens	APP063979	8/6/2019	950017370	TRASH-REFUND		3.20		
VEN007674	Frank Mickens	APP063979	8/6/2019	950017370	TRASH-REFUND		38.44		
VEN007675	Brooks Green	APP063980	8/6/2019	950017370	TRASH-REFUND		0.23		
VEN007675	Brooks Green	APP063980	8/6/2019	950017370	TRASH-REFUND		2.77		
VEN003986	Accela Inc	APP064047	8/7/2019	950017371	TRASH-CREDIT CARD PRO	CivicPay Fees	1,084.00		
	Subtotal for Trash						145,508.45		
	Subtotal for Fund 950 Trash						145,508.45		
	Posted Invoices Total						7,794,759.37		

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Un-Posted Invoices

Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount	Status
Fund No.	Fund Name							
101	General							
Administration								
VEN001469	O W Krohn and Associates	API0004084	7/3/2019	101001331	Adm-Consulting	Adm-Consulting	937.50	Approval Pending
VEN002346	R Adams Roofing Inc	API0004108	7/16/2019	101001343	Adm-Building	Adm-Building	2,421.25	Approval Pending
VEN004872	Officeworks	API0004121	7/26/2019	101001223	Adm-Office Supplies	Adm-Office Supplies	255.84	Approval Pending
VEN006821	Archer Company	API00041211	7/26/2019	101001331	Adm-Consulting	Adm-Consulting	5,000.00	Approval Pending
VEN007108	Lynnda Petersen	API0004121	7/29/2019	101001343	Adm-Building	Adm-Building	127.86	Approval Pending
VEN001953	Thomson West	API0004133	8/5/2019	101001330	Adm-Attorney/Consultant	Adm-Attorney/Consultant	173.83	Approval Pending
Subtotal for Administration							8,916.28	
Police								
VEN006426	DISA Inc	API0004127	8/2/2019	101002349	Police-Services	Police-Services	211.00	Approval Pending
VEN006426	DISA Inc	API0004127	8/2/2019	101002349	Police-Services	Police-Services	103.00	Approval Pending
VEN006426	DISA Inc	API0004127	8/2/2019	101002349	Police-Services	Police-Services	159.00	Approval Pending
Subtotal for Police							473.00	
Economic and Community Development								
VEN006426	DISA Inc	API0004127	8/2/2019	101003349	ECD-Services	ECD-Services	56.50	Approved
Subtotal for Economic and Community Development							56.50	
Parks								
VEN006426	DISA Inc	API0004127	8/2/2019	101005349	Parks-Services	Parks-Services	108.00	Approved
Subtotal for Parks							108.00	
Informatics								
VEN006426	DISA Inc	API0004127	8/2/2019	101007349	IT-Services	IT-Services	103.00	Approved
Subtotal for Informatics							103.00	
Mayor								
VEN001913	The Bridgewater Club LLC	API0004125	8/1/2019	101009347	Mayor-Promotions	Mayor-Promotions	34.29	Approval Pending
Subtotal for Mayor							34.29	
Public Works								
VEN006426	DISA Inc	API0004127	8/2/2019	101013349	PW-Contractual Services	PW-Services	56.50	Approved
VEN006426	DISA Inc	API0004127	8/2/2019	101013349	PW-Contractual Services	PW-Services	79.50	Approved
Subtotal for Public Works							136.00	
Subtotal by Fund 101 General							9,827.07	

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	Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount	Status
Fund No.	Fund Name								
203	Fire Operating								
	Fire								
	VEN006426	DISA Inc	API0004127	8/2/2019	203012354	Fire-Medical Exams/Testing	Fire-Medical Exams/Testing	159.50	Approved
	VEN006426	DISA Inc	API0004127	8/2/2019	203012354	Fire-Medical Exams/Testing	Fire-Medical Exams/Testing	234.00	Approved
	VEN006426	DISA Inc	API0004127	8/2/2019	203012354	Fire-Medical Exams/Testing	Fire-Medical Exams/Testing	285.50	Approved
	Subtotal for Fire							679.00	
Subtotal by Fund 203 Fire Operating								679.00	
Fund No.	Fund Name								
301	Eastside TIF								
	RDC								
	VEN001469	O W Krohn and Associates	API0004084	7/3/2019	301018349	Eastside TIF Services	Eastside TIF Services	687.50	Approval Pending
	VEN001469	O W Krohn and Associates	API0004084	7/3/2019	301018349	Eastside TIF Services	Eastside TIF Services	250.00	Approval Pending
	VEN001469	O W Krohn and Associates	API0004084	7/3/2019	301018349	Eastside TIF Services	Eastside TIF Services	100.00	Approval Pending
	Subtotal for RDC							1,037.50	
Subtotal by Fund 301 Eastside TIF								1,037.50	
Fund No.	Fund Name								
305	Grand Junction TIF								
	RDC								
	VEN001469	O W Krohn and Associates	API0004084	7/3/2019	305018349	Grand Junction TIF-Services	Grand Junction-Services	135.00	Approval Pending
	VEN001469	O W Krohn and Associates	API0004084	7/3/2019	305018349	Grand Junction TIF-Services	Grand Junction-Services	75.00	Approval Pending
	Subtotal for RDC							210.00	
Subtotal by Fund 305 Grand Junction TIF								210.00	
Fund No.	Fund Name								
309	Eagletown TIF								
	RDC								
	VEN001469	O W Krohn and Associates	API0004084	7/3/2019	309018349	Eagletown TIF Services	Eagletown TIF Contractural	70.00	Approved
	VEN001469	O W Krohn and Associates	API0004084	7/3/2019	309018349	Eagletown TIF Services	Eagletown TIF Contractural	30.00	Approved
	Subtotal for RDC							100.00	
Subtotal by Fund 309 Eagletown TIF								100.00	

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Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount	Status
Fund No.	Fund Name							
316	Main St TIF 2011B							
	RDC							
VEN001469	O W Krohn and Associates	API0004084	7/3/2019	316018349	Mainstreet TIF Service	Mainstreet TIF Service	25.00	Approval Pending
VEN001469	O W Krohn and Associates	API0004084	7/3/2019	316018349	Mainstreet TIF Service	Mainstreet TIF Service	15.00	Approval Pending
	Subtotal for RDC						40.00	
Subtotal by Fund 316 Main St TIF 2011B							40.00	
Fund No.	Fund Name							
317	146th St TIF							
	RDC							
VEN001469	O W Krohn and Associates	API0004084	7/3/2019	317018349	146th St TIF Service	146th St TIF Service	20.00	Approval Pending
	Subtotal for RDC						20.00	
Subtotal by Fund 317 146th St TIF							20.00	
Fund No.	Fund Name							
319	Spring Mill Sta TIF							
	RDC							
VEN001469	O W Krohn and Associates	API0004084	7/3/2019	319018349	Spring Mill Sta TIF Service	Spring Mill Sta TIF Service	10.00	Approval Pending
	Subtotal for RDC						10.00	
Subtotal by Fund 319 Spring Mill Sta TIF							10.00	
Un-Posted Invoices Total							11,923.57	
Credit Memos								
Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount	
Fund No.	Fund Name							
202	Local Road and Street (LRS)							
	Public Works							
VEN007593	A 1 Concrete Leveling	ACP001708	7/5/2019	202013432	LRS-Sidewalk	LRS-Sidewalk	400.00	
	Subtotal for						400.00	
Subtotal by Fund 202 Local Road and Street (LRS)							400.00	
Fund No.	Fund Name							
900	Stormwater							
	Stormwater							
VEN007653	Old Town Design Group	ACP001709	7/11/2019	900016349	Storm-Service	Storm-Service	150.00	

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Credit Memos

Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Fund No.	Fund Name						
900	Stormwater						
	Stormwater						
VEN007571	Mark McKinney	ACP001722	7/5/2019	900016370	StormWater-Refund	Storm-Refund	7.54
	Subtotal for						157.54
	Subtotal by Fund 900 Stormwater						157.54
Fund No.	Fund Name						
950	Trash						
	Trash						
VEN007571	Mark McKinney	ACP001722	7/5/2019	950017370	Trash-Refund	Trash-Refund	1.81
VEN007571	Mark McKinney	ACP001722	7/5/2019	950017370	Trash-Refund	Trash-Refund	21.79
	Subtotal for						23.60
	Subtotal by Fund 950 Trash						23.60
	Credit Memo Total						581.14



Westfield City Council Report

Docket Number: 1805-ZOA-01 (Ordinance No. 19-13)

Petitioner: City of Westfield

Request: Approval of an Ordinance to Amend Various Provisions of the Westfield-Washington Township Unified Development Ordinance.

Exhibits:

1. Department Report and APC Certification
2. Ordinance 19-13

Staff Reviewer: Pamela Howard, Senior Planner

PETITION HISTORY

This ordinance was introduced at the [April 8, 2019](#), City Council meeting. The ordinance received a public hearing at the [May 8, 2019](#), Advisory Plan Commission (the "Plan Commission") meeting. The petition received a favorable recommendation at the [July 15, 2019](#), meeting, and is eligible for the Council's adoption consideration on August 12, 2019.

OVERVIEW

The Westfield-Washington Township Unified Development Ordinance (the "UDO") was originally adopted in September 2014. Since then, four amendment ordinances have been adopted (November 2014, May 2015, May 2017, and April 2018). This amendment ordinance is proposed to address the following topics, which are further summarized herein.

1. Mechanical Screening
2. Landscaping Standards
3. Infrastructure and Utility Standards
4. Miscellaneous Items

After consideration by the Ordinance Revision Task Group, the proposed amendments are reflected in the attached ordinance (see **Exhibit 2**).

MECHANICAL SCREENING:

The proposed amendment addresses Screening of Mechanical Equipment in several sections of the UDO:

1. **Definitions:** The UDO does not currently include a definition for Mechanical Equipment. Historically, the UDO's standards for Mechanical Screening have been applied to larger standalone pieces of equipment located on the ground or roof. Recently, it has also been applied to wall mounted utility meters.

Amendment: Add a definition for "Mechanical Equipment" as follows:

Mechanical Equipment: Equipment, devices, and accessories, the use of which relates to water supply, drainage, powering, heating, ventilating, air conditioning, and similar purposes. This does not include gutters/downspouts, stormwater grates, or stormwater basins.

2. **Architectural Standards:** The UDO's Architectural Standards currently address roof and ground mounted Mechanical Equipment, with no mention of wall mounted Mechanical Equipment. Similarly, there is a standard to reduce the visibility of roof vents, but no similar standard for vents located on a wall.

Amendment: Include wall mounted Mechanical Equipment in Article 6.3(F)(1) as follows:

Mechanical Screening: All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way (including elevated trails and roadways). Clustering of Mechanical Equipment is encouraged. Wall and ground ~~Ground~~-mounted equipment shall be screened in accordance with Article 6.8 Landscaping Standards."

Amendment: Broaden the existing standard for gutters and downspouts (Article 6.3(F)(6)) to include wall vents as follows:

~~Gutters and Downspouts~~ External Wall Protrusions: Gutters, downspouts, vents, and other external wall protrusions shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials

3. **Landscaping Standards:** The UDO's Landscaping Standards currently address screening of ground mounted Mechanical Equipment, with no mention of wall mounted Equipment. The screening is currently required to be Masonry Material which can be difficult in some locations because of the increased area necessary for a masonry structures.

Amendment: Include wall mounted Mechanical Equipment in Article 6.8(H)(1), and permit wood and Fiber Cement as a material for screening walls and fences.

Mechanical Screening: Wall and ground ~~Ground~~-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to equipment for maintenance shall be incorporated into the design. Screening may be

achieved by using either: (i) a ~~Masonry Material~~ wall or fence constructed of Masonry Material, wood, or fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; or (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)”

LANDSCAPING STANDARDS:

The proposed amendment addresses several issues related to landscaping standards, in addition to the mechanical screening change mentioned in the previous section.

1. **Street Trees**: While reviewing landscaping plans for residential developments, there have been instances where it is not practical to plant Street Trees in the locations and/or with the spacing required by the UDO. These instances are described in more detail below:

- a. **Location**: The UDO currently requires Street Trees to be planted in an eight-foot (8') wide planting strip between the curb and the sidewalk, but allows the Director to approve location on the adjacent lot within ten (10) feet of the Right-of-Way. Recently, the Public Works Department has adopted a new Cul-de-sac Detail, which requires increased pavement width. They have permitted that width to be taken from the planting strip, which causes a compliance issue with our standard. The proposed change addresses this issue.

Location: Street Trees shall be located within the Right-of-way in a minimum eight-foot (8') wide planting strip between curb and sidewalk (see also Article 7.3 Principles and Standards of Design). ~~Where impracticable, if the Director determines conditions inhibit the planting of the Street Tree within the Right-of-way~~ may permit either: (i) a lesser width for the planting strip; or (ii) ~~then the planting of Street Trees shall be planted~~ on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way; however, In no case shall the ~~s~~Street Tree ~~shall not~~ be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.

- b. **Spacing**: The UDO currently requires that street trees be placed no greater than sixty (60) feet apart. There have been some instances where that is not possible, mainly due to easements. Regulated Drain Easements, for example, are often exceed sixty (60) feet in width. The proposed change allows the Director to increase the spacing where the current requirement is not practical.

Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. Where impracticable, the Director may approve an increase in the maximum spacing. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.

2. **Foundation Plantings:** Article 6.8(L)(4) contained a typo. This change adds the word “feet” to fix the typo.

Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) feet in width.

3. **External Street Frontage Landscaping Requirements:** The Architectural Standards of the UDO exempt lots from this requirement where the Front Building Façade of the Dwelling is oriented towards the External Street; however, no mention of this exemption was made in the Landscaping standards. A cross reference is being added to address this.

Residential Uses: landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development, except as exempted by Article 6.3(C)(1)(a)(i). The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage. Meandering mounds are encouraged.

INFRASTRUCTURE AND UTILITY STANDARDS:

The proposed amendment revises and adds standards related to infrastructure and utilities, as follows:

1. **Storm Water Standards:** The UDO does not currently contain standards for the maintenance of Detention Basins.

Maintenance of Detention Basins:

1. *Vegetation should not be overgrown as to impede the flow of water or alter the volume of the basin's design scope.*
2. *Inlets and outfalls must be maintained clear of debris and vegetation as not to impede the flow of storm water.*
3. *Detention basins shall be maintained free of debris (man-made and natural) and noxious growth of aquatic vegetation.*
4. *Access to the basin must be available for cleaning and maintaining.*

2. **Street and Right-of-Way Standards:** The UDO currently limits access to Arterial and Collector streets to one (1) per development. In practice, it is often beneficial from a public safety standpoint to have more than one. This has resulted in waivers being requested during the Primary Plat approval process. The proposed amendment would remove this standard. The department will continue to coordinate with the Public Works Department on all points of access.

~~Only one (1) street, driveway or point of vehicle access shall be permitted from a development onto an Arterial or Collector.~~

3. **Utility Standards:** The UDO contains standards related to the installation of utilities. The proposed amendment would modify those as follows:

- a. **Applicability:** Currently, it is not explicitly clear if the Standards of Article 8.13 apply to utility installations that are not associated with other development approvals. The proposed amendment clarifies that it applies to all Public Utility Installations.

Applicability: This Article applies to all development including, but not limited to Major Subdivisions, Improvement Location Permits ~~and~~, Development Plans and Public Utility Installations.

- b. **Location and Character:** The UDO currently requires that utilities be installed underground and in designated utility easements or rights-of-way, without consideration of future right-of-way expansion. The proposed amendment would require that utilities be placed in easements outside of the future anticipated right-of-way (as designated in the Thoroughfare Plan), or to obtain approval from the Board of Public Works and Safety if they are to be placed in the current or anticipated right-of-way.

Location and Character: All newly installed, replaced or relocated utilities including, but not limited to, water, sewer, storm sewer, electric lines, phone lines, cable lines, gas lines and pipelines (collectively, the “Utilities”), shall be installed underground (i) in designated utility easements ~~or~~ outside the Rights-of-way identified in the Westfield Thoroughfare Plan, or (ii) within the Rights-of-way identified in the Westfield Thoroughfare Plan after obtaining prior written approval from the Westfield Board of Public Works and Safety. If Utilities are to be installed within a Right-of-way identified in the Westfield Thoroughfare Plan, such Utilities shall be installed in a location and in a manner that is acceptable to the Westfield Board of Public Works and Safety in its sole discretion.

MISCELLANEOUS STANDARDS:

The proposed amendment addresses several issues with respect to the following:

1. **Duplex Standards in the SF3 District:** The UDO carried over many standards for the old zoning ordinance. This included some standards for Duplex Dwellings on Corner Lots in the SF3: Single-Family Medium Density District. Duplex Dwellings are no longer a permitted use in the SF3 District. This amendment would remove the existing standards since they are no longer applicable.

Article 4.6(C)(1); SF3: Single-Family Medium Density District; Minimum Lot Area:

1. Duplex Dwellings on Corner Lot: ~~15,000 square feet~~

Article 4.6(C)(1); SF3: Single-Family Medium Density District; Minimum Lot Width:

1. Duplex Dwellings on Corner Lot: ~~90 feet~~

2. **Pitched Roofs:** The UDO’s Architectural Standards for Business Districts require that pitched roofs contain a minimum of 3 “roof slope planes”. This term has created some confusions so the amendment is proposed to change it to “sloped roof planes”.

Shall be comprised of three (3) or more ~~roof slope~~ sloped roof planes.

3. **Vision Clearance Standards:** Many of the UDO's infrastructure related standards are also present in the City's Construction Standards, which are maintained by Public Works. The UDO currently requires a forty (40) foot triangle for Private Streets, whereas the Construction Standards only require twenty-five (25) feet.

1. Forty (40) feet from intersections of Collectors, ~~Private~~ or Local Streets.

4. Twenty-five (25) feet from intersections of Private Streets.

4. **Open Space Access:** Article 8.6(C) of the UDO requires that fifteen (15) feet of access be provided for all Open Space. Since Open Space areas are a separate tax parcel, they are consider Lots by the UDO's definition. They are therefore subject to the Minimum Lot Frontage standards of the applicable Zoning District. For this reason, many PUD have incorporated a standard that exempts Open Space from the Minimum Lot Frontage standards.

Access: The Minimum Lot Frontage standards of Article 4 Zoning Districts shall not apply to Open Space. Instead, a A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.

5. **Nonconforming Regulations:** The UDO combined various sections from the old zoning ordinance with regard to nonconforming standards; however, two existing standards have warranted clarification:

- a. **Nonconforming Lots of Record:** The purpose of the Nonconforming Lot of Record standards is to permit Legal Nonconforming Lots (a lot that was legal when created but that no longer complies with the current lot size and width requirements) to be built upon if it meets certain criteria. Currently, if a Nonconforming Lot of Record is combined with another lot that decreases the nonconformity, then the lot losses its Legal Nonconforming status resulting in an unbuildable lot. The proposed amendment would allow a Legal Nonconforming Lot to retain its Legal Nonconforming status when combined with another lot.

A Legal Nonconforming Lot ~~shall lose its status as~~ is no longer deemed a Legal Nonconforming Lot if the Lot has been either: (i) combined into a single Lot or parcel that ~~either~~ fully conforms with the standards of the Zoning District, ~~or decreases the nonconformity;~~ or (ii) is combined with a conforming Lot or parcel. A Legal Nonconforming Lot shall retain its Legal Nonconforming status if combined with another Legal Nonconforming Lot resulting in increased conformity of the Lot. Once combined with another Lot, a Legal Nonconforming Lot shall not thereafter be subdivided except when the resulting Lots are in full compliance with this Ordinance.

- b. **Nonconforming Uses:** Article 9.5(A) contains a typo. The proposed amendment fixes that typo.

A Legal Nonconforming use of Structures, land, or Structures and land in combination (collectively, "Legal ~~Nonconforming~~ Use") shall be deemed a Legal Nonconforming Use if it: (i) was established prior to the date of passage of the Westfield Washington Township Zoning Ordinance of December 20, 1977; (ii) does

not conform to the regulations set forth in this Ordinance, or its subsequent amendments; (iii) no longer is a permitted use in the applicable Zoning District in which it is located.

6. **Foundation Release Permit:** The UDO requires that certain infrastructure improvements be completed or bonded prior to the release of a foundation permit. This currently includes sanitary sewer. Since the city no longer controls the sewer utility, we cannot accept bonds for these improvements. The proposed amendment removes “sanitary sewer” from this standard.

Release of Foundation: No permit to release construction of a building foundation shall be issued until: (i) streets, curbs, gutters, ~~sanitary sewers~~, storm sewers and the like infrastructure have been constructed and inspected in accordance with the City’s Construction Standards; or (ii) financial sureties for all ~~public improvements~~ City infrastructure are secured in accordance with this Ordinance and the City’s Construction Standards

7. **Nonresidential Center Definition:** The current definition of Nonresidential Center includes only buildings or center with three (3) or more tenants, while an Individual Nonresidential Use is defined as a building or center with a single tenant. Neither definition includes a building or center with two (2) tenants. The proposed amendment would change the Nonresidential Center definition to include buildings and centers with two (2) tenants.

Nonresidential Center: A building or combination of buildings containing ~~three (3)~~ two (2) or more tenants, stores, service establishments, offices or other permitted uses which are planned, platted, organized, or managed to function as a unified whole and shares one or more of the following: (1) vehicular access; (2) Parking Areas; (3) signage; (4) landscaping; or (5) design theme; and/or is platted as part of a Subdivision or coordinated shopping center, which may include Outlots for lease or for sale.

CHANGES SINCE THE INTRODUCTION

One change has been made to the proposed ordinance since the May 8, 2019, Public Hearing. In response to a comment received prior to the recommendation, a second sentence was added to the Mechanical Equipment definition, which specifically excludes gutters/downspouts, stormwater grates, and stormwater basins.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.

5. Responsible growth and development.

PROCEDURAL

Procedures to amend a zoning ordinance are established by Indiana Code (I.C. 36-7-4-600, et seq.). Amendments are required to be considered at a public hearing. The public hearing for this was held at the [May 8, 2019](#), Plan Commission meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its July 15, 2019, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 8 in favor, 0 opposed).

City Council

Introduction:	April 8, 2019
Eligible for Adoption:	August 12, 2019
Submitted by:	Pam Howard, Senior Planner Economic and Community Development Department

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, May 8, 2019, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1905-ZOA-01
Ordinance No.	19-13
Petitioner	City of Westfield
Description	Approval of an Ordinance to Amend Various Provisions of the Westfield-Washington Township Unified Development Ordinance.

On July 15, 2019, the Plan Commission forwarded a favorable recommendation (Vote: 8 in favor, 0 opposed) to the City Council regarding this petition.

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.


Matthew S. Skelton, Secretary

August 7, 2019
Date

ORDINANCE 19-13

AN ORDINANCE TO AMEND A VARIETY OF PROVISIONS OF THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the City of Westfield, (the “City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (the “Council”); and,

WHEREAS, it is the duty and the responsibility of the City to administer the Westfield-Washington Township Unified Development Ordinance (the “UDO”) throughout the City and Washington Township Indiana through a Joinder Agreement; and,

WHEREAS, from time to time it becomes necessary to amend and revise the UDO, and pursuant to I.C. § 36-7-4-602 and I.C. § 36-7-4-701, the City is authorized to amend the UDO; and

WHEREAS, the Westfield-Washington Township Advisory Plan Commission forwarded Petition No. 1905-ZOA-01 to the Council with a favorable recommendation (8-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the following provisions of the Unified Development Ordinance are amended as follows:

Section 1. **Article 4.6 Zoning Districts; SF3: Single-Family Medium Density District** shall be amended as follows:

- A. Article 4.6(C); Minimum Lot Area** shall be deleted: “~~1. Duplex Dwellings on Corner Lot: 15,000 square feet~~”
- B. Article 4.6(F); Minimum Lot Width** shall be deleted: “~~1. Duplex Dwellings on Corner Lot: 90 feet~~”

Section 2. **Article 6.3 Architectural Standards** shall be amended as follows:

- A. Article 6.3(F)(1) Architectural Standards; Business Districts; Mechanical Screening** shall be amended as follows: “1. Mechanical Screening: All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way (including elevated trails and roadways). Clustering of Mechanical Equipment is encouraged. Wall and ground ~~Ground~~-mounted equipment shall be screened in accordance with Article 6.8 Landscaping Standards.”
- B. Article 6.3(F)(6) Architectural Standards; Business Districts; Gutters and Downspouts** shall be amended as follows Gutters and Downspouts ~~External Wall Protrusions~~: Gutters, downspouts, vents, and other external wall protrusions ~~s~~shall be visually integrated with the architectural style of the structure. The color ~~of gutters and downspouts~~ shall be selected to complement or to be consistent with the building materials.

- C. **Article 6.3(F)(7)(a)(ii) Architectural Standards; Business Districts; Roof Design, Pitched Roofs** shall be amended as follows: “Shall be comprised of three (3) or more ~~roof slope~~ sloped roof planes.”

Section 3.

- Article 6.8 Landscaping Standards** shall be amended as follows:

- A. **Article 6.8(H)(1); General Screening Standards; Mechanical Screening** shall be amended as follows: “1. Mechanical Screening: Wall and ground ~~Ground~~-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a ~~Masonry Material~~ wall or fence constructed of Masonry Material, wood, or fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; or (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)”
- B. **Article 6.8(J)(2) Street Trees; Location** shall be amended as follows: “2. Location: Street Trees shall be located within the Right-of-way in a minimum eight-foot (8’) wide planting strip between curb and sidewalk (see also Article 7.3 Principles and Standards of Design). Where impracticable, If the Director determines conditions inhibit the planting of the Street Tree within the Right-of-way may permit either: (i) a lesser width for the planting strip; or (ii) then the planting of Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way.; ~~however,~~ In no case shall the ~~s~~Street Tree ~~shall not~~ be credited towards that Lot or Common Area’s Minimum Lot Landscaping Requirements.”
- C. **Article 6.8(J)(3) Street Trees; Spacing** shall be amended as follows: “3. Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. Where impracticable, the Director may approve an increase in the maximum spacing. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.”
- D. **Article 6.8(L)(4) Foundation Plantings** shall be amended as follows: “Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) feet in width.”
- E. **Article 6.8(M)(1) External Street Frontage Landscaping Requirements; Residential Uses** shall be amended as follows: “1. Residential Uses: landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development, except as exempted by Article 6.3(C)(1)(a)(i). The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3)

ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage. Meandering mounds are encouraged."

Section 4. **Article 6.19 Vision Clearance Standards** shall be amended as follows:

- A. **Article 6.19(A)(1)** shall be amended as follows: "1. Forty (40) feet from intersections of Collectors, ~~Private~~ or Local Streets."
- B. **Article 6.19(A)(4)** shall be added as follows: "4. Twenty-five (25) feet from intersections of Private Streets."

Section 5. **Article 8.6(C) Design Standards; Open Space and Amenity Standards; Access** shall be amended as follows: "Access: The Minimum Lot Frontage standards of Article 4 Zoning Districts shall not apply to Open Space. Instead, a A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.

Section 6. **Article 8.8 Storm Water Standards** shall be amended as follows:

- A. All proposed development shall provide for the collection and management of all storm and surface water drainage in accordance with the City's Construction Standards (see Article 7.3 Principles and Standards of Design).
- B. Maintenance of Detention Basins:
 - 1. Vegetation should not be overgrown as to impede the flow of water or alter the volume of the basin's design scope.
 - 2. Inlets and outfalls must be maintained clear of debris and vegetation as not to impede the flow of storm water.
 - 3. Detention basins shall be maintained free of debris (man-made and natural) and noxious growth of aquatic vegetation.
 - 4. Access to the basin must be available for cleaning and maintaining.

Section 7. **Article 8.9(G)(6)(a) Street and Right-of-Way Standards; Improvement Standards; Access Points** shall be deleted: "~~a. Only one (1) street, driveway or point of vehicle access shall be permitted from a development onto an Arterial or Collector.~~"

Section 8. **Article 8.13 Utility Standards** shall be amended as follows:

- A. **Article 8.13(A) Utility Standards; Applicability** shall be amended as follows: "A. Applicability: This Article applies to all development including, but not limited to Major Subdivisions, Improvement Location Permits ~~and~~, Development Plans and Public Utility Installations.
- B. **Article 8.13(C) Utility Standards; Location and Character** shall be amended as follows: "C. Location and Character: All newly installed, replaced or relocated utilities including, but not limited to, water, sewer, storm sewer, electric lines, phone lines, cable lines, gas lines and pipelines

(collectively, the “Utilities”), shall be installed underground (i) in designated utility easements ~~or~~ outside the Rights-of-way identified in the Westfield Thoroughfare Plan, or (ii) within the Rights-of-way identified in the Westfield Thoroughfare Plan after obtaining prior written approval from the Westfield Board of Public Works and Safety. If Utilities are to be installed within a Right-of-way identified in the Westfield Thoroughfare Plan, such Utilities shall be installed in a location and in a manner that is acceptable to the Westfield Board of Public Works and Safety in its sole discretion.

Section 9. Chapter 9 Nonconforming Regulations shall be amended as follows:

- A. **Article 9.4(D) Nonconforming Lots of Record** shall be amended as follows: “D. A Legal Nonconforming Lot ~~shall lose its status as is no longer deemed a Legal Nonconforming Lot if the Lot has been either: (i) combined into a single Lot or parcel that either fully conforms with the standards of the Zoning District, or decreases the nonconformity; or (ii) is combined with a conforming Lot or parcel.~~ A Legal Nonconforming Lot shall retain its Legal Nonconforming status if combined with another Legal Nonconforming Lot resulting in increased conformity of the Lot. Once combined with another Lot, a Legal Nonconforming Lot shall not thereafter be subdivided except when the resulting Lots are in full compliance with this Ordinance.”
- B. **Article 9.5(A) Nonconforming Uses, Land, or Structures and Land in Combination** shall be amended as follows: “A. A Legal Nonconforming use of Structures, land, or Structures and land in combination (collectively, “Legal ~~Nonconforming~~ Use”) shall be deemed a Legal Nonconforming Use if it: (i) was established prior to the date of passage of the Westfield Washington Township Zoning Ordinance of December 20, 1977; (ii) does not conform to the regulations set forth in this Ordinance, or its subsequent amendments; (iii) no longer is a permitted use in the applicable Zoning District in which it is located.”

Section 10. **Article 10.8(D) Processes & Permits; Improvement Location Permit; Infrastructure; Release of Foundation** shall be amended as follows: “1. Release of Foundation: No permit to release construction of a building foundation shall be issued until: (i) streets, curbs, gutters, ~~sanitary sewers~~, storm sewers and the like infrastructure have been constructed and inspected in accordance with the City’s Construction Standards; or (ii) financial sureties for all ~~public improvements~~ City infrastructure are secured in accordance with this Ordinance and the City’s Construction Standards.”

Section 11. **Article 12.1 Definitions** shall be amended as follows:

- A. Add new definition to read as follows:
- (1) Mechanical Equipment: Equipment, devices, and accessories, the use of which relates to water supply, powering, heating, ventilating, air

conditioning, and similar purposes. This does not include gutters/downspouts, stormwater grates, or stormwater basins.

B. Modify the following definition as follows:

- (1) Nonresidential Center: A building or combination of buildings containing ~~three (3)~~ two (2) or more tenants, stores, service establishments, offices or other permitted uses which are planned, platted, organized, or managed to function as a unified whole and shares one or more of the following: (1) vehicular access; (2) Parking Areas; (3) signage; (4) landscaping; or (5) design theme; and/or is platted as part of a Subdivision or coordinated shopping center, which may include Outlots for lease or for sale.

Section 12. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. All acts undertaken to in creation of this Ordinance are hereby ratified.

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ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ James J. Edwards	_____ James J. Edwards	_____ James J. Edwards
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Charles Lehman	_____ Charles Lehman	_____ Charles Lehman
_____ Mark F. Keen	_____ Mark F. Keen	_____ Mark F. Keen
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 19-13 was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 19-13
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 19-13
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by
Pamela L. Howard, Senior Planner, City of Westfield, Economic and Community Development
Department
2728 East 171st Street, Westfield, Indiana 46074 | (317) 804-3170

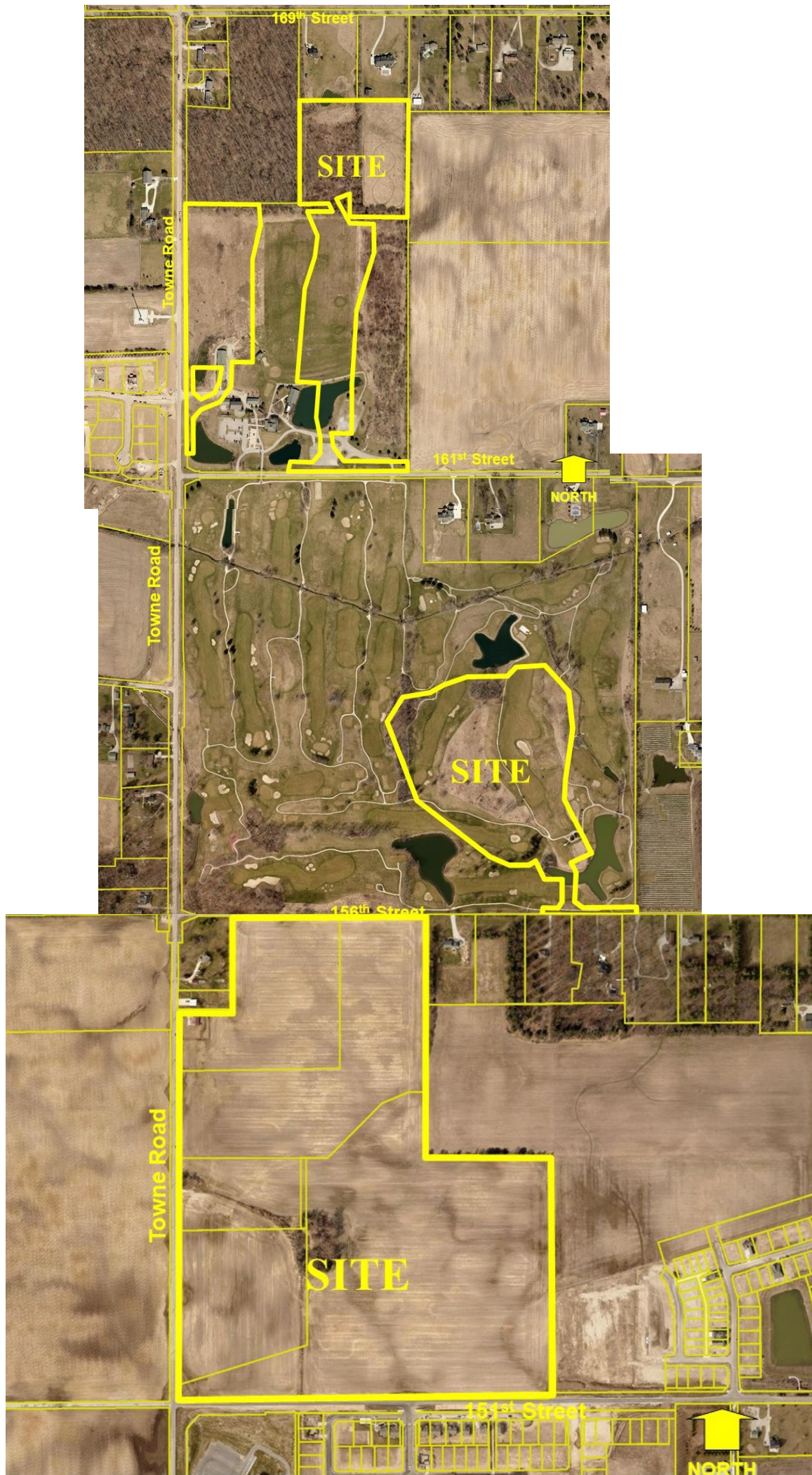
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security
Number in this document, unless required by law: Pamela L. Howard.

superseded by the terms of this Ordinance.

Section 2. Development Standards. The Development Standards, Section 7.1 Area A and Area B: Article 6.3 Architectural Standards of the Westchester Planned Unit Development shall apply to the development of the District except as modified below:

- 2.1 No single builder shall build homes on more than fifty percent (50%) of the lots in any one section of Westchester (Area A, the portion of Area B south of 161st Street, and the portion of Area B north of 161st Street). Additionally, there shall be a minimum of three (3) builders of homes within the Westchester PUD. Builder homes shall be randomly interspersed throughout the sections of Westchester as noted above in this Section 2.1.
- 2.2 All homes shall incorporate a minimum of one (1) of the following elements:
 - A. The predominant exterior building material on the front elevation of the home shall be carried around at varying percentages on the remaining sides of the home. This percentage will be determined by the individual builder; or
 - B. Masonry (brick, stone, or synthetic stone) shall be an exterior material on all sides of the home at a height of at least (i) thirty (30) inches for a 1-story 1 and ½ story homes and (ii) thirty-six (36) inches for a 2-story ~~or the bottom of the windowsill, whichever is less.~~ Additionally, any primary roof including a gable end shall provide the predominant Exterior Material (shake or board & batten by way of example) in the gables on the side elevations of the home in various percentages as determined by the builder. On a walk out basement home the rear and side elevation masonry height shall run across all three sides (both sides and rear) at the same minimum height (i.e. the minimum is not 30” or 36” from grade for the rear elevation as masonry would cover the entire walk out exterior at the same height as on the side elevation).

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**Westchester Commitments Modification
Site Location Map**



Westfield City Council Report

Petitioner:	Platinum Properties Management Company, LLC by Nelson & Frankenberger
Request:	An amendment to the Architectural Standards of the Westchester PUD District, as well as modifications to the associated zoning commitments.
Current Zoning:	Westchester PUD District (Ord. 17-46)
Current Land Use:	Residential under development
Property History:	1712-PUD-24 (Westchester PUD Ordinance 17-46) 1804-SPP-05 & 1804-ODP-05 (Primary Plat and Overall Development Plan for Northwind, approved at 4/16/18 APC meeting) 1804-SPP-06 & 1804-ODP-06 (Primary Plat and Overall Development Plan for Westchester, approved at 4/16/18 APC meeting) 1807-SFP-30 (Secondary Plat for Westchester Section 1, not yet recorded) 1807-SFP-31 (Secondary Plat for Northwind Section 1, not yet recorded) 1812-SPP-21 & 1812-ODP-21 (Primary Plat and Overall Development Plan for Southwind, approved at 12/17/18 APC meeting)
Exhibits:	1. Department Report and APC Certification 2. Location Map 3. Proposed Ordinance 19-22 Clean 4. Proposed Ordinance 19-22 Redline from APC 5. Proposed Ordinance 19-22 Full Redline 6. Proposed Modified Commitments 7. Westchester PUD Ordinance 17-46 8. Existing Commitments 9. Petitioner's Narrative 10. Neighborhood Meeting Summary 11. Petitioner's Response to Issue List 12. Public Comment
Staff Reviewer:	Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the [June 10, 2019](#), City Council meeting. The petition received a public hearing at the [July 1, 2019](#), Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Project Location: The Petitioner is requesting an amendment to the Architectural Standards of the Westchester PUD District, as well as modifications to the associated zoning commitments. The amendment will apply to the 149.8 acres +/- that are planned as residential, located on the east side of Towne Road between 151st Street and 169th Street (the “Real Estate”) (see **Exhibit 2**).

Property History: The original Westchester PUD District (Ord. 17-46, see **Exhibit 5**) was adopted on January, 8 2018, and included a set of Voluntary Commitments (the “Existing Commitments”, see **Exhibit 6**). The PUD encompassed approximately 309 acres, and included the existing Wood Wind Golf Course and three areas for residential development. Primary Plats have been approved for all three residential areas. A Secondary Plat has also been recorded for one of the section, with other going through the review process currently.

AMENDMENT REQUEST

The Petitioner requests this amendment to the Architectural Standards of the Westchester PUD District, as well as modifications to the associated zoning commitments. The amendment will remove two (2) standards from the Existing Commitments (see **Exhibit 6**) and insert them into the PUD via a PUD Amendment (see **Exhibit 3**). As described in the Petitioner’s Narrative (see **Exhibit 7**), one of the standards is being moved verbatim and the other is proposed to be modified. Both standards are further described below.

Builder Mix: Section 1, paragraph 5 of the Existing Commitments prohibits a single builder from building more than 50% of the lots in each of the 3 residential areas. This standard is not proposed to change, but will be moved into the Architectural Standards of the PUD as Section 2.1 of the Proposed Amendment.

Predominant Material: Section 1, paragraph 6 of the Existing Commitments requires that the predominant building material on the front façade be carried around to all facades in varying percentages. The builders have proposed some elevations where shake siding or board and batten siding is the predominant material used on the front façade. In these cases, the builder is having difficulty finding a place on the rear façade where that material would be aesthetically pleasing. Instead, they are proposing the option of providing a masonry wainscot 30” high or to the bottom of the window, whichever is less, around all sides of the home. Additionally, if the house includes gables on the sides, the predominant material on the front of the home will be provided in gable ends on the elevations. The option to provide the predominant material on all sides would still be included. This new standard would be incorporated into the Architectural Standards of the PUD as Section 2.2 of the Proposed Amendment.

CHANGES SINCE THE INTRODUCTION

The Petitioner has made two changes to the proposed ordinance since the July 1, 2019, public hearing. The first change is increasing the masonry wainscot height from 18” to 30”. The second change is to require that the predominant material on the front of the house be included in the gable ends of the side of the house.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as New Suburban. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

New Suburban: The Southwest New Suburban area includes a diverse mix of uses: a town park, a golf course, open farmland, residential development, and a central core of large-lot residential and rural properties, equestrian uses and artisan farms. It is adjacent to the Village of Eagletown, and two highways: SR32 and 146th Street. There also are institutional uses, including a school and a school transportation center.

While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be context-sensitive. As development moves south from SR32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase. Within the Southwest New Suburban area, there is land that is not suitable for dense development because of steep slopes or other natural features. These lands should be developed according to rural standards.

The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents.¹

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Collector Roads: 151st Street and 156th Street and (ii) Primary Arterials: 161st Street and Towne Road; and, (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the [July 1, 2019](#), Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the [June 10, 2019](#), City Council meeting.

¹ Comprehensive Plan, page 39.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its [August 5, 2019](#), meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 9 in favor, 0 opposed), with the condition that Section 2.2(B) “or the bottom of the windowsill, whichever is less”. This verbiage has been removed and the Ordinance and Commitment Modification are eligible for Adoption Consideration.

City Council

Introduction:	July 1, 2019
Eligible for Adoption:	August 12, 2019
Submitted by:	Pam Howard, Senior Planner Economic and Community Development Department

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, July 1, 2019, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1907-PUD-19
Ordinance No.	19-22
Petitioner	Platinum Properties Management company, LLC
Description	An amendment to the Architectural Standards of the Westchester PUD District, as well as modifications to the associated zoning commitments.

On August 5, 2019, the Plan Commission forwarded a favorable recommendation (Vote: 9 in favor, 0 opposed) to the City Council regarding this petition with the following condition:

1. Section 2.2 (B) remove "or the bottom of the windowsill, whichever is less".

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Matthew S. Skelton, Secretary

August 7, 2019

Date

ORDINANCE 19-40

AN ORDINANCE TO AMEND A VARIETY OF PROVISIONS OF THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the City of Westfield, (the “City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (the “Council”); and,

WHEREAS, it is the duty and the responsibility of the City to administer the Westfield-Washington Township Unified Development Ordinance (the “UDO”) throughout the City and Washington Township Indiana through a Joinder Agreement; and,

WHEREAS, from time to time it becomes necessary to amend and revise the UDO, and pursuant to I.C. § 36-7-4-602 and I.C. § 36-7-4-701, the City is authorized to amend the UDO; and

WHEREAS, the Westfield-Washington Township Advisory Plan Commission forwarded Petition No. 1909-ZOA-02 to the Council with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the following provisions of the Unified Development Ordinance are amended as follows:

Section 1. **Article 4 Zoning Districts** shall be amended as follows:

A. Article 4.10 Zoning Districts; MF1: Multi-Family Low Density District shall be amended as follows:

(1) Article 4.10(G)(2) Minimum Road Frontage shall be deleted: “2-Triplex: _____ 60 feet.”

(2) Article 4.10(I)(1) Minimum Lot Width shall be amended as follows: “1. Townhouse or Quadraplex: _____ 45 feet.”

B. Article 4.12(E)(2)(a); Zoning Districts; GO: General Office District; Minimum Building Setback Lines; Side Yard shall be deleted: “a- Abutting a Street: _____ 60 feet”

C. Article 4.13(E)(2)(a); Zoning Districts; General Office / Planned Development District; Minimum Building Setback Lines; Side Yard shall be deleted: “a- Abutting a Street: 60 feet”

Section 2. **Article 6.8 Landscaping Standards** shall be amended as follows:

A. Article 6.8(O)(2)(a) Landscaping Standards; Parking Area Landscaping; Perimeter Parking Area Landscaping; Application shall be amended as follows: “Application: Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line. In instances where

parking is shared between adjacent lots, the standards of this article shall not apply to the shared lot line.”

Section 3. **Article 6.18 Temporary Uses and Events** shall be amended as follows:

- A. Article 6.18(D) Temporary Uses and Events; Exemptions** shall be amended as follows: “5. Subdivision Block Parties.”
- B. Article 6.18(E) Temporary Uses and Events; General Standards** shall be amended as follows “11. The Property on which the event is being located, including all structures and uses, shall be in full compliance with this ordinance and the Westfield Code of Ordinance.”

Section 4. **Article 8.6(G)(1) Design Standards; Open Space and Amenity Standards; Qualifying Site Features** shall be amended as follows: “1. A ~~maximum~~ minimum of fifty percent (50%) of required Open Space ~~may come from~~ shall be land that is unencumbered by: wetlands, third party regulated utility easements that existed prior to the development of the property (e.g., gas or oil pipelines, transmission lines), legal drains and equivalent land, as determined by the Plan Commission or Director.”

Section 5. **Article 12.1 Definitions** shall be amended as follows:

A. Modify the following definition as follows:

- (1) Subdivision, Major: Any Subdivision: (i) ~~resulting in two (2) or more smaller Lots or parcels, at least one (1) of which is less than three (3) acres in area;~~ (ii) the Subdivision results in two (2) or more smaller Lots or parcels, any of which front on or utilize a Private Street or easement for its only access; or, (iii) the Subdivision is for the purpose of Development (excluding cemeteries) and a Street is to be dedicated, reserved, or otherwise platted.

Section 6. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. All acts undertaken to in creation of this Ordinance are hereby ratified.

[The remainder of this page intentionally left blank.]

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____, 2019.
WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ James J. Edwards	_____ James J. Edwards	_____ James J. Edwards
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Charles Lehman	_____ Charles Lehman	_____ Charles Lehman
_____ Mark F. Keen	_____ Mark F. Keen	_____ Mark F. Keen
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 19-40 was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 19-40

I hereby VETO ORDINANCE 19-40

this _____ day of _____, 2019.

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by:

Pamela L. Howard, Senior Planner

City of Westfield, Economic and Community Development Department

2728 East 171st Street, Westfield, Indiana 46074 | (317) 804-3170

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Pamela L. Howard.

ORDINANCE NUMBER XX-XX

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE.

This is an Ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No.** _____), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No.** _____ to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Wrights Property Group at Grand Park PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or

expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. Concept Plan. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with *Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan*. The concept plan provides one possible site layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this ordinance and may vary from the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the GB: General Business District (the “Underlying Zoning District”).

Section 5. Permitted Uses. The only permitted use on the Real Estate shall be:

- 5.1 Indoor multi-sport athletic, fitness, health, and exercise facility including but not limited to gymnastics, ninja, martial arts, yoga, dance, cheer, and indoor obstacle course equipment and gymnastics equipment. Offices, retail sales, athletic and recreational uses (strength conditioning services and equipment), locker rooms, rehabilitation and recovery services, uniform fulfillment, preschool classes and camps, and other temporary or permanent similar and associated uses as may be determined by the Director (collectively, the “Athlete Facility”).
- 5.2 Outdoor gymnastics and playground equipment specifically for but not limited to obstacle courses and other outdoor play activities, including but not limited to picnics, camps, and child’s play.

Section 6. General Regulations. The standards of *Chapter 4: Zoning Districts*, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

6.1 Minimum Side Yard Setback: 10 feet

Section 7. Development Standards. The standards of *Chapter 6: Development Standards* shall apply to the development of the District, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards:

- A. Building(s) shall be in substantial compliance with the Illustrative Character Exhibit, attached hereto as Exhibit C. Although the Illustrative Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the quality and appearance of the structures permitted to be constructed and that contribute to the intent and vision for the district. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this ordinance.

7.2 Article 6.8 Landscaping Standards: Shall apply, except as modified below:

- A. Article 6.8(K) Minimum Lot Landscaping Requirements: Shall not apply; rather, the following minimum plant materials shall be required per (1) acre: ten (10) shade trees; five (5) ornamental or evergreen trees; and twenty-five (25) shrubs.
- B. Article 6.8(N) Buffer Yard Requirements: Shall not apply
- C. Article 6.8(O) Parking Area Landscaping: Shall apply with the following modifications:
 - i. Interior Parking Area Landscaping: A minimum of one (1) interior Parking Area island shall be required per twenty (20) Parking Spaces.
 - ii. Perimeter Parking Area Landscaping: If Perimeter Parking area Landscaping is required, then the minimum number of plantings shall be one (1) tree and ten (10) shrubs per sixty (60) linear feet of Parking Area length. Plantings may be clustered in an aesthetically pleasing manner.
- D. Article 6.8(L) Foundation Planting: Shall apply with the following modifications:

- i. Installation of plant materials along the rear (north) building façade shall take place after all building expansion phases are complete.

Section 8. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see *Chapter 7: Subdivision Regulations*), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

ALL OF WHICH IS ORDAINED/RESOLVED THIS DD DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-09** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-09**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-09**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by:

Casey Wright
casey@theninjazone.com
317-506-5750 Mobile

Tate Schuetz
tate@theninjazone.com
317-371-9084 Mobile

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Pamela L. Howard.

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

EXHIBIT A
REAL ESTATE

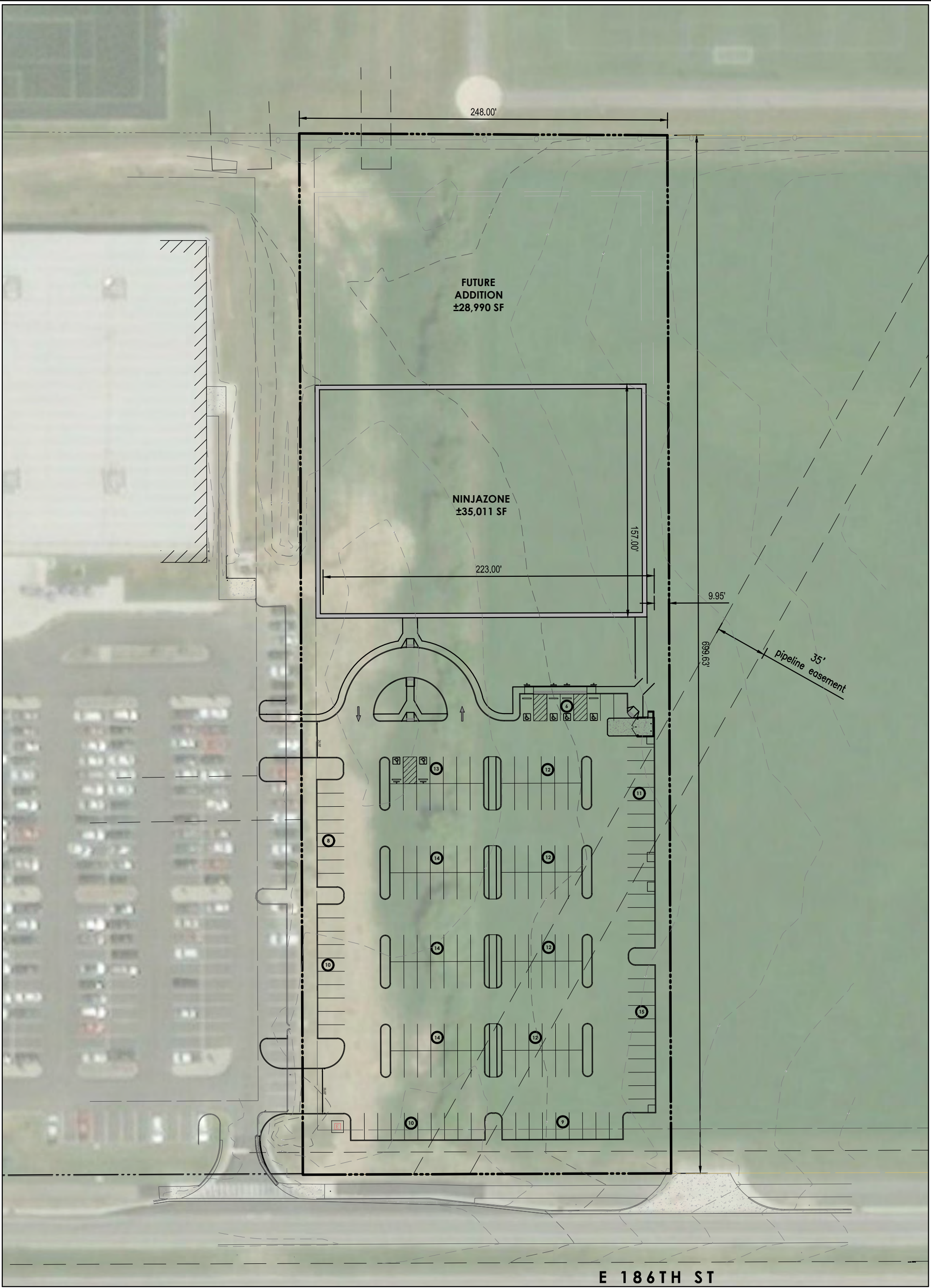
This description includes one (1) parcel of land:

PARCEL ID: 29-05-26-001-003.002-015

Section 0 Grand Park Blvd , an addition to the City of Westfield, Hamilton County, Indiana, as per plat thereof, recorded December 17, 2014, as Instrument 2014057320, in the Office of the Recorder of Hamilton County, Indiana.

EXHIBIT B
CONCEPT PLAN

Preview



HAMILTON
DESIGNS

A LIMITED LIABILITY COMPANY
PROFESSIONAL LIMITED LIABILITY COMPANY

11988 Fishers Crossing Drive, Suite 154
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

PRELIMINARY EXHIBIT:

PUD CONCEPT PLAN LOT F - EXHIBIT B

PROJECT INFORMATION:

NINJAZONE | GRAND PARK

GPEC AMENDMENT : LOT F
WESTFIELD, INDIANA

DATE:
07/25/2019

Project No.:
2019-0022

Drawn By:
TCW

Checked By:
TCW

Scale:
1" = 60'

EXHIBIT C
CHARACTER EXHIBIT

[See Attached]



E 186th Street, Westfield, Indiana

BUILDING ELEVATIONS

CERTIFICATION:

[illegible]

CHECKED BY:	PW	ISSUE DATE:	PROJECT 1
DRAWN BY:		PROJECT 2	
DATE:		PROJECT 3	
SHEET:		PROJECT 4	
PROJECT 5		PROJECT 6	
PROJECT 7		PROJECT 8	
PROJECT 9		PROJECT 10	
PROJECT 11		PROJECT 12	
PROJECT 13		PROJECT 14	
PROJECT 15		PROJECT 16	
PROJECT 17		PROJECT 18	
PROJECT 19		PROJECT 20	
PROJECT 21		PROJECT 22	
PROJECT 23		PROJECT 24	
PROJECT 25		PROJECT 26	
PROJECT 27		PROJECT 28	
PROJECT 29		PROJECT 30	
PROJECT 31		PROJECT 32	
PROJECT 33		PROJECT 34	
PROJECT 35		PROJECT 36	
PROJECT 37		PROJECT 38	
PROJECT 39		PROJECT 40	
PROJECT 41		PROJECT 42	
PROJECT 43		PROJECT 44	
PROJECT 45		PROJECT 46	
PROJECT 47		PROJECT 48	
PROJECT 49		PROJECT 50	
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PROJECT 77		PROJECT 78	
PROJECT 79		PROJECT 80	
PROJECT 81		PROJECT 82	
PROJECT 83		PROJECT 84	
PROJECT 85		PROJECT 86	
PROJECT 87		PROJECT 88	
PROJECT 89		PROJECT 90	
PROJECT 91		PROJECT 92	
PROJECT 93		PROJECT 94	
PROJECT 95		PROJECT 96	
PROJECT 97		PROJECT 98	
PROJECT 99		PROJECT 100	



AMENDED COMMITMENTS
CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference Instrument No. 2018005151

WHEREAS, the City of Westfield, Indiana (“City”) and Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Unified Development Ordinance (“UDO”);

WHEREAS, The Common Council of the City of Westfield, Hamilton County, Indiana (the “Council”) enacted Ordinance 17-46, Westchester Planned Unit Development Ordinance on January 8, 2018 (the “Westchester Planned Unit Development”);

WHEREAS, the Developer submitted to the Council Written Commitments, which became effective upon the Council’s adoption of the Westchester Planned Unit Development, and which are recorded with the Office of the Recorder of Hamilton County, Indiana under Instrument No. 2018005151 (the “Original Commitments”); and

WHEREAS, the Developer seeks to amend the Original Commitments as they pertain to exterior building materials under Section 1.6 of the Original Commitments;

NOW THEREFORE, the Original Commitments to the Council regarding the use and development of the Real Estate are amended as follows (the “Amended Commitments”):

Section 1. Commitment Amendments.

1. Section 1, paragraph 5 and Section 1, paragraph 6 of the Original Commitments are vacated and no longer applicable to the Real Estate.

Section 2. Definitions.

1. Developer. Platinum Properties Management Company, LLC, and its successors and assigns.
2. Department. The Community Development Department of the City of Westfield.

3. Owners. The current owners of the Real Estate which owners include, Wind Wood Residential, LLC, Pulte Homes of Indiana, LLC, BCE Associates IV, LLC, and M/I Homes of Indiana, LP.
4. Real Estate. The property described in what is attached hereto and incorporated herein as **Exhibit A** (the "Real Estate").

Section 3. Modification of Commitments. These Amended Commitments shall continue in effect until modified or terminated. These Amended Commitments shall only be modified or terminated in accordance with the Section 10.6 of the UDO.

Section 4. Effective Date. These Amended Commitments shall be effective upon the Council's approval.

Section 5. Recording. These Amended Commitments shall be recorded with the Office of the Recorder of Hamilton County, Indiana by the Developer within thirty (30) days of the Council's approval. Within fifteen (15) days after the recording of these Amended Commitments, the Developer shall provide to the Department a recorded copy of these Amended Commitments.

Section 6. Enforcement. These Amended Commitments may be enforced by the Department and/or the Council.

Section 7. Binding on Successors. These Amended Commitments are binding upon (i) each owner of the Real Estate and (ii) upon each owner's successors, assigns and grantees with respect to the portion of the Real Estate owned by such successor, assign and grantee and during such successor's, assign's and grantee's ownership, unless modified or terminated pursuant to the requirements herein. Notwithstanding the provisions of this Section 7, these Amended Commitments shall terminate as to any part or parts of the Real Estate for which the zoning district or classification is later changed after the Effective Date.

IN WITNESS WHEREOF, The Owners have caused these Amended Commitments to be executed as of the dates identified below.

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

Wood Wind Residential, LLC

By: _____

Name: _____

Title: _____

Date: _____

STATE OF INDIANA)
) SS.:
COUNTY OF _____)

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared _____ (name), as _____ (title) of Wood Wind Residential, LLC, who acknowledged the execution and the foregoing Amended Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2019 for and on behalf of said entity.

WITNESS my hand and Notarial Seal this _____ day of _____, 2019.

My Commission Expires:

Notary Public

Residing in _____

County of _____

Printed Name

Pulte Homes of Indiana, LLC

By: _____

Name: _____

Title: _____

Date: _____

STATE OF INDIANA)
) SS.:
COUNTY OF _____)

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared _____ (name), as _____ (title) of Pulte Homes of Indiana, LLC, who acknowledged the execution and the foregoing Amended Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2019 for and on behalf of said entity.

WITNESS my hand and Notarial Seal this _____ day of _____, 2019.

My Commission Expires:

Notary Public

Residing in _____

County of _____

Printed Name

BCE Associates IV, LLC

By: _____

Name: _____

Title: _____

Date: _____

STATE OF INDIANA)
) SS.:
COUNTY OF _____)

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared _____ (name), as _____ (title) of BCE Associates IV, LLC, who acknowledged the execution and the foregoing Amended Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2019 for and on behalf of said entity.

WITNESS my hand and Notarial Seal this _____ day of _____, 2019.

My Commission Expires:

Notary Public

Residing in _____

County of _____

Printed Name

M/I Homes of Indiana, LP

By: _____

Name: _____

Title: _____

Date: _____

STATE OF INDIANA)
) SS.:
COUNTY OF _____)

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared _____ (name), as _____ (title) of M/I Homes of Indiana, LP, who acknowledged the execution and the foregoing Amended Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2019 for and on behalf of said entity.

WITNESS my hand and Notarial Seal this _____ day of _____, 2019.

My Commission Expires:

Notary Public

Residing in _____
County of _____

Printed Name

This instrument prepared by James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenberger, LLC, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

Return to: James E. Shinaver, Nelson & Frankenberger, LLC, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. James E. Shinaver.

EXHIBIT A
REAL ESTATE

(Legal Description)

Parcel I

Part of the Northwest Quarter of Section 16, Township 18 North, Range 3 East, in Washington Township, Hamilton County, being more particularly described as follows;

Beginning at the Southwest corner of said Northwest Quarter; thence North 00 degrees 14 minutes 27 seconds East along the West line thereof 2,122.82 feet; thence North 89 degrees 43 minutes 41 seconds East 315.00 feet; thence North 00 degrees 14 minutes 27 seconds East 515.00 feet to a point on the north line of said Northwest Quarter; thence North 89 degrees 43 minutes 41 seconds East along said north line 1,044.79 feet to the Northeast corner of the Northwest Quarter of said Quarter Section; thence South 00 degrees 17 minutes 57 seconds West 1,316.87 feet to the Northwest corner of the Southeast Quarter of said Quarter Section; thence North 89 degrees 38 minutes 28 seconds East 679.23 feet to the Northeast corner of the West Half of the Southeast Quarter of said Quarter Section; thence South 00 degrees 19 minutes 43 Seconds West 1,315.85 feet to the Southeast corner of the West Half of the Southeast Quarter of said Quarter Section; thence South 89 degrees 33 minutes 16 seconds West along the south line of said Quarter Section 2,035.71 feet to the place of beginning, containing 98.985 acres, more or less.

Parcel II

A part of the Southwest Quarter of Section 9, Township 18 North, Range 03 East, in Washington Township, Hamilton County, being more particularly described as follows;

Beginning at the Southeast corner of the Southwest Quarter of said Section 9; thence South 89 degrees 43 minutes 42 seconds West a distance of 553.61 feet along the South line of said Quarter; thence North 00 degrees 16 minutes 18 seconds West a distance of 50.00 feet; thence North 89 degrees 43 minutes 42 seconds East a distance of 120.93 feet; thence North 40 degrees 00 minutes 31 seconds East a distance of 45.88 feet; thence North 01 degree 55 minutes 06 seconds East a distance of 149.07 feet to a point on a curve concave southwesterly, the radius point of said curve being North 88 degrees 04 minutes 54 seconds West a distance of 120.50 feet from said point; thence northwesterly along said curve an arc distance of 98.28 feet to the point of tangency of said curve, said point being North 45 degrees 11 minutes 10 seconds East a distance of 120.50 feet from the radius point of said curve; thence South 20 degrees 45 minutes 45 seconds West a distance of 121.43 feet; thence North 69 degrees 14 minutes 15 seconds West a distance of 60.00 feet; thence North 67 degrees 07 minutes 41 seconds West a distance of 60.04 feet; thence North 69 degrees 14 minutes 15 seconds West a distance of 275.49 feet; thence North 51 degrees 59 minutes 33 seconds West a distance of 556.19 feet; thence North 19 degrees 57 minutes 20 seconds West a distance of 371.90 feet; thence North 01 degree 13 minutes 40 seconds West a distance of 154.88 feet; thence North 44 degrees 13 minutes 54 seconds East a distance of 128.33 feet; thence North 62 degrees 17 minutes 16 seconds East a distance of 318.33 feet; thence North 89 degrees 59 minutes 31 seconds East a distance of 247.14 feet; thence North 56 degrees 25 minutes 35 seconds East a distance of 120.67 feet; thence North 89 degrees 59 minutes 31 seconds East a distance of 129.56 feet; thence South 63 degrees 39 minutes 38 seconds East a distance of 128.97 feet; thence South 13 degrees 36 minutes 37 seconds East a distance of 327.01 feet; thence South 06 degrees 50 minutes 29 seconds West a distance of 433.23 feet; thence South 06 degrees 02 minutes 15 seconds West a distance of 161.40 feet; thence South 20 degrees 45 minutes 45 seconds West a distance of 130.00 feet; thence South 69 degrees 14 minutes 15 seconds East a distance of 35.33 feet to a point on a curve concave southwesterly, the radius point of said curve being South 88 degrees 05 minutes 46 seconds West a distance of 179.50 feet from said point; thence southeasterly along said curve an arc distance of 210.95 feet to the point of tangency of said curve,

said point being North 20 degrees 45 minutes 45 seconds East a distance of 179.50 feet from the radius point of said curve; thence South 01 degree 54 minutes 14 seconds East a distance of 158.44 feet; thence South 40 degrees 14 minutes 38 seconds East a distance of 45.67 feet; thence North 89 degrees 43 minutes 42 seconds East a distance of 304.14 feet to the East line of said Quarter; thence South 00 degrees 15 minutes 08 seconds West, along the East line of said Quarter, a distance of 50.00 feet to the place of beginning, containing 22.910 acres, more or less.

Parcel III

A part of the Northwest Quarter of Section 9, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the Northwest Quarter of said Section 9; thence North 89 degrees 49 minutes 39 seconds East along the South line of said Northwest Quarter 125.22 feet to the POINT OF BEGINNING of this description; thence North 00 degrees 09 minutes 48 seconds West 19.75 feet; thence South 89 degrees 50 minutes 12 seconds West 25.00 feet; thence North 65 degrees 31 minutes 11 seconds West 54.67 feet; thence North 00 degrees 11 minutes 40 seconds East 87.01 feet; thence South 55 degrees 28 minutes 30 seconds East 95.86 feet; thence North 89 degrees 49 minutes 39 seconds East 662.41 feet; thence North 44 degrees 49 minutes 39 seconds East 70.71 feet; thence North 00 degrees 10 minutes 21 seconds West 60.82 feet to the point of curvature of a curve concave westerly, the radius point of said curve being South 89 degrees 49 minutes 39 seconds West 170.50 feet from said point; thence northerly along said curve 48.91 feet to the point of tangency of said curve, said point being North 73 degrees 23 minutes 28 seconds East 170.50 feet from the radius point of said curve; thence North 16 degrees 36 minutes 32 seconds West 38.45 feet to the point of curvature of a curve concave easterly, the radius point of said curve being North 73 degrees 23 minutes 28 seconds East 229.50 feet from said point; thence northerly along said curve 85.48 feet to the point of tangency of said curve, said point being North 85 degrees 16 minutes 10 seconds West 229.50 feet from the radius point of said curve; thence North 04 degrees 43 minutes 50 seconds East 168.47 feet; thence North 85 degrees 16 minutes 10 seconds West 130.00 feet; thence North 04 degrees 43 minutes 50 seconds East 516.05 feet; thence North 18 degrees 26 minutes 24 seconds East 213.28 feet; thence North 05 degrees 35 minutes 45 seconds East 115.45 feet; thence North 23 degrees 16 minutes 01 seconds West 156.94 feet; thence South 89 degrees 50 minutes 00 seconds East 146.44 feet; thence North 27 degrees 14 minutes 36 seconds West 33.74 feet; thence North 89 degrees 50 minutes 00 seconds West 183.42 feet; thence North 00 degrees 27 minutes 15 seconds East 7.54 feet; thence continuing North 00 degrees 27 minutes 15 seconds East 584.49 feet; thence North 89 degrees 50 minutes 59 seconds East 654.57 feet to a point on the East line of the West Half of the aforesaid Northwest Quarter, said point being South 00 degrees 10 minutes 00 seconds West 500.00 feet from the northeast corner of the West Half of said Northwest Quarter; thence South 00 degrees 10 minutes 00 seconds West along said East line 684.66 feet; thence North 89 degrees 50 minutes 00 seconds West 335.00 feet; thence North 00 degrees 10 minutes 00 seconds East 130.00 feet; thence North 89 degrees 50 minutes 00 seconds West 15.44 feet to the point of curvature of a curve concave southerly, the radius point of said curve being South 00 degrees 10 minutes 00 seconds West 120.50 feet from said point; thence westerly along said curve 50.66 feet to a point on said curve, said point being North 23 degrees 55 minutes 15 seconds West 120.50 feet from the radius point of said curve, said point also being the point of curvature of a curve concave easterly, the radius point of said curve being South 23 degrees 55 minutes 15 seconds East 20.00 feet from said point; thence southerly along said curve 32.58 feet to the point of tangency of said curve, said point being South 62 degrees 45 minutes 24 seconds West 20.00 feet from the radius point of said curve; thence South 27 degrees 14 minutes 36 seconds East 61.75 feet to the point of curvature of a curve concave westerly, the radius point of said curve being South 62 degrees 45 minutes 24 seconds West 329.50 feet from said point; thence southerly along said curve 56.85 feet to a point on said curve, said point being North 72 degrees 38 minutes 33 seconds East 329.50 feet from the radius point of said curve; thence South 89 degrees 50 minutes 00 seconds East 145.29 feet; thence South 00 degrees 10 minutes 00 seconds West 173.12 feet; thence South 18 degrees 26 minutes 24 seconds

West 246.34 feet; thence South 09 degrees 30 minutes 41 seconds West 130.88 feet; thence South 04 degrees 43 minutes 50 seconds West 392.00 feet; thence South 00 degrees 10 minutes 00 seconds West 134.20 feet; thence South 03 degrees 24 minutes 11 seconds East 134.21 feet; thence South 89 degrees 49 minutes 39 seconds West 130.00 feet; thence South 16 degrees 36 minutes 32 seconds East 66.52 feet to the point of curvature of a curve concave westerly, the radius point of said curve being South 73 degrees 23 minutes 28 seconds West 100.00 feet from said point; thence southerly along said curve 28.69 feet to the point of tangency of said curve, said point being North 89 degrees 49 minutes 39 seconds East 100.00 feet from the radius point of said curve; thence South 00 degrees 10 minutes 21 seconds East 21.90 feet; thence South 45 degrees 10 minutes 21 seconds East 70.71 feet; thence North 89 degrees 49 minutes 39 seconds East 391.24 feet to a point on the East line of the West Half of the aforesaid Northwest Quarter; thence South 00 degrees 10 minutes 00 seconds West along said East line 75.00 feet to a point on the South line of said Northwest Quarter, said point being South 89 degrees 49 minutes 39 seconds West 1,359.12 feet from the southeast corner of said Northwest Quarter; thence South 89 degrees 49 minutes 39 seconds West along said South line 1,233.90 feet to the place of beginning, containing 20.719 acres, more or less.

Parcel IV

A part of the Northwest Quarter of Section 9, Township 18 North, Range 03 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 9; thence South 00 degrees 12 minutes 15 seconds West, along the West line of the said Northwest Quarter, a distance of 1,082.68 feet; thence North 89 degrees 59 minutes 45 seconds East a distance of 40.00 feet to a point on the East line of a tract of land as described in Instrument Number 2017-015858 in the Office of the Recorder of Hamilton County, Indiana and the POINT OF BEGINNING of this description; thence continuing North 89 degrees 59 minutes 45 seconds East, along the South line of an approximate 14 acre tract of land described in Instrument Number 9609647425 in the Office of the Recorder of Hamilton County, Indiana, a distance of 432.93 feet; thence South 00 degrees 12 minutes 15 seconds West a distance of 109.76 feet; thence South 16 degrees 49 minutes 32 seconds West a distance of 64.70 feet; thence South 09 degrees 20 minutes 25 seconds West a distance of 135.72 feet; thence South 03 degrees 47 minutes 33 seconds West a distance of 134.26 feet; thence South 02 degrees 15 minutes 51 seconds East a distance of 92.09 feet; thence South 02 degrees 22 minutes 59 seconds East a distance of 124.13 feet; thence South 00 degrees 12 minutes 15 seconds West a distance of 11.39 feet; thence South 43 degrees 44 minutes 26 seconds West a distance of 157.30 feet; thence North 89 degrees 47 minutes 45 seconds West a distance of 250.68 feet; thence South 00 degrees 12 minutes 15 seconds West a distance of 93.71 feet; thence North 89 degrees 47 minutes 45 seconds West a distance of 35.00 feet to a point on the East line of a tract of land as described in Instrument Number 2017-015828 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 12 minutes 15 seconds East a distance of 873.32 feet along said East line to the place of beginning, containing 7.121 acres, more or less.

EXHIBIT A
REAL ESTATE

(Location Map)

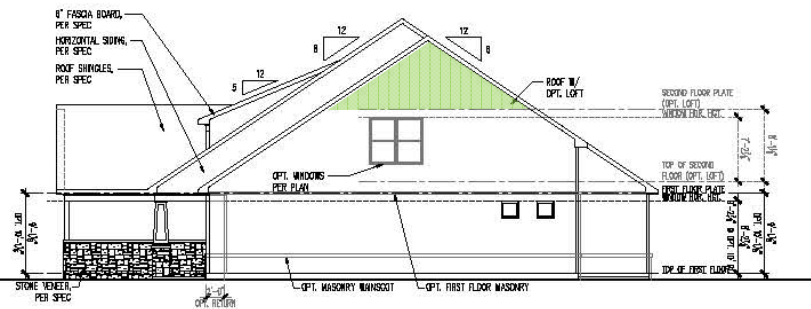


Appropriate Shake Locations

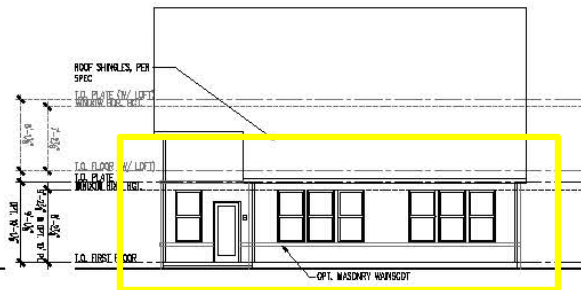


FRONT ELEVATION

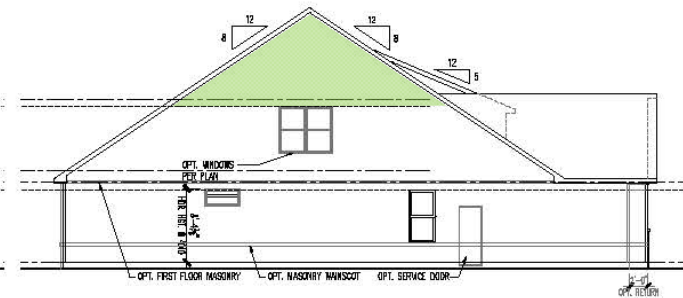
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RIGHT ELEVATION



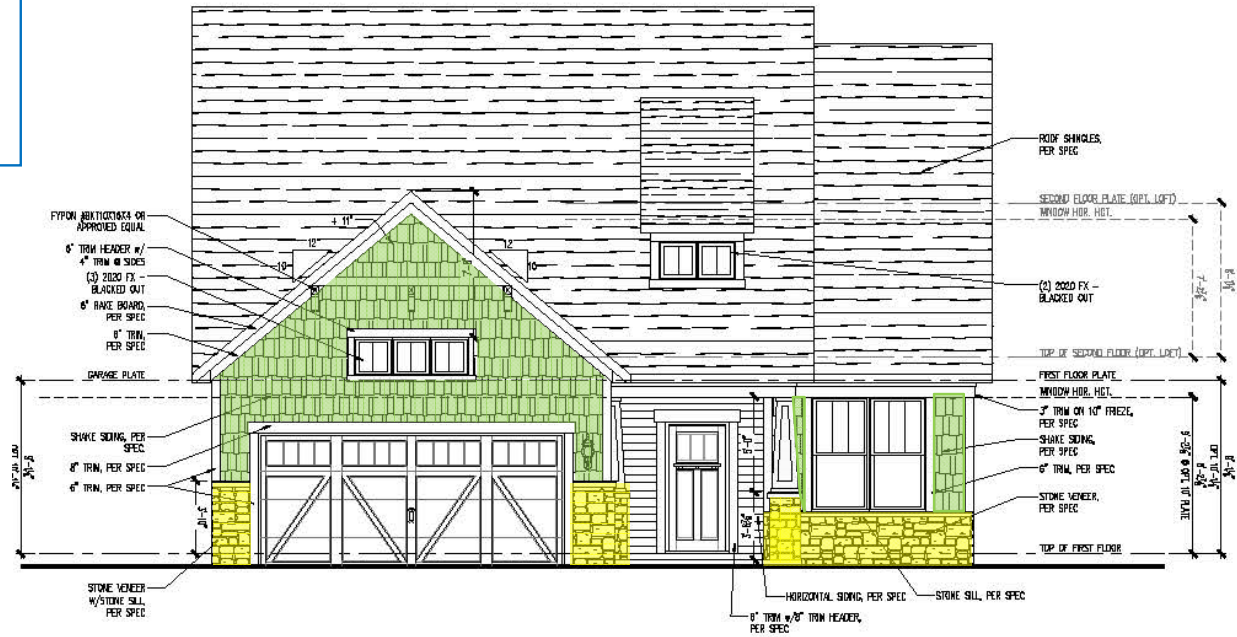
REAR ELEVATION



LEFT ELEVATION

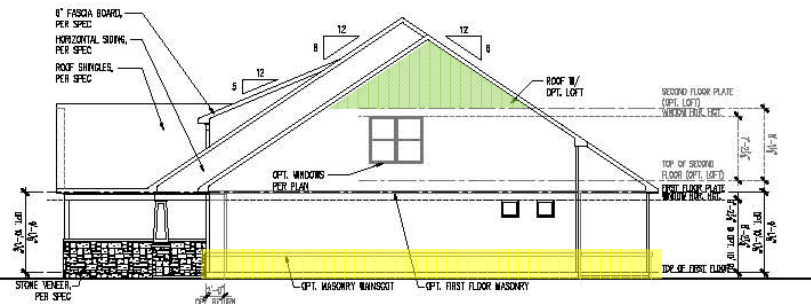
Masonry & Shake Option

(no shake on rear elevation)

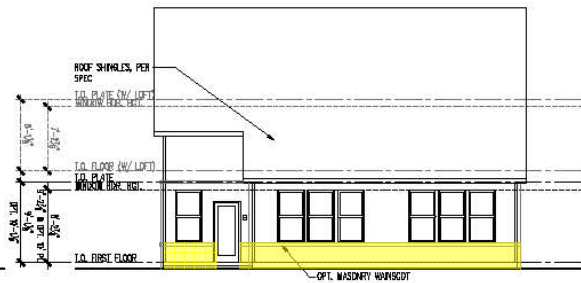


FRONT ELEVATION

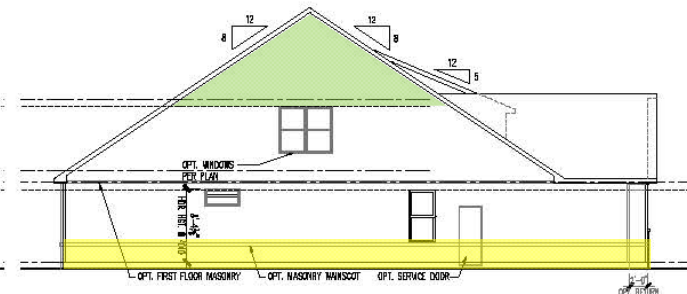
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, July 15, 2019, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1907-PUD-15
Ordinance No.	19-19
Petitioner	Options Charter School, Inc. by Coots, Henke & Wheeler, P.C.
Description	An amendment to the Oak Manor North Planned Unit Development (PUD) District to permit an Educational Institution Without Dormitory Accommodations on approximately 3.0 acres +/- in the Oak Manor North PUD District

On July 15, 2019, a motion was made and passed to send a favorable recommendation (Vote: 8 in favor, 0 opposed) to the City Council regarding this petition.

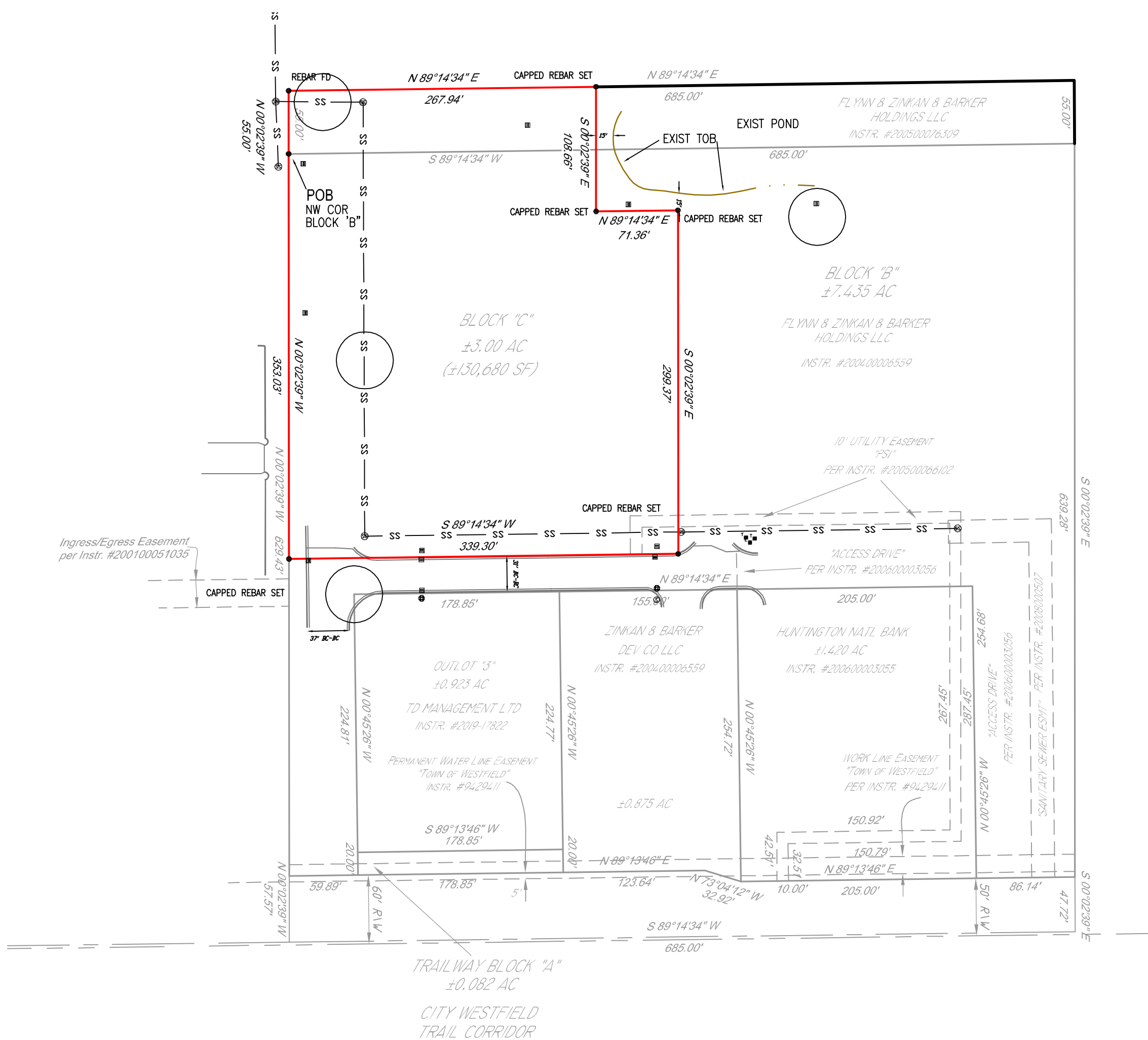
The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Matthew S. Skelton, Secretary

July 16, 2019

Date



LEGEND:

- | | | | |
|-----|------------------------------|---|---|
| — | - OVERHEAD UTILITY LINE | ⊙ | - "MAG" NAIL SET |
| — | - SANITARY SEWER LINE | ○ | - "P.K." NAIL FOUND |
| — | - STORM SEWER LINE | △ | - RAILROAD SPIKE FOUND |
| — | - WATER MAIN | ▲ | - RAILROAD SPIKE SET |
| — | - UNDERGROUND ELECTRIC LINE | ● | - 5/8" CAPPED REBAR SET MARKED "C2LS FIRM 0035" |
| — | - UNDERGROUND TELEPHONE LINE | ○ | - REBAR/PIPE FOUND |
| — | - UNDERGROUND GAS LINE | ⊗ | - R/W MONUMENT |
| — | - BOARD FENCE | ■ | - CORNER FENCE POST |
| — | - CHAIN LINK FENCE | ◆ | - INDICATES 1/4 SECTION CORNER |
| — | - WOVEN WIRE FENCE | + | - SIGN |
| (D) | - DEED DIMENSION | ⊗ | - MONITORING WELL |
| (M) | - MEASURED DIMENSION | ⊕ | - ACCESS COVER |
| • | - BOLLARD | ⊗ | - STORM SEWER MANHOLE |
| — | - UTILITY POLE WITH GUY | ⊗ | - SANITARY SEWER MANHOLE |
| — | - UTILITY POLE WITH RISER | ⊗ | - TELEPHONE MANHOLE |
| ⊗ | - TRAFFIC POLE | ⊗ | - ELECTRIC MANHOLE |
| ⊗ | - AREA LIGHT | ⊗ | - FIRE HYDRANT |
| ⊗ | - GAS VALVE | ⊗ | - SQUARE INLET |
| ⊗ | - WATER VALVE | ⊗ | - ROUND INLET |
| ⊗ | - GAS METER | ⊗ | - SEPTIC TANK |
| ⊗ | - WATER METER | ⊗ | - CLEANDUT |
| ⊗ | - ELECTRIC BOX | ⊗ | - SOIL BORE FLAG |
| ⊗ | - TELEPHONE BOX | ⊗ | - TEMPORARY BENCHMARK |
| ⊗ | - AIR CONDITIONING UNIT | ⊗ | - SPOT ELEVATION |
| ⊗ | - MAIL BOX | | |
| ⊗ | - ASPHALT | | |
| ⊗ | - TREE W/ CALIPER | | |



BELONG. BELIEVE. ACHIEVE.

MISSION

The Options Charter Schools is a caring community that is an alternative to the traditional education program. Utilizing innovative approaches, we focus on the personal academic achievement as well as the health and wellness of each student. Options Charter Schools develops responsible individuals who are skilled problem solvers and caring, productive citizens.

ABOUT US

- Founded in 2002
- Free, public charter schools: Two brick and mortar campuses (Carmel & Noblesville) and a Distance Education program
- Providing an inclusive environment with a student-to-teacher ratio of 15-to-1 and a high-quality, individualized approach.

CORE VALUES

- In an intentional and purposeful way, each student is supported and valued at school.
- Though high expectations are consistent for all, success is defined differently for each student.
- Teachers are most effective when empowered to innovate, create and inspire.

CORE BELIEFS

- We believe that Options Charter Schools provide purposeful, relevant, and challenging educational experiences.
- We believe that Options Charter Schools provide a safe, caring, and healthy environment that promotes freedom of thought and respect for diversity.
- We believe that each student will graduate with the skills, attitude, knowledge, and compassion to be a contributing member of society and a life-long learner.
- We believe that Options Charter Schools have the flexibility to meet the varied needs of their learners through different instructional techniques and settings.
- We believe that Options Charter Schools provide a student-centered environment where every student has an adult advocate.
- We believe that Options Charter Schools appreciate and encourage creativity as an integral part of every student's educational experience.

ADDITIONAL THINGS TO KNOW

Who chooses to attend Options?

Between our two brick and mortar campuses & our Distance Education program, Options serves students from 35% of school corporations across Indiana (91 corporations). Options serves a number of different types of students, including those that were previously homeschooled, those with anxiety issues, those with schedule constraints, those at-risk of not graduating high school and many additional types of students.

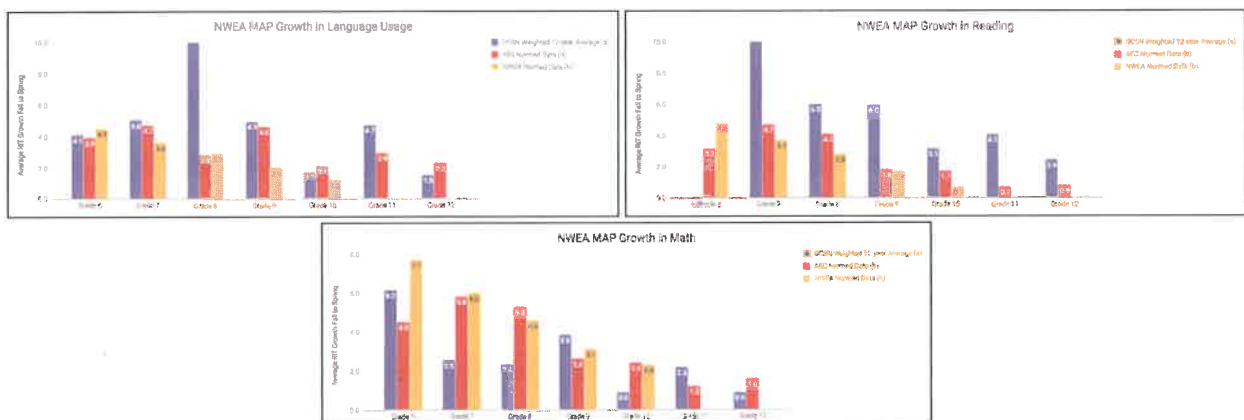
Is there evidence of growth in performance by Options students?

Every Options student has a well-developed Individualized Service Plan (ISP). Goals are informed by the ultimate achievement of obtaining final proficiency by graduation that are set by the students & monitored regularly by teachers and support staff.

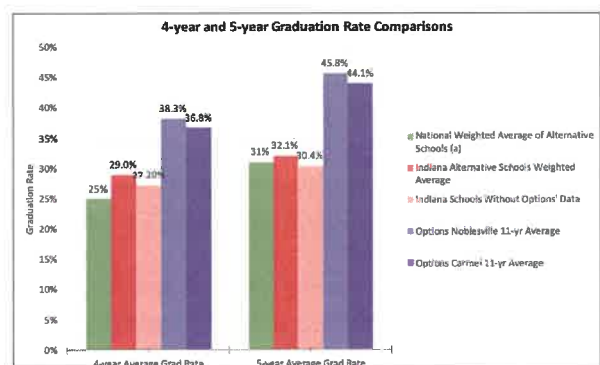
OptionsSchools.org

ADDITIONAL THINGS TO KNOW (CONTINUED)

- Our student population at Options-Carmel has a strong presence in the City of Westfield, with a large number of students living in close proximity to the future location of Options-Westfield. When looking at our 2018-19 Options-Carmel student population, 13% live within three miles of the future Options-Westfield location. While 32% of students live within five miles of the Westfield location, 46% reside within seven miles and 65% within 10 miles.
- Dating back to the 2014-15 school year, Westfield-Washington Schools posted a graduation rate of at least 95.1% in each year (98.2% in 2014-15, 97.5% in 2015-16, 95.1% in 2016-17 and 96.0% in 2017-18). In cooperation with Dr. Grate and the City of Westfield staff, Options would provide a boost to those extremely impressive numbers by focusing on the students that did not graduate. By working with the students at-risk of not graduating high school, we are able to help ensure all students in the Westfield-Washington area reach their goals through our motto of "Belong. Believe. Achieve."
- When looking at Indiana Department of Education's Graduate Reports from the 2015-16, 2016-17 and 2017-18 school years, 134 Options graduates went on to pursue four different forms of higher education. 36 attended a 4-year college/university, 55 attended a 2-year college/university, 37 attended a vocational/technical school and 6 enlisted in the military.
- Options is competitive in all grades and subjects and consistently outperforms the norms in many areas and outperforms the Alternative Education Consortium (AEC) in many areas. (AEC Normed Data and NWEA Normed Data provided by Momentum Strategy and Research: 2015 Alternative Norms Using NWEA MAP).



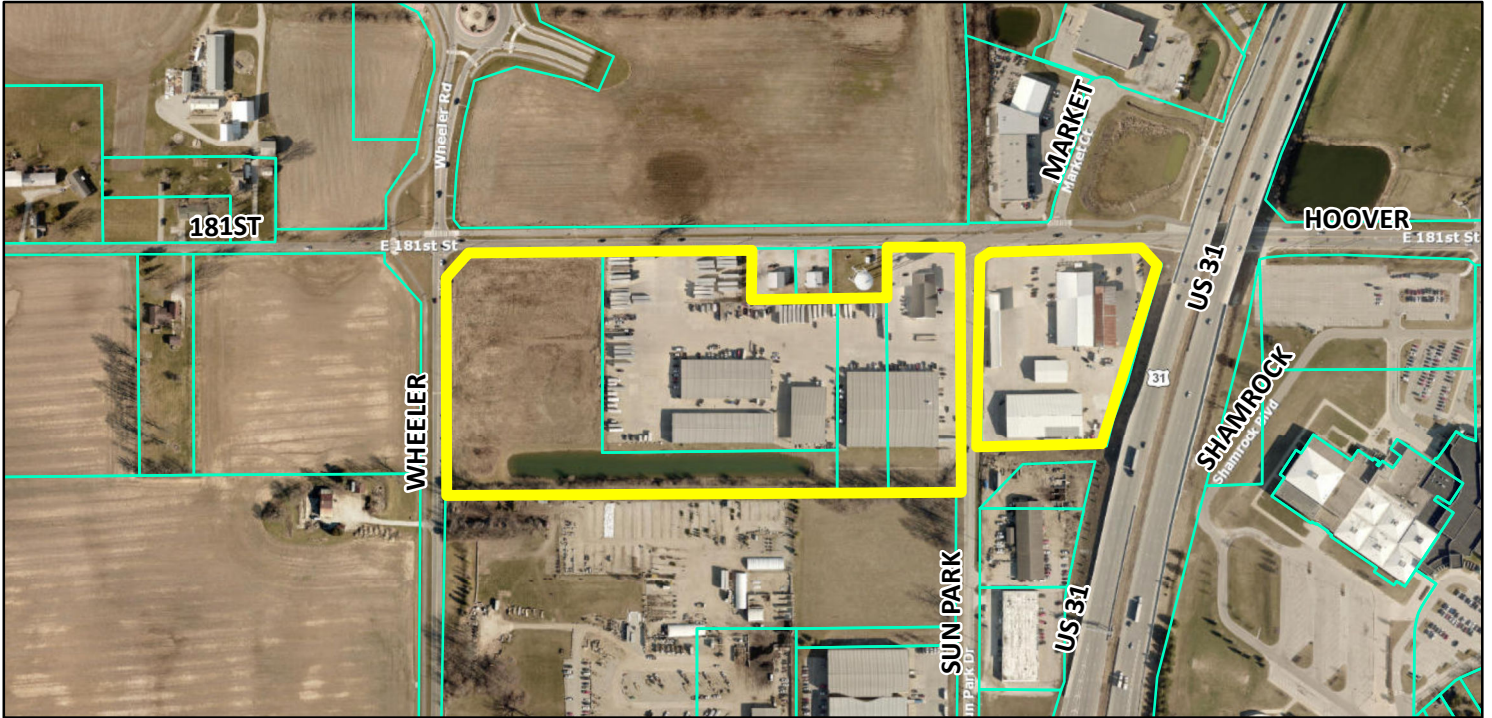
- Based on an 11-year average, both Options brick and mortar campuses perform well above averages of the nine Indiana alternative schools and the hundreds of alternative schools nationwide. (Graduation rate data compiled for 874 alternative schools in Colorado, New York City, Ohio and Utah.)



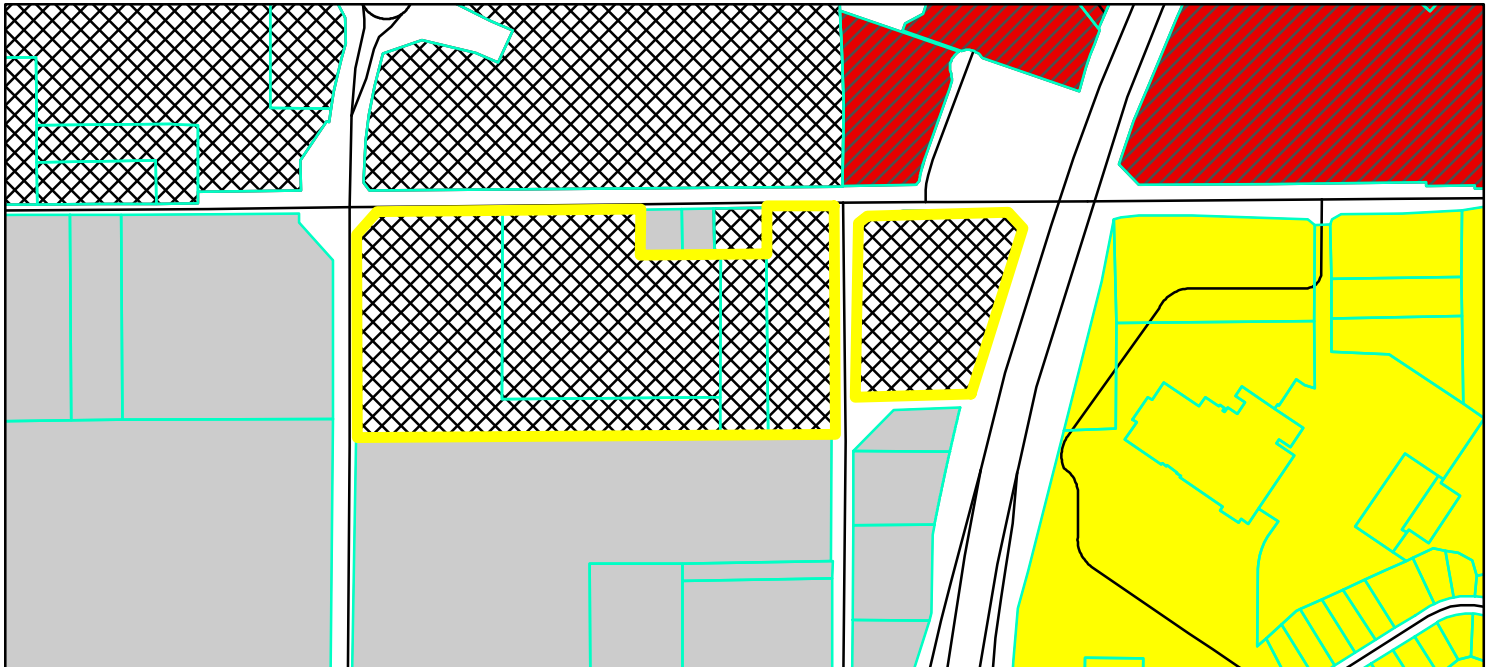
181st Street PUD

Aerial Location Map

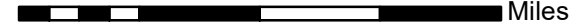
 Site



Zoning Map



 Parcel
 GIS DBO, PW, Streets
Zoning - All
 PUD (Planned Unit Development)
 GB-PD (General Business - Planned Development)
 SF-3 (Single Family - 3)
 EI (Enclosed Industrial)

0 0.0326.065 0.13 0.195 0.26
 Miles

