Westfield City Council Members
Scott Willis, (District 1)
Jake Gilbert, (District 2)
Mike Johns, (District 5)
Troy Patton, (At Large)
Joe Edwards, (District 3)
Cindy L. Spoljaric, (At Large)
Scott Frei, (District 4)

CITY OF WESTFIELD, IN

CityCouncil_Meeting_Agenda_01_24_2022

Monday, January 24, 2022 at 07:00 PM

BOARD OR COMMISSION: **City Council Meeting**

MEETING DATE: **Monday, January 24, 2022 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

Pledge of Allegiance

Invocation by Rob Griepentrog with On Site International Prayer

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:
Documents: Meeting Minutes for January 10, 2022

Claims:
Documents: Docket for January 24, 2021

Approval of Claims

Miscellaneous Business/Special Recognition:

Presentation: Kristen Burkman/Streetscape Committee

Presentation: Linda Naas and Bob Beaudry/RDC Quarterly Update

Old Business:

Ordinance 21-47: The Courtyards at Spring Mill
Council Introduction: October 12, 2021
APC Public Hearing: November 1, 2021
APC Recommendation: January 18, 2022
Adoption Consideration: January 24, 2022
Documents: Petitioner's Presentation | Ordinance 21-47 | Redline Ordinance 21-47 | Staff Report | Location Map | Project Narrative | Site Exhibits | Home Product Examples | Lot Landscaping Exhibit | APC Certification | Public Comment

Ordinance 21-60: Osborne Trails PUD Amendment III
Council Introduction: December 13, 2021
APC Public Hearing: January 18, 2022
Adoption Consideration: January 18, 2022
Documents: Ordinance 21-60 | Department Report

New Business:

None

Guests:

Residents who wish to address the Council.

Clerk Treasurer Comments

City Council Comments

Mayor Comments

Adjourn

ORDINANCE 21-60

Osborne Trails PUD Amendment III

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

This is an ordinance (this "Ordinance") to amend the Westfield-Washington Township UDO of the City of Westfield and Washington Township, Hamilton County, Indiana (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.

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

WHEREAS, the Common Council (the "Council") enacted Ordinance 16-44, The Osborne Trails Planned Unit Development District on February 27, 2017, and amended by (i) Ordinance 17-21, enacted by the City Council on August 14, 2017, and (ii) Ordinance 20-29, enacted by the City Council on October 12, 2020 (collectively, the "Osborne Trails PUD").

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 2201-PUD-01), filed with the Commission requesting an amendment to the Unified Development Ordinance and the Osborne Trails PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded Petition No. 2201-PUD-01 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **FAVORABLE recommendation (9-0)** 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 January 19, 2022; 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 Zoning 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 Osborne Trails PUD, and (iii) 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 Osborne Trails PUD.

1.2 Chapter ("Chapter") and Article ("Article") cross-reference 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 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. **Development Standards:** The standards of Article 6: Development Standards of the UDO, as amended by the Osborne Trails PUD, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

2.1 Article 6.17 Sign Standards: Shall apply, except as modified below.

A. Monument Sign: One Monument Sign shall be permitted for the site. The size and materials of the Sign shall be as shown in Images 2 - 4 of **Exhibit B**.

B. Interior Circulation Signs: Two Interior Circulation Signs shall be permitted to exceed the Maximum Sign Area and Maximum Sign Height requirements of UDO Article 6.17(H)(3), if constructed to the size specifications shown in Images 1 & 5 of **Exhibit B**.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2022.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Scott Frei	Scott Frei	Scott Frei
_____	_____	_____
Jake Gilbert	Jake Gilbert	Jake Gilbert
_____	_____	_____
Mike Johns	Mike Johns	Mike Johns
_____	_____	_____
Troy Patton	Troy Patton	Troy Patton
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Scott Willis	Scott Willis	Scott Willis

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 21-60** was delivered to the Mayor of Westfield

on the _____ day of _____, 2022, at _____ ____ m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-60

this _____ day of _____,

2022.

_____
J. Andrew Cook, Mayor

I hereby VETO Ordinance 21-60

this_____ day of _____, 2022.

_____
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: Pam Howard

Prepared by: Pam Howard, Senior Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

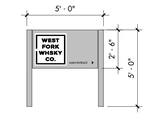
<u>EXHIBIT A</u>
LAND DESCRIPTION

Legal Description:

Block "A" in West Fork Whiskey – Osborne Trails, an addition to the City of Westfield, Hamilton County, Indiana, as per minor plat thereof recorded May 25, 2021, in Plat Cabinet 6, Slide 106, as Instrument No. 2021039145, in the Office of the Recorder of Hamilton County, Indiana.

<u>EXHIBIT B</u>
Signage Details

[SEE FOLLOWING PAGE]

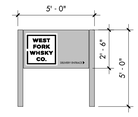


* BLACK METAL BACKGROUND W/ WHITE LOGO AND TEXT (BOTH SIDES)

5 MAIN ENTRANCE SIGNAGE

1/4" = 1'-0"

SEE CIVIL SHEETS FOR LOCATION OF SIGNAGE AND DUMPSTER ENCLOSURE

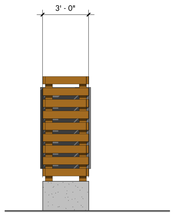


* BLACK METAL BACKGROUND W/ WHITE LOGO AND TEXT (BOTH SIDES)

1 DELIVERY SIGNAGE

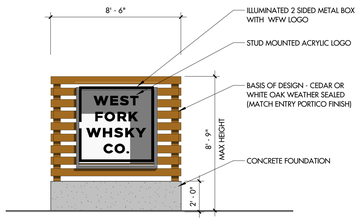
1/4" = 1'-0"

SEE CIVIL SHEETS FOR LOCATION OF SIGNAGE AND DUMPSTER ENCLOSURE



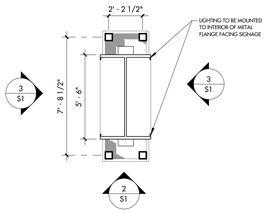
2 MAIN ENTRANCE N-S SIGN ELEVATIONS

1/4" = 1'-0" REFERENCE: 1 / A102*



3 MAIN ENTRANCE - E-W SIGN ELEVATIONS

1/4" = 1'-0" REFERENCE: 1 / A102*



4 MAIN ENTRACE SIGN

1/4" = 1'-0" REFERENCE: 1 / A1

SEE CIVIL SHEETS FOR LOCATION OF SIGNAGE AND DUMPSTER ENCLOSURE

CERTIFICATION:

SCOTT BARTEN PERKINS
REGISTERED
No. AR19900111
STATE OF INDIANA
ARCHITECT

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ARCHITECT

BLACKLINE

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BLACKLINESTUDIO.NET
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OWNER

WEST FORK WHISKEY CO.

1540 BELLEFONTAINE ST.
INDIANAPOLIS, IN 46202

WESTFORKWHISKEY.COM
317.672.7448

DEVELOPER

HOLLADAY PROPERTIES

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INDIANAPOLIS, IN 46202

HOLLADAYPROPERTIES.COM
317.264.2172

CONTRACTOR

HOLLADAY CONST. GROUP

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HOLLADAYCONSTRUCTIONGROUP.COM
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CIVIL ENGINEER

CRIPE

3939 PRIORITY WAY S. DR. #200
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CRIPE.SO
317.844.6277

STRUC. ENGINEER

CE SOLUTIONS

10 SHOESHONE DR.
CARMEL, IN 46032
CESOLUTIONSINC.COM
317.846.1212

LANDSCAPE ARCHITECT

LAND STORY

1342 VIRGINIA AVE STUDIO 208
INDIANAPOLIS, IN 46203
LANDSTORYIN.COM
317.951.0000

ELECTRICAL ENGINEER

NEO Engineers

6410 Bayview Ct
Indianapolis, IN 46256

www.neo-engineers.com
317.436.8146

MECHANICAL AND PLUMBING ENGINEER

Freijie Engineers

6450 Ocean Rd
Indianapolis, IN 46268

www.fei-co.com
317.291.6130

SITE SIGNAGE AND DETAILS

WEST FORK WHISKEY - NEW WFW HQ2 FACILITY

WESTFIELD, IN 46074

DRAWN: **Author** CHECKED: **Checker**

#	REVISION	Date
1	ADDENDUM 001	05/19/21

CONSTRUCTION SET
07/12/21

1

S1

10/12/2021 4:10:36 PM C:\Users\Bautz\Documents\210519_WFW_R21_v2_bautzRX4TT.rvt

Westfield City Council Report

Petition Number:	2201-PUD-01
Project Name:	Osborne Trails Amendment III – West Fork Whiskey Signage
Subject Site Address:	10 E. 191st Street (the "Property")
Petitioner:	Holladay Properties
Representative:	West Fork Real Estate JV, LLC
Request:	An amendment to the Osborne Trails Planned Unit Development District modifying the signage standards for 12.8 acres +/-.
Current Zoning:	Osborne Trails PUD
Current Land Use:	Commercial/Industrial
Approximate Acreage:	12.8 acres +/-
Exhibits:	1. Department Report 2. Location Map 3. Proposed Ordinance 21-60 4. Sign Detail 5. Neighborhood Meeting Summary
Staff Reviewer:	Rachel Riemenschneider, Associate Planner

PETITION HISTORY

The petition was introduced at the December 13, 2021, City Council meeting. The petitioner hosted a virtual neighbor meeting on Thursday, January 13th. A summary of that meeting has been provided by the petitioner and is included as **Exhibit 5**. The petition received a public hearing at the January 18, 2022, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located generally at 10 E. 191st Street (see **Exhibit 2**). The property is currently zoned as Osborne Trails PUD.

History: The Property was added to the Osborne Trails PUD via PUD amendment on August 14, 2017 (Ord. 17-21; 1708-PUD-14). The uses that allow the operation of West Fork Whiskey were permitted per another amendment approved on October 12, 2020 (Ord. 20-29; 2009-PUD-10).

Sign Standards: The signs will be constructed as they appear in the Sign Detail exhibit (**Exhibit 4**). The Petitioner is proposing a monument sign and two circulation signs that do not conform with the Unified Development Ordinance (UDO) standards.

Monument Sign: The PUD amendment would permit the construction of an illuminated monument sign with a concrete base. The UDO (6.17(F)(11)(a)) requires a masonry sign base that is complimentary of the building façade. The PUD also proposed modifying the maximum size of the monument sign, as detailed in the table below:

Standard	**PUD**	**UDO (6.17(H)(2))**
Sign Face Height	8 feet, 9 inches	Maximum: 6 feet
Sign Area (per face)	74.4 square feet	Maximum: 60 square feet
Base Height	2 feet	2 feet
Total Sign Height	10 feet, 9 inches	Maximum: 9 feet (including the sign base and sign cap)

Interior Circulation Signs: The UDO permits interior circulation signs, but the PUD proposed to exceed the maximum sizes allowed in the UDO, as detailed in the table below:

Standard	**PUD**	**UDO (6.17(H)(3))**
Sign Area	12.5 feet	Maximum: 2 feet
Total Sign Height	5 feet	Maximum: 3 feet

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies this area as part of the Family Sports Capital Addendum II of the Westfield-Washington Township Comprehensive Plan, which provides the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments;
- Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield's already-developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 2: 191st Street and Horton Road; (ii) Alternative Transportation Plan: perimeter pathways along perimeter streets.

PROCEDURAL

Council Introduction: The petition was introduced at the December 13, 2021, City Council meeting.

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. This petition received a public hearing at the January 18, 2022, 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.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its January 18, 2022, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 9 in favor, 0 opposed).

City Council

Introduction:	December 13, 2021
Eligible for Adoption:	January 24, 2022
Submitted by:	Rachel Riemenschneider, Associate Planner, Community Development Department

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Tuesday, January 18, 2022, 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.	2101-PUD-01
Ordinance No.	21-60
Petitioner	Holladay Properties
Description	An amendment to 12.8 acres+/- of the Osborne Trails Planned Unit Development (PUD) District, modifying the signage standards

On Tuesday, January 18, 2022, the Plan commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 9 in favor, 0 opposed).

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

Kevin M. Todd, Secretary

January 19, 2022
Date

Westfield City Council January 10, 2022

The Westfield City Council held a meeting on January 10, 2022 at Westfield City Hall. Present were Mike Johns, Joe Edwards, Troy Patton, Cindy Spoljaric, and Scott Willis. Cindy Gossard, Mayor Cook, Anne Poindexter and Manny Herceg were also in attendance. Scott Frei, and Jake Gilbert were call-ins.

Mayor Cook called the meeting to order at 7:02 PM

Election of City Council President/President's Appointment of Vice President

Troy Patton made the motion to retain Mike Johns as Council President. Scott Frei seconded. Vote: Yes-7-No-0. Motion carries.

Mike Johns appointed Joe Edwards as Council Vice President.

Council Appointment of two APC Members

Joe Edwards made the motion to appoint Cindy Spoljaric and Mike Johns. Troy Patton seconded. Vote: Yes-7; No-0. Motion carries.

Council Appointment of two RDC Members

Mike Johns made the motion to appoint Linda Naas and Bob Beaudry. Joe Edwards seconded. Vote: Yes-7; No-0. Motion carries.

Approval of Minutes:

Cindy Spoljaric made the motion to approve the December 27, 2021 minutes as presented. Troy Patton seconded. Vote: Yes-7; No-0. Motion carries.

Claims:

Joe Edwards made a motion to approve the claims excluding the BKD invoices. Mike Johns seconded. Vote: Yes-7; No-0. Motion carries.

Miscellaneous Business/Special Presentation

Special Presentation -WFD Swearing in of Fire Chief Rob Gaylor by Mayor Cook

Student Impact Presentation/Fundraiser Council Table Approval- Scott Willis gave an overview of what student impact does. He asked that council consider sponsoring a table for 8 at the Black-Tie Bingo Event to be held in February at the Bridgewater Club ($2500).

Scott Willis made the motion for council to contribute $2,500 to sponsor a table.
Cindy Spoljaric seconded. Vote: Yes-5; No-2 (T. Patton, S. Frei) Motion carries.

Joe Edwards and Mike Johns both stated that council should be careful in allocating money, and really looking into the non-for- profit groups they contributed to. Mike thanked the councilors for their time and thoughts on this particular ask.

Ad-hoc Committee Report/BKD Invoices- Troy Patton stated that due to scheduling conflicts/illness that the committee wasn't able to meet again with BKD to discuss the invoices. He was hopeful that a meeting would occur prior to the next meeting on the 24th.

Old Business:

Ordinance 21-34: Urban Apples PUD
Council Introduction: July 12, 2021
APC Public Hearing: August 2, 2021
APC Recommendation: December 20, 2021
Adoption Consideration: January 10, 2022

Matt Skelton with Church, Church, Hittle & Atrim presented stating the petitioner plans a $10 million-dollar agritourism investment on approximately 24 acres located at 18326 Spring Mill Rd, just south of Sundown Gardens. The proposal includes an orchard, cidery, wine production facility and music venue.

Mike Johns who also serves on the APC, stated that the APC has the responsibility to make recommendations to the Council. The project must meet the UDO requirements, follow the comprehensive plan, and variances requested must be acceptable. The Council then must decide if the proposed land use is consistent with the vision, make sure adjoining properties are not substantially affected in an adverse manner, and that the proposed Ordinance is enforceable. In Mike's opinion the proposed Ordinance as written does not-

- Fit the big picture/vision for the area around Grand Park
- Have the same structure quality as other buildings around Grand Park
- Have enough consideration given to the noise element that the 500 sq. ft. music stage would entail.
- Provide the food element desired by having food trucks on site

Cindy Spoljaric who also serves on the APC, stated she did have reservations but feels the petitioner has worked long and hard to make the proposal acceptable. The petitioners past issues with Urban Vines were rectified and she feels this proposed venue will build the entertainment corridor in an attractive way.

[Type here]

Scott Willis stated that he was a fan of the petitioners Urban Vines and looks forward to Urban Apples moving forward. Scott stated he sees this as a win because it is a more agriculturally based business that will bring in tax revenue and lowers the residential density in the area. He also stated that other developments in this area have asked for abatements or tax incentives from the city, and Urban Apples has not.

Troy Patton stated that he was wavering on his decision to support/not support the proposed Ordinance. He stated that both the opinions of councilor Johns and Spoljaric were valuable to him. Troy asked how it could be confirmed that the project was indeed a $10 million-dollar investment, what tax revenues were, and parking lot completion commitments. Troy stated he would like to see a committee formed to review the project further or table this item until the next council meeting.

Matt Skelton addressed some of the concerns that were discussed. Matt stated that the minimum requirements for Urban Apples architecture were higher than those for West Fork Whiskey, the music /stage area would have a mound buffer, and would require a sound engineer test to assure noise level compliance. There would only be music 8-10 per year.

Mike Johns asked if this item was denied how long it would take to be revised. Matt stated that the land was already owned by the petitioner and is approved for a wine production facility, it just would not have the enhancements made to the property. Manny Herceg stated that the Ordinance as written has 90 days from the APC recommendation date to be approved.

Troy Patton made the motion to table the Ordinance until the next meeting. Scott Frei seconded. Vote: Yes-6; No-1 (J. Gilbert) Motion carries.

Resolution 21-136: Fiscal Plan for Ordinance 21-54 (Ailor Residence)
Adoption Consideration: January 10, 2022

Kevin Todd presented this item and Ordinance 21-54 together. This is for the voluntary annexation of approximately 3 acres located at 1602 E 203rd St. The net impact is $469.00.

Troy Patton made a motion to approve the Resolution as presented. Joe Edwards seconded. Vote: Yes-6; No-0. (J. Gilbert lost audio) Motion carries.

Ordinance 21-54: 100% Voluntary Annexation (Ailor)
Council Introduction: December 13, 2021
Public Hearing: December 13, 2021
Adoption Consideration: January 10, 2022

Kevin Todd presented with Resolution.

Scott Frei made a motion to approve Ordinance 21-54 as presented. Troy Patton seconded. Vote: Yes-6; No-0. (J. Gilbert lost audio) Motion carries.

[Type here]

New Business
None

Guests:
None

Clerk Treasurer Comments:
None

City Council Comments:

Cindy Spoljaric- APC no update-Next meeting will be January 18, 2022. ARPA no update-next meeting January 19th to discuss updated compliance guidelines. Cindy mentioned deadlines if it was decided to redistrict or consider going to a 2nd class city.

Troy Patton- January 4th Finance Committee meeting was cancelled. Would like to see council set minimum standards for groups requesting money from the city.

Mike Johns-

- Council hopes that the litigations are formally dropped between the Mayor and Clerk Treasurer.
- The outstanding BKD invoices ($48,000) will be charged against the 2022 budget.
- Mike sent an email to Jeremy Lollar asking that he work with the clerk's office to escrow $625,00/month for the next 12 months so that we will have the $7.5 million needed next January for the SR 32 project.
- Would like to see better communication between council and the residents in 2022. He asked the council to think of the means and methods to accomplish this. He also asked that council send him what they thought the 3 top accomplishments by council were in 2021 and the 5 goals for council in 2022.
- Upcoming projects-Streetscape Committee presentation by Kristen Burkman, Best practices for Trail Users presentation by Carmel council member, and a Historical Preservation Ordinance for adoption consideration.
- Wants council to give thought to standards for non-for-profits organizations requesting money.

Mayor Comments:
This past Saturday Grand Park hosted the Georgia football team's practice.

Without any further business, the meeting adjourned at 8:33 PM

_____ _____

Clerk-Treasurer **President**

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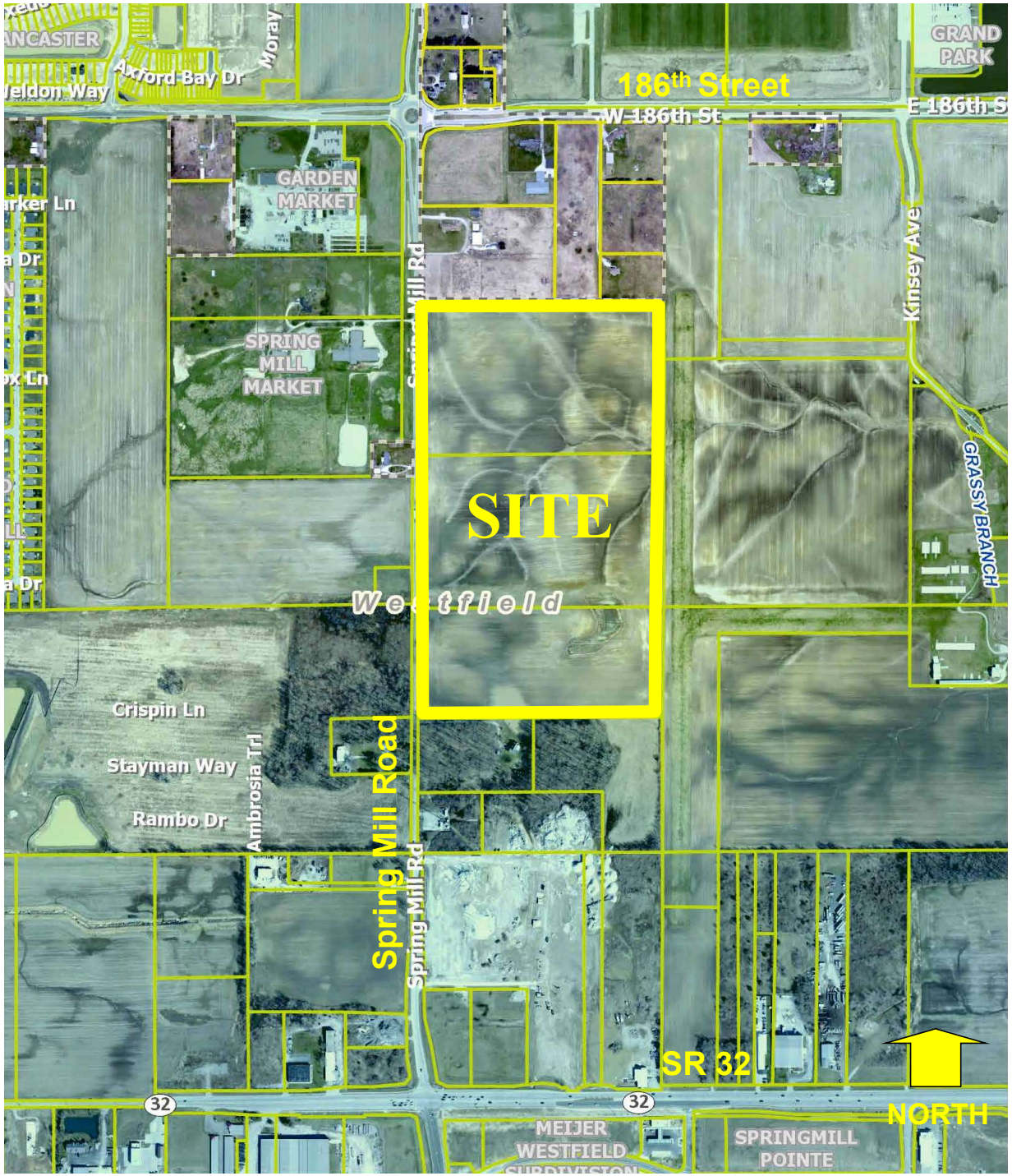
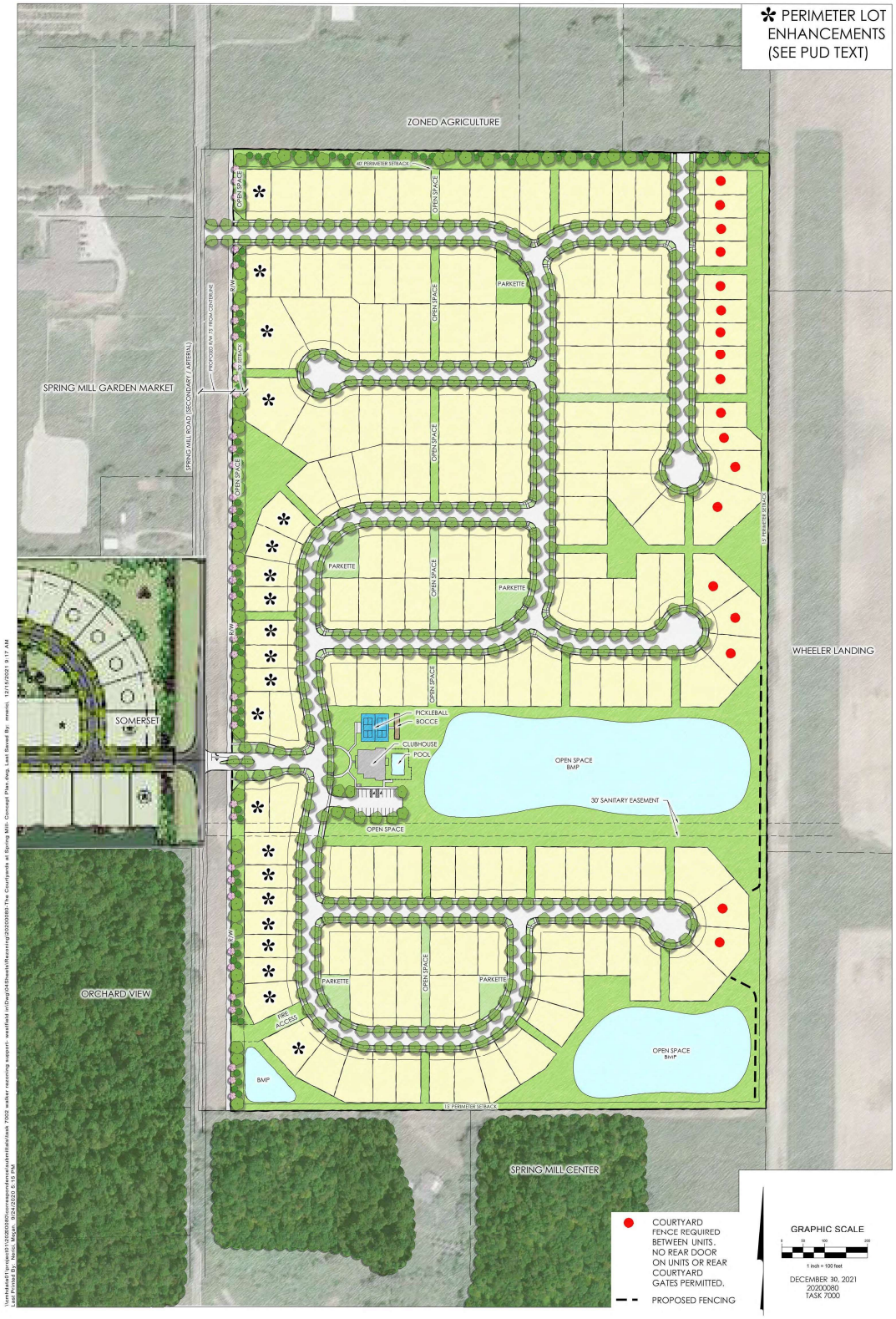


Courtyards at Spring Mill

Site Location Map / Zoning Map

- **Approximately 67 acre site**
- **Infill site in area where higher density residential uses supported**
- **Identified as Residential (New Suburban) under the Comprehensive Plan**

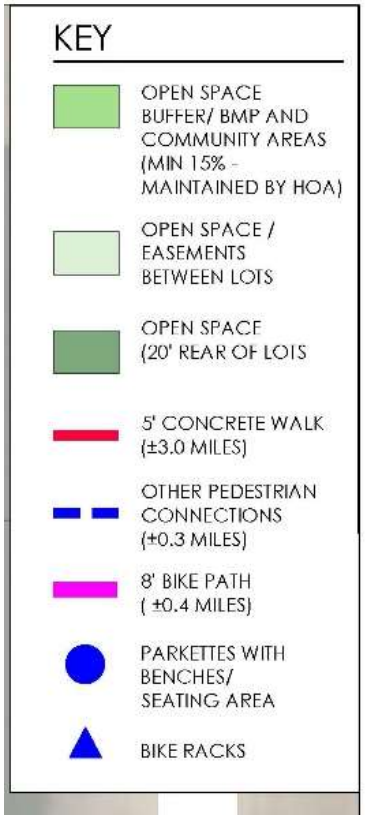


Courtyards at Spring Mill

Updated Concept Plan

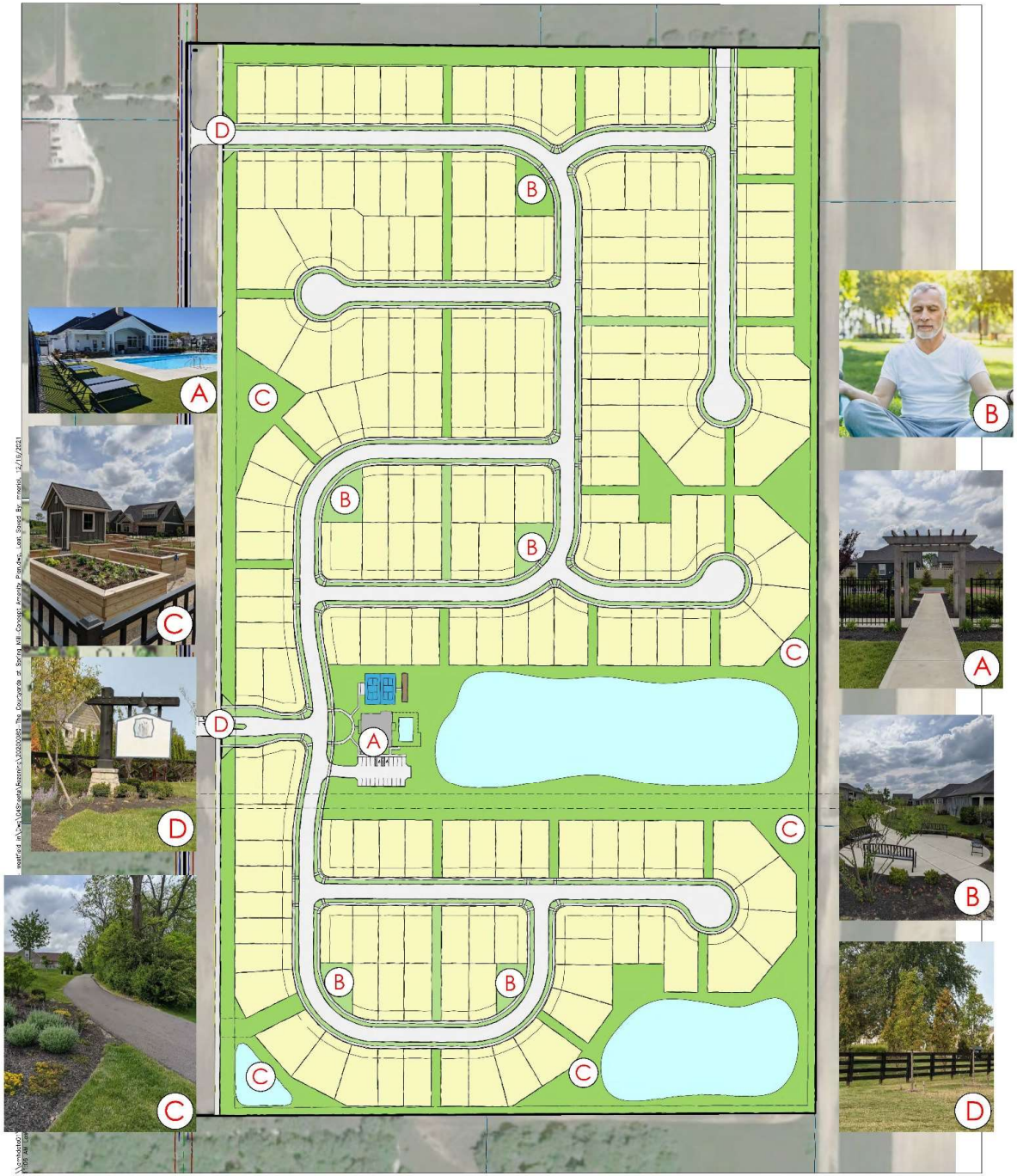
- **Number of homes reduced by 14 to 184**
- **Age Restricted Community standards added to PUD rather than just age targeted**
- **Concept Plan Modified to eliminate grid street pattern**
- **Architectural Enhancements for all homes and in particular those next to Spring Mill Road**
- **Amenity Enhancements and timeline established**
- **Enhanced Buffer along Spring Mill Road with undulating mound in addition to landscaping and 4-board fence**
- **Perimeter separation along east Property line enhanced with setback, fence and pond reconfiguration (no gate or home access and ornamental metal fences)**

Courtyards at Spring Mill
Proposed Homes



Courtyards at Spring Mill

Open Space and Pedestrian Connectivity



Courtyards at Spring Mill

Updated Amenity Plan

- **Centrally focused and accessible amenity area**
- **Clubhouse amenities will be completed prior to the issuance of 80 home building permits**
- **Size of "parkette" spaces addressed in PUD**

CONCEPTUAL CLUBHOUSE AMENITY AREA ENLARGEMENT
NOT TO SCALE

FENESS INSIDE CLUBHOUSE

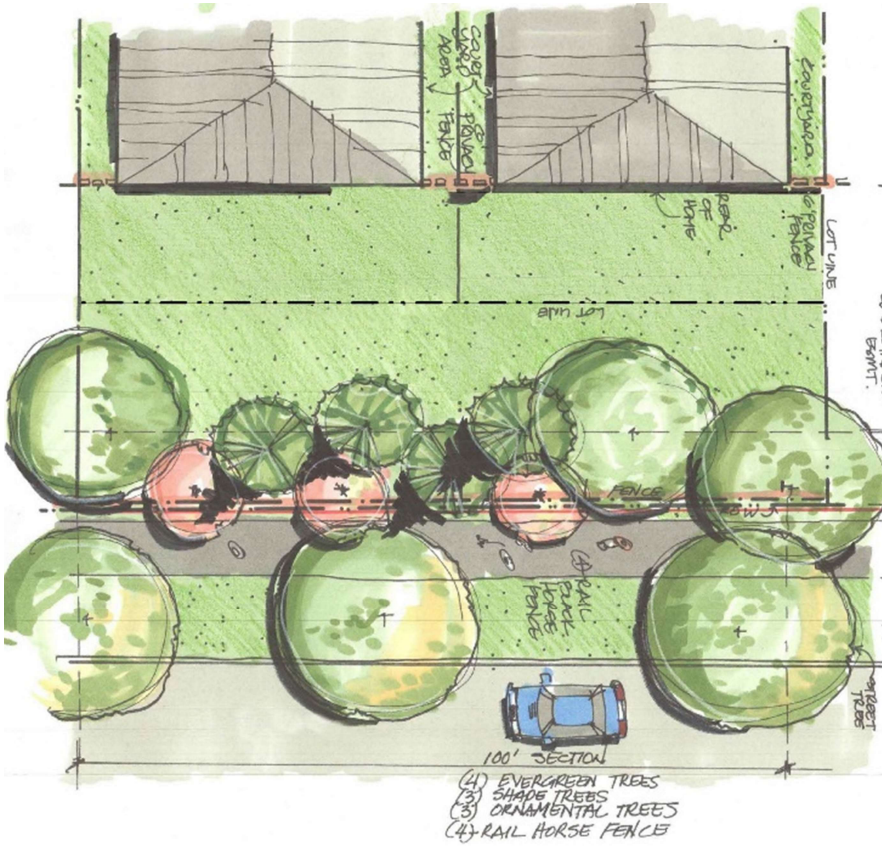
TYPICAL POOL

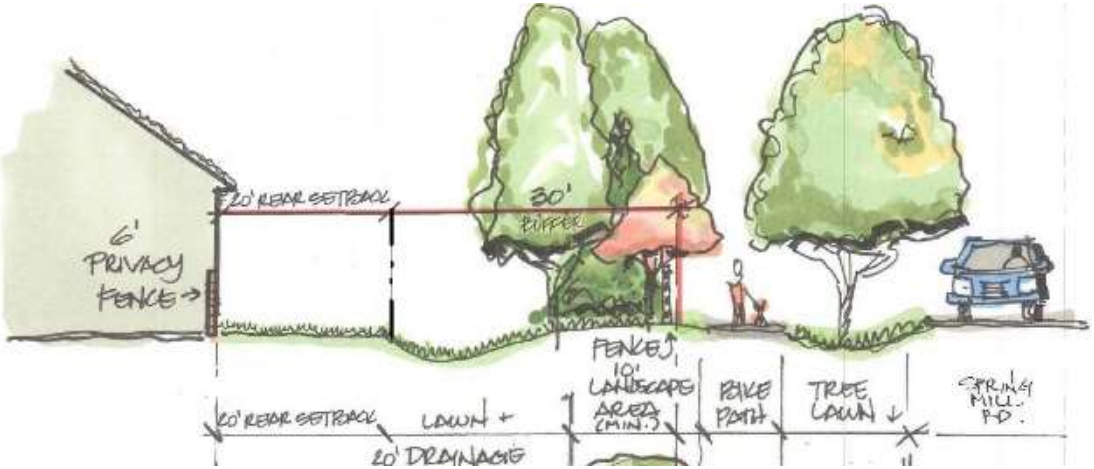
SPRING MILL ROAD EXTERNAL STREET FRONTAGE
NOT TO SCALE

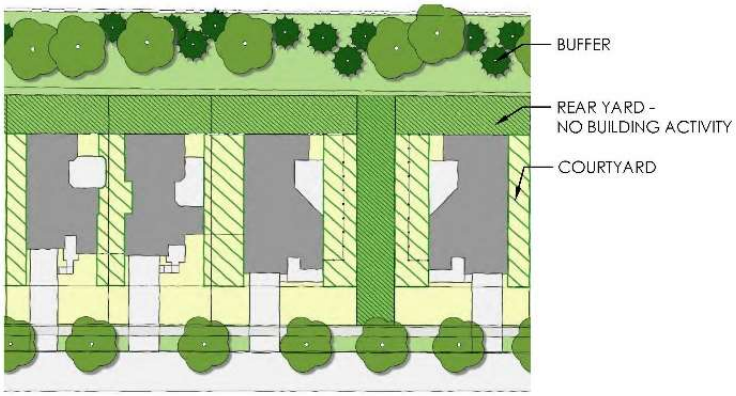
Courtyards at Spring Mill

Revised Spring Mill Details

- **Added undulating berm to Spring Mill frontage in addition to landscaping and 4-board fence**







TYPICAL LOT WITH UNIT
NOT TO SCALE

Courtyards at Spring Mill

East Perimeter – FAA / INDOT standards

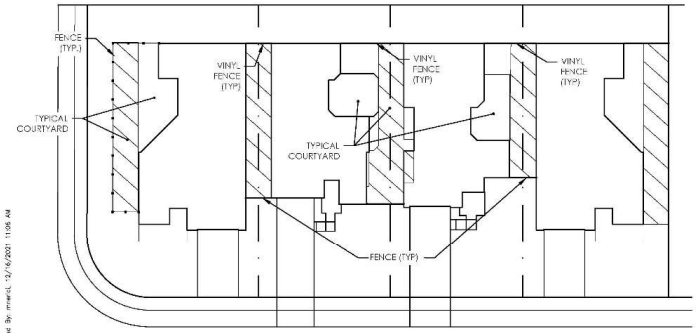
- **Barriers (Fences Provided and no entrances form adjacent homes or gates)**
- **Setbacks – minimum of 150’**
- **Noise Sensitive Permitting**
- **Tall Structure Regulations**

Courtyards at Spring Mill
Typical Courtyards

TYPICAL COURTYARD

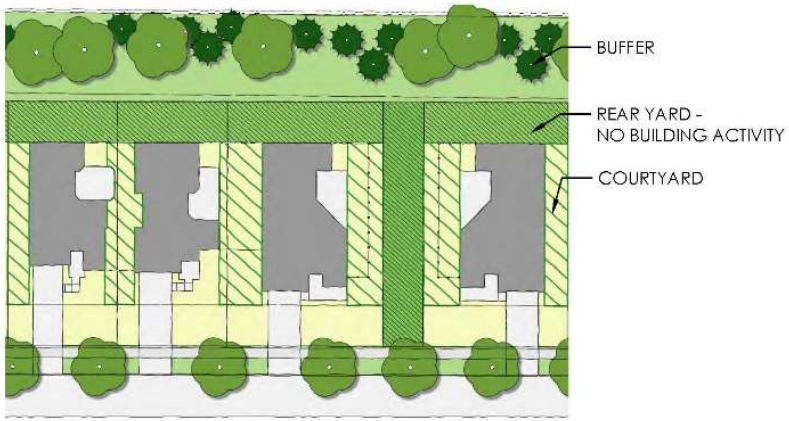
TYPICAL COURTYARD ADJACENT TO OPEN SPACE

TYPICAL COURTYARD/ SHARED USE SPACE



TYPICAL UNIT COURTYARDS

TYPICAL COURTYARD ADJACENT TO OPEN STREET



TYPICAL LOT WITH UNIT
NOT TO SCALE

TYPICAL COURTYARD

TYPICAL COURTYARD ADJACENT TO OPEN SPACE

TYPICAL COURTYARD

TYPICAL COURTYARD/SHARED USE SPACE

TYPICAL COURTYARD

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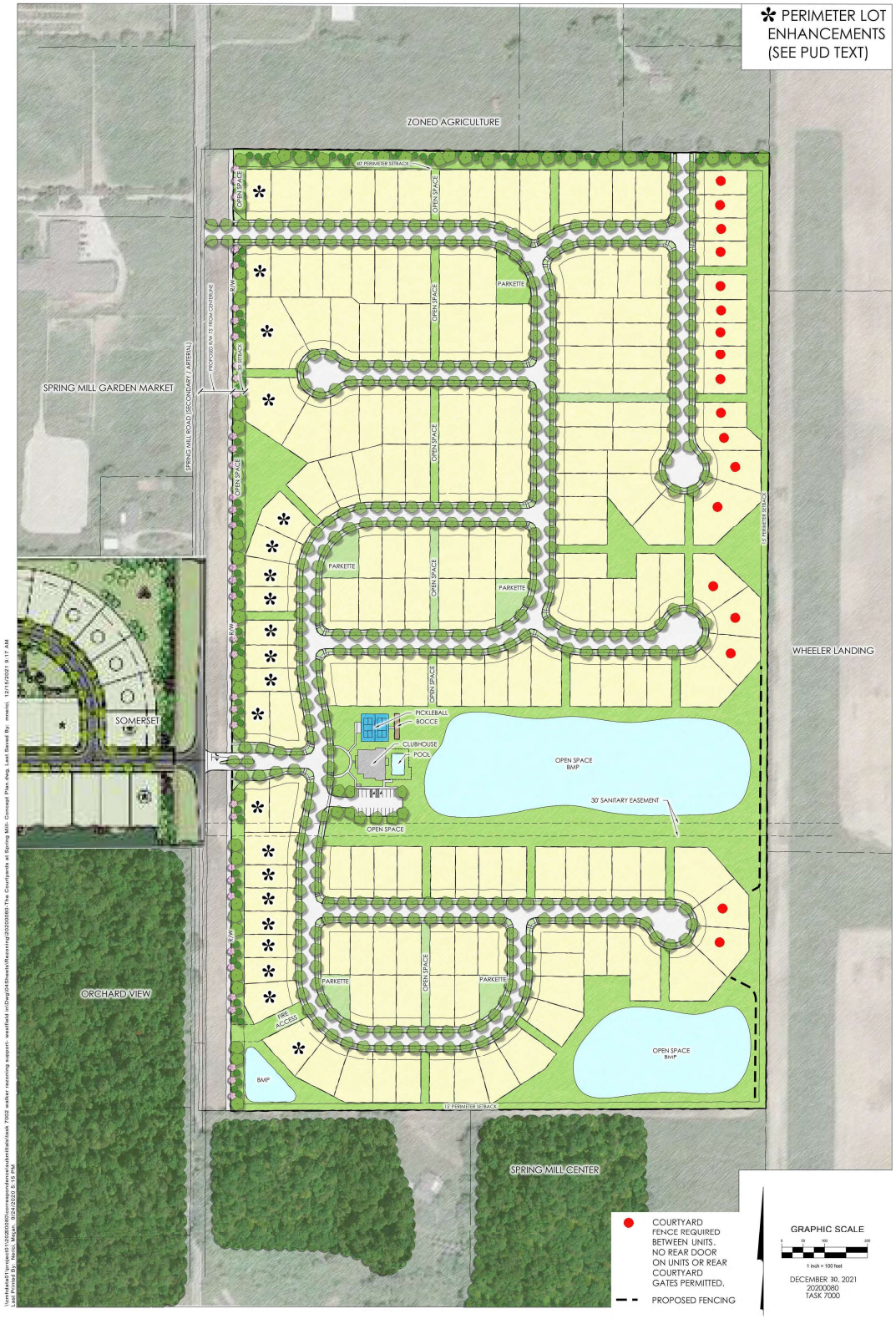
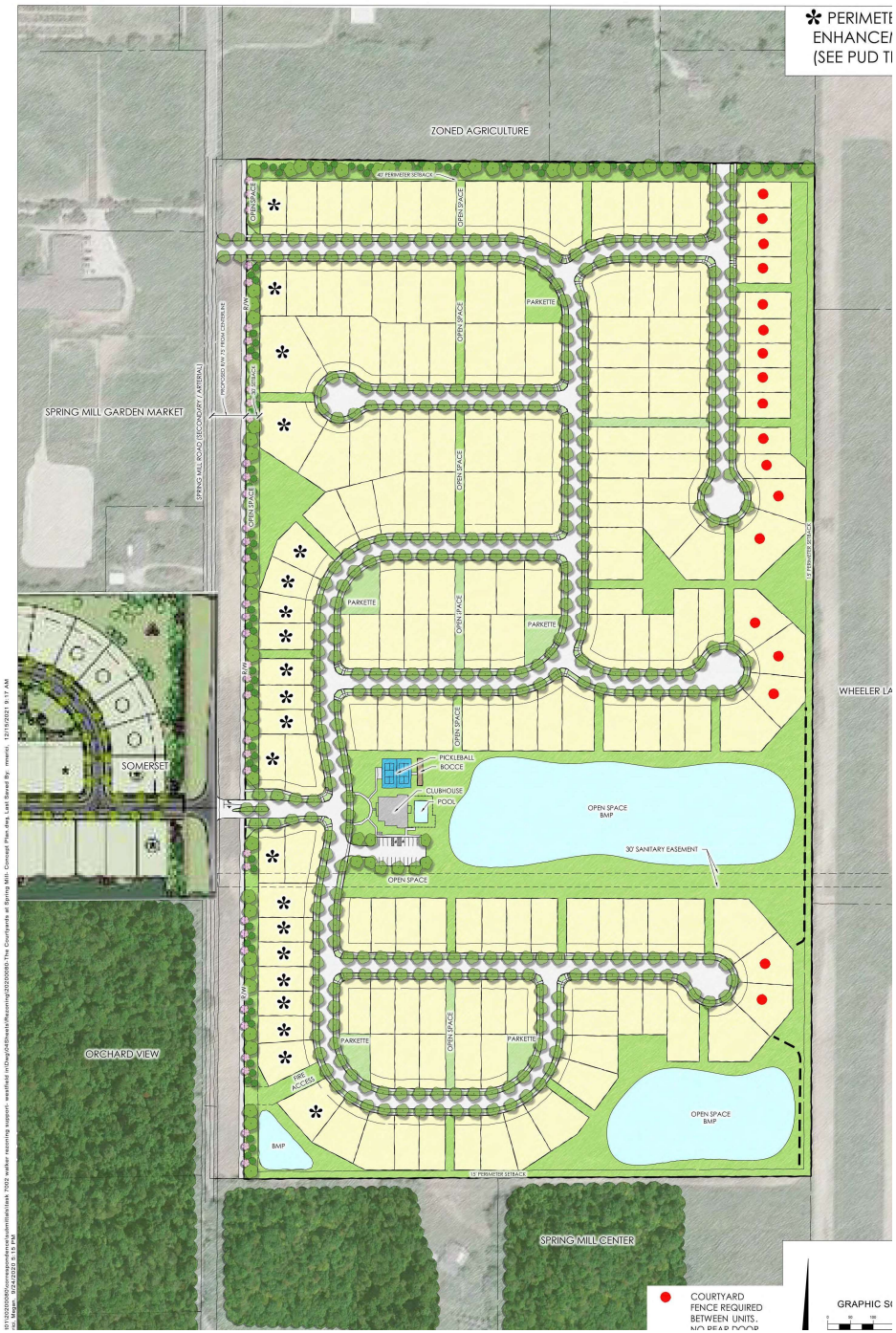


Courtyards at Spring Mill

Updated Concept Plan

- **Number of homes reduced by 14 to 184**
- **Age Restricted Community standards added to PUD rather than just age targeted**
- **Concept Plan Modified to eliminate grid street pattern**
- **Architectural Enhancements for all homes and in particular those next to Spring Mill Road**
- **Amenity Enhancements and timeline established**
- **Enhanced Buffer along Spring Mill Road with undulating mound in addition to landscaping and 4-board fence**
- **Perimeter separation along east Property line enhanced with setback, fence and pond reconfiguration (no gate or home access and ornamental metal fences)**

Original Concept Plan



Revised Concept Plan

ORDINANCE NUMBER 21-47

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

"Courtyards at Spring Mill PUD"

This is a Planned Unit Development District Ordinance (the "Ordinance") for the Courtyards at Spring Mill PUD District, to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (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.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2111-PUD-28**), requesting an amendment to the UDO 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**. **2111-PUD-28** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a FAVORABLE recommendation 6-3) 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 January 19, 2022;

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 UDO and Zoning Map are hereby amended as follows:

Section 1. **Applicability of Ordinance.**

1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "Courtyards at Spring Mill 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 UDO, 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 UDO.

1.4 All provisions and representations of the UDO 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** (the "Concept Plan"), 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 substantial compliance with the Concept Plan as determined by the Director.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District for the Real Estate shall be SF4: Single-Family High Density 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 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.

5.3 The maximum number of Dwelling Units shall not exceed one-hundred and eighty-four (184).

5.4 Age-Restricted Requirement: The development of dwellings on the Real Estate shall be operated as an age-restricted community in compliance with

all applicable state and federal laws, including 42 U.S.C. § 3607.

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.

Standard	**Area A**
Minimum Lot Area	6,000sqft
Minimum Lot Frontage	35’
Minimum Building Setback	
Front Yard	20’ from garage door to right-of-way 10’ from porch or front door
Side Yard (Building Separation)	5’ (10’)
Rear Yard	20’
Minimum Lot Width	52’
Maximum Building Height	1 ½ Stories
Minimum Living Area (Total)	1,400sqft

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 to the District, rather the following standards shall apply:

A. Building Elevations: Attached hereto and incorporated herein by reference as Exhibit C (“**Conceptual Architectural Character**”) are typical building elevations, depicting the character of the homes to be constructed upon the Real Estate. The Developer proposes six (6) different floorplans with twenty-four (24) elevations to be built in this community.

B. Building Materials: The homes shall be comprised of any mix and combination of the following materials: brick, cast stone, stone, cultured stone, cement fiberboard, engineered wood siding (e.g., LP SmartSide), siding, glass, wood or vinyl soffits, and vinyl windows and/or equivalent or superior quality thereof for all the foregoing, except that vinyl and aluminum siding shall not be permitted.

C. Perimeter Lots: The Dwelling Units on lots identified on the Concept Plan with an “*” (“Perimeter Lots”) shall include enhanced rear architectural features on all homes. Rear facades on Perimeter Lots shall include:

i. A minimum of one (1) or two (2) windows (faux windows shall be

permitted) as deemed appropriate based upon the façade's massing.

ii. A maximum 1 ½ story Dwelling;

iii. Landscaping consistent with the Spring Mill Road external street frontage 30' buffer detail outlined in the Buffer Yard Plan (see **Exhibit E**);

iv. Twelve (12) inch overhangs around the entire Dwelling, as measured prior to the installation of Masonry Materials; and

v. A minimum roof pitch of 8:12 around the entire dwelling on all main roof areas.

vi. Corner lots where the side façade is visible from the public right-of-way shall also include a courtyard. The yard adjacent to this side façade shall include a minimum of one tree (shade, ornamental or evergreen) and five shrubs.

D. Exterior Trim: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Unless otherwise provided herein, windows shall have exterior trim on all four sides of each window. The minimum width of window trim boards shall be three and one-half (3½) inches wide.

E. Building Height: All homes (both 1 story and 1½ story) shall be regulated under the provisions of the UDO as a single story Dwelling Unit.

F. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.

G. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 8/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.

H. Shingles. All homes shall have dimensional or architectural grade shingles.

I. Garages and Driveways. All homes shall have at least a 2-car attached garage and meet the following requirements:

i. All garage doors shall have decorative designs and options for window panels. Garage doors shall be of a color and style that is consistent with

the architecture of the home. The exterior color palates for each home shall be selected and designed in a manner which de-emphasizes the location and placement of the garage door.

ii. Each garage shall include at least two (2) coach lights.

iii. Garages shall be set back in all cases such that a front porch and/or living space is forward of the garage area.

iv. Driveways shall be a minimum of sixteen (16) feet in width and twenty (20) feet in length and shall be constructed of concrete, asphalt or pavers.

J. Additional Front Building Façade Architectural Standards: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:

i. Masonry (either stone or brick veneer) shall be used as an exterior building material on a minimum of forty (40) percent of the front building façade excluding roof area and the area of all windows and doors.

ii. Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).

iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.

iv. All dwellings shall have a minimum of two (2) windows on the Front Façade. For the purposes of this calculation, a double window shall be counted as two (2) windows.

7.2 Article 6.5 Fence Standards: Shall apply, except that the following shall apply:

A. Courtyard fences (fences which surround outdoor spaces as illustrated in **Exhibit K** (Typical Courtyards) at a maximum height of six (6) feet shall be permitted in a Front Yard

B. Fences shall be ornamental metal or vinyl as generally depicted in **Exhibit K**.

C. The fences adjacent to dwellings identified with a "red dot" on the Concept Plan shall not have a gate which opens to the Common Area along the east perimeter of the Real Estate.

D. An additional fence, identified as "Proposed Fence" shall be ornamental metal and provided within the common area along the east perimeter of the Real Estate. This fence along with the fence of adjacent lots shall create a fence line that serves to restrict access to the buffer along the east perimeter of the Real

Estate.

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

A. Street Trees: Article 6.8(J) Street Trees shall apply, except as modified below:

i. One (1) street tree shall be required per Dwelling Unit lot, per frontage. Street trees shall be permitted to be located inside or outside the public right-of-way within ten (10) feet of the right-of-way.

ii. Along public rights of way adjacent to Common Areas, a minimum of one (1) street tree shall be provided per fifty (50) feet.

B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:

i. Typical lot landscaping of the Dwellings is conceptually illustrated in Exhibit D, attached hereto and incorporated herein ("Typical Lot Landscaping"). This Typical Lot Landscaping exhibit is included for illustrative purposes. To the extent the depictions illustrated in this exhibit conflict with the terms of the Ordinance, the Ordinance shall prevail.

ii. A minimum of one (1) Ornamental Tree and ten (10) Shrubs shall be required per lot in the Front Yard.

iii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded except as further provided in paragraph 7.2 B (iv) below. For corner lots, sod shall be planted in both Front Yards.

iv. Fenced courtyards shall be landscaped and may include artificial turf, decorative gravel and/or pavers as ground covering inside courtyard areas in lieu of lawn areas.

C. Clubhouse Area Landscaping and Fencing:

i. A minimum of six (6) ornamental and/or shade trees and thirty (30) shrubs.

ii. Artificial turf shall be permitted in the fenced pool area and may be utilized for sport courts.

iii. The pickleball court may be enclosed with a coated chain link fence not to exceed six (6) feet in height. The fence shall be dark in color.

D. Perimeter Landscaping: Article 6.8(M) External Street Frontage Landscaping Requirements and Article 6.8(N) Buffer Yard Requirements shall apply except

as modified or enhanced below:

i. Buffer Yard and External Street Frontage Landscaping shall be as generally depicted on Exhibit E, attached hereto ("Buffer Yard Plan").

ii. The External Street Frontage buffer yard shall be thirty (30) feet in width and include four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and fifteen (15) shrubs per one-hundred (100) feet, a 4-rail horse fence and a minimum three (3) foot tall undulating mound as generally depicted on Exhibit F and Exhibit G.

iii. North Buffer Yard shall be forty (40) feet with four (4) evergreen trees, four (4) shade trees, per one-hundred (100) feet and a 4-rail horse fence as generally depicted on Exhibit F.

iv. A fifteen foot Common Area shall be provided along the east and south perimeter of the Real Estate.

v. No mounds shall be required in a Buffer Yard.

vi. No accessory structures shall be permitted between the rear façades of the Dwelling Units/courtyard areas and the rear property line of the Lot. Such areas shall be commonly maintained as passive lawn and landscaping areas.

vii. If a provision of Article 6.8 Landscaping Standards is in conflict with the Buffer Plan, the Conceptual Perimeter Street Buffer Landscape Treatment or the Conceptual Residential Buffer Landscape Treatment, then this Ordinance shall prevail. Relocation of plant materials shall be permitted as part of the Development Plan approval subject to the approval of the Director.

7.4 Entry Features: Entry features shall be provided at each entry to the development. The entry features shall include entry signs (constructed in accordance with Chapter 6.17.G.1), fencing and landscaping. The entry feature concept plan is attached hereto as Exhibit G ("Conceptual Entry Features").

7.5 Temporary Uses and Events: Article 6.18(J) Model Homes shall apply except as modified below:

A. The number of Model Home Temporary Uses shall be limited to three (3).

B. A Model Home Temporary Use shall permit the use of construction and sales temporary trailers.

C. Temporary trailers, as part of a Model Home Temporary Use shall be permitted on the Real Estate prior to the installation of roads.

D. A permit for a Temporary Model Home Use shall be renewable by the Director for an unlimited number of twenty-four (24) month increments.

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.

8.1 Internal street rights-of way within the District shall be fifty-nine (59) feet in width.

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 herein. Amenities in the District will include: (a) passive amenities in the form of landscaped open space and ponds, identified in Exhibit H ("Conceptual Open Space and Pedestrian Connectivity Plan") and Exhibit I ("Conceptual Amenities Plan", both attached hereto; (b) a minimum of three (3) parkettes (see parkette area as illustrated on Exhibit H) which may include, but shall not be limited to, open areas, seating, landscaping, walking paths, meeting areas, identified in the Conceptual Open Space and Connectivity Plan and the Conceptual Amenities Plan; and (c) a clubhouse amenity area, identified in the Conceptual Amenity Plan and Exhibit J, attached hereto ("Conceptual Clubhouse Amenity Area Enlargement"). The clubhouse amenity area will include the following: (i) the clubhouse at least twenty-five hundred (2,500) square feet, including but not limited to a fitness center, restrooms, community room and outdoor fireplace gathering area; (ii) a parking lot; (iii) a swimming pool adjacent to the clubhouse; and (iv) pickleball court(s).

9.2 A Certificate of Occupancy shall be issued for the clubhouse amenity prior to the issuance of eighty (80) single-family building permits on the Real Estate.

Section 9. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert back to its original classification before this Ordinance was adopted.

Section 10. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Scott Frei	Scott Frei	Scott Frei
_____	_____	_____
Jake Gilbert	Jake Gilbert	Jake Gilbert
_____	_____	_____
Mike Johns	Mike Johns	Mike Johns
_____	_____	_____
Troy Patton	Troy Patton	Troy Patton
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Scott Willis	Scott Willis	Scott Willis

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

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

on the _____ day of _____, 2021, at _____ ____ m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance __-__

this _____ day of _____, 2021.

_____
J. Andrew Cook, Mayor

I hereby VETO Ordinance __-__

this _____ day of _____, 2021.

_____
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: Jon C. Dobosiewicz

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

Courtyards at Spring Mill PUD - 7 012022

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Conceptual Architectural Character
Exhibit D	Typical Lot Landscaping
Exhibit E	Buffer Yard Plans
Exhibit F	Conceptual Buffer Landscape Treatment
Exhibit G	Conceptual Entry Features
Exhibit H	Conceptual Open Space and Pedestrian Connectivity Plan
Exhibit I	Conceptual Amenities Plan
Exhibit J	Conceptual Amenity Area Enlargement
Exhibit K	Typical Courtyards

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 38 MINUTES 27 SECONDS EAST (ASSUMED BEARING) 1,324.91 FEET ON AND ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER, SAID CORNER BEING COLLINEAR WITH AND EQUIDISTANT FROM THE NORTHEAST CORNER AND THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 1012.83 FEET (MEASURED 1011.75 FEET, MORE OR LESS, IN INSTRUMENT NO. 4539, DEED RECORD 183, PAGE 109) ON AND ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER TO A FENCE LINE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 56 MINUTES 06 SECONDS WEST 582.77 FEET (MEASURED 585 FEET IN INSTRUMENT NO. 4539) ON AND ALONG SAID FENCE LINE TO A CORNER POST; THENCE NORTH 89 DEGREES 34 MINUTES 03 SECONDS WEST 739.69 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 1647.15 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 01 SECOND EAST 599.50 FEET ON AND ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS EAST 1319.31 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 06 MINUTES 06 SECONDS WEST 596.83 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 1635.42 FEET TO THE POINT OF BEGINNING. CONTAINING 67.8 ACRES, MORE OR LESS.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

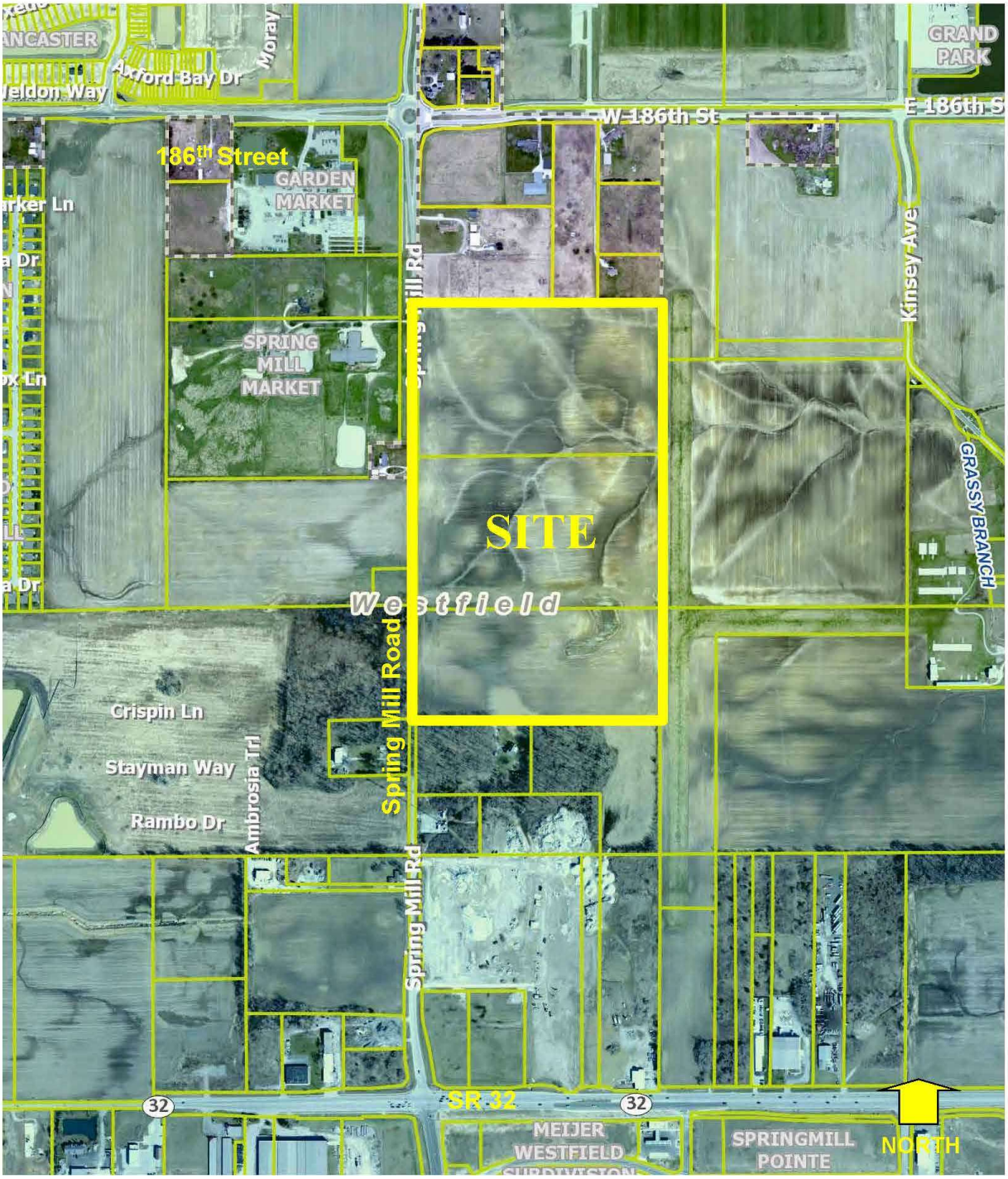


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)

THE COURTYARDS AT SPRING MILL
CONCEPT PLAN
WESTFIELD, HAMILTON COUNTY, INDIANA

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 2111-PUD-28.

<u>EXHIBIT C</u>
Conceptual Architectural Character
(Page 1 of 5)

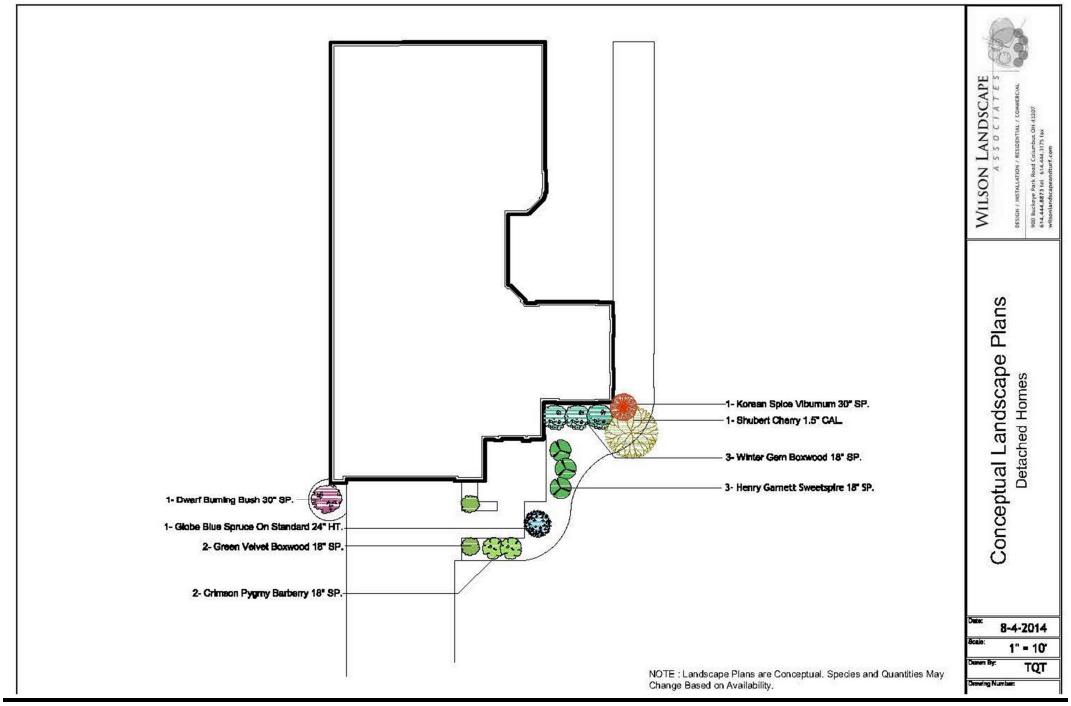
<u>EXHIBIT C</u>
Conceptual Architectural Character
(Page 2 of 5)

<u>EXHIBIT C</u>
Conceptual Architectural Character
(Page 3 of 5)

EXHIBIT C
Conceptual Architectural Character
(Page 4 of 5)

<u>EXHIBIT C</u>
Conceptual Architectural Character
(Page 5 of 5)

EXHIBIT D
Typical Lot Landscaping
(Page 1 of 3)



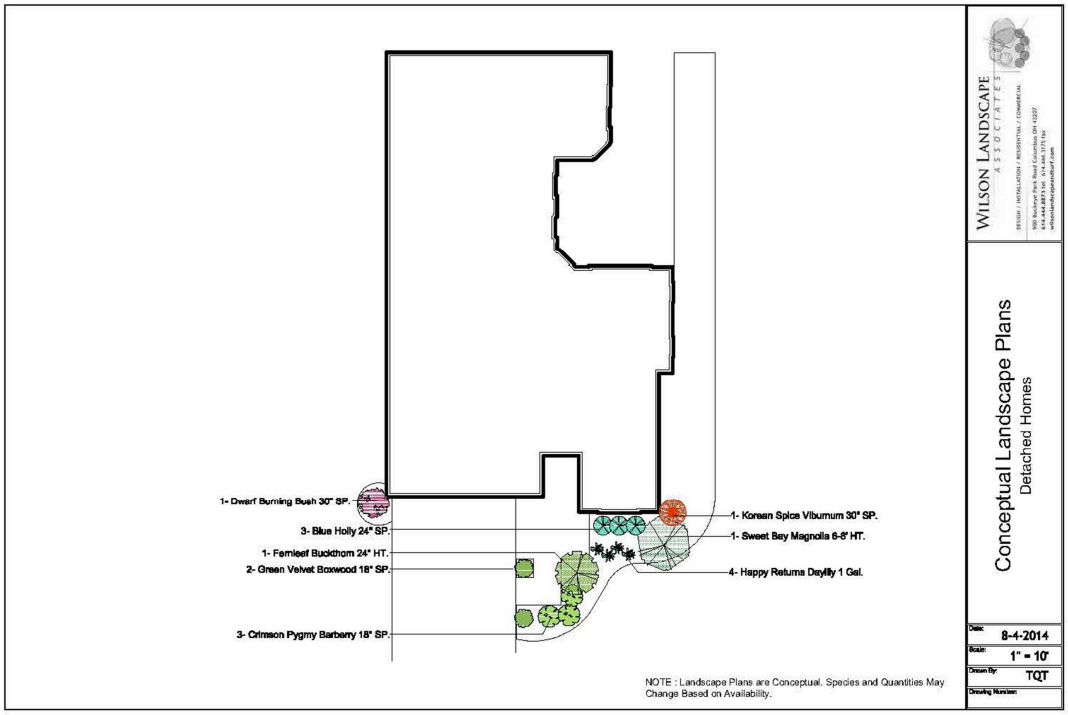
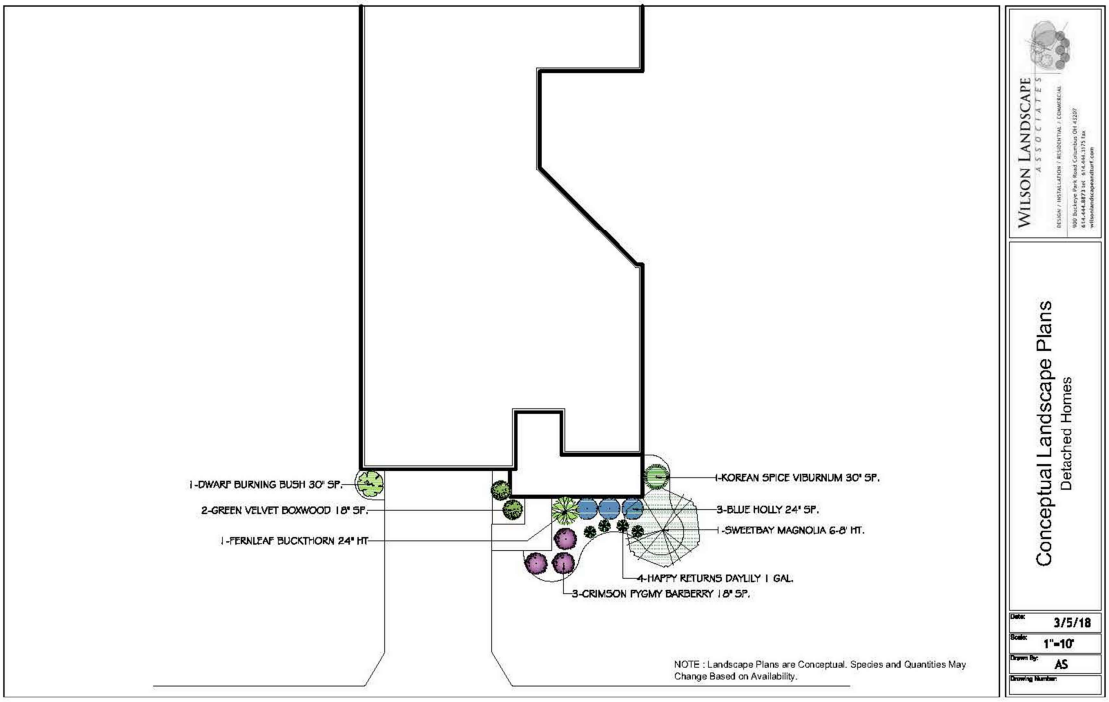


EXHIBIT D
Typical Lot Landscaping
(Page 2 of 3)



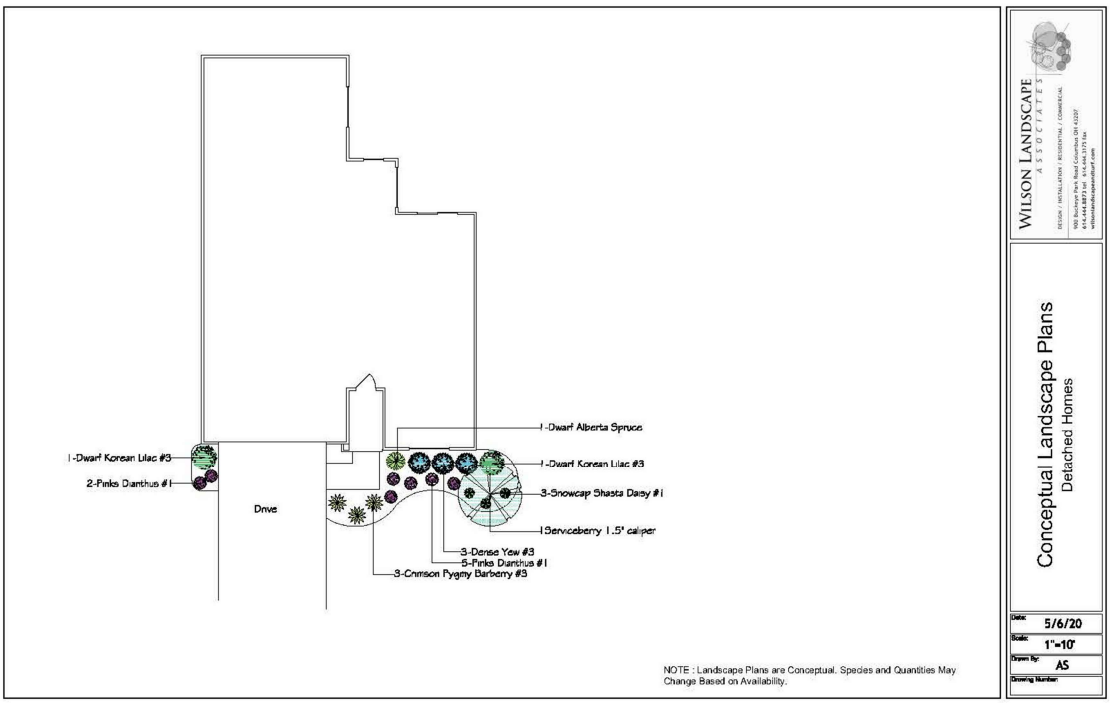


EXHIBIT D
Typical Lot Landscaping
(Page 3 of 3)

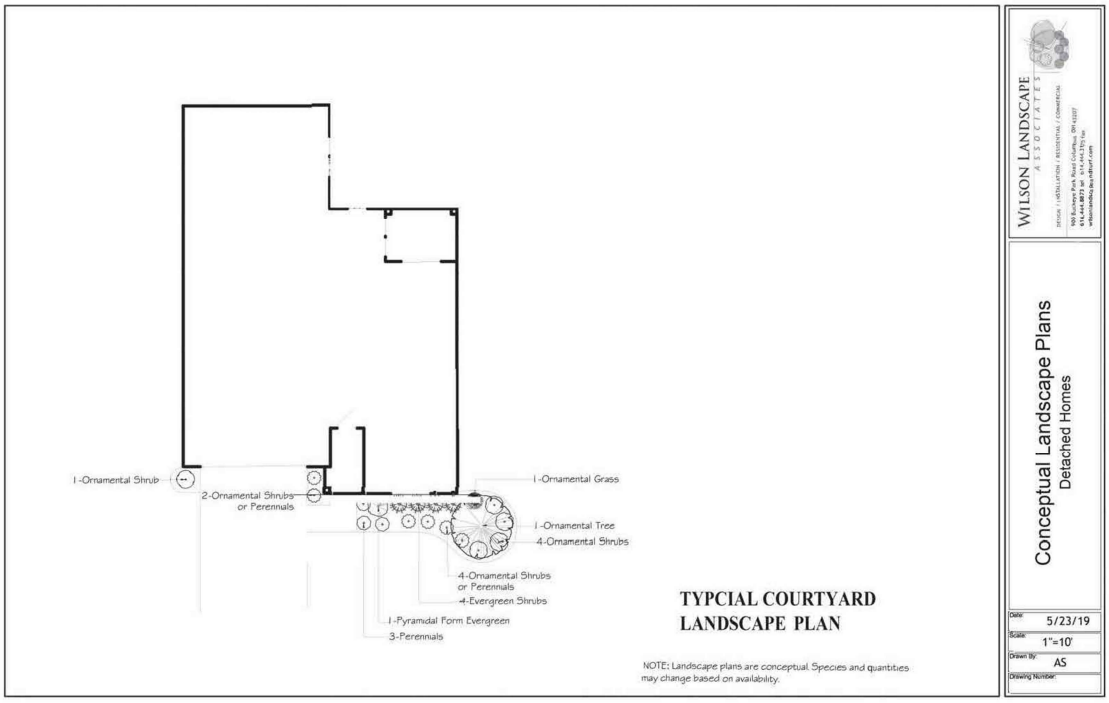


EXHIBIT E
Buffer Yard Plans
(Page 1 of 1)

Note: Larger scale paper and digital copies of the plans are on file with the Department of Economic and Community Development under Docket Number 2111-PUD-28.

EXHIBIT F

Conceptual Buffer Landscape Treatment

(Page 1 of 1)

LOCATION PLAN

A SPRING MILL ROAD EXTERNAL STREET FRONTAGE 30' BUFFER
NOT TO SCALE

PROPOSED PER 100 :
(4) RAIL HORSE FENCE
(3) SPINDLE RAIL
(7) EVERGREEN TREES
(3) ORNAMENTAL TREES

B NORTH PERIMETER BUFFER YARD LANDSCAPING
NOT TO SCALE

PROPOSED PER 100':
(4) SPINDLE RAIL
(4) EVERGREEN TREES
& PRIVACY FENCING BETWEEN HOMES

SPRING MILL ROAD EXTERNAL STREET FRONTAGE
NOT TO SCALE

GRAPHIC SCALE

THE COURTYARDS AT SPRING MILL
CONCEPTUAL PERIMETER
BUFFER YARD TREATMENT
WESTFIELD, HAMILTON COUNTY, INDIANA

EMHT

EPCON COMMUNITIES

EXHIBIT G
Conceptual Entry Features
(Page 1 of 1)

LOCATION PLAN

A SPRING MILL ROAD CONCEPTUAL ENTRY

CONCEPTUAL ENTRY FEATURE SIGN

BLACK 4 RAIL HORSE FENCE

GRAPHIC SCALE

DECEMBER 17, 2021
152100060
TASK 7200

THE COURTYARDS AT SPRING MILL

EMHT — CONCEPTUAL ENTRY PLAN — EPCON COMMUNITIES

WESTFIELD, HAMILTON COUNTY, INDIANA

EXHIBIT H

Conceptual Open Space and Pedestrian Connectivity Plan

(Page 1 of 1)

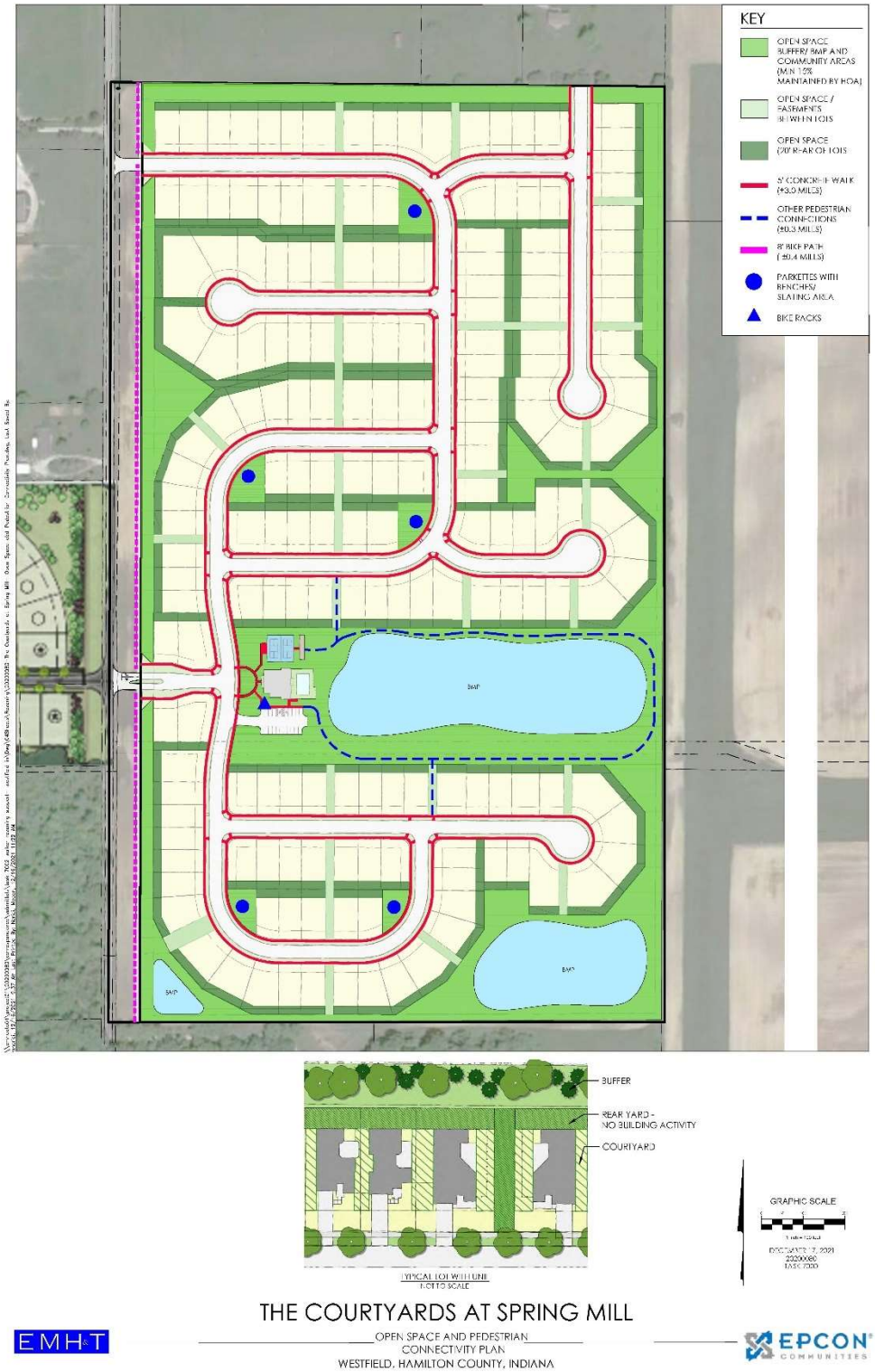
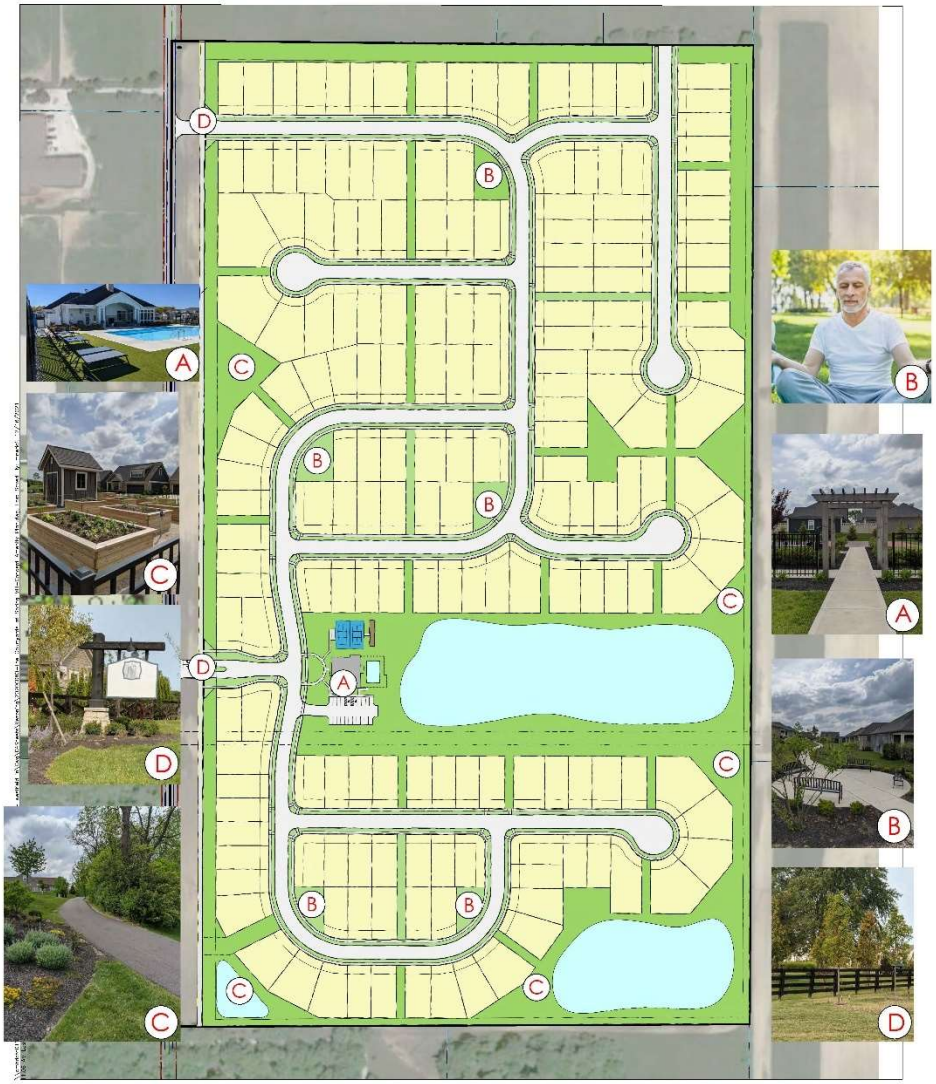


EXHIBIT I
Conceptual Amenities Plan
(Page 1 of 1)



KEY (TYPICAL AMENITIES)

A CLUBHOUSE AMENITY AREA
- Clubhouse
  - -Fitness
  - -Gathering Area
  - -Kitchen
  - Restrooms
- Pool
- Pickle Ball Court
- Bike Racks
- Parking Lot
- Bocce

B PARKETTES
- Open Space Areas Featuring Paving, Seating, Landscaping, and/or Walking Path Connection
- Used More Passively for Informal Meeting, "Coffee Talk", Meditation/Yoga, Book Club, Reading, Painting, Etc.

C PASSIVE OPEN SPACE
- Lawn and/or Landscaping
- Dark Color Fencing Along Frontage
- Perimeter Landscape Buffer on North and Springmill Road
- May Include Walking Paths
- May Include Community Garden / Garden Shed

D ENTRY FEATURES
- Southern Primary Entry
  - Boulevard Entry
  - Landscaped Entry Feature with Community Identification Sign
  - Dark Color Fence Along Frontage
  - Bike Path
- Northern Secondary Entry
  - Community Identification Signage Integrated with Fencing and Landscaping
  - Dark Color Fence Along Frontage
  - Bike Path

GRAPHIC SCALE

THE COURTYARDS AT SPRING MILL

EMH&T

CONCEPTUAL AMENITIES PLAN
WESTFIELD, HAMILTON COUNTY, INDIANA

EPCON COMMUNITIES

EXHIBIT J
Conceptual Amenity Area Enlargement
(Page 1 of 1)

CONCEPTUAL CLUBHOUSE AMENITY AREA ENLARGEMENT
NOT TO SCALE

FITNESS INSIDE CLUBHOUSE

TYPICAL POOL

TYPICAL PICKELBALL

THE COURTYARDS AT SPRING MILL
CONCEPTUAL AMENITY AREA ENLARGEMENTS
WESTFIELD, HAMILTON COUNTY, INDIANA

EMH&T

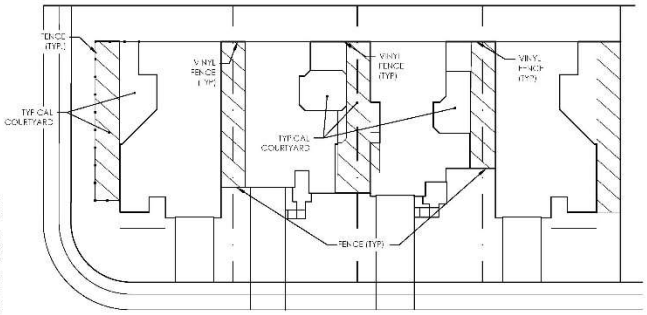
EPCON COMMUNITIES

EXHIBIT K
Typical Courtyards
(Page 1 of 1)

TYPICAL COURTYARD

TYPICAL COURTYARD ADJACENT TO OPEN SPACE

TYPICAL COURTYARD/ SHARED USE SPACE



TYPICAL UNIT COURTYARDS

TYPICAL COURTYARD ADJACENT TO OPEN STREET

TYPICAL COURTYARD

TYPICAL COURTYARD ADJACENT TO OPEN SPACE

TYPICAL COURTYARD/SHARED USE SPACE

TYPICAL COURTYARD

TYPICAL COURTYARD

THE COURTYARDS AT SPRING MILL

EMH&T — TYPICAL COURTYARDS — EPCON COMMUNITIES

WESTFIELD, HAMILTON COUNTY, INDIANA

ORDINANCE NUMBER 21~~__~~-47

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

"Courtyards at Spring Mill PUD"

This is a Planned Unit Development District Ordinance (the "Ordinance") for the Courtyards at Spring Mill PUD District, to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (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.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. ~~____~~-2111-PUD-~~__~~),-28),** requesting an amendment to the UDO 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**. ~~____~~-2111-**PUD**-~~__~~-28 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a ~~_____~~FAVORABLE recommendation ~~(__-__)~~6-3) 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 ~~_____ __, 2021;~~January 19, 2022;

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 UDO and Zoning Map are hereby amended as follows:

Section 1. **Applicability of Ordinance.**

1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "Courtyards at Spring Mill 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 UDO, 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 UDO.

1.4 All provisions and representations of the UDO 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** (the "Concept Plan"), 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 substantial compliance with the Concept Plan as determined by the Director.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District for the Real Estate shall be SF4: Single-Family High Density 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 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.

5.3 The maximum number of Dwelling Units shall not exceed one-hundred and ~~ninety-eight (198).~~ eighty-four (184).

5.4 Age-Restricted Requirement: The development of dwellings on the Real Estate shall be operated as an age-restricted community in compliance with

all applicable state and federal laws, including 42 U.S.C. § 3607.

~~5.3~~

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.

Standard	**Area A**
Minimum Lot Area	6,000sqft
Minimum Lot Frontage	35’
Minimum Building Setback	
Front Yard	20’ from garage door to right-of-way 10’ from porch or front door
Side Yard (Building Separation)	5’ (10’)
Rear Yard	20’
Minimum Lot Width	52’
Maximum Building Height	1 ½ Stories
Minimum Living Area (Total)	1,400sqft

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 to the District, rather the following standards shall apply:

A. Building Elevations: Attached hereto and incorporated herein by reference as Exhibit C (“**Conceptual Architectural Character**”) are typical building elevations, depicting the character of the homes to be constructed upon the Real Estate. The Developer proposes six (6) different floorplans with twenty-four (24) elevations to be built in this community.

B. Building Materials: The homes shall be comprised of any mix and combination of the following materials: brick, cast stone, stone, cultured stone, cement fiberboard, engineered wood siding (e.g., LP SmartSide), siding, glass, wood or vinyl soffits, and vinyl windows and/or equivalent or superior quality thereof for all the foregoing, except that vinyl and aluminum siding shall not be permitted.

C. Perimeter Lots: The Dwelling Units on lots identified on the Concept Plan with an “*” (“Perimeter Lots”) shall include enhanced rear architectural features on all homes. Rear facades on Perimeter Lots shall include:

i. ~~Rear facades on Perimeter Lots shall include a~~A minimum of one (1)

or two (2) windows (faux windows shall be permitted) as deemed appropriate based upon the façade's massing.

ii. A maximum 1 ½ story Dwelling;

iii. Landscaping consistent with the Spring Mill Road external street frontage 30' buffer detail outlined in the Buffer Yard Plan (see **Exhibit E**);

iv. Twelve (12) inch overhangs around the entire Dwelling, as measured prior to the installation of Masonry Materials; and

v. A minimum roof pitch of 8:12 around the entire dwelling on all main roof areas.

~~ii.~~vi. Corner lots where the side façade is visible from the public right-of-way shall also include a courtyard. The yard adjacent to this side façade shall include a minimum of one tree (shade, ornamental or evergreen) and five shrubs.

~~iii. Dwelling Units on Perimeter Lots shall not be required to have the Front Building Façade oriented toward the External Street.~~

D. Exterior Trim: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Unless otherwise provided herein, windows shall have exterior trim on all four sides of each window. The minimum width of window trim boards shall be three and one-half (3½) inches wide.

E. Building Height: All homes (both 1 story and 1½ story) shall be regulated under the provisions of the UDO as a single story Dwelling Unit.

F. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.

G. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 8/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.

H. Shingles. All homes shall have dimensional or architectural grade shingles.

I. Garages and Driveways. All homes shall have at least a 2-car attached garage

and meet the following requirements:

i. All garage doors shall have decorative designs and options for window panels. Garage doors shall be of a color and style that is consistent with the architecture of the home. The exterior color palates for each home shall be selected and designed in a manner which de-emphasizes the location and placement of the garage door.

ii. Each garage shall include at least two (2) coach lights.

iii. Garages shall be set back in all cases such that a front porch and/or living space is forward of the garage area.

~~iii.~~iv. Driveways shall be a minimum of sixteen (16) feet in width and twenty (20) feet in length and shall be constructed of concrete, asphalt or pavers.

J. Additional Front Building Façade Architectural Standards: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:

i. Masonry (either stone or brick veneer) shall be used as an exterior building material on a minimum of forty (40) percent of the front building façade excluding roof area and the area of all windows and doors.

ii. Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).

iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.

iv. All dwellings shall have a minimum of two (2) windows on the Front Façade. For the purposes of this calculation, a double window shall be counted as two (2) windows.

7.2 Article 6.5 Fence Standards: Shall apply, except that ~~courtyard~~the following shall apply:

~~7.2~~A. Courtyard fences ~~at a~~(fences which surround outdoor spaces as illustrated in **Exhibit K** (Typical Courtyards) at a maximum height of six (6) feet shall be permitted in a Front Yard~~.~~

B. Fences shall be ornamental metal or vinyl as generally depicted in **Exhibit K**.

C. The fences adjacent to dwellings identified with a "red dot" on the Concept Plan shall not have a gate which opens to the Common Area along the east perimeter

of the Real Estate.

D. An additional fence, identified as "Proposed Fence" shall be ornamental metal and provided within the common area along the east perimeter of the Real Estate. This fence along with the fence of adjacent lots shall create a fence line that serves to restrict access to the buffer along the east perimeter of the Real Estate.

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

A. Street Trees: Article 6.8(J) Street Trees shall apply, except as modified below:

i. One (1) street tree shall be required per Dwelling Unit lot, per frontage. Street trees shall be permitted to be located inside or outside the public right-of-way within ten (10) feet of the right-of-way.

ii. Along public rights of way adjacent to Common Areas, a minimum of one (1) street tree shall be provided per fifty (50) feet.

B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:

i. Typical lot landscaping of the Dwellings is conceptually illustrated in Exhibit D, attached hereto and incorporated herein ("Typical Lot Landscaping"). This Typical Lot Landscaping exhibit is included for illustrative purposes. To the extent the depictions illustrated in this exhibit conflict with the terms of the Ordinance, the Ordinance shall prevail.

ii. A minimum of one (1) Ornamental Tree and ten (10) Shrubs shall be required per lot in the Front Yard.

iii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded except as further provided in paragraph 7.2 B (iv) below. For corner lots, sod shall be planted in both Front Yards.

iv. Fenced courtyards shall be landscaped and may include artificial turf, decorative gravel and/or pavers as ground covering inside courtyard areas in lieu of lawn areas.

C. Clubhouse Area Landscaping and Fencing:

i. A minimum of six (6) ornamental and/or shade trees and thirty (30) shrubs.

ii. Artificial turf shall be permitted in the fenced pool area and may be utilized for sport courts.

iii. The pickleball court may be enclosed with a coated chain link fence not to exceed six (6) feet in height. The fence shall be dark in color.

D. Perimeter Landscaping: Article 6.8(M) External Street Frontage Landscaping Requirements and Article 6.8(N) Buffer Yard Requirements shall apply except as modified or enhanced below:

i. Buffer Yard and External Street Frontage Landscaping shall be as generally depicted on Exhibit E, attached hereto ("Buffer Yard Plan").

ii. The External Street Frontage buffer yard shall be thirty (30) feet ~~with~~in width and include four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and fifteen (15) shrubs per one-hundred (100) feet~~ and~~, a 4-rail horse fence and a minimum three (3) foot tall undulating mound as generally depicted on Exhibit F and Exhibit G.

iii. North Buffer Yard shall be forty (40) feet with four (4) evergreen trees, four (4) shade trees, per one-hundred (100) feet and a 4-rail horse fence as generally depicted on Exhibit F.

iv. A fifteen foot Common Area shall be provided along the east and south perimeter of the Real Estate.

v. No mounds shall be required in a Buffer Yard~~ or External Street Frontage Landscape Area.~~.

~~v.~~

vi. No accessory structures shall be permitted between the rear façades of the Dwelling Units/courtyard areas and the rear property line of the Lot. Such areas shall be commonly maintained as passive lawn and landscaping areas.

vii. If a provision of Article 6.8 Landscaping Standards is in conflict with the Buffer Plan, the Conceptual Perimeter Street Buffer Landscape Treatment or the Conceptual Residential Buffer Landscape Treatment, then this Ordinance shall prevail. Relocation of plant materials shall be permitted as part of the Development Plan approval subject to the approval of the Director.

7.4 Entry Features: Entry features shall be provided at each entry to the development. The entry features shall include entry signs (constructed in accordance with Chapter 6.17.G.1), fencing and landscaping. The entry feature concept plan is attached hereto as Exhibit G ("Conceptual Entry Features").

7.5 Temporary Uses and Events: Article 6.18(J) Model Homes shall apply except as

modified below:

A. The number of Model Home Temporary Uses shall ~~not~~ be limited~~.~~ to three (3).

B. A Model Home Temporary Use shall permit the use of construction and sales temporary trailers.

C. Temporary trailers, as part of a Model Home Temporary Use shall be permitted on the Real Estate prior to the installation of roads.

D. A permit for a Temporary Model Home Use shall be renewable by the Director for an unlimited number of twenty-four (24) month increments.

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.

8.1 Internal street ~~right~~rights-of way within the District shall be fifty-nine (59) feet in width.

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 herein. Amenities in the District will include: (a) passive amenities in the form of landscaped open space and ponds, identified in Exhibit H ("Conceptual Open Space and Pedestrian Connectivity Plan") and Exhibit I ("Conceptual Amenities Plan", both attached hereto; (b) a minimum of three (3) parkettes (see parkette area as illustrated on Exhibit H) which may include, but shall not be limited to, open areas, seating, landscaping, walking paths, meeting areas, identified in the Conceptual Open Space and Connectivity Plan and the Conceptual Amenities Plan; and (c) a clubhouse amenity area, identified in the Conceptual Amenity Plan and Exhibit J, attached hereto ("Conceptual Clubhouse Amenity Area Enlargement"). The clubhouse amenity area will include the following: (i) the clubhouse at least twenty-five hundred (2,500) square feet, including but not limited to a fitness center, restrooms, community room and outdoor fireplace gathering area; (ii) a parking lot; (iii) a swimming pool adjacent to the clubhouse; and (iv) pickleball court(s). ~~Construction~~

~~9.1~~9.2 A Certificate of Occupancy shall ~~begin on~~be issued for the clubhouse amenity prior to the issuance of ~~one hundred (100~~eighty (80) single-family building permits on the Real Estate.

Section 9. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert back to its original classification ~~at the time~~before this Ordinance was adopted.

Section 10. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Scott Frei	Scott Frei	Scott Frei
_____	_____	_____
Jake Gilbert	Jake Gilbert	Jake Gilbert
_____	_____	_____
Mike Johns	Mike Johns	Mike Johns
_____	_____	_____
Troy Patton	Troy Patton	Troy Patton
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Scott Willis	Scott Willis	Scott Willis

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

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

on the _____ day of _____, 2021, at _____ ____ m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance __-__

this _____ day of _____, 2021.

_____
J. Andrew Cook, Mayor

I hereby VETO Ordinance __-__

this _____ day of _____, 2021.

_____
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: Jon C. Dobosiewicz

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz; 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	Conceptual Architectural Character
Exhibit D	Typical Lot Landscaping
Exhibit E	Buffer Yard Plans
Exhibit F	Conceptual Buffer Landscape Treatment
Exhibit G	Conceptual Entry Features
Exhibit H	Conceptual Open Space and Pedestrian Connectivity Plan
Exhibit I	Conceptual Amenities Plan
Exhibit J	Conceptual Amenity Area Enlargement
Exhibit K	Typical Courtyards

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 38 MINUTES 27 SECONDS EAST (ASSUMED BEARING) 1,324.91 FEET ON AND ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER, SAID CORNER BEING COLLINEAR WITH AND EQUIDISTANT FROM THE NORTHEAST CORNER AND THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 1012.83 FEET (MEASURED 1011.75 FEET, MORE OR LESS, IN INSTRUMENT NO. 4539, DEED RECORD 183, PAGE 109) ON AND ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER TO A FENCE LINE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 56 MINUTES 06 SECONDS WEST 582.77 FEET (MEASURED 585 FEET IN INSTRUMENT NO. 4539) ON AND ALONG SAID FENCE LINE TO A CORNER POST; THENCE NORTH 89 DEGREES 34 MINUTES 03 SECONDS WEST 739.69 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 1647.15 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 01 SECOND EAST 599.50 FEET ON AND ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS EAST 1319.31 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 06 MINUTES 06 SECONDS WEST 596.83 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 1635.42 FEET TO THE POINT OF BEGINNING. CONTAINING 67.8 ACRES, MORE OR LESS.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

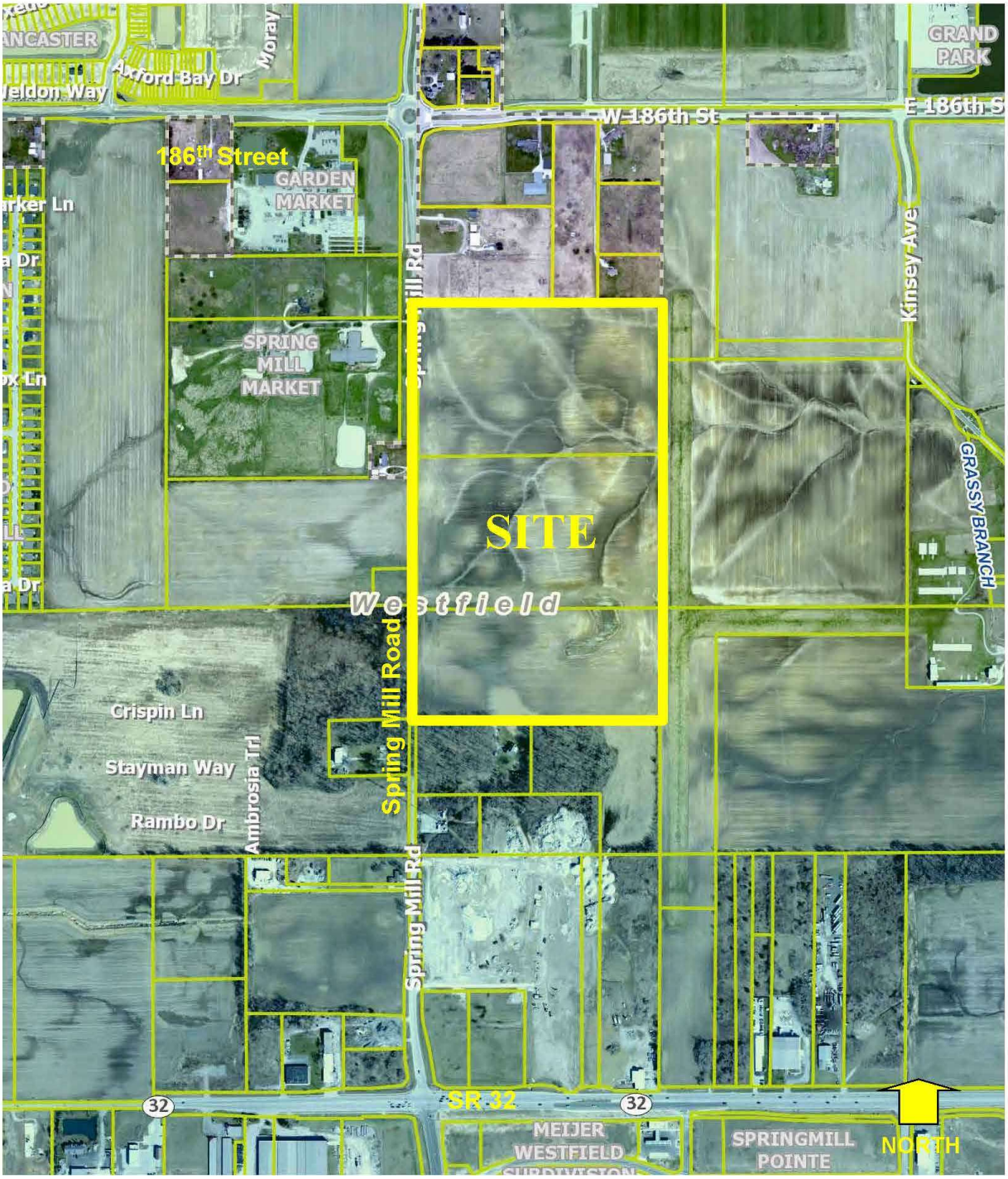


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)

THE COURTYARDS AT SPRING MILL

EMH&T — CONCEPT PLAN — EPCON COMMUNITIES

WESTFIELD, HAMILTON COUNTY, INDIANA

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 ~~_____~~-2111-PUD-~~___~~.-28.

<u>EXHIBIT C</u>
Conceptual Architectural Character
(Page 1 of 5)

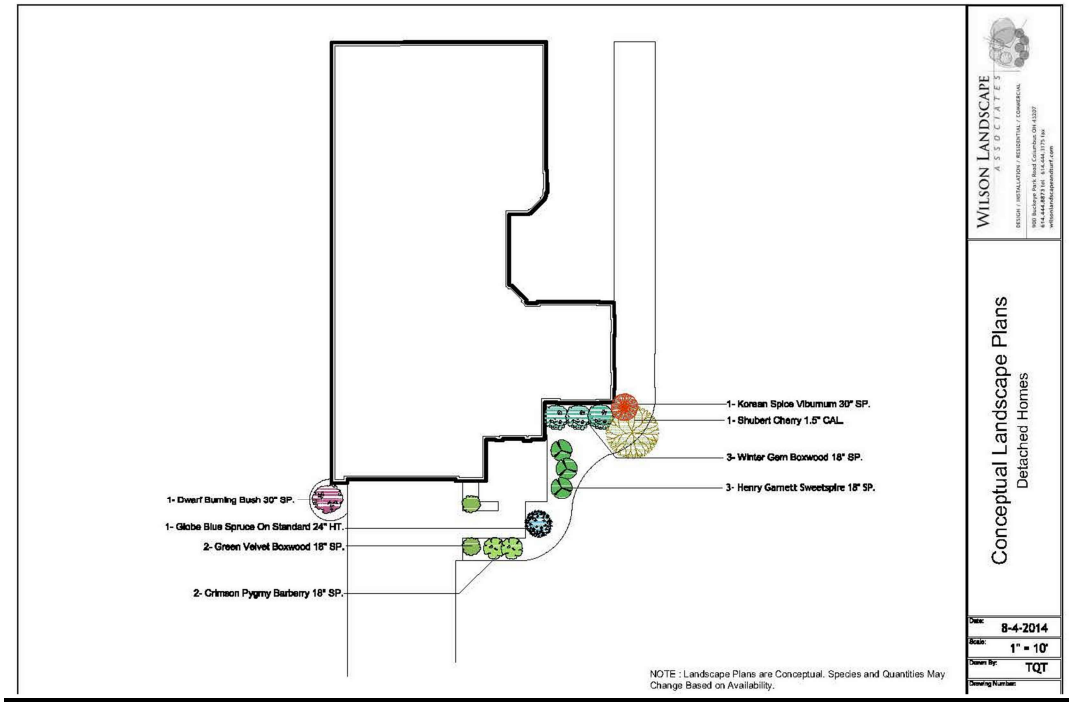
EXHIBIT C
Conceptual Architectural Character
(Page 2 of 5)

EXHIBIT C
Conceptual Architectural Character
(Page 3 of 5)

EXHIBIT C
Conceptual Architectural Character
(Page 4 of 5)

EXHIBIT C
Conceptual Architectural Character
(Page 5 of 5)

EXHIBIT D
Typical Lot Landscaping
(Page 1 of 3)



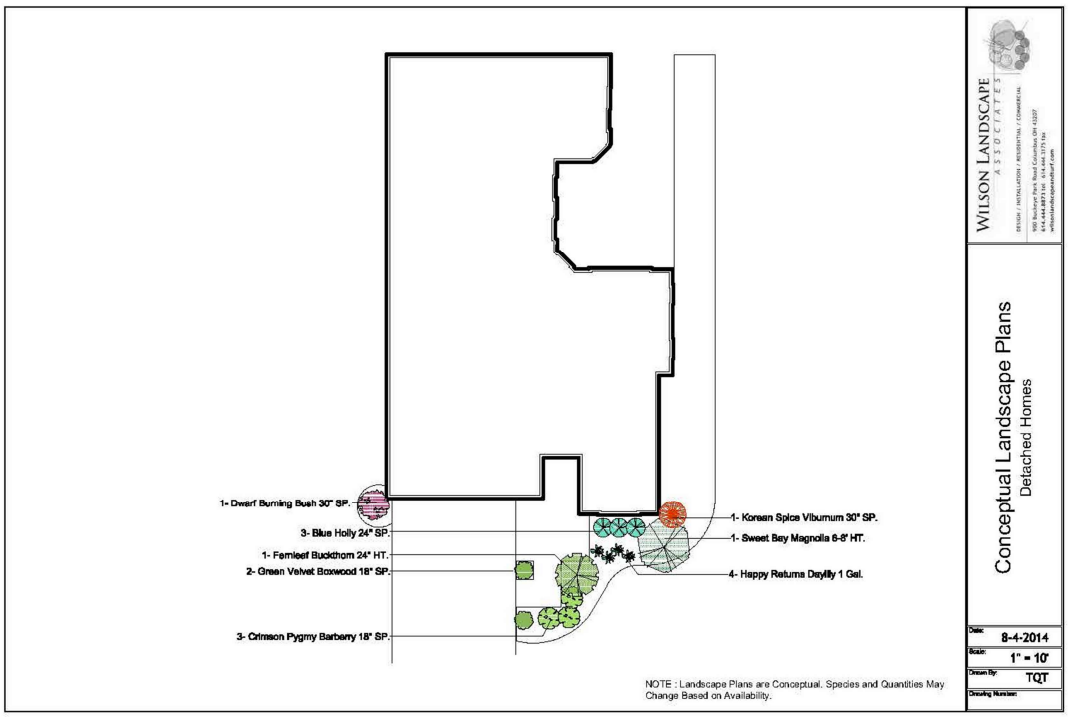
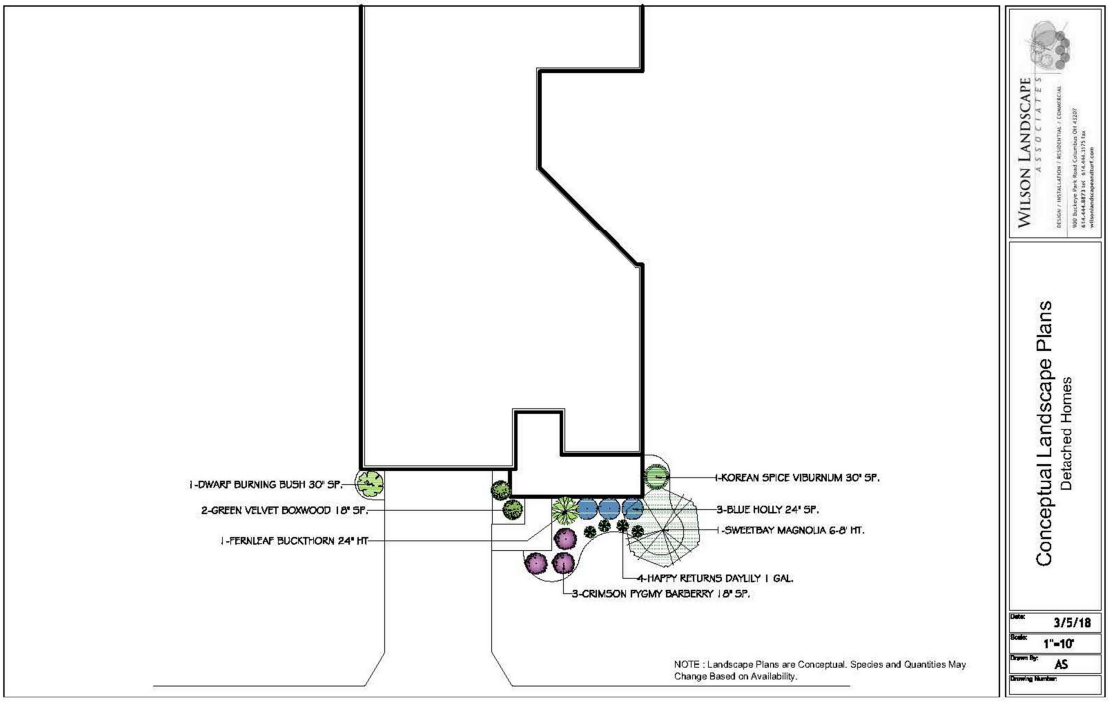


EXHIBIT D
Typical Lot Landscaping
(Page 2 of 3)



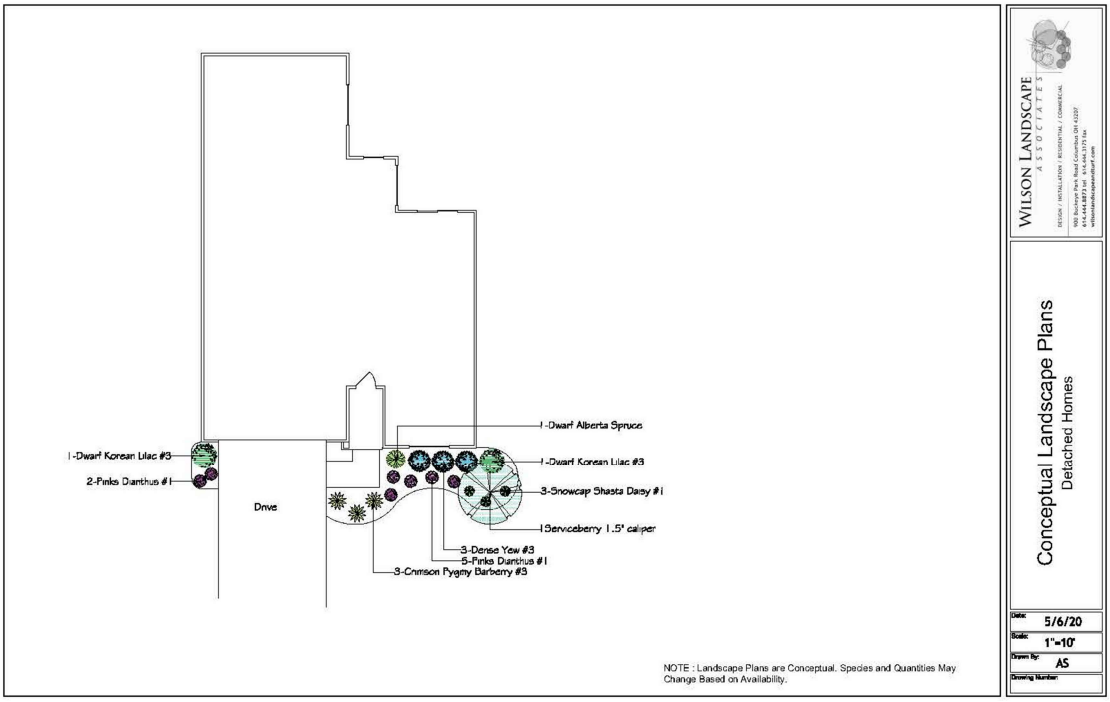


EXHIBIT D
Typical Lot Landscaping
(Page 3 of 3)

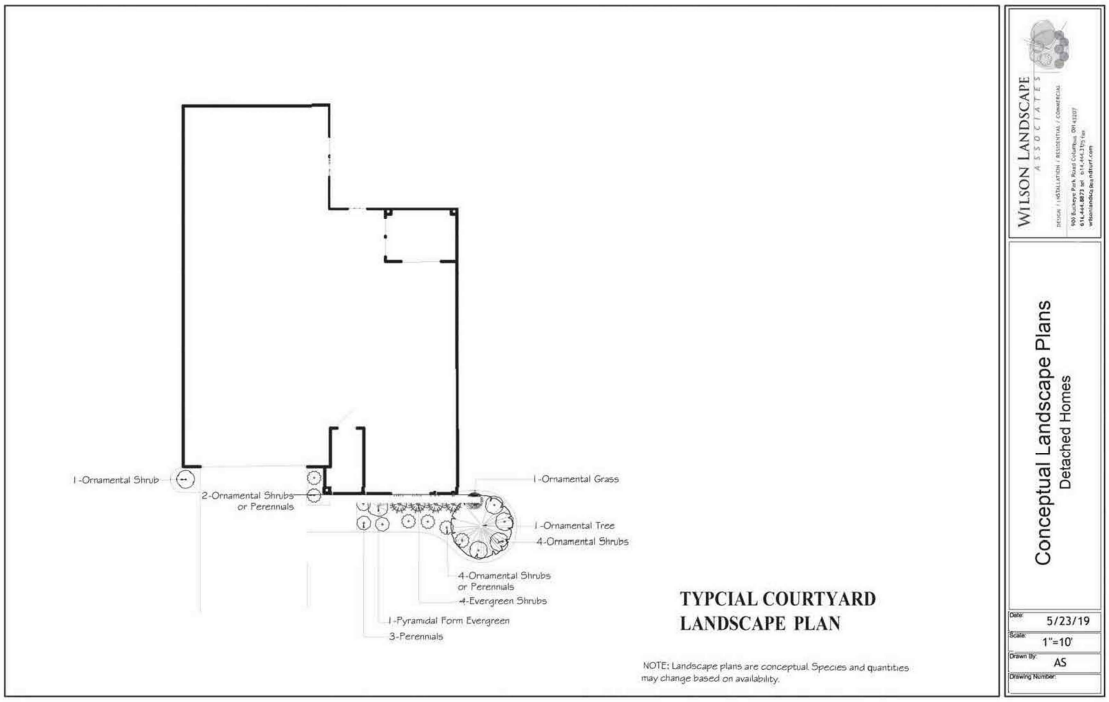
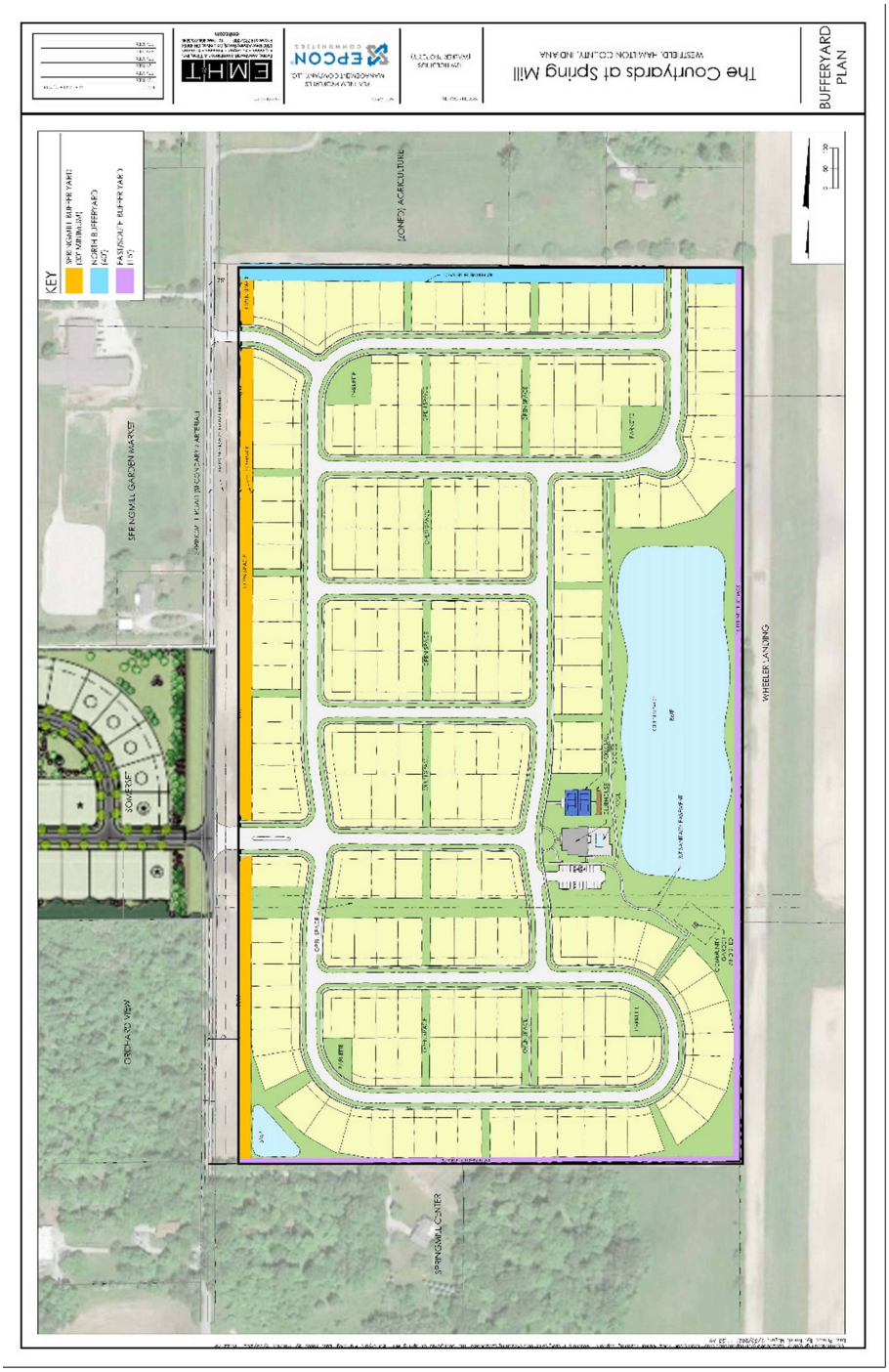


EXHIBIT E
Buffer Yard Plans
(Page 1 of 1)



THE COURTYARDS AT SPRING MILL

EMHT — BUFFER YARD PLAN — EPCON COMMUNITIES

WESTFIELD, HAMILTON COUNTY, INDIANA

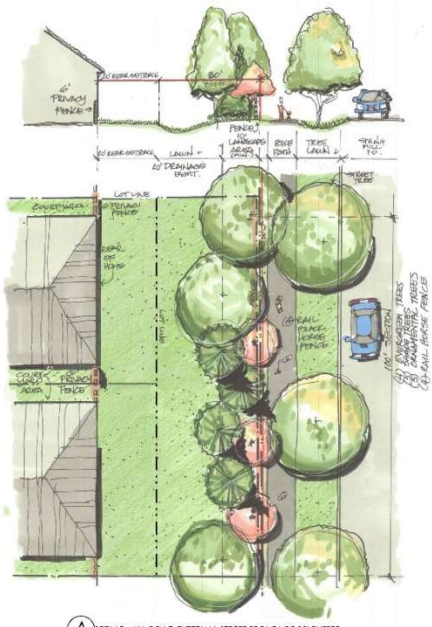
Note: Larger scale paper and digital copies of the plans are on file with the Department of Economic and Community Development under Docket Number ~~_____~~-2111-PUD~~___~~.-28.

EXHIBIT F

Conceptual Buffer Landscape Treatment

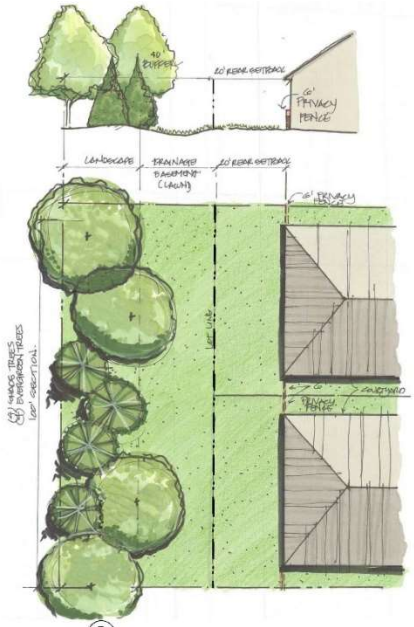
(Page 1 of 1)

LOCATION PLAN



A SPRING MILL ROAD EXTERNAL STREET FRONTAGE 30' BUFFER
NOT TO SCALE

PROPOSED PER 100 :
(4) RAIL FORCE FENCE
(3) SHADE TREES
(7) EVERGREEN TREES
(3) ORNAMENTAL TREES



B NORTH PERIMETER BUFFER YARD LANDSCAPING
NOT TO SCALE

PROPOSED PER 100':
(4) SHADE TREE
(4) EVERGREEN TREES
6 PRIVACY FENCING BETWEEN HOMES

SPRING MILL ROAD EXTERNAL STREET FRONTAGE
NOT TO SCALE

GRAPHIC SCALE

DECEMBER 7, 2021
2020-0036
TASK #005

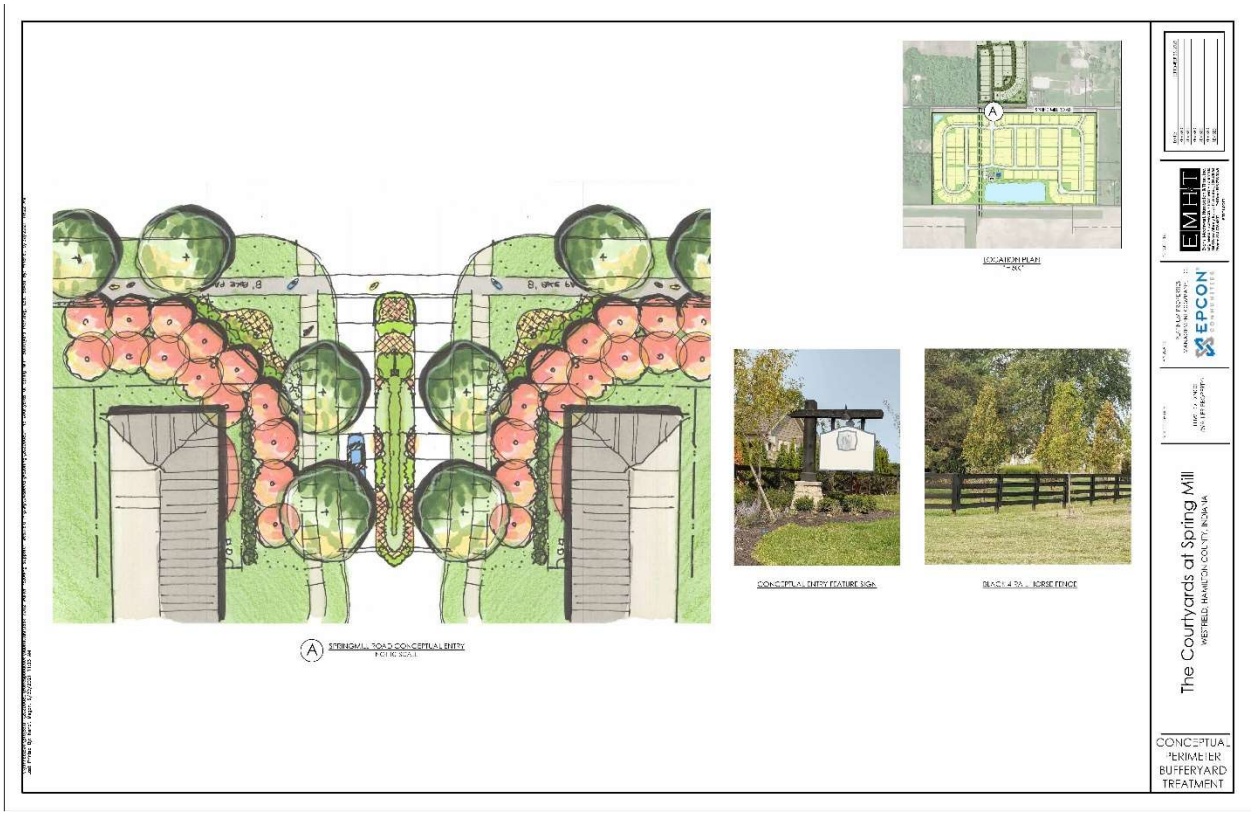
THE COURTYARDS AT SPRING MILL

EMHT

CONCEPTUAL PERIMETER
BUFFER YARD TREATMENT
WESTFIELD, HAMILTON COUNTY, INDIANA

EPCON COMMUNITIES

EXHIBIT G
Conceptual Entry Features
(Page 1 of 1)



LOCATION PLAN

A SPRING MILL ROAD CONCEPTUAL ENTRY
NOT TO SCALE

CONCEPTUAL ENTRY FEATURE SIGN

BLACK 4 RAIL HORSE FENCE

GRAPHIC SCALE

DECEMBER 17, 2021
1021000060
TASK 7350

THE COURTYARDS AT SPRING MILL

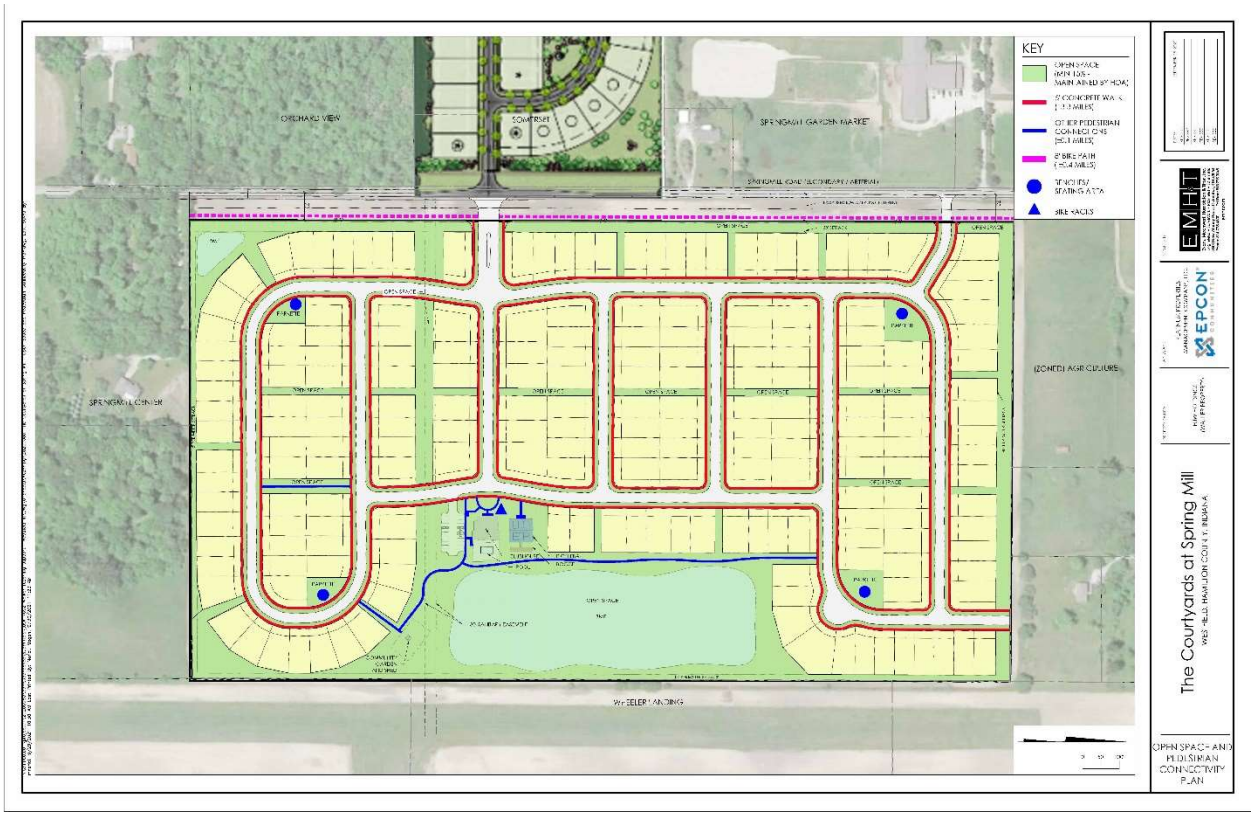
EMHT — CONCEPTUAL ENTRY PLAN — EPCON COMMUNITIES

WESTFIELD, HAMILTON COUNTY, INDIANA

EXHIBIT H

Conceptual Open Space and Pedestrian Connectivity Plan

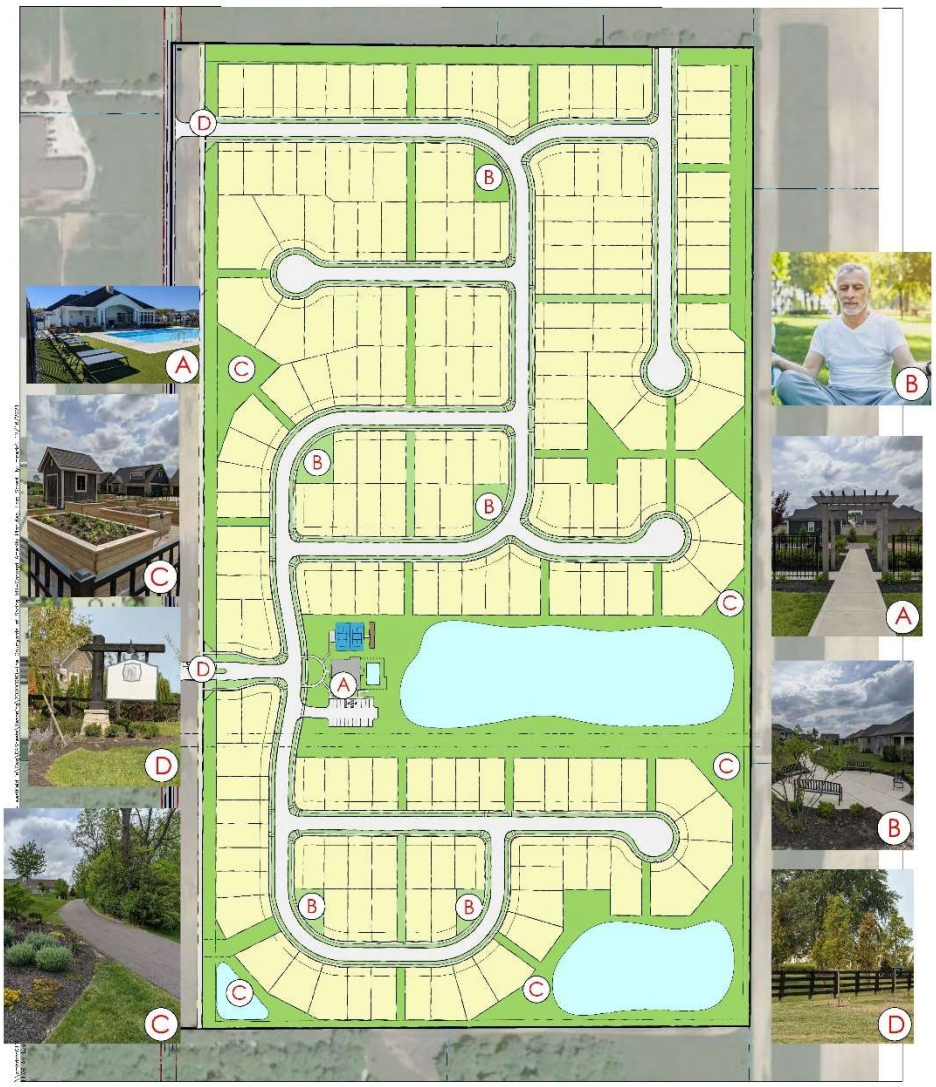
(Page 1 of 1)



<u>EXHIBIT I</u>
Conceptual Amenities Plan

(Page 1 of 1)

KEY
A
CLUBHOUSE AMENITY AREA (SITE ENTRANCE)
Clubhouse
Fitness
Gathering Area
-Kitchen
-Restrooms
Pool
Pickle Ball Court
Blue Rocks
Parking Lot
Community
Garden and Shed
B
PARKETTES
Open Space Areas Including Paving, Seating, Landscaping, and/or Walking Path Connection
Used More Positively for Informal Meeting, "Coffee talk", Meditation/Yoga, Book Club, Reading, Painting, Etc.
C
PASSIVE OPEN SPACE
Low maintenance landscaping
Dark Color fencing Along Frontage
Perimeter Landscape buffer on North and Springmill Road
May Include Walking Paths
D
ENTRY FEATURES
Southern Primary Entry
Northern Secondary Entry
Dark Color Fence Along Frontage
- Bike Racks
WHEELER LANDING
The Courtyards at Spring Mill
CONCEPT
AMENITY PLAN
EMH&T
EPCON



KEY (TYPICAL AMENITIES)

A CLUBHOUSE AMENITY AREA

- Clubhouse
  - -Fitness
  - -Gathering Area
  - -Kitchen
  - -Restrooms
- Pool
- Pickle Ball Court
- Bike Racks
- Parking Lot
- Bocce

B PARKETTES

- Open Space Areas Featuring Paving, Seating, Landscaping, and/or Walking Path Connection
- Used More Positively for Informal Meeting, "Coffee Hall", Meditation/Yoga, Book Club, Reading, Painting, Etc.

C PASSIVE OPEN SPACE

- Lawn and/or Landscaping
- Dark Color Fencing Along Frontage
- Perimeter Landscape Buffer on North and Springmill Road
- May Include Walking Paths
- May Include Community Garden / Garden Shed

D ENTRY FEATURES

- Southern Primary Entry
  - Boulevard Entry
  - Landscaped Entry Feature with Community Identification Sign
  - Dark Color Fence Along Frontage
  - Bike Path
- Northern Secondary Entry
  - Community Identification Signage Integrated with Fencing and Landscaping
  - Dark Color Fence Along Frontage
  - Bike Path

GRAPHIC SCALE

DRC Hearing: 12.7.2021
ZOC 2020
TA1: 2020

THE COURTYARDS AT SPRING MILL

EMHT

CONCEPTUAL AMENITIES PLAN
WESTFIELD, HAMILTON COUNTY, INDIANA

EPCON COMMUNITIES

EXHIBIT J
Conceptual Amenity Area Enlargement
(Page 1 of 1)

CONCEPTUAL CLUBHOUSE AMENITY AREA ENLARGEMENT
NOT TO SCALE

The Courtyards at Spring Mill
WESTFIELD, HAMILTON COUNTY, INDIANA

CONCEPT AMENITY ENLARGEMENT

CONCEPTUAL CLUBHOUSE AMENITY AREA ENLARGEMENT
NOT TO SCALE

FITNESS INSIDE CLUBHOUSE

TYPICAL POOL

TYPICAL PICKELBALL

GRAPHIC SCALE

DECEMBER 17, 2021

THE COURTYARDS AT SPRING MILL

CONCEPTUAL AMENITY
AREA ENLARGEMENTS
WESTFIELD, HAMILTON COUNTY, INDIANA

EMH&T

EPCON COMMUNITIES

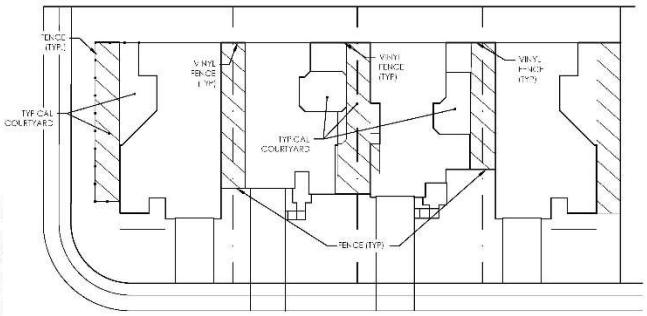
EXHIBIT K
Typical Courtyards

(Page 1 of 1)

TYPICAL COURTYARD

TYPICAL COURTYARD ADJACENT TO OPEN SPACE

TYPICAL COURTYARD/ SHARED USE SPACE



TYPICAL UNIT COURTYARDS

TYPICAL COURTYARD ADJACENT TO OPEN STREET

TYPICAL COURTYARD

TYPICAL COURTYARD ADJACENT TO OPEN SPACE

TYPICAL COURTYARD/SHARED USE SPACE

TYPICAL COURTYARD

TYPICAL COURTYARD

THE COURTYARDS AT SPRING MILL

EMH&T — TYPICAL COURTYARDS — EPCON COMMUNITIES

WESTFIELD, HAMILTON COUNTY, INDIANA

Westfield City Council Report

Ordinance Number:	21-47
APC Petition Number:	2111-PUD-28
Petitioner:	Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC (the "Petitioner")
Requested Action:	A change of zoning of 67.8 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards at Spring Mill PUD District.
Current Zoning:	AG-SF1: Agriculture/Single-Family Rural
Current Land Use:	Vacant
Exhibits:	1. Staff Report 2. Location Map 3. Project Narrative 4. Proposed Ord. 21-47 5. Redlined Ord. 21-47 6. Site Exhibits 7. Home Product Examples 8. Lot Landscaping Exhibits 9. APC Certification
Prepared by:	Daine Crabtree, Senior Planner

PETITION HISTORY

This petition was introduced at the October 12, 2021, City Council meeting. The petitioner held a virtual neighbor meeting on Wednesday, October 20, 2021.

The petition received a public hearing at the November 1, 2021, Advisory Plan Commission (the "Plan Commission") meeting. At the January 18, 2022, Plan Commission meeting, this petition received a favorable (6 in favor, 3 opposed) recommendation with the following conditions:

- Language requiring a specified percentage (%) of Masonry material for the Front Building Façade shall be added; and
- Language requiring fifteen (15) shrubs every 100 lineal feet of External Street Frontage shall be added

---

PROJECT OVERVIEW

Location: This subject real estate is approximately 67.8 acres in size and is located on the east side of Spring Mill road north of State Road 32 but south of 186th Street (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agriculture / Single-Family Rural. Adjacent zoning districts include the AG-SF1 to the north, AG-SF1 (the land for which the Urban Apples PUD is currently proposed) and the Orchard View PUD to the west, the Spring Mill Centre PUD to the south and the Wheeler Landing PUD to the east.

Project Description: The petitioner is requesting a change in zoning from the AG-SF1 District to the Courtyards of Westfield PUD District to accommodate a residential development, as described in the Petitioner's Narrative (see **Exhibit 3**).

ZONING REQUEST

The petitioner requests this change in zoning to create a new PUD to accommodate an age restricted 55+ single-family detached residential development. It is not an age-*targeted* development, but instead will be required to be operated in compliance with all applicable state and federal laws including 42 U.S.C. § 3607

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 6**), and requires the real estate to be developed in substantial compliance with that plan, as determined by the Director.

Underlying Zoning: As proposed, the PUD Ordinance assigns SF4: Single-Family High-Density District as the underlying zoning district.

Permitted Uses: The proposed ordinance would permit all uses that are permitted in the underlying zoning districts, with a maximum of 184 dwellings. Special Exceptions would be prohibited in the district, along with uses that are prohibited by the UDO.

Compared to the previously approved Courtyards of Westfield PUD (Ord. 20-39), for which this PUD is very similar, the number of dwelling units per acre is virtually the same:

Courtyards of Westfield – 94 maximum Dwelling Units on 33.5 acres = 2.8 DU/acre

Proposed Courtyards at Spring Mill – 184 maximum Dwelling Units on 67.8 acres = 2.7 DU/acre

General Regulations: As proposed, the PUD Ordinances establishes alternative standards from those of the underlying zoning districts. The standards are outlined below:

The table below outlines the proposed lot standards as compared to the UDO's requirements for SF4 lots (the proposed underlying zoning district). Note that all of the below proposed standards are the same as the previously approved Courtyards of Westfield PUD.

	AREA A	UDO (SF4)
Min. Lot Area	6,000 SF	9,000 SF
Min. Lot Frontage	35’	40’
Min. Front Yard Setback	20’ for garage door 10’ for porch or front door	25’
Min. Side Yard Setback	5’	8’
Min. Rear Yard Setback	20’	25’
Min. Lot Width	52’	50’
Max. Building Height	1 ½ stories	25’
Min. Living Area	1,400 SF (Total)	1,000 SF (Ground Floor)

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the UDO. The development standards of note are briefly highlighted below:

Architectural Standards: The proposed PUD Ordinance defaults to the UDO’s single-family architectural standards (Article 6.3(C)) and includes additional architectural requirements for single-family homes. The additional requirements address building materials, perimeter lot enhancement, exterior trim, roof standards, garages, and driveways. The PUD Ordinance also incorporates a Conceptual Architectural Character Exhibit (see **Exhibit 7**) that shows some of the building elevations proposed for the community.

Landscaping Standards: As proposed, the PUD Ordinance defaults to the Landscaping Standards of the UDO, with the following modifications:

Street Trees: The PUD Ordinance would require one (1) street tree per dwelling lot, per frontage; and one (1) street tree per fifty (50) feet in Common Areas. With a Minimum Lot Size of fifty-two (52) feet, this is a slight reduction in the UDO standard which permits spacing to range between twenty-five (25) and sixty (60) feet, but requires an average spacing of fifty (50) feet.

Perimeter Landscaping: As written, PUD Ordinance proposed alternative standards from those required by Article 6.8(M) External Street Frontage Landscaping Requirements and Article 6.8(N) Buffer Yard Requirements. The differences are shown in the following charts. Additionally, a Conceptual Buffer Landscape Treatment Exhibit (see page 3 of **Exhibit 6**).

Spring Mill External Street Frontage Landscaping (per 100')		
	Proposed in PUD	**UDO requirement**
Shade Trees	3	3
Ornamental		3
Evergreen Trees	4	4
Shrubs	15	25
Mound	3' undulating mound	3' undulating mound
Fence	black four-rail horse fence	No requirement

North Buffer Yard Landscaping (per 100')		
	Proposed in PUD (consistent with Buffer A)	**UDO requirement (Buffer B)**
Width	30'	40'
Shade Trees	4	4
Ornamental	0	0
Evergreen Trees	4	4
Shrubs	0	10
Mound	None	4' undulating mound along 60% of shared lot line

Infrastructure Standards: As proposed, the PUD Ordinance defaults to the City's Construction Standards and the UDO, unless otherwise approved by the Plan Commission or Public Works Department.

Entry Features: The proposed Ordinance includes a Conceptual Entry Feature Exhibit (see page 4 of **Exhibit 5**). The Entry Features would be constructed in accordance with Article 6.17(G)(1) of the UDO.

Open Space and Amenity Standards: The proposed Ordinance defaults to the Open Space and Amenity Standards of the UDO, and also commits to providing specific amenities as described in the ordinance and shown in the various conceptual amenity exhibits shown in **Exhibit 6**.

Duration: As proposed, the zoning of the Property would revert back to AG-SF1 if an Improvement Location Permit has not been obtained for a new Dwelling Unit by January 1, 2027.

MODIFICATIONS SINCE COUNCIL INTRODUCTION

- The maximum number of lots permitted on the Property has been reduced by 15 from 198 maximum dwellings to 184 maximum dwellings.
- Language has been added requiring that the development of dwellings on the Property shall be operated as an age-restricted community in compliance with all applicable state and federal laws including 42 U.S.C. § 3607
- The Concept Plan has been modified. The Concept Plan shown at the public hearing can be seen on page 15 of the Redlined Ordinance (**Exhibit 5**). The revised, proposed Concept Plan can be found on page 16 of the Redlined Ordinance or within the Proposed Ord. 21-47 document.
- Additional enhanced rear architectural feature requirements for Perimeter Lots (as identified on the Concept Plan with an asterisk (*)) have been added.
- Additional garage and Front Building Façade architectural requirements have been added.
- Language requiring 40% Masonry (either stone or brick veneer) as an exterior building material on Front Building Facades have been added
- Additional fence standards have been added including, but not limited to, the addition of an ornamental metal fence provided within the common area long the east perimeter of the Real Estate meant to restrict access to the buffer yard along said perimeter.
- Language requiring a 3-foot tall undulating mound as part of the External Street Frontage buffer yard has been added. Language requiring 15 shrubs per 100 linear feet of External Street frontage has been added.

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; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

> The development policies for "New Suburban" include: (i) ensure development occurs in a way that is contiguous with existing development; (ii) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (iii) prevent monotony of design and color that applies to the collective impact of an entire development; (iv) encourage compatible and high quality "life span" housing; (v) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vi) permit new development only where the transportation network is sufficient to the added traffic volume, based on traffic studies developers should make appropriate improvements to mitigate traffic impacts resulting from the new development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; (ix) land that is characterized by steep slopes or other natural

limitations should be left natural or developed at rural, rather than suburban densities; (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space, and (xi) encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition a, and avoid house orientations where the back sides face the public right of way.

The development policies for "residential design standards" include: (i) encourage neighborhoods that do not have the appearance of "production" housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of "cookie cutter" subdivisions.

The development policies for "open space and recreation" include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

In addition, the Property is located within the area identified in the Family Sports Capital Addendum II of the Westfield-Washington Township Comprehensive Plan (the "Addendum"), which supersedes the Comprehensive Plan to the extent that policies and recommendations conflict. The Addendum sets forth the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments
- Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield's already developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 2: Spring Mill Road, (ii) Proposed Local: other proposed streets internal to the development, and (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

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 November 1, 2021, 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

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its January 18, 2022, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 6 in favor, 3 opposed) (see **Exhibit 9**).

City Council

Introduction: October 12, 2021

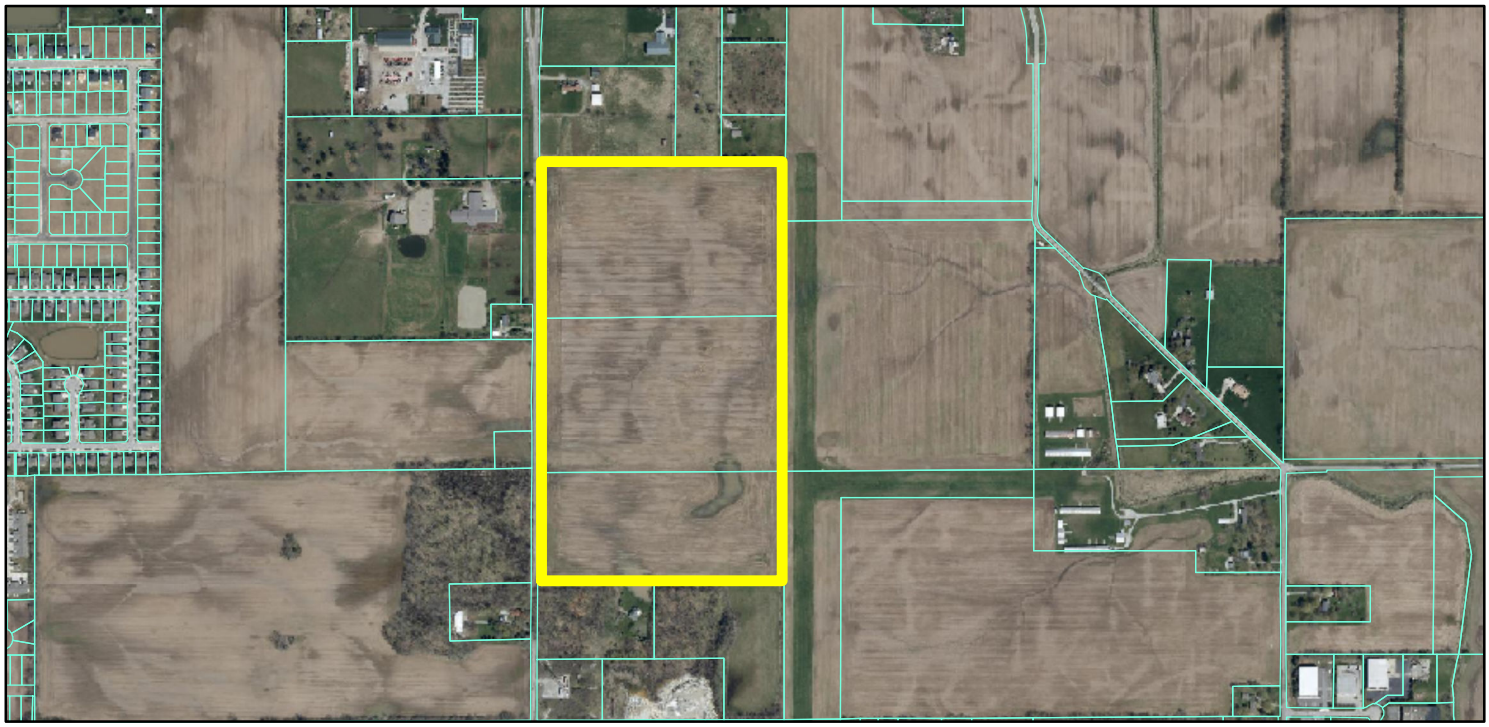
Eligible for Adoption: January 24, 2021

Submitted by: Daine Crabtree, Senior Planner
Community Development Department

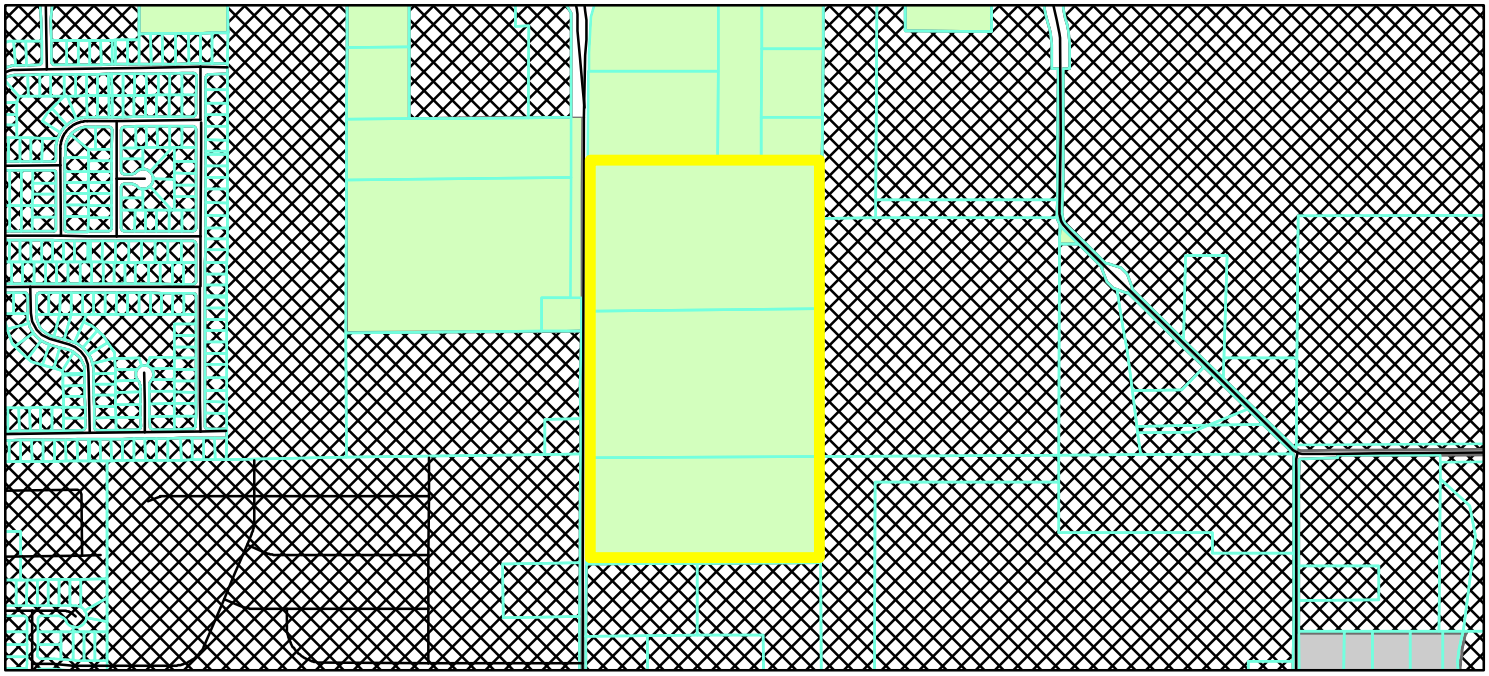
Courtyards at Spring Mill PUD
Ord. 21-47

Aerial Location Map

Site



Zoning Map



GIS.DBO.PW_Streets
Parcel
Parcel
Zoning - All

Zoning
AG-SF1 (Agriculture - Single Family - 1)
EI (Enclosed Industrial)
PUD (Planned Unit Development)

0 0.075 0.15
Miles

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NARRATIVE STATEMENT

The "Courtyards at Spring Mill" is a proposed empty-nester, age-targeted residential community by Platinum Properties Management Company ("Platinum") and Epcon Westfield, LLC / Epcon Communities, Inc. ("Epcon"), a premiere creator and developer of master planned residential communities for empty-nesters. The subject real estate consists of approximately 68 acres and is located east of and adjacent to Spring Mill Road, north of SR 32 and south of 186th Street as shown on the attached site aerial exhibit (the "Real Estate").

The developer and builder, Epcon, is nationally recognized with more than 35 years' experience focusing exclusively in this age targeted sector of housing. Epcon's unique, copyrighted, "courtyard homes" are recognized as some of the best home designs nationally at addressing the unique needs of the 55+ market. A variety of model sizes and architectural styles all feature a private, outdoor, garden courtyard for residents to merge indoor and outdoor living.

Located to the north of the Real Estate are individual parcels with residences and agricultural uses and to the northwest is the Sundown Gardens landscape business: to the east is future Wheeler Landing development; to the south is the Spring Mill Center PUD which is adjacent to SR 32 and to the southwest and west are the Orchard View and Somerset neighborhoods respectively. The current zoning of the Real Estate is AG-SF1 and Platinum and Epcon are seeking to rezone the Real Estate to the "Courtyards at Spring Mill Planned Unit Development District" which will have SF-4 Single-Family as the underlying zoning classification.

The "Courtyards at Spring Mill" is planned to be an "age targeted", high quality single-family community that will consist of approximately 198 lots with attractive home architecture, amenities and open space areas that provide numerous social and wellness opportunities, and full landscape maintenance services. The community will be rich in lifestyle benefits desired by those seeking a home in Westfield that provides a quality opportunity to "right size". Epcon anticipates the single-family homes to range from $350,000 to $550,000, with an expected average sales price of approximately $450,000.

The Courtyards at Spring Mill PUD Ordinance, which is also enclosed, contains specific requirements and regulations for home architecture and design, open spaces and amenities, entryway treatment and design, as well as landscaping and bufferyard standards. Also included in the Courtyards at Spring Mill PUD are character exhibits depicting the proposed home architecture, as well as other exhibits that detail common area and amenity enhancements.

Regarding the Westfield Comprehensive Plan (see enclosed land use map), the Real Estate is identified as "New Suburban Northwest" and adjacent to Employment Corridor and Regional Commercial which are along SR 32. The site will serve as a transition from the more intense commercial uses to the south along SR 32 to the existing residential uses to the north and west. The proposal is consistent and compatible with the Comprehensive Plan "New Suburban" development goals and objectives in the following ways: the site is in a location that is contiguous to existing development not sprawl at the outer extent of the new suburban area, enhances extensions of pedestrian infrastructure, provides uniform attractive screening along Spring Mill Road, provides high quality "life span" housing, provides appropriate land use transition next to commercial uses anticipated along SR 32, encourages attractive streetscapes with porch forward designs, provides significant resident amenities.

Further, as an "infill" site, the development does not require the extension of new infrastructure and provides a high-quality housing option for this area which will continue to encourage commercial growth and development along the SR 32 corridor.

EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)

THE COURTYARDS AT SPRING MILL
CONCEPT PLAN
WESTFIELD, HAMILTON COUNTY, INDIANA

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 2111-PUD-28.

EXHIBIT E
Buffer Yard Plans
(Page 1 of 1)

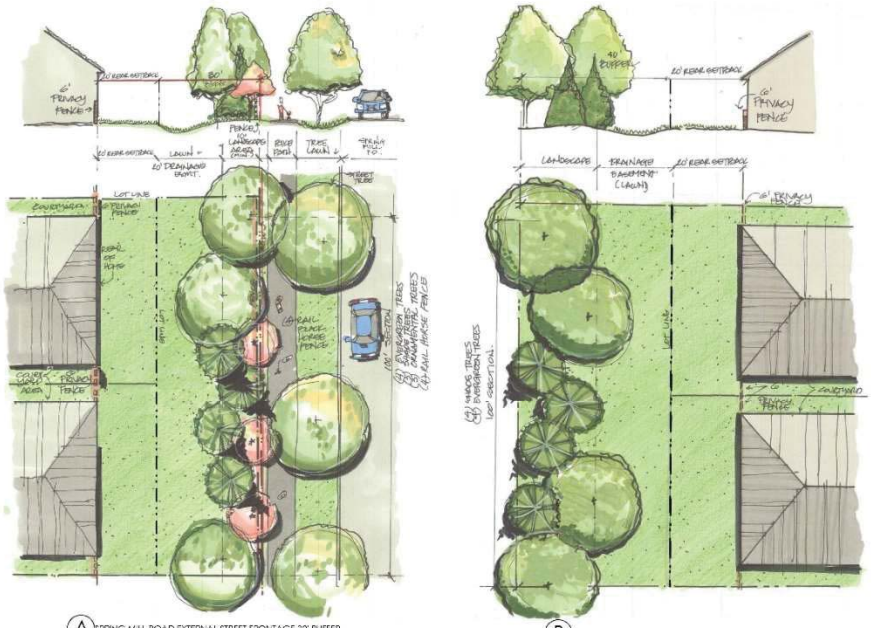
Note: Larger scale paper and digital copies of the plans are on file with the Department of Economic and Community Development under Docket Number 2111-PUD-28.

EXHIBIT F

Conceptual Buffer Landscape Treatment

(Page 1 of 1)

LOCATION PLAN



SPRING MILL ROAD EXTERNAL STREET FRONTAGE
NOT TO SCALE

GRAPHIC SCALE

THE COURTYARDS AT SPRING MILL

EMHT

CONCEPTUAL PERIMETER
BUFFER YARD TREATMENT
WESTFIELD, HAMILTON COUNTY, INDIANA

EPCON COMMUNITIES

EXHIBIT G
Conceptual Entry Features
(Page 1 of 1)

LOCATION PLAN

A SPRING MILL ROAD CONCEPTUAL ENTRY

CONCEPTUAL ENTRY FEATURE SIGN

BLACK 4 RAIL HORSE FENCE

GRAPHIC SCALE

THE COURTYARDS AT SPRING MILL

EMHT — CONCEPTUAL ENTRY PLAN — EPCON COMMUNITIES

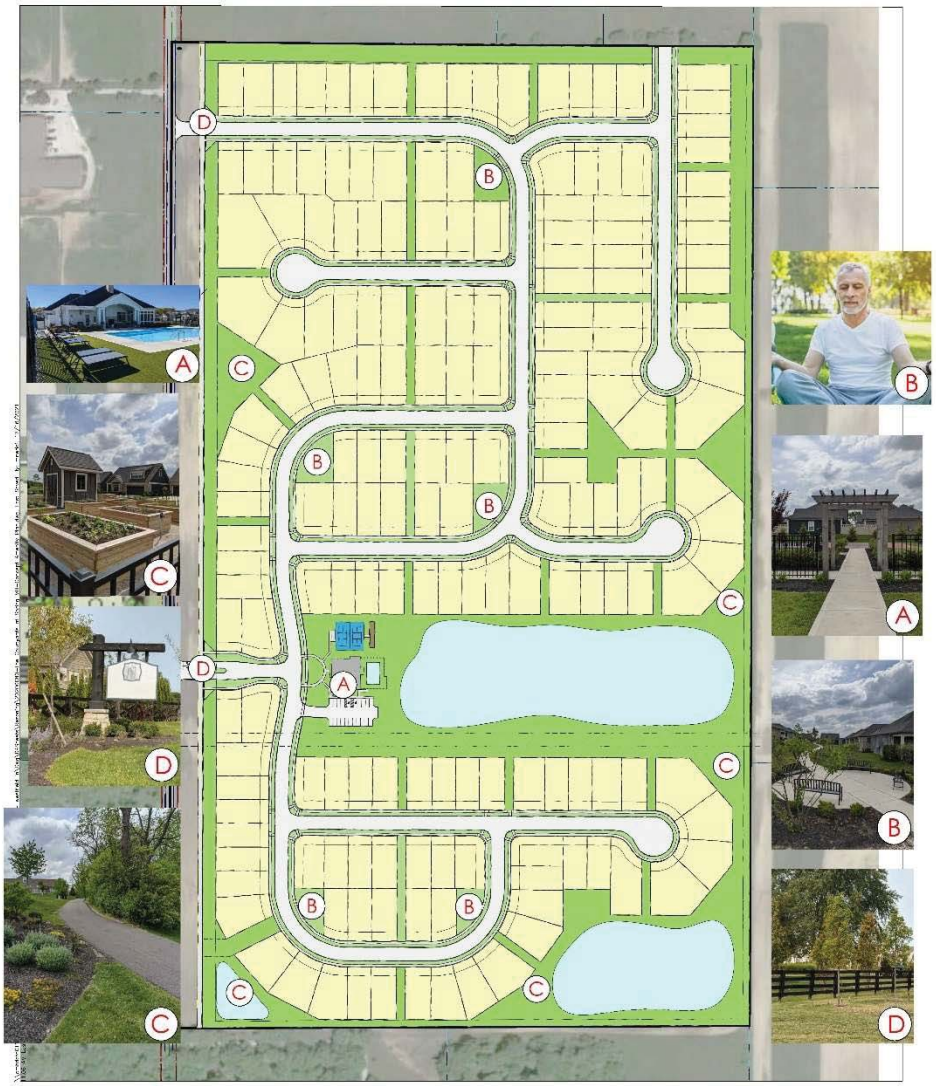
WESTFIELD, HAMILTON COUNTY, INDIANA

EXHIBIT H

Conceptual Open Space and Pedestrian Connectivity Plan

(Page 1 of 1)

EXHIBIT I
Conceptual Amenities Plan
(Page 1 of 1)



KEY (TYPICAL AMENITIES)

A CLUBHOUSE AMENITY AREA
- Clubhouse
  - -Fitness
  - -Gathering Area
  - -Kitchen
  - -Restrooms
- Pool
- Pickle Ball Court
- Bike Racks
- Parking Lot
- Bocce

B PARKETTES
- Open Space Areas Featuring Paving, Seating, Landscaping, and/or Walking Path Connection
- Used More Passively for Informal Meeting, "Coffee Talk", Meditation/Yoga, Book Club, Reading, Painting, Etc.

C PASSIVE OPEN SPACE
- Lawn and/or Landscaping
- Dark Color Fencing Along Frontage
- Perimeter Landscape Buffer on North and Springmill Road
- May Include Walking Paths
- May Include Community Garden / Garden Shed

D ENTRY FEATURES
- Southern Primary Entry
  - Boulevard Entry
  - Landscaped Entry Feature with Community Identification Sign
  - Dark Color Fence Along Frontage
  - Bike Path
- Northern Secondary Entry
  - Community Identification Signage Integrated with Fencing and Landscaping
  - Dark Color Fence Along Frontage
  - Bike Path

GRAPHIC SCALE

DECEMBER 7, 2021
2020-0285
TASK 7020

THE COURTYARDS AT SPRING MILL

EMHT

CONCEPTUAL AMENITIES PLAN
WESTFIELD, HAMILTON COUNTY, INDIANA

EPCON COMMUNITIES

EXHIBIT J
Conceptual Amenity Area Enlargement
(Page 1 of 1)

CONCEPTUAL CLUBHOUSE AMENITY AREA ENLARGEMENT
NOT TO SCALE

FITNESS INSIDE CLUBHOUSE

TYPICAL POOL

TYPICAL PICKLEBALL

THE COURTYARDS AT SPRING MILL

CONCEPTUAL AMENITY
AREA ENLARGEMENTS
WESTFIELD, HAMILTON COUNTY, INDIANA

EMH&T

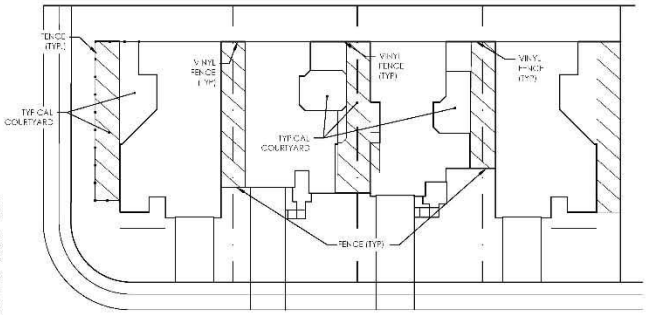
EPCON COMMUNITIES

EXHIBIT K
Typical Courtyards
(Page 1 of 1)

TYPICAL COURTYARD

TYPICAL COURTYARD ADJACENT TO OPEN SPACE

TYPICAL COURTYARD/ SHARED USE SPACE



TYPICAL UNIT COURTYARDS

TYPICAL COURTYARD ADJACENT TO OPEN STREET

TYPICAL COURTYARD

TYPICAL COURTYARD ADJACENT TO OPEN SPACE

TYPICAL COURTYARD/SHARED USE SPACE

TYPICAL COURTYARD

TYPICAL COURTYARD

THE COURTYARDS AT SPRING MILL

EMH&T — TYPICAL COURTYARDS — EPCON COMMUNITIES

WESTFIELD, HAMILTON COUNTY, INDIANA

EPCON
Communities
Palazzo
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Communities
Palazzo
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EPCON
Communities
Portico

EPCON
Communities
Portico

Provenan
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Provenan
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EPCON
Communities
Torino
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EPCON
Communities
Promenade III
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Communities
Promenade III
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EPCON
Communities
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Capri IV
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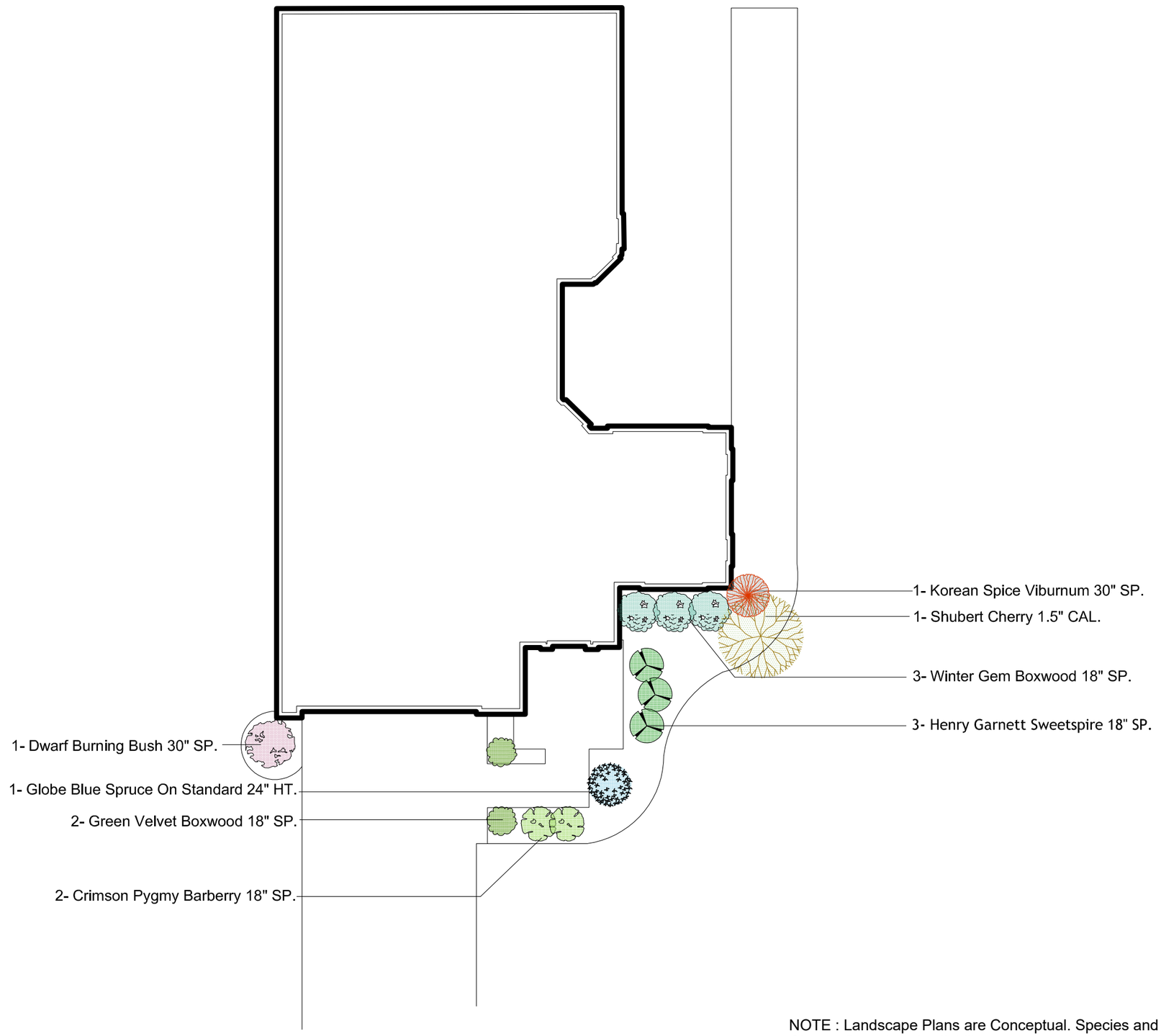
Although all floor plans, illustrations, and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, layout and room sizes may vary depending on the options and elevations selected. This information is for illustrative purposes only and not part of a legal contract.



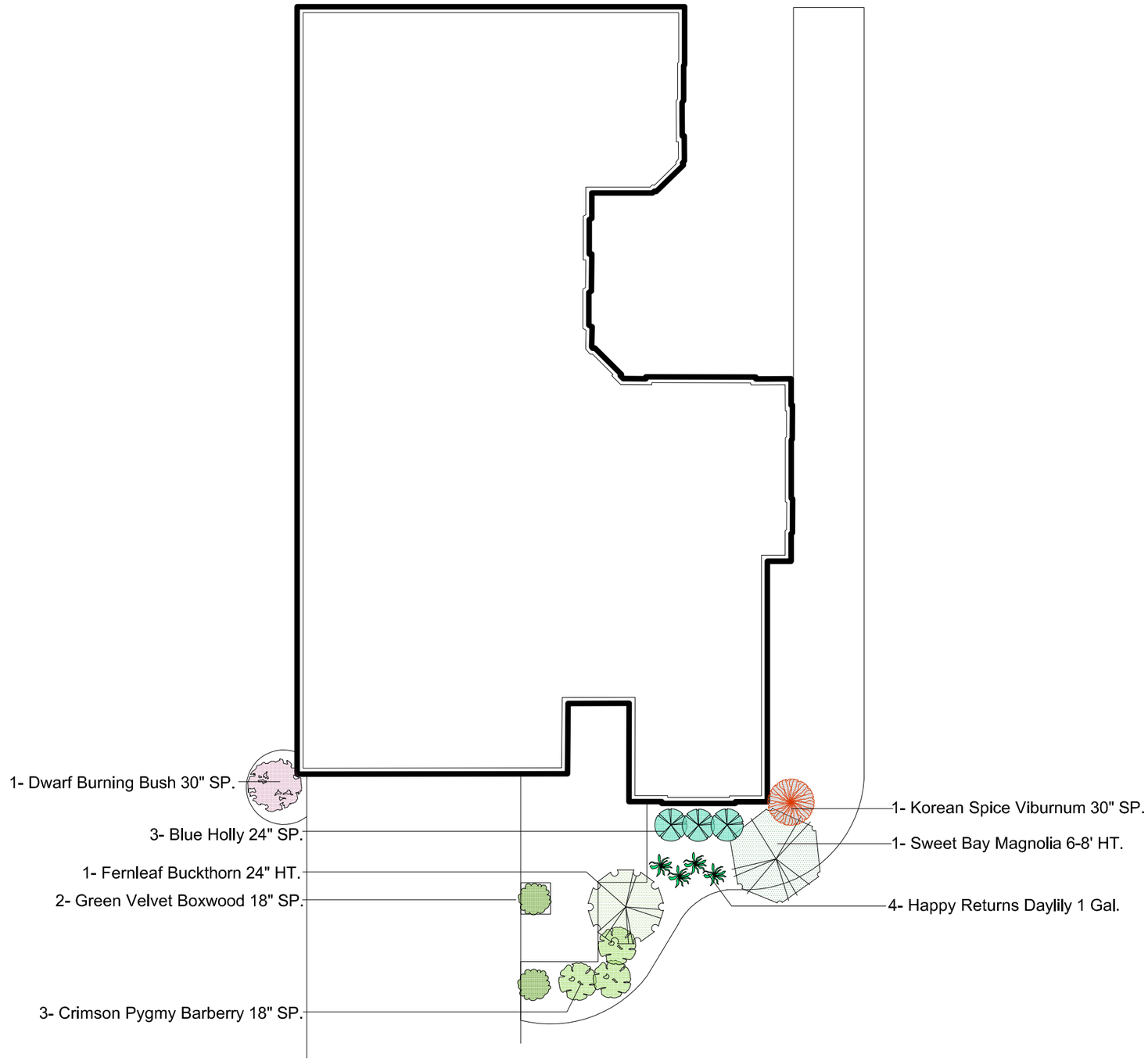
NOTE : Landscape Plans are Conceptual. Species and Quantities May Change Based on Availability.

WILSON LANDSCAPE
ASSOCIATES
DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL
900 Buckeye Park Road Columbus OH 43207
614.444.8873 tel 614.444.3175 fax
wilsonlandscapeandturf.com

Conceptual Landscape Plans

Detached Homes

Date:	8-4-2014
Scale:	1" = 10'
Drawn By:	TQT
Drawing Number:	



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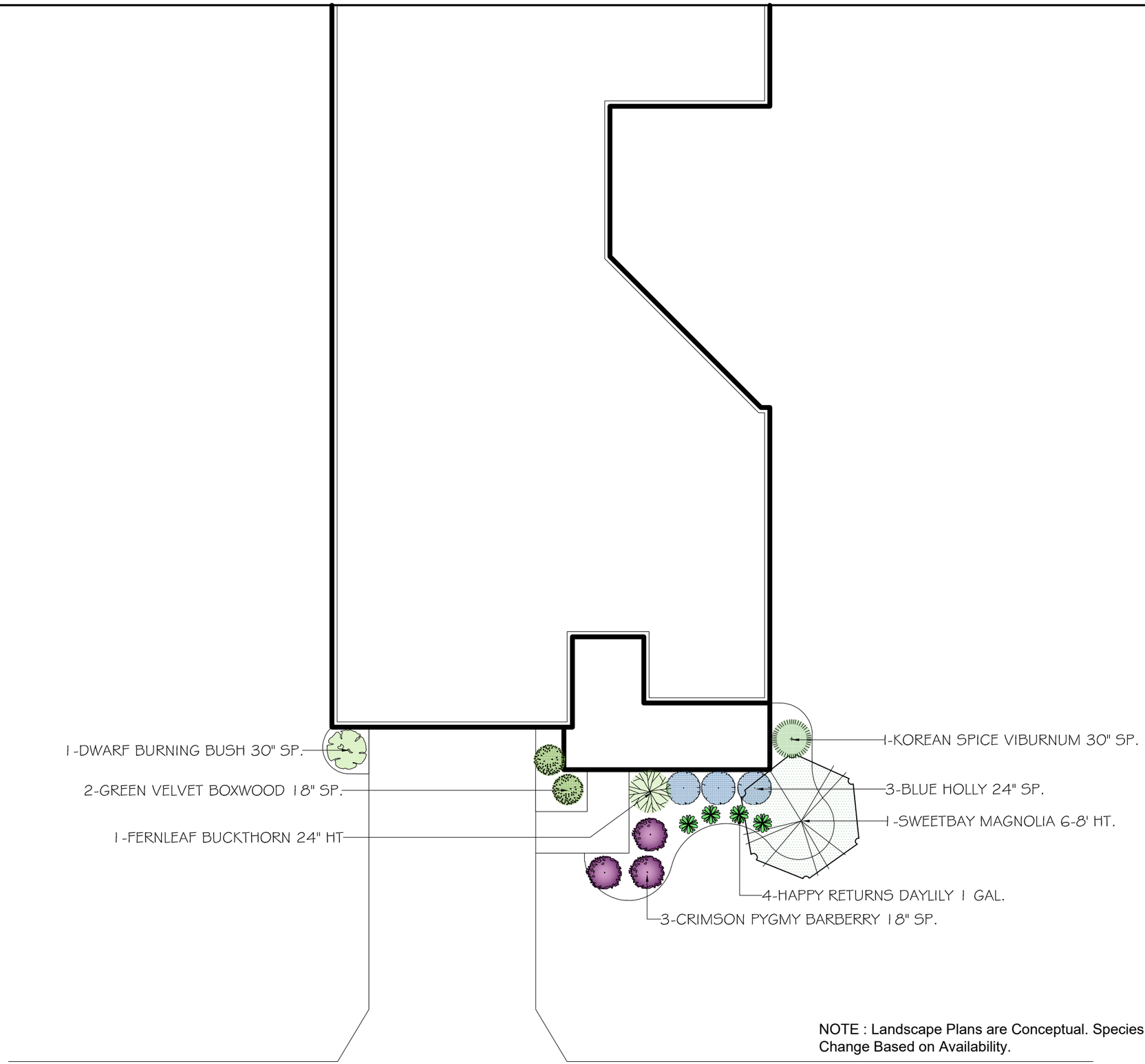
Conceptual Landscape Plans
Detached Homes

Date:	8-4-2014
Scale:	1" = 10'
Drawn By:	TQT
Drawing Number:	



NOTE : Landscape Plans are Conceptual. Species and Quantities May Change Based on Availability.

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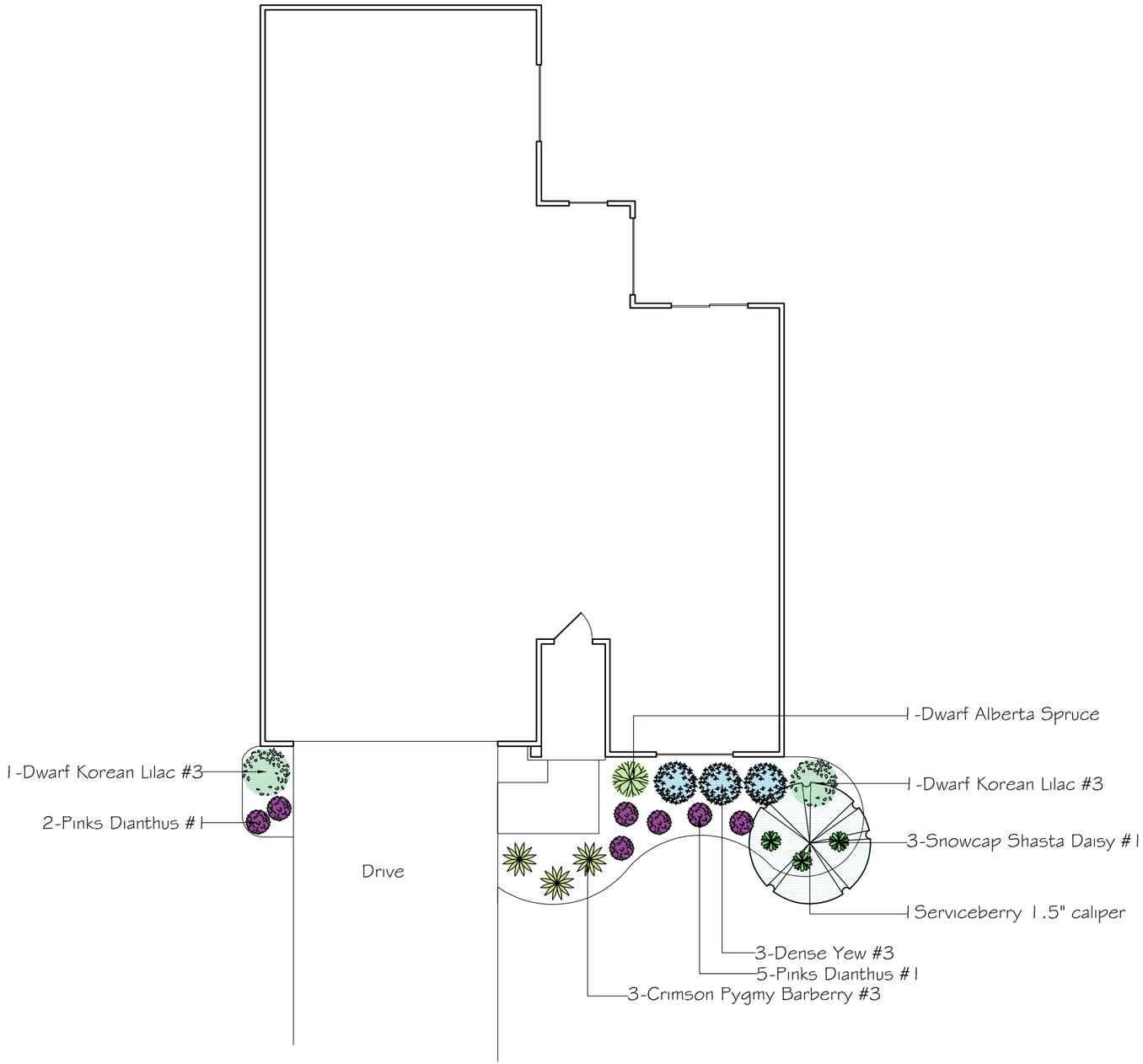
900 Buckeye Park Road Columbus OH 43207
614.444.8873 tel 614.444.3175 fax
wilsonlandscapeandturf.com

Conceptual Landscape Plans
Detached Homes

Date:	3/5/18
Scale:	1"=10'
Drawn By:	AS
Drawing Number:	



NOTE : Landscape Plans are Conceptual. Species and Quantities May Change Based on Availability.

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614.444.8873 tel 614.444.3175 fax
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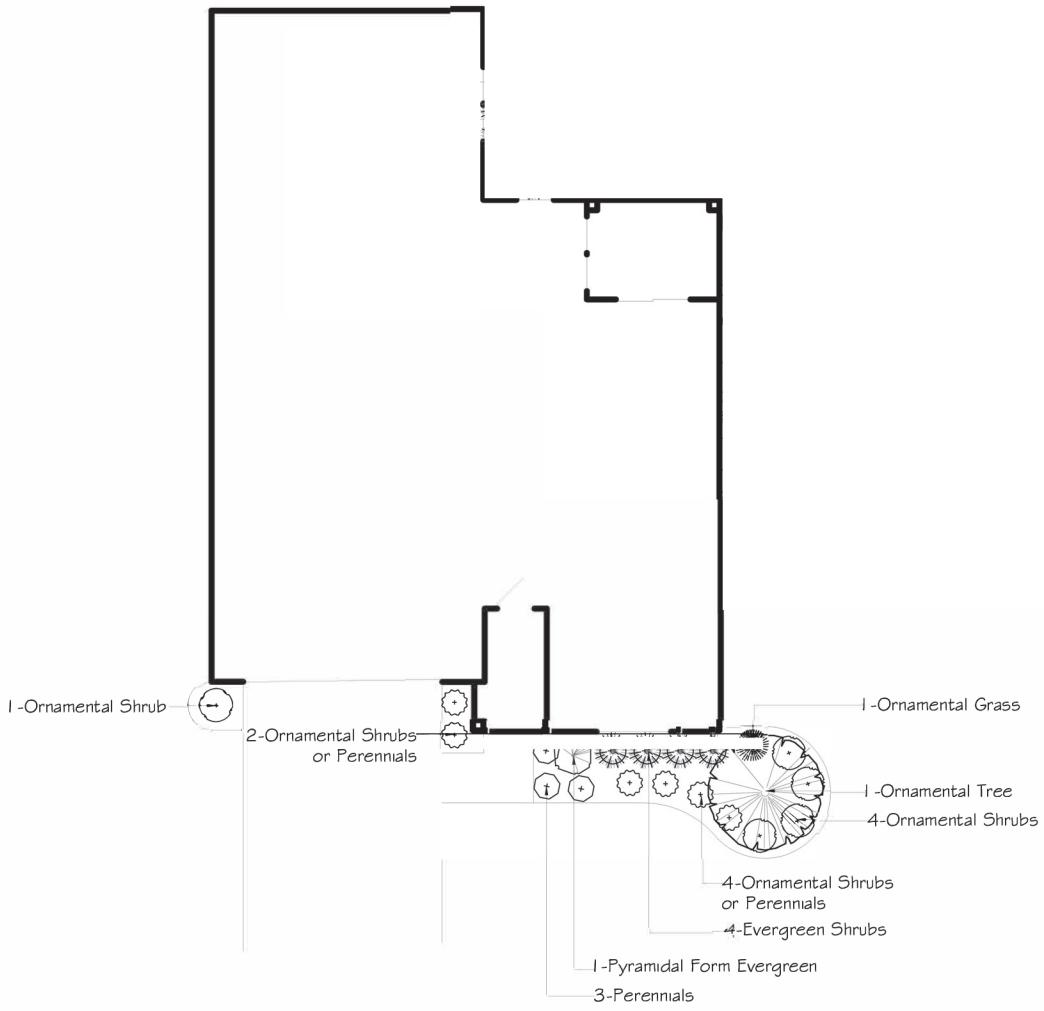
Conceptual Landscape Plans
Detached Homes

Date:	5/6/20
Scale:	1"=10'
Drawn By:	AS
Drawing Number:	



TYPCIAL COURTYARD LANDSCAPE PLAN

NOTE: Landscape plans are conceptual. Species and quantities may change based on availability.

WILSON LANDSCAPE ASSOCIATES
DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL
900 Buckeye Park Road Columbus OH 43207
614.444.8873 tel 614.444.3775 fax
wilsonlandsc@peandturf.com

Conceptual Landscape Plans
Detached Homes

Date:	5/23/19
Scale:	1"=10'
Drawn By:	AS
Drawing Number:	

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, November 1, 2021, 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.	2111-PUD-28
Ordinance No.	21-47
Petitioner	Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC
Description	A request to rezone 67.8 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards at Spring Mill PUD.

On January 18, 2022, a motion was made and passed to send a favorable recommendation (Vote: 6 in favor, 3 opposed) to the City Council regarding this petition with the following conditions:

1. Language requiring a specified percentage (%) of Masonry Material for the Front Building Façade shall be added
2. Language requiring fifteen (15) shrubs every 100 lineal feet of External Street Frontage shall be added

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

Kevin M. Todd, Secretary

January 19, 2021
Date

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.

January 24, 2022

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 19 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 24 day of January, 2022

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: 01/08/22..01/21/22

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								
VEN000534	Delta Dental	APP089000	1/10/2022	101001119	ADM-HEALTH/DENTAL	Jan Dental Ins	40.62	72052	1/10/2022
VEN001676	Riverview Hospital	APP089003	1/10/2022	101001119	ADM-HEALTH/DENTAL	Nov Clinic Hrs	184.10	72053	1/10/2022
VEN005845	Kinetrex Energy	APP089021	1/10/2022	101001328	ADM-HEAT/GAS	Gas	284.47	72089	1/11/2022
VEN000589	Duke Energy	APP089026	1/10/2022	101001341	ADM-ELECTRICITY	Admin	176.57	72074	1/11/2022
VEN002336	Citizens Westfield	APP089027	1/10/2022	101001328	ADM-HEAT/GAS	Admin	265.04	72071	1/11/2022
VEN002336	Citizens Westfield	APP089031	1/10/2022	101001342	ADM-WATER/SEWER	City Hall	130.66	72071	1/11/2022
VEN004479	Symetra Life Insurance	APP089050	1/11/2022	101001119	ADM-HEALTH/DENTAL	Jan ins	6.50	72111	1/11/2022
VEN007062	McGriff Insurance	APP089071	1/12/2022	101001339	ADM-INSURANCE	Cyber Renewal	2,852.70	72112	1/12/2022
VEN008029	Liberty Mutual Insurance	APP089080	1/12/2022	101001339	ADM-INSURANCE	Jan Renewal	12,896.62	72114	1/12/2022
VEN008965	First Class Cleaning Services Inc	APP089116	1/14/2022	101001343	ADM-BUILDING	City Hall	350.00	72117	1/14/2022
VEN008965	First Class Cleaning Services Inc	APP089117	1/14/2022	101001343	ADM-BUILDING	City Hall	350.00	72117	1/14/2022
VEN001537	Payroll	APP089179	1/19/2022	101001111	ADM-SALARY	sal	7,370.31	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	101001120	ADM-FICA /MEDICARE	fica	427.76	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	101001120	ADM-FICA /MEDICARE	med	100.01	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	101001121	ADM-PERF	perf	948.08	500000748	1/19/2022
VEN003729	Metronet	APP089200	1/20/2022	101001343	ADM-BUILDING	City Hall alarm	60.23	72122	1/20/2022
VEN002336	Citizens Westfield	APP089202	1/20/2022	101001328	ADM-HEAT/GAS	Admin	36.50	72120	1/20/2022
VEN000589	Duke Energy	APP089203	1/19/2022	101001341	ADM-ELECTRICITY	PW	105.60	72121	1/20/2022
	Subtotal for Administration						**26,585.77**		
	Police								
VEN000534	Delta Dental	APP089000	1/10/2022	101002119	POLICE-HEALTH/DENTAL	Jan Dental Ins	3,403.84	72052	1/10/2022
VEN001676	Riverview Hospital	APP089003	1/10/2022	101002119	POLICE-HEALTH/DENTAL	Nov Clinic Hrs	4,576.88	72053	1/10/2022
VEN000163	Aul Retirement	APP089018	1/10/2022	101002125	POLICE-401A MATCHING	Emplr Pension Contribution	94,706.45	500000745	1/10/2022
VEN005845	Kinetrex Energy	APP089021	1/10/2022	101002328	POLICE-HEAT/GAS	Gas	882.39	72089	1/11/2022
VEN002336	Citizens Westfield	APP089027	1/10/2022	101002328	POLICE-HEAT/GAS	PSB	376.67	72071	1/11/2022
VEN004479	Symetra Life Insurance	APP089050	1/11/2022	101002119	POLICE-HEALTH/DENTAL	Jan ins	221.00	72111	1/11/2022
VEN007062	McGriff Insurance	APP089071	1/12/2022	101002339	POLICE-INSURANCE	Cyber Renewal	4,660.94	72112	1/12/2022
VEN008029	Liberty Mutual Insurance	APP089080	1/12/2022	101002339	POLICE-INSURANCE	Jan Renewal	21,071.35	72114	1/12/2022
VEN008965	First Class Cleaning Services Inc	APP089116	1/14/2022	101002343	POLICE-BUILDING MAINTEN	PSB	450.00	72117	1/14/2022
VEN008965	First Class Cleaning Services Inc	APP089116	1/14/2022	101002343	POLICE-BUILDING MAINTEN	PSB lobby	50.00	72117	1/14/2022
VEN008965	First Class Cleaning Services Inc	APP089116	1/14/2022	101002343	POLICE-BUILDING MAINTEN	PSB deodorizer	100.00	72117	1/14/2022
VEN008965	First Class Cleaning Services Inc	APP089117	1/14/2022	101002343	POLICE-BUILDING MAINTEN	PSB	450.00	72117	1/14/2022

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. 101	**Fund Name: General**								
Police									
VEN008965	First Class Cleaning Services Inc	APP089117	1/14/2022	101002343	POLICE-BUILDING MAINTEN	PSB Lobby	50.00	72117	1/14/2022
VEN008965	First Class Cleaning Services Inc	APP089117	1/14/2022	101002343	POLICE-BUILDING MAINTEN	PSB deodorizer	100.00	72117	1/14/2022
VEN009277	Nelson and Co LLC	APP089119	1/14/2022	101002229	POLICE-UNIFORMS	Uniforms - Nichols	119.68		
VEN009277	Nelson and Co LLC	APP089119	1/14/2022	101002229	POLICE-UNIFORMS	Uniforms - Hopkins	99.80		
VEN009277	Nelson and Co LLC	APP089119	1/14/2022	101002229	POLICE-UNIFORMS	Uniforms - Abney	189.90		
VEN000747	Galls	APP089120	1/14/2022	101002229	POLICE-UNIFORMS	Uniforms Radio Pouch	25.00		
VEN000405	Citizens Energy Group	APP089163	1/19/2022	101002342	POLICE-WATER/SEWER	40 percent - Police	294.48	72118	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	101002111	POLICE-SALARY	sal	211,731.64	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	101002120	POLICE-FICA/MEDICARE	fica	12,583.58	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	101002120	POLICE-FICA/MEDICARE	med	2,942.93	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	101002121	POLICE-PERF	perf	33,131.13	500000748	1/19/2022
VEN003729	Metronet	APP089201	1/20/2022	101002335	POLICE-TELEPHONE	PSB	59.11	72123	1/20/2022
VEN006222	SuperFleet Master Card	APP089224	1/20/2022	101002226	POLICE-VEHICLE GAS/SUPP	Vehicle Gas	124.87		
VEN007706	Zip's AW Direct	APP089225	1/20/2022	101002472	POLICE-EQUIPMENT	Lockout Tools	198.83		
VEN001800	Sirchie Fingerprint Labs	APP089226	1/20/2022	101002224	POLICE-OPERATING SUPPLI	Ninhydrin Aerosol - Property	154.77		
VEN003412	PowerDMS	APP089227	1/20/2022	101002349	POLICE-SERVICES	User Licenses - New Hires	239.85		
VEN002035	US Uniform and Supply	APP089228	1/20/2022	101002229	POLICE-UNIFORMS	ESU Vest - Short	2,556.75		
VEN002035	US Uniform and Supply	APP089228	1/20/2022	101002333	POLICE-POSTAGE	Shipping - ESU - Short	90.00		
VEN002035	US Uniform and Supply	APP089228	1/20/2022	101002472	POLICE-EQUIPMENT	ESU Liberator Headset, Helm	1,770.00		
VEN005581	Newton Oil Company	APP089264	1/20/2022	101002226	POLICE-VEHICLE GAS/SUPP	Unleaded fuel	11,382.12		
VEN002353	Boldens Cleaners	APP089326	1/20/2022	101002229	POLICE-UNIFORMS	Dry Cleaning	980.70		
Subtotal for Police							**409,774.66**		
Economic and Community Development									
VEN000534	Delta Dental	APP089000	1/10/2022	101003119	ECD-HEALTH/DENTAL	Jan Dental Ins	449.92	72052	1/10/2022
VEN001676	Riverview Hospital	APP089003	1/10/2022	101003119	ECD-HEALTH/DENTAL	Nov Clinic Hrs	700.19	72053	1/10/2022
VEN004479	Symetra Life Insurance	APP089050	1/11/2022	101003119	ECD-HEALTH/DENTAL	Jan ins	33.67	72111	1/11/2022
VEN001537	Payroll	APP089179	1/19/2022	101003111	ECD-SALARY	sal	31,337.59	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	101003120	ECD-FICA/MEDICARE	fica	1,883.19	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	101003120	ECD-FICA/MEDICARE	med	440.45	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	101003121	ECD-PERF	perf	4,449.94	500000748	1/19/2022
Subtotal for Economic and Community Development							**39,294.95**		

Purchase Invoice Register
City of Westfield
Report Date Range: 01/08/22..01/21/22

Fund No.	Fund Name / Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
101	**General**									
	Parks									
	VEN000534	Delta Dental	APP089000	1/10/2022	101005119	PARKS-HEALTH/DENTAL	Jan Dental Ins	212.64	72052	1/10/2022
	VEN001676	Riverview Hospital	APP089003	1/10/2022	101005119	PARKS-HEALTH/DENTAL	Nov Clinic Hrs	178.07	72053	1/10/2022
	VEN004479	Symetra Life Insurance	APP089050	1/11/2022	101005119	PARKS-HEALTH/DENTAL	Jan ins	13.00	72111	1/11/2022
	VEN001537	Payroll	APP089179	1/19/2022	101005111	PARKS-SALARY	sal	9,964.77	500000748	1/19/2022
	VEN001537	Payroll	APP089179	1/19/2022	101005120	PARKS-FICA/MEDICARE	fica	594.68	500000748	1/19/2022
	VEN001537	Payroll	APP089179	1/19/2022	101005120	PARKS-FICA/MEDICARE	med	139.08	500000748	1/19/2022
	VEN001537	Payroll	APP089179	1/19/2022	101005121	PARKS-PERF	perf	1,267.32	500000748	1/19/2022
	Subtotal for Parks							**12,369.56**		
	Economic Dev									
	VEN000534	Delta Dental	APP089000	1/10/2022	101006119	ECONOMIC DEV-HEALTH/D	Jan Dental Ins	20.86	72052	1/10/2022
	VEN001676	Riverview Hospital	APP089003	1/10/2022	101006119	ECONOMIC DEV-HEALTH/D	Nov Clinic Hrs	34.71	72053	1/10/2022
	VEN004479	Symetra Life Insurance	APP089050	1/11/2022	101006119	ECONOMIC DEV-HEALTH/D	Jan ins	3.25	72111	1/11/2022
	VEN001537	Payroll	APP089179	1/19/2022	101006111	ECONOMIC DEV-SALARY	sal	3,502.00	500000748	1/19/2022
	VEN001537	Payroll	APP089179	1/19/2022	101006120	ECONOMIC DEV-FICA/MEDI	fica	216.89	500000748	1/19/2022
	VEN001537	Payroll	APP089179	1/19/2022	101006120	ECONOMIC DEV-FICA/MEDI	med	50.72	500000748	1/19/2022
	VEN001537	Payroll	APP089179	1/19/2022	101006121	ECONOMIC DEV-PERF	perf	497.28	500000748	1/19/2022
	Subtotal for Economic Dev							**4,325.71**		
	Informatics									
	VEN000534	Delta Dental	APP089000	1/10/2022	101007119	IT-HEALTH/DENTAL	Jan Dental Ins	269.80	72052	1/10/2022
	VEN001676	Riverview Hospital	APP089003	1/10/2022	101007119	IT-HEALTH/DENTAL	Nov Clinic Hrs	389.33	72053	1/10/2022
	VEN004479	Symetra Life Insurance	APP089050	1/11/2022	101007119	IT-HEALTH/DENTAL	Jan ins	19.50	72111	1/11/2022
	VEN001537	Payroll	APP089179	1/19/2022	101007111	IT-SALARY	sal	16,502.76	500000748	1/19/2022
	VEN001537	Payroll	APP089179	1/19/2022	101007120	IT-FICA/MEDICARE	fica	959.54	500000748	1/19/2022
	VEN001537	Payroll	APP089179	1/19/2022	101007120	IT-FICA/MEDICARE	med	224.39	500000748	1/19/2022
	VEN001537	Payroll	APP089179	1/19/2022	101007121	IT-PERF	perf	2,343.39	500000748	1/19/2022
	VEN005272	SHI International	APP089230	1/20/2022	101007389	IT-SOFTWARE LICENSING	Paessler software	580.25		
	VEN005146	Konica Minolta Business	APP089231	1/20/2022	101007337	IT-PRINTING	Click charges	26.16		
	VEN005134	Lifeline Data Centers	APP089232	1/20/2022	101007349	IT-SERVICES	Monthly fee	778.50		
	VEN006597	ATEC Inc	APP089233	1/20/2022	101007451	IT-COMPUTER/EQUIP	GP Exterior Camera Replace	1,766.88		
	VEN005146	Konica Minolta Business	APP089234	1/20/2022	101007337	IT-PRINTING	Click Charges	350.33		
	VEN005996	Konica Minolta Premier Fin	APP089235	1/20/2022	101007337	IT-PRINTING	Copy machine rentals	1,053.89		
	Subtotal for Informatics							**25,264.72**		

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Fund No.	Fund Name	Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
101	General										
	Clerk Treasurer										
		VEN000534	Delta Dental	APP089000	1/10/2022	101008119	CT-HEALTH/DENTAL	Jan Dental Ins	220.74	72052	1/10/2022
		VEN001676	Riverview Hospital	APP089003	1/10/2022	101008119	CT-HEALTH/DENTAL	Nov Clinic Hrs	258.03	72053	1/10/2022
		VEN004297	ADP-Payroll	APP089019	1/10/2022	101008331	CT-CONSULTING	Dec services	8,647.76	500000744	1/10/2022
		VEN004479	Symetra Life Insurance	APP089050	1/11/2022	101008119	CT-HEALTH/DENTAL	Jan ins	18.46	72111	1/11/2022
		VEN000847	Hamilton County Recorder	APP089082	1/12/2022	101008338	CT-LEGAL NOTICES	ordinances and bond	225.00	72113	1/12/2022
		VEN001537	Payroll	APP089179	1/19/2022	101008111	CT-SALARY	sal	18,260.16	500000748	1/19/2022
		VEN001537	Payroll	APP089179	1/19/2022	101008120	CT-FICA/MEDICARE	fica	1,066.51	500000748	1/19/2022
		VEN001537	Payroll	APP089179	1/19/2022	101008120	CT-FICA/MEDICARE	med	249.41	500000748	1/19/2022
		VEN001537	Payroll	APP089179	1/19/2022	101008121	CT-PERF	perf	2,138.22	500000748	1/19/2022
		VEN000345	Cave and Company Printing	APP089242	1/20/2022	101008337	CT-PRINTING	Envelopes	799.50		
	Subtotal for Clerk Treasurer								**31,883.79**		
	Mayor										
		VEN000534	Delta Dental	APP089000	1/10/2022	101009119	MAYOR-HEALTH/DENTAL	Jan Dental Ins	40.62	72052	1/10/2022
		VEN001676	Riverview Hospital	APP089003	1/10/2022	101009119	MAYOR-HEALTH/DENTAL	Nov Clinic Hrs	90.54	72053	1/10/2022
		VEN004479	Symetra Life Insurance	APP089050	1/11/2022	101009119	MAYOR-HEALTH/DENTAL	Jan ins	1.69	72111	1/11/2022
		VEN001537	Payroll	APP089179	1/19/2022	101009111	MAYOR-SALARY	sal	4,941.60	500000748	1/19/2022
		VEN001537	Payroll	APP089179	1/19/2022	101009120	MAYOR- FICA/MEDICARE	fica	297.40	500000748	1/19/2022
		VEN001537	Payroll	APP089179	1/19/2022	101009120	MAYOR- FICA/MEDICARE	med	69.55	500000748	1/19/2022
		VEN001537	Payroll	APP089179	1/19/2022	101009121	MAYOR-PERF	perf	702.49	500000748	1/19/2022
	Subtotal for Mayor								**6,143.89**		
	City Council										
		VEN005604	Student Impact	APP089343	1/21/2022	101010347	CITY COUNCIL-PROMOTION	Black Tie Bingo	2,500.00		
	Subtotal for City Council								**2,500.00**		
	Public Works										
		VEN000534	Delta Dental	APP089000	1/10/2022	101013119	PW-HEALTH AND DENTAL	Jan Dental Ins	1,044.10	72052	1/10/2022
		VEN001676	Riverview Hospital	APP089003	1/10/2022	101013119	PW-HEALTH AND DENTAL	Nov Clinic Hrs	1,610.13	72053	1/10/2022
		VEN005845	Kinetrex Energy	APP089021	1/10/2022	101013328	PW-HEAT/GAS	Gas	648.85	72089	1/11/2022
		VEN000589	Duke Energy	APP089022	1/10/2022	101013341	PW-ELECTRIC	PW	77.47	72074	1/11/2022
		VEN002336	Citizens Westfield	APP089024	1/10/2022	101013342	PW-WATER/SEWER	PW	1,082.63	72071	1/11/2022
		VEN000589	Duke Energy	APP089025	1/10/2022	101013341	PW-ELECTRIC	PW	370.32	72074	1/11/2022
		VEN002336	Citizens Westfield	APP089027	1/10/2022	101013328	PW-HEAT/GAS	PW	415.86	72071	1/11/2022
		VEN002336	Citizens Westfield	APP089028	1/10/2022	101013328	PW-HEAT/GAS	PW	45.82	72071	1/11/2022

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Fund No.	**Fund Name**								
101	**General**								
	Public Works								
VEN002336	Citizens Westfield	APP089028	1/10/2022	101013342	PW-WATER/SEWER	PW	619.51	72071	1/11/2022
VEN004479	Symetra Life Insurance	APP089050	1/11/2022	101013119	PW-HEALTH AND DENTAL	Jan ins	74.75	72111	1/11/2022
VEN007062	McGriff Insurance	APP089071	1/12/2022	101013339	PW-INSURANCE	Cyber Renewal	2,471.71	72112	1/12/2022
VEN008029	Liberty Mutual Insurance	APP089080	1/12/2022	101013339	PW-INSURANCE	Jan Renewal	11,174.20	72114	1/12/2022
VEN000589	Duke Energy	APP089092	1/13/2022	101013341	PW-ELECTRIC	Grand Junction	8,173.38	72116	1/13/2022
VEN008965	First Class Cleaning Services Inc	APP089116	1/14/2022	101013343	PW-BLDG MAINT	CSC	600.00	72117	1/14/2022
VEN008965	First Class Cleaning Services Inc	APP089116	1/14/2022	101013343	PW-BLDG MAINT	CSC floor cleaning	200.00	72117	1/14/2022
VEN008965	First Class Cleaning Services Inc	APP089116	1/14/2022	101013343	PW-BLDG MAINT	CSC workout facility	60.00	72117	1/14/2022
VEN008965	First Class Cleaning Services Inc	APP089117	1/14/2022	101013343	PW-BLDG MAINT	CSC	600.00	72117	1/14/2022
VEN008965	First Class Cleaning Services Inc	APP089117	1/14/2022	101013343	PW-BLDG MAINT	CSC floor cleaning	200.00	72117	1/14/2022
VEN008965	First Class Cleaning Services Inc	APP089117	1/14/2022	101013343	PW-BLDG MAINT	CSC workout facility	60.00	72117	1/14/2022
VEN001537	Payroll	APP089179	1/19/2022	101013111	PW-SALARY	sal	50,825.16	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	101013120	PW-FICA/MEDICARE	fica	2,993.87	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	101013120	PW-FICA/MEDICARE	med	700.19	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	101013121	PW-PERF	perf	7,759.62	500000748	1/19/2022
VEN005709	Service Sanitation Inc	APP089243	1/20/2022	101013349	PW-CONTRACTUAL SERVIC	Deer Walk	134.75		
VEN005709	Service Sanitation Inc	APP089243	1/20/2022	101013349	PW-CONTRACTUAL SERVIC	3233 W 166th	117.75		
VEN001464	Northside Garage Door System	APP089252	1/20/2022	101013343	PW-BLDG MAINT	Shop Garage Doors	206.00		
VEN001464	Northside Garage Door System	APP089327	1/20/2022	101013343	PW-BLDG MAINT	Street Barn	206.00		
VEN006426	DISA Inc	APP089338	1/20/2022	101013349	PW-CONTRACTUAL SERVIC	Drug and alcohol testing	107.50		
	Subtotal for Public Works						**92,579.57**		
	Communications								
VEN000534	Delta Dental	APP089000	1/10/2022	101020119	COMM-HEALTH/DENTAL	Jan Dental Ins	41.72	72052	1/10/2022
VEN001676	Riverview Hospital	APP089003	1/10/2022	101020119	COMM-HEALTH/DENTAL	Nov Clinic Hrs	292.75	72053	1/10/2022
VEN004479	Symetra Life Insurance	APP089050	1/11/2022	101020119	COMM-HEALTH/DENTAL	Jan ins	6.50	72111	1/11/2022
VEN001537	Payroll	APP089179	1/19/2022	101020111	COMM-SALARY	sal	7,761.91	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	101020120	COMM-FICA/MEDICARE	fica	473.34	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	101020120	COMM-FICA/MEDICARE	med	110.69	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	101020121	COMM-PERF	perf	1,102.20	500000748	1/19/2022
VEN001359	Michelle Krcmery	APP089361	1/21/2022	101020331	COMM- CONSULT	Dec services	1,200.00		
VEN006766	Meltwater News US	APP089362	1/21/2022	101020331	COMM- CONSULT	Broadcast National license	3,600.00		
	Subtotal for Communications						**14,589.11**		

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Fund No.	**Fund Name**								
101	**General**								
	Customer Service								
VEN000534	Delta Dental	APP089000	1/10/2022	101021119	CUSTOMER SERV-HEALTH/	Jan Dental Ins	154.94	72052	1/10/2022
VEN001676	Riverview Hospital	APP089003	1/10/2022	101021119	CUSTOMER SERV-HEALTH/	Nov Clinic Hrs	437.62	72053	1/10/2022
VEN005974	Aim	APP089014	1/10/2022	101021347	CUST SERV-PROMO	2022 IN Mayors Assist	75.00	72054	1/10/2022
VEN004479	Symetra Life Insurance	APP089050	1/11/2022	101021119	CUSTOMER SERV-HEALTH/	Jan ins	16.25	72111	1/11/2022
VEN001537	Payroll	APP089179	1/19/2022	101021111	CUSTOMER SERV-SALARY	sal	7,880.00	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	101021120	CUSTOMER SERV- FICA/ME	fica	470.81	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	101021120	CUSTOMER SERV- FICA/ME	med	110.12	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	101021121	CUSTOMER SERV- PERF	perf	1,118.96	500000748	1/19/2022
	Subtotal for Customer Service						**10,263.70**		
	Human Resources								
VEN000534	Delta Dental	APP089000	1/10/2022	101022119	HR-HEALTH/DENTAL	Jan Dental Ins	106.32	72052	1/10/2022
VEN001676	Riverview Hospital	APP089003	1/10/2022	101022119	HR-HEALTH/DENTAL	Nov Clinic Hrs	144.87	72053	1/10/2022
VEN004479	Symetra Life Insurance	APP089050	1/11/2022	101022119	HR-HEALTH/DENTAL	Jan ins	6.50	72111	1/11/2022
VEN001537	Payroll	APP089179	1/19/2022	101022111	HR -SALARY	sal	5,947.20	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	101022120	HR-FICA/MEDICARE	fica	354.95	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	101022120	HR-FICA/MEDICARE	med	83.02	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	101022121	HR PERF	perf	844.51	500000748	1/19/2022
	Subtotal for Human Resources						**7,487.37**		
Subtotal for Fund 101 General							**683,062.80**		
Fund No.	**Fund Name**								
201	**Motor Vehicle Highway (MVH)**								
	Public Works								
VEN000534	Delta Dental	APP089000	1/10/2022	201013119	MVH-HEALTH/DENTAL	Jan Dental Ins	191.78	72052	1/10/2022
VEN001676	Riverview Hospital	APP089003	1/10/2022	201013119	MVH-HEALTH/DENTAL	Nov Clinic Hrs	215.79	72053	1/10/2022
VEN004479	Symetra Life Insurance	APP089050	1/11/2022	201013119	MVH-HEALTH/DENTAL	Jan ins	9.75	72111	1/11/2022
VEN001537	Payroll	APP089179	1/19/2022	201013111	MVH-SALARY	sal	8,147.38	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	201013120	MVH-FICA/MEDICARE	fica	468.40	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	201013120	MVH-FICA/MEDICARE	med	109.55	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	201013121	MVH-PERF	perf	1,156.93	500000748	1/19/2022
VEN007207	Car X Tire and Auto	APP089244	1/20/2022	201013360	MVH-VEHICLE REPAIR	Oil changes	149.97		
VEN000975	Indiana Oxygen Company	APP089245	1/20/2022	201013345	MVH-EQUIP REPAIR	Aly Mix Oxy	60.76		

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Fund No.	**Fund Name**								
201	**Motor Vehicle Highway (MVH)**								
	Public Works								
VEN009426	Best One of Tipton	APP089246	1/20/2022	201013345	MVH-EQUIP REPAIR	Loader tire	150.88		
VEN001173	Kenworth of Indianapolis	APP089249	1/20/2022	201013345	MVH-EQUIP REPAIR	Truck 1191 transmission repa	2,767.04		
VEN001363	Mid-state Truck Equipment	APP089251	1/20/2022	201013345	MVH-EQUIP REPAIR	New Snowplow	6,089.80		
VEN001363	Mid-state Truck Equipment	APP089253	1/20/2022	201013345	MVH-EQUIP REPAIR	Cutting Edges for snowplows	5,273.80		
VEN000166	Auto Outfitters	APP089254	1/20/2022	201013360	MVH-VEHICLE REPAIR	Upfit parts for new trucks	2,698.00		
VEN000332	Cargill	APP089255	1/20/2022	201013231	MVH-SUBGRADE MATERIAL	Salt	11,141.13		
VEN002123	Westfield-Washington Schools	APP089256	1/20/2022	201013226	MVH-VEHICLE GAS/ SUPPLI	Diesel	712.38		
VEN001676	Riverview Hospital	APP089257	1/20/2022	201013349	MVH-CONTRACTUAL SERV	Physicals	170.00		
VEN000332	Cargill	APP089258	1/20/2022	201013231	MVH-SUBGRADE MATERIAL	Salt	13,642.56		
VEN000332	Cargill	APP089260	1/20/2022	201013231	MVH-SUBGRADE MATERIAL	Salt	8,592.28		
VEN005581	Newton Oil Company	APP089264	1/20/2022	201013226	MVH-VEHICLE GAS/ SUPPLI	Unleaded fuel	9,410.03		
	Subtotal for Public Works						**71,158.21**		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							**71,158.21**		
Fund No.	**Fund Name**								
202	**Local Road and Street (LRS)**								
	Public Works								
VEN002038	USI Consultants Inc	APP089107	1/13/2022	202013349	LRS-SERVICES	161st St Drainage Improveme	5,685.75		
VEN002038	USI Consultants Inc	APP089108	1/13/2022	202013349	LRS-SERVICES	Preliminary Engineering for 1	2,720.00		
VEN004182	The Hoosier Co	APP089247	1/20/2022	202013228	LRS-SIGNS AND POSTS	Sign posts	925.00		
VEN004182	The Hoosier Co	APP089248	1/20/2022	202013228	LRS-SIGNS AND POSTS	Sign posts	23,361.00		
VEN000921	Huston Electric	APP089250	1/20/2022	202013349	LRS-SERVICES	151st and Thatcher	489.00		
VEN001364	Midwest Paving LLC	APP089261	1/20/2022	202013474	LRS-CONSTRUCTION COST	Parking Lot resurface	81,526.35		
	Subtotal for Public Works						**114,707.10**		
Subtotal for Fund 202 Local Road and Street (LRS)							**114,707.10**		
Fund No.	**Fund Name**								
203	**Fire Operating**								
	Fire								
VEN000534	Delta Dental	APP089000	1/10/2022	203012119	FIRE-HEALTH/DENTAL	Jan Dental Ins	4,044.27	72052	1/10/2022
VEN001676	Riverview Hospital	APP089003	1/10/2022	203012119	FIRE-HEALTH/DENTAL	Nov Clinic Hrs	5,071.84	72053	1/10/2022
VEN005845	Kinetrex Energy	APP089021	1/10/2022	203012328	FIRE-GAS/HEAT	Gas	882.39	72089	1/11/2022

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Fund No. 203	**Fund Name: Fire Operating**								
Fire									
VEN005845	Kinetrex Energy	APP089021	1/10/2022	203012328	FIRE-GAS/HEAT	Gas	321.02	72089	1/11/2022
VEN005845	Kinetrex Energy	APP089021	1/10/2022	203012328	FIRE-GAS/HEAT	Gas	174.13	72089	1/11/2022
VEN002336	Citizens Westfield	APP089027	1/10/2022	203012328	FIRE-GAS/HEAT	PSB	376.67	72071	1/11/2022
VEN002336	Citizens Westfield	APP089029	1/10/2022	203012342	FIRE-WATER/SEWER	Sta 83	491.72	72071	1/11/2022
VEN002336	Citizens Westfield	APP089030	1/10/2022	203012328	FIRE-GAS/HEAT	Sta 83 gas	193.82	72071	1/11/2022
VEN004479	Symetra Life Insurance	APP089050	1/11/2022	203012119	FIRE-HEALTH/DENTAL	Jan ins	243.75	72111	1/11/2022
VEN007062	McGriff Insurance	APP089071	1/12/2022	203012339	FIRE-INSURANCE	Cyber Renewal	2,706.52	72112	1/12/2022
VEN008029	Liberty Mutual Insurance	APP089080	1/12/2022	203012339	FIRE-INSURANCE	Jan Renewal	12,235.75	72114	1/12/2022
VEN008965	First Class Cleaning Services Inc	APP089116	1/14/2022	203012343	FIRE-BUILDING MAINTENAN	PSB lobby	50.00	72117	1/14/2022
VEN008965	First Class Cleaning Services Inc	APP089117	1/14/2022	203012343	FIRE-BUILDING MAINTENAN	PSB Lobby	50.00	72117	1/14/2022
VEN000405	Citizens Energy Group	APP089163	1/19/2022	203012342	FIRE-WATER/SEWER	60 percent - Fire	441.72	72118	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	203012111	FIRE-SALARY	sal	250,705.85	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	203012120	FIRE-FICA AND MEDICARE	fica	14,916.66	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	203012120	FIRE-FICA AND MEDICARE	med	3,488.62	500000748	1/19/2022
VEN001537	Payroll	APP089179	1/19/2022	203012121	FIRE-PERF	perf	39,572.74	500000748	1/19/2022
VEN003729	Metronet	APP089201	1/20/2022	203012343	FIRE-BUILDING MAINTENAN	PSB	59.10	72123	1/20/2022
VEN005581	Newton Oil Company	APP089264	1/20/2022	203012226	FIRE-VEHICLE GAS/SUPPLIE	Unleaded fuel	1,578.36		
VEN000903	Hoosier Fire Equipment	APP089266	1/20/2022	203012229	FIRE-UNIFORMS	boots and facepiece	3,544.35		
VEN006285	Ceres Solutions Cooperative	APP089267	1/20/2022	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel-81 and 82	2,032.29		
VEN001942	The Uniform House	APP089268	1/20/2022	203012229	FIRE-UNIFORMS	uniforms	2,220.93		
VEN006182	Triple S tire Co	APP089269	1/20/2022	203012360	FIRE-VEHICLE MAINT	Engine 81 tires	2,600.00		
VEN001846	Stoops Freightliner	APP089270	1/20/2022	203012360	FIRE-VEHICLE MAINT	E389	342.18		
VEN010032	PL Harper Consulting	APP089271	1/20/2022	203012334	FIRE-TRAVEL/TRAINING/SE	Leadership Development Trai	10,000.00		
VEN010033	Indiana Firefighters Association	APP089272	1/20/2022	203012350	FIRE-SUBSCRIPTIONS/DUE	2022-retired reed dues	10.00		
VEN000065	Airgas Mid America	APP089322	1/20/2022	203012224	FIRE-OPERATING SUPPLIES	cylinder rental	786.70		
VEN000266	Bound Tree Medical	APP089323	1/20/2022	203012224	FIRE-OPERATING SUPPLIES	EMS Supplies	716.15		
VEN001849	Stryker Sales	APP089324	1/20/2022	203012224	FIRE-OPERATING SUPPLIES	EMS Bag	148.00		
VEN001379	Mike Wallace	APP089325	1/20/2022	203012229	FIRE-UNIFORMS	duty shoes	65.00		
VEN002353	Boldens Cleaners	APP089326	1/20/2022	203012229	FIRE-UNIFORMS	Dry Cleaning	28.05		
VEN007352	Gear Wash LLC	APP089329	1/20/2022	203012229	FIRE-UNIFORMS	uniform inspections	499.70		
VEN001504	Paddacks Wrecker Service	APP089330	1/20/2022	203012339	FIRE-INSURANCE	towing and storage from accid	4,190.00		
VEN008762	Henry Schein Inc	APP089331	1/20/2022	203012224	FIRE-OPERATING SUPPLIES	EMS Supplies	247.64		

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**								
203	**Fire Operating**								
	Fire								
VEN010035	Dept of Veteran Affairs	APP089332	1/20/2022	203012349	FIRE-SERVICES	overpayment from insurance -	770.23		
VEN005006	Team Pride Athletic Apparel	APP089333	1/20/2022	203012229	FIRE-UNIFORMS	beanies and caps	488.08		
VEN000266	Bound Tree Medical	APP089334	1/20/2022	203012224	FIRE-OPERATING SUPPLIES	EMS Supplies	663.38		
VEN007217	SimsUshare	APP089335	1/20/2022	203012350	FIRE-SUBSCRIPTIONS/DUE	Platinum Network Renewal	495.00		
VEN002028	UPS	APP089336	1/20/2022	203012333	FIRE-POSTAGE	shipping	13.29		
VEN006285	Ceres Solutions Cooperative	APP089337	1/20/2022	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel-81	798.01		
VEN006426	DISA Inc	APP089338	1/20/2022	203012354	FIRE-MEDICAL EXAMS/TEST	Drug testing	206.00		
VEN002104	Westfield Fire Dept	APP089341	1/20/2022	203012334	FIRE-TRAVEL/TRAINING/SE	2022 HCTC rental fee	8,380.00		
	Subtotal for Fire						**376,849.91**		
Subtotal for Fund 203 Fire Operating							**376,849.91**		
Fund No.	**Fund Name**								
204	**Park Impact**								
	Public Works								
VEN002067	VS Engineering	APP089262	1/20/2022	204013474	PW-PARK IMPACT CONSTR	Westfield Connector Trails	8,582.25		
	Subtotal for Public Works						**8,582.25**		
Subtotal for Fund 204 Park Impact							**8,582.25**		
Fund No.	**Fund Name**								
206	**Parks Programming/Events**								
	Parks								
VEN006360	Stephen M Bernard	APP089114	1/14/2022	206005347	PARKS PROGRAM-PROMOT	WIL	964.86		
VEN007801	Jump for Joy	APP089328	1/20/2022	206005347	PARKS PROGRAM-PROMOT	WR4 deposit	510.00		
	Subtotal for Parks						**1,474.86**		
Subtotal for Fund 206 Parks Programming/Events							**1,474.86**		
Fund No.	**Fund Name**								
239	**Law Enforcement**								
	Police								
VEN010034	Tyler Mitchell	APP089223	1/20/2022	239002334	LAW ENFORCE-TRAVEL/TR	Meals During Training	53.51		
	Subtotal for Police						**53.51**		
Subtotal for Fund 239 Law Enforcement							**53.51**		

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. 250	**Fund Name: Golf Cart**								
	Police								
VEN000480	CSI Signs	APP089121	1/14/2022	250002337	GOLF CART-PRINTING	Golf Cart Permit Decals	640.00		
	Subtotal for Police						**640.00**		
Subtotal for Fund 250 Golf Cart							**640.00**		
Fund No. 264	**Fund Name: Road and Street Improvement (Road Impact)**								
	Public Works								
VEN007886	White Construction LLC	APP089110	1/13/2022	264013474	ROAD IMPACT-CONSTRUCT	SR 32 and Wheeler Intersecti	197,199.67		
VEN007886	White Construction LLC	APP089125	1/13/2022	264013474	ROAD IMPACT-CONSTRUCT	SR 32 and Wheeler Intersecti	82,460.52		
VEN009449	GT Property Development LLC	APP089259	1/20/2022	264013474	ROAD IMPACT-CONSTRUCT	Gristmill Crossing Road Impa	373,308.00		
	Subtotal for Public Works						**652,968.19**		
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							**652,968.19**		
Fund No. 269	**Fund Name: Training Facility Center**								
	Public Safety (Police and Fire)								
VEN005845	Kinetrex Energy	APP089021	1/10/2022	269014328	TRAINING FAC-HEAT/GAS	Gas	141.22	72089	1/11/2022
VEN009231	CenterPoint Energy	APP089023	1/10/2022	269014328	TRAINING FAC-HEAT/GAS	Training Facility	97.39	72068	1/11/2022
VEN000434	Comcast Cable	APP089093	1/13/2022	269014350	TRAINING FAC-SUBSCRIPTI	Training Facility	294.64	72115	1/13/2022
VEN000434	Comcast Cable	APP089093	1/13/2022	269014350	TRAINING FAC-SUBSCRIPTI	Training Facility	301.25	72115	1/13/2022
VEN008965	First Class Cleaning Services Inc	APP089116	1/14/2022	269014343	TRAINING FAC-BUILDING M	Training Facility	95.00	72117	1/14/2022
VEN008965	First Class Cleaning Services Inc	APP089117	1/14/2022	269014343	TRAINING FAC-BUILDING M	Training Facility	95.00	72117	1/14/2022
VEN009231	CenterPoint Energy	APP089204	1/20/2022	269014328	TRAINING FAC-HEAT/GAS	Sta 82	141.03	72119	1/20/2022
	Subtotal for Public Safety (Police and Fire)						**1,165.53**		
Subtotal for Fund 269 Training Facility Center							**1,165.53**		
Fund No. 301	**Fund Name: Eastside TIF**								
	RDC								
VEN008529	First Financial Bank	APP089344	1/20/2022	301018380	EASTSIDE TIF PRINCIPAL P	Bond	65,000.00	500000749	1/20/2022
VEN008529	First Financial Bank	APP089344	1/20/2022	301018381	EASTSIDE TIF INTEREST P	Bond	63,437.50	500000749	1/20/2022
	Subtotal for RDC						**128,437.50**		
Subtotal for Fund 301 Eastside TIF							**128,437.50**		

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. 305	**Fund Name: Grand Junction TIF**								
	Sport Campus Indoor Event Ctr								
VEN003695	Wells Fargo Trust Bank NA	APP089057	1/11/2022	305023349	GRAND JUNCTION-GPEC T	GPEC Jan pmt	2,500.00	500000746	1/12/2022
VEN003695	Wells Fargo Trust Bank NA	APP089057	1/11/2022	305023380	GRAND JUCTION-GPEC PRI	GPEC Jan pmt	350,849.34	500000746	1/12/2022
VEN003695	Wells Fargo Trust Bank NA	APP089057	1/11/2022	305023381	GRAND JUNCTION-GPEC IN	GPEC Jan pmt	542,414.92	500000746	1/12/2022
	Subtotal for Sport Campus Indoor Event Ctr						**895,764.26**		
Subtotal for Fund 305 Grand Junction TIF							**895,764.26**		
Fund No. 348	**Fund Name: GO Bond 2019**								
	Public Works								
VEN002019	United Consulting	APP089109	1/13/2022	348013474	GO BOND 2019 PW CONST	Monon Tunnel at 161st PE Se	14,000.00		
	Subtotal for Public Works						**14,000.00**		
Subtotal for Fund 348 GO Bond 2019							**14,000.00**		
Fund No. 350	**Fund Name: GO Bond 2020**								
	Police								
VEN002909	STALKER RADAR	APP089118	1/14/2022	350002472	GO BOND 2020 PD EQUIP	Stalker Radars	6,748.00		
	Subtotal for Police						**6,748.00**		
Subtotal for Fund 350 GO Bond 2020							**6,748.00**		
Fund No. 361	**Fund Name: Grand Junction Ban Construction**								
	Public Works								
VEN008079	F A Wilhelm Construction Co	APP089112	1/13/2022	361013474	GRAND JUNC BAN CONST-	GMP #2 and #3 as approved	1,607,233.29		
	Subtotal for Public Works						**1,607,233.29**		
Subtotal for Fund 361 Grand Junction Ban Construction							**1,607,233.29**		
Fund No. 443	**Fund Name: Cash W/Fiscal Agent-Metro**								
	RDC								
VEN000920	Huntington National Bank	APP089237	1/13/2022	443018380	CWFA-METRO 15BD PRIN	2015 Bond	35,000.00	400000107	1/15/2022

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**								
443	**Cash W/Fiscal Agent-Metro**								
	RDC								
VEN000920	Huntington National Bank	APP089237	1/13/2022	443018381	CWFA-METRO 15BD INT	2015 Bond	64,637.10	400000107	1/15/2022
	Subtotal for RDC						**99,637.10**		
Subtotal for Fund 443 Cash W/Fiscal Agent-Metro							**99,637.10**		
Fund No.	**Fund Name**								
640	**Sports Campus Operating**								
	Grand Park								
VEN000534	Delta Dental	APP088999	1/10/2022	640015119	SPORTS CAMPUS-HEALTH/	Jan Dental Ins	188.66	3796	1/10/2022
VEN001676	Riverview Hospital	APP089004	1/10/2022	640015119	SPORTS CAMPUS-HEALTH/	Nov Clinic Hrs	244.46	3797	1/10/2022
VEN004479	Symetra Life Insurance	APP089051	1/11/2022	640015119	SPORTS CAMPUS-HEALTH/	Jan ins	16.25	3812	1/11/2022
VEN007062	McGriff Insurance	APP089072	1/12/2022	640015339	SPORTS CAMPUS-INSURAN	Cyber Renewal	414.48	3813	1/12/2022
VEN007062	McGriff Insurance	APP089072	1/12/2022	640015339	SPORTS CAMPUS-INSURAN	Cyber Renewal	506.58	3813	1/12/2022
VEN008029	Liberty Mutual Insurance	APP089081	1/12/2022	640015339	SPORTS CAMPUS-INSURAN	Jan Renewal	1,873.80	3814	1/12/2022
VEN008029	Liberty Mutual Insurance	APP089081	1/12/2022	640015339	SPORTS CAMPUS-INSURAN	Jan Renewal	2,290.19	3814	1/12/2022
VEN001537	Payroll	APP089178	1/19/2022	640015111	SPORTS CAMPUS-SALARY	sal	18,871.93	100000187	1/19/2022
VEN001537	Payroll	APP089178	1/19/2022	640015120	SPORTS CAMPUS-FICA/ME	fica	1,144.41	100000187	1/19/2022
VEN001537	Payroll	APP089178	1/19/2022	640015120	SPORTS CAMPUS-FICA/ME	med	267.63	100000187	1/19/2022
VEN001537	Payroll	APP089178	1/19/2022	640015121	SPORTS CAMPUS-PERF	perf	2,498.84	100000187	1/19/2022
VEN008257	Ferguson Facilities Supply	APP089199	1/20/2022	640015224	SPORTS CAMPUS-OPERATI	Restroom supplies	62.93		
VEN000897	Home City Ice Co	APP089207	1/20/2022	640015224	SPORTS CAMPUS-OPERATI	Ice	500.00		
VEN001637	Ray's Trash Service	APP089209	1/20/2022	640015349	SPORTS CAMPUS-SERVICE	Trash	750.00		
VEN006898	Supply Warehouse Inc	APP089211	1/20/2022	640015224	SPORTS CAMPUS-OPERATI	Restroom supplies	10.62		
VEN006329	Bullpen Tournaments	APP089339	1/20/2022	640015224	SPORTS CAMPUS-OPERATI	Banners	430.44		
VEN002336	Citizens Westfield	APP089360	1/21/2022	640015342	SPORTS CAMPUS-WAT SE	Field	530.95	3817	1/21/2022
VEN002336	Citizens Westfield	APP089360	1/21/2022	640015342	SPORTS CAMPUS-WAT SE	Field	542.64	3817	1/21/2022
VEN002336	Citizens Westfield	APP089360	1/21/2022	640015342	SPORTS CAMPUS-WAT SE	Diam	802.43	3817	1/21/2022
VEN002336	Citizens Westfield	APP089360	1/21/2022	640015342	SPORTS CAMPUS-WAT SE	Diam	813.96	3817	1/21/2022
VEN002336	Citizens Westfield	APP089360	1/21/2022	640015342	SPORTS CAMPUS-WAT SE	Gen	308.42	3817	1/21/2022
VEN002336	Citizens Westfield	APP089360	1/21/2022	640015342	SPORTS CAMPUS-WAT SE	Gen	131.48	3817	1/21/2022
	Subtotal for Grand Park						**33,201.10**		

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**								
640	**Sports Campus Operating**								
	Sport Campus Indoor Event Ctr								
VEN000534	Delta Dental	APP088999	1/10/2022	640023119	GP INDOOR-HEALTH/DENT	Jan Dental Ins	62.58	3796	1/10/2022
VEN001676	Riverview Hospital	APP089004	1/10/2022	640023119	GP INDOOR-HEALTH/DENT	Nov Clinic Hrs	102.61	3797	1/10/2022
VEN005845	Kinetrex Energy	APP089020	1/10/2022	640023328	GP INDOOR-NATURAL GAS	GPEC	3,501.65	3804	1/11/2022
VEN002336	Citizens Westfield	APP089032	1/10/2022	640023342	GP INDOOR-WAT AND SEW	GPEC	588.41	3801	1/11/2022
VEN002336	Citizens Westfield	APP089032	1/10/2022	640023342	GP INDOOR-WAT AND SEW	GPEC	135.66	3801	1/11/2022
VEN004479	Symetra Life Insurance	APP089051	1/11/2022	640023119	GP INDOOR-HEALTH/DENT	Jan ins	13.00	3812	1/11/2022
VEN007062	McGriff Insurance	APP089072	1/12/2022	640023339	GP INDOOR-INSURANCE	Cyber Renewal	921.07	3813	1/12/2022
VEN008029	Liberty Mutual Insurance	APP089081	1/12/2022	640023339	GP INDOOR-INSURANCE	Jan Renewal	4,163.99	3814	1/12/2022
VEN001537	Payroll	APP089178	1/19/2022	640023111	GP INDOOR-SALARY	sal	4,928.31	100000187	1/19/2022
VEN001537	Payroll	APP089178	1/19/2022	640023120	GP INDOOR-FIICA/MEDICAR	fica	296.19	100000187	1/19/2022
VEN001537	Payroll	APP089178	1/19/2022	640023120	GP INDOOR-FIICA/MEDICAR	med	69.28	100000187	1/19/2022
VEN001537	Payroll	APP089178	1/19/2022	640023121	GP INDOOR-PERF	perf	495.34	100000187	1/19/2022
VEN008257	Ferguson Facilities Supply	APP089199	1/20/2022	640023224	GP INDOOR-OPERATING SU	Restroom supplies	606.22		
VEN009608	A Coy Protection LLC	APP089208	1/20/2022	640023349	GP INDOOR-SERVICES	Cleaning Services	100.00		
VEN001637	Ray's Trash Service	APP089210	1/20/2022	640023349	GP INDOOR-SERVICES	Trash	750.00		
VEN001637	Ray's Trash Service	APP089210	1/20/2022	640023349	GP INDOOR-SERVICES	Trash	395.00		
VEN006898	Supply Warehouse Inc	APP089211	1/20/2022	640023224	GP INDOOR-OPERATING SU	Restroom supplies	888.22		
VEN006597	ATEC Inc	APP089229	1/20/2022	640023343	GP INDOOR-BLDG MAINT	Exterior Camera replacement	1,745.00		
VEN003729	Metronet	APP089321	1/20/2022	640023224	GP INDOOR-OPERATING SU	GPEC	650.77	3816	1/21/2022
VEN006329	Bullpen Tournaments	APP089340	1/20/2022	640023343	GP INDOOR-BLDG MAINT	Nov	795.00		
	Subtotal for Sport Campus Indoor Event Ctr						**21,208.30**		
Subtotal for Fund 640 Sports Campus Operating							**54,409.40**		
Fund No.	**Fund Name**								
701	**Payroll**								
	Clerk Treasurer								
VEN000008	77 Police and Fire Fund	APP088995	1/10/2022	701008133	PAYROLL-PERF	Non Civilian PERF	74,128.57	700001170	1/10/2022
VEN001550	PERF	APP088996	1/10/2022	701008133	PAYROLL-PERF	Civilian PERF	45,792.20	700001177	1/10/2022
VEN000534	Delta Dental	APP088997	1/10/2022	701008930	PAYROLL-INS. DED	Jan Dental Ins	4,643.87	17844	1/10/2022
VEN000058	AFLAC	APP089001	1/10/2022	701008930	PAYROLL-INS. DED	Jan Ins	5,048.64	17842	1/10/2022
VEN005722	Aflac Premium Holding	APP089002	1/10/2022	701008930	PAYROLL-INS. DED	Jan Ins	2,660.04	17843	1/10/2022
VEN004479	Symetra Life Insurance	APP089053	1/11/2022	701008930	PAYROLL-INS. DED	Jan ins	2,136.72	17845	1/11/2022

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Fund No. 701	**Fund Name: Payroll**								
Clerk Treasurer									
VEN001736	Sam Peterson	APP089133	1/14/2022	701008930	PAYROLL-INS. DED	Canc LTD	21.27	17848	1/14/2022
VEN008975	Ryan Moore	APP089134	1/14/2022	701008930	PAYROLL-INS. DED	Canc LTD	4.91	17847	1/14/2022
VEN006218	Summer Groninger	APP089135	1/14/2022	701008930	PAYROLL-INS. DED	Canc LTD	13.94	17849	1/14/2022
VEN000654	Eryn Green	APP089136	1/14/2022	701008930	PAYROLL-INS. DED	Canc LTD	24.35	17846	1/14/2022
VEN001390	MiSDU	APP089164	1/19/2022	701008140	PAYROLL-SUPPORT WITHH	Child Support	933.79	17850	1/19/2022
VEN000959	Indiana Dept Of Revenue	APP089167	1/19/2022	701008923	PAYROLL-STATE WITHHOL	State	19,521.70	700001179	1/19/2022
VEN000959	Indiana Dept Of Revenue	APP089167	1/19/2022	701008923	PAYROLL-STATE WITHHOL	COIT	8,182.08	700001179	1/19/2022
VEN000920	Huntington National Bank	APP089168	1/19/2022	701008131	PAYROLL-EMPLOYER'S FIC	FICA	40,379.32	700001181	1/19/2022
VEN000920	Huntington National Bank	APP089168	1/19/2022	701008132	PAYROLL-EMPLOYER'S ME	Medicare	9,443.55	700001181	1/19/2022
VEN000920	Huntington National Bank	APP089168	1/19/2022	701008921	PAYROLL-FEDERAL WITHH	Federal	60,041.95	700001181	1/19/2022
VEN000920	Huntington National Bank	APP089168	1/19/2022	701008922	PAYROLL-EMPLOYEE FICA	FICA	40,379.41	700001181	1/19/2022
VEN000920	Huntington National Bank	APP089168	1/19/2022	701008922	PAYROLL-EMPLOYEE FICA	Medicare	9,443.58	700001181	1/19/2022
VEN009939	Mark Willis	APP089169	1/19/2022	701008930	PAYROLL-INS. DED	Cancelled LTD	4.97	17855	1/19/2022
VEN001124	Joe Walker	APP089170	1/19/2022	701008930	PAYROLL-INS. DED	Cancelled LTD	14.95	17854	1/19/2022
VEN000948	IN Family and Social Services	APP089171	1/19/2022	701008140	PAYROLL-SUPPORT WITHH	Child Support	1,706.00	700001178	1/19/2022
VEN009775	Clerk of Marion Circuit	APP089172	1/19/2022	701008142	PAYROLL-GARNISHMENT	Garnishment	138.46	17851	1/19/2022
VEN001864	Supporting Heroes	APP089173	1/19/2022	701008991	PAYROLL-MISC	Supporting Heroes	88.54	17856	1/19/2022
VEN000703	Fire Fighters Credit Union	APP089174	1/19/2022	701008141	PAYROLL-UNION DUES	Union Dues 4416	2,887.90	17852	1/19/2022
VEN000703	Fire Fighters Credit Union	APP089175	1/19/2022	701008141	PAYROLL-UNION DUES	Union Dues WFD	77.00	17853	1/19/2022
VEN001537	Payroll	APP089176	1/19/2022	701008110	PAYROLL-NET SALARIES	net sal	470,109.30	700001180	1/19/2022
Subtotal for Clerk Treasurer							**797,827.01**		
Subtotal for Fund 701 Payroll							**797,827.01**		
Fund No. 900	**Fund Name: Stormwater**								
Stormwater									
VEN000534	Delta Dental	APP088998	1/10/2022	900016119	STORM-HEALTH/DENTAL	Jan Dental Ins	590.78	41531	1/10/2022
VEN001676	Riverview Hospital	APP089005	1/10/2022	900016119	STORM-HEALTH/DENTAL	Nov Clinic Hrs	558.34	41532	1/10/2022
VEN004479	Symetra Life Insurance	APP089052	1/11/2022	900016119	STORM-HEALTH/DENTAL	Jan ins	22.75	41536	1/11/2022
VEN001537	Payroll	APP089177	1/19/2022	900016111	STORM-SALARY	sal	20,899.35	900000275	1/19/2022
VEN001537	Payroll	APP089177	1/19/2022	900016120	STORM-FICA/MEDICARE	fica	1,231.13	900000275	1/19/2022
VEN001537	Payroll	APP089177	1/19/2022	900016120	STORM-FICA/MEDICARE	med	287.91	900000275	1/19/2022

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Fund No.	Fund Name	Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
900	Stormwater										
	Stormwater										
		VEN001537	Payroll	APP089177	1/19/2022	900016121	STORM-PERF	perf	2,425.23	900000275	1/19/2022
		VEN002424	IUPPS	APP089263	1/20/2022	900016309	STORM-CONSULTING FEES	Dec tickets	1,065.90		
		VEN005581	Newton Oil Company	APP089265	1/20/2022	900016226	STORM-VEHICLE GAS	Unleaded fuel	17.60		
		VEN009551	Doug Frailey	APP089273	1/20/2022	900016370	STORMWATER-REFUND	Over Payment	17.50		
		VEN009993	Marsha Orlando	APP089274	1/20/2022	900016370	STORMWATER-REFUND		10.17		
		VEN009994	Mike and Nicole Minichiello	APP089275	1/20/2022	900016370	STORMWATER-REFUND		3.39		
		VEN008613	Steve Warner	APP089276	1/20/2022	900016370	STORMWATER-REFUND		322.00		
		VEN009995	Tj Mcelroy	APP089277	1/20/2022	900016370	STORMWATER-REFUND		15.33		
		VEN009995	Tj Mcelroy	APP089277	1/20/2022	900016370	STORMWATER-REFUND	Over Payment	6.00		
		VEN000272	Brandon Breedlove	APP089278	1/20/2022	900016370	STORMWATER-REFUND	Over Payment	52.74		
		VEN009996	Donald Blink	APP089279	1/20/2022	900016370	STORMWATER-REFUND		2.58		
		VEN009996	Donald Blink	APP089279	1/20/2022	900016370	STORMWATER-REFUND	Over Payment	10.89		
		VEN009997	Letoya Jenkins	APP089280	1/20/2022	900016370	STORMWATER-REFUND		3.90		
		VEN009998	Jay Mitchell	APP089281	1/20/2022	900016370	STORMWATER-REFUND		3.28		
		VEN009999	William Morris	APP089282	1/20/2022	900016370	STORMWATER-REFUND		19.26		
		VEN010000	Donnamae Young	APP089283	1/20/2022	900016370	STORMWATER-REFUND		9.36		
		VEN010000	Donnamae Young	APP089283	1/20/2022	900016370	STORMWATER-REFUND	Over Payment	52.74		
		VEN010001	Tracy Cassidy	APP089284	1/20/2022	900016370	STORMWATER-REFUND		6.44		
		VEN010002	Richard and Bunny German	APP089285	1/20/2022	900016370	STORMWATER-REFUND		5.70		
		VEN009076	Brian Metzger	APP089286	1/20/2022	900016370	STORMWATER-REFUND	Over Payment	52.74		
		VEN010003	Matt Whitaker	APP089287	1/20/2022	900016370	STORMWATER-REFUND		3.80		
		VEN010004	Kathryn Rainer	APP089288	1/20/2022	900016370	STORMWATER-REFUND		3.39		
		VEN009884	Kristy Huntwork	APP089289	1/20/2022	900016370	STORMWATER-REFUND	Over Payment	75.00		
		VEN010005	Mckenzie Norman	APP089290	1/20/2022	900016370	STORMWATER-REFUND		3.26		
		VEN010006	Robert King	APP089291	1/20/2022	900016370	STORMWATER-REFUND		2.58		
		VEN010007	Alyssa Brogan	APP089292	1/20/2022	900016370	STORMWATER-REFUND		10.04		
		VEN008910	Quinn and Ali Shepherd	APP089293	1/20/2022	900016370	STORMWATER-REFUND	Over Payment	126.85		
		VEN010008	Paul and Lindsey Strong	APP089294	1/20/2022	900016370	STORMWATER-REFUND		2.58		
		VEN010009	Dustin Phelps	APP089295	1/20/2022	900016370	STORMWATER-REFUND		3.26		
		VEN010010	Tori Thompson	APP089296	1/20/2022	900016370	STORMWATER-REFUND		15.33		
		VEN010011	Casey Tapp	APP089297	1/20/2022	900016370	STORMWATER-REFUND		4.07		
		VEN010012	Anthony Garro	APP089298	1/20/2022	900016370	STORMWATER-REFUND		2.44		

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. 900	**Fund Name: Stormwater**								
Stormwater									
VEN010012	Anthony Garro	APP089298	1/20/2022	900016370	STORMWATER-REFUND	Over Payment	2.27		
VEN010013	Jeffery Edwards	APP089299	1/20/2022	900016370	STORMWATER-REFUND		2.58		
VEN010014	Jake P and Ashlee M Sapper	APP089300	1/20/2022	900016370	STORMWATER-REFUND		3.93		
VEN010015	Mighty Oaks LLC	APP089301	1/20/2022	900016370	STORMWATER-REFUND	Over Payment	103.96		
VEN010016	Nicole Norris	APP089302	1/20/2022	900016370	STORMWATER-REFUND		16.01		
VEN010016	Nicole Norris	APP089302	1/20/2022	900016370	STORMWATER-REFUND	Over Payment	149.60		
VEN010017	Sherri Campbell	APP089303	1/20/2022	900016370	STORMWATER-REFUND		3.53		
VEN010018	Stephanie Smith	APP089304	1/20/2022	900016370	STORMWATER-REFUND		7.89		
VEN010019	Joy Shoemaker	APP089305	1/20/2022	900016370	STORMWATER-REFUND		2.98		
VEN010020	Lisa Pacheco	APP089306	1/20/2022	900016370	STORMWATER-REFUND		13.69		
VEN010021	Stephanie Logan	APP089307	1/20/2022	900016370	STORMWATER-REFUND		18.86		
VEN010021	Stephanie Logan	APP089307	1/20/2022	900016370	STORMWATER-REFUND	Over Payment	257.84		
VEN010022	Josh Fields	APP089308	1/20/2022	900016370	STORMWATER-REFUND		3.12		
VEN010023	Tamra and Mike Munn	APP089309	1/20/2022	900016370	STORMWATER-REFUND		2.85		
VEN010024	Stephanie Schwall	APP089310	1/20/2022	900016370	STORMWATER-REFUND		3.26		
VEN010025	Kristin Bergunder	APP089311	1/20/2022	900016370	STORMWATER-REFUND		3.39		
VEN010026	Makena Fredrichsdorf	APP089312	1/20/2022	900016370	STORMWATER-REFUND		3.12		
VEN010027	Leeza Kemp	APP089313	1/20/2022	900016370	STORMWATER-REFUND		2.85		
VEN010028	Todd Lindley	APP089314	1/20/2022	900016370	STORMWATER-REFUND		3.80		
VEN010029	Larry Jones	APP089315	1/20/2022	900016370	STORMWATER-REFUND		3.93		
VEN010030	Todd Camp	APP089316	1/20/2022	900016370	STORMWATER-REFUND		2.58		
VEN009990	Jason Ray	APP089317	1/20/2022	900016370	STORMWATER-REFUND	Over Payment	1,019.86		
VEN009991	James Chmiel	APP089318	1/20/2022	900016370	STORMWATER-REFUND	Over Payment	1,459.82		
VEN009992	Joseph Griffiths	APP089319	1/20/2022	900016370	STORMWATER-REFUND	Over Payment	52.74		
VEN010031	Show Case Homes LLC	APP089320	1/20/2022	900016370	STORMWATER-REFUND		8.41		
Subtotal for Stormwater							**31,098.48**		
Subtotal for Fund 900 Stormwater							**31,098.48**		
Fund No. 950	**Fund Name: Trash**								
Trash									
VEN008448	Springbrook Holding LLC	APP089113	1/14/2022	950017371	TRASH-CREDIT CARD PRO	CivicPay Fees	2,622.00		

Fund No.	Fund Name	Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
950	Trash										
	Trash										
		VEN009993	Marsha Orlando	APP089274	1/20/2022	950017370	TRASH-REFUND		2.45		
		VEN009993	Marsha Orlando	APP089274	1/20/2022	950017370	TRASH-REFUND		30.37		
		VEN009994	Mike and Nicole Minichiello	APP089275	1/20/2022	950017370	TRASH-REFUND		0.82		
		VEN009994	Mike and Nicole Minichiello	APP089275	1/20/2022	950017370	TRASH-REFUND		10.12		
		VEN009995	Tj Mcelroy	APP089277	1/20/2022	950017370	TRASH-REFUND		3.68		
		VEN009995	Tj Mcelroy	APP089277	1/20/2022	950017370	TRASH-REFUND		45.77		
		VEN009996	Donald Blink	APP089279	1/20/2022	950017370	TRASH-REFUND		0.62		
		VEN009996	Donald Blink	APP089279	1/20/2022	950017370	TRASH-REFUND		7.69		
		VEN009997	Letoya Jenkins	APP089280	1/20/2022	950017370	TRASH-REFUND		1.24		
		VEN009997	Letoya Jenkins	APP089280	1/20/2022	950017370	TRASH-REFUND		11.36		
		VEN009998	Jay Mitchell	APP089281	1/20/2022	950017370	TRASH-REFUND		0.79		
		VEN009998	Jay Mitchell	APP089281	1/20/2022	950017370	TRASH-REFUND		9.80		
		VEN009999	William Morris	APP089282	1/20/2022	950017370	TRASH-REFUND		4.63		
		VEN009999	William Morris	APP089282	1/20/2022	950017370	TRASH-REFUND		57.51		
		VEN010000	Donnamae Young	APP089283	1/20/2022	950017370	TRASH-REFUND		2.25		
		VEN010000	Donnamae Young	APP089283	1/20/2022	950017370	TRASH-REFUND		27.95		
		VEN010001	Tracy Cassidy	APP089284	1/20/2022	950017370	TRASH-REFUND		1.54		
		VEN010001	Tracy Cassidy	APP089284	1/20/2022	950017370	TRASH-REFUND		19.23		
		VEN010002	Richard and Bunny German	APP089285	1/20/2022	950017370	TRASH-REFUND		1.37		
		VEN010002	Richard and Bunny German	APP089285	1/20/2022	950017370	TRASH-REFUND		17.01		
		VEN010003	Matt Whitaker	APP089287	1/20/2022	950017370	TRASH-REFUND		0.91		
		VEN010003	Matt Whitaker	APP089287	1/20/2022	950017370	TRASH-REFUND		11.34		
		VEN010004	Kathryn Rainer	APP089288	1/20/2022	950017370	TRASH-REFUND		0.82		
		VEN010004	Kathryn Rainer	APP089288	1/20/2022	950017370	TRASH-REFUND		10.12		
		VEN010005	Mckenzie Norman	APP089290	1/20/2022	950017370	TRASH-REFUND		0.78		
		VEN010005	Mckenzie Norman	APP089290	1/20/2022	950017370	TRASH-REFUND		9.72		
		VEN010006	Robert King	APP089291	1/20/2022	950017370	TRASH-REFUND		0.62		
		VEN010006	Robert King	APP089291	1/20/2022	950017370	TRASH-REFUND		7.69		
		VEN010007	Alyssa Brogan	APP089292	1/20/2022	950017370	TRASH-REFUND		2.41		
		VEN010007	Alyssa Brogan	APP089292	1/20/2022	950017370	TRASH-REFUND		29.97		
		VEN010008	Paul and Lindsey Strong	APP089294	1/20/2022	950017370	TRASH-REFUND		0.62		
		VEN010008	Paul and Lindsey Strong	APP089294	1/20/2022	950017370	TRASH-REFUND		7.69		

Fund No.	Fund Name	Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
950	Trash										
	Trash										
		VEN010009	Dustin Phelps	APP089295	1/20/2022	950017370	TRASH-REFUND		0.78		
		VEN010009	Dustin Phelps	APP089295	1/20/2022	950017370	TRASH-REFUND		9.72		
		VEN010010	Tori Thompson	APP089296	1/20/2022	950017370	TRASH-REFUND		3.68		
		VEN010010	Tori Thompson	APP089296	1/20/2022	950017370	TRASH-REFUND		45.77		
		VEN010011	Casey Tapp	APP089297	1/20/2022	950017370	TRASH-REFUND		0.98		
		VEN010011	Casey Tapp	APP089297	1/20/2022	950017370	TRASH-REFUND		12.15		
		VEN010012	Anthony Garro	APP089298	1/20/2022	950017370	TRASH-REFUND		0.59		
		VEN010012	Anthony Garro	APP089298	1/20/2022	950017370	TRASH-REFUND		7.29		
		VEN010013	Jeffery Edwards	APP089299	1/20/2022	950017370	TRASH-REFUND		0.62		
		VEN010013	Jeffery Edwards	APP089299	1/20/2022	950017370	TRASH-REFUND		7.69		
		VEN010014	Jake P and Ashlee M Sapper	APP089300	1/20/2022	950017370	TRASH-REFUND		0.95		
		VEN010014	Jake P and Ashlee M Sapper	APP089300	1/20/2022	950017370	TRASH-REFUND		11.74		
		VEN010016	Nicole Norris	APP089302	1/20/2022	950017370	TRASH-REFUND		3.85		
		VEN010016	Nicole Norris	APP089302	1/20/2022	950017370	TRASH-REFUND		47.79		
		VEN010017	Sherri Campbell	APP089303	1/20/2022	950017370	TRASH-REFUND		0.85		
		VEN010017	Sherri Campbell	APP089303	1/20/2022	950017370	TRASH-REFUND		10.53		
		VEN010018	Stephanie Smith	APP089304	1/20/2022	950017370	TRASH-REFUND		1.90		
		VEN010018	Stephanie Smith	APP089304	1/20/2022	950017370	TRASH-REFUND		23.56		
		VEN010019	Joy Shoemaker	APP089305	1/20/2022	950017370	TRASH-REFUND		0.72		
		VEN010019	Joy Shoemaker	APP089305	1/20/2022	950017370	TRASH-REFUND		8.91		
		VEN010020	Lisa Pacheco	APP089306	1/20/2022	950017370	TRASH-REFUND		3.29		
		VEN010020	Lisa Pacheco	APP089306	1/20/2022	950017370	TRASH-REFUND		40.87		
		VEN010021	Stephanie Logan	APP089307	1/20/2022	950017370	TRASH-REFUND		4.53		
		VEN010021	Stephanie Logan	APP089307	1/20/2022	950017370	TRASH-REFUND		56.30		
		VEN010022	Josh Fields	APP089308	1/20/2022	950017370	TRASH-REFUND		0.75		
		VEN010022	Josh Fields	APP089308	1/20/2022	950017370	TRASH-REFUND		9.32		
		VEN010023	Tamra and Mike Munn	APP089309	1/20/2022	950017370	TRASH-REFUND		0.68		
		VEN010023	Tamra and Mike Munn	APP089309	1/20/2022	950017370	TRASH-REFUND		8.51		
		VEN010024	Stephanie Schwall	APP089310	1/20/2022	950017370	TRASH-REFUND		0.78		
		VEN010024	Stephanie Schwall	APP089310	1/20/2022	950017370	TRASH-REFUND		9.72		
		VEN010025	Kristin Bergunder	APP089311	1/20/2022	950017370	TRASH-REFUND		0.82		
		VEN010025	Kristin Bergunder	APP089311	1/20/2022	950017370	TRASH-REFUND		10.12		

Fund No.	Fund Name	Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
950	Trash										
	Trash										
		VEN010026	Makena Fredrichsdorf	APP089312	1/20/2022	950017370	TRASH-REFUND		0.75		
		VEN010026	Makena Fredrichsdorf	APP089312	1/20/2022	950017370	TRASH-REFUND		9.32		
		VEN010027	Leeza Kemp	APP089313	1/20/2022	950017370	TRASH-REFUND		0.68		
		VEN010027	Leeza Kemp	APP089313	1/20/2022	950017370	TRASH-REFUND		8.51		
		VEN010028	Todd Lindley	APP089314	1/20/2022	950017370	TRASH-REFUND		0.91		
		VEN010028	Todd Lindley	APP089314	1/20/2022	950017370	TRASH-REFUND		11.34		
		VEN010029	Larry Jones	APP089315	1/20/2022	950017370	TRASH-REFUND		0.95		
		VEN010029	Larry Jones	APP089315	1/20/2022	950017370	TRASH-REFUND		11.74		
		VEN010030	Todd Camp	APP089316	1/20/2022	950017370	TRASH-REFUND		0.62		
		VEN010030	Todd Camp	APP089316	1/20/2022	950017370	TRASH-REFUND		7.69		
		VEN010031	Show Case Homes LLC	APP089320	1/20/2022	950017370	TRASH-REFUND		2.02		
		VEN010031	Show Case Homes LLC	APP089320	1/20/2022	950017370	TRASH-REFUND		25.11		
	Subtotal for Trash								**3,386.29**		
Subtotal for Fund 950 Trash									**3,386.29**		
Posted Invoices Total									**5,549,203.69**		

Credit Memos

Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Credit Memo Total							

WRITTEN PUBLIC COMMENTS

Docket Number: 2111-PUD-28

Petitioner: Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC

Request: A change of zoning for 67.8 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards at Spring Mill PUD District.

Enclosed Attachments (as of 5:00 pm Mon, Nov 1, 2021):

Nov 1, 2021 Advisory Plan Commission Meeting

1. Ryan & Andy Wheeler	18008 Dartown Rd / 18206 Kinsey Ave	(10/19/21)
2. Blake Martin	INDOT Office of Aviation, Indianapolis	(10/25/21)
3. Aaron Haehl	Haehl Group, LLC, Shelbyville	(10/29/21)
4. Debbie Amend		(10/29/21)

From: Ryan Wheeler
To: Daine Crabtree
Cc: Andy Wheeler
Subject: Fw: Proposed Development 2111-PUD-28; Courtyards at Spring Mill PUD
Date: Tuesday, October 19, 2021 5:55:41 PM

WARNING: This external email is from wheeler.ryan@westfieldairport.com.

Hello Mr. Crabtree,

It has come to my attention that there is a proposed residential development in the planning stages for the ground along the east side of Spring Mill Road, between SR32 and W 186st St. This is an adjoining property to the Westfield Airport, and specifically butts up to airport's runway. For this reason, we have some concerns that we would like to ensure are considered by the developing group and city planning offices.

Firstly, we are concerned with the potential obstacles for the aircraft as well as the noise that is created by the aircraft in the area. This area is protected from tall structures and noise sensitive purposes (residences, schools, churches, child care facilities, medical facilities, retirement homes, or nursing homes) per Indiana code IC 8-21-10. In particular there is a critical zone around the runway where "a person may not erect a building used for a noise sensitive purpose within an area lying one thousand five hundred (1,500) feet on either side of the centerline and the extended centerline of a runway for a distance of one (1) nautical mile from the boundaries of any public use airport" unless going through a specific permitting process. Obviously, since this property shares a boarder with the runway environment, it is within that boundary. We would like to ensure that the proper reviews are performed to ensure this is a necessary development and qualifies for that special permitting before getting too far into the plan.

Secondly, we have concerns regarding the protection of people, animals, and debris from the runway itself. Obviously, an airport runway is a potentially dangerous area for any of these items. We would like to see something in the development plan that would limit the potential for these runway incursions. If fencing or other structures are the the proposed solutions, we would like to ensure that they, as well as all elements of the development, are compliant to all FAA requirements including FAA AC 150/5300-13 which helps to define the Runway Safety Areas (RSA), Runway Object Free Areas (ROFA) and, Obstacles Free Zones (OFZ) surrounding an airport runway.

In addition, many developments utilize retention ponds to control storm water runoff. These have the potential to attract wildlife to the area. Specifically birds which can cause harm to aircraft. They also seem to magnify the noises of the environment around them. We would like to ensure that the storm water plan is developed in a way that mitigates these potential issues.

It is our desire to both encourage the development of the City of Westfield as well as maintain the legacy of the Westfield Airport which has existed since 1954 in our community. If there is anything that we can do to work with the

City Council or its associated committees we would love the opportunity. Please keep the Westfield airport and INDOT Aviation involved in any development plans in this area of our City.

Thank You,

Ryan Wheeler
18008 Dartown Road
wheeler.ryan@westfieldairport.com

Andy Wheeler
18206 Kinsey Ave
wheeler.andy@westfieldairport.com

INDIANA DEPARTMENT OF TRANSPORTATION

100 North Senate Avenue
Room N758
Indianapolis, Indiana 46204

PHONE: (317) 407-7451
FAX: (317) 232-1499

Eric Holcomb, Governor
Joe McGuinness, Commissioner

October 25, 2021

Platinum Properties
Attn: Mr. Paul Rioux
9757 Westpoint Drive
Indianapolis, IN 46256

Re: Courtyards at Spring Mill Development, Westfield, Indiana – proximity to Wheeler Airport (I72)

The Indiana Department of Transportation (INDOT), Office of Aviation has been made aware of above-referenced development which is seeking a zoning change from agricultural to residential. These comments are prepared in support of the Wheeler Airport – Westfield (I72), a public-use/privately-owned airport located adjacent to and east of the subject planned development. I72 is an integral part of Indiana's diverse system of airports with a significant local and statewide economic impact. Wheeler Airport has been in existence at its current location since 1954 and serves over 20 based aircraft as well as transient pilots flying into the Westfield Community. This long-standing community asset has a high amount of transient traffic due to the proximity to the Grant Park Athletic Complex.

The documentation reviewed by this office indicates a residential neighborhood with a large retention pond near the west airport property line of Wheeler Airport. Placement of this pond at the planned location is a man-made wildlife attractant, that can create a significant wildlife hazard for aircraft approaching and departing from I72.

In the interest of safety, Wheeler Airport is required to comply with all federal and state guidance while operating the airport. FAA Advisory Circular AC 150/5200-33C – Hazardous Wildlife Attractants on or near airports provides specific information regarding wildlife attractants. This document states that water features that create a wildlife attractant should be located more the 10,000 feet from a public-use runway to minimize the risk of an airborne bird strike. Mitigation tactics to make the proposed pond may prove to be cost prohibitive or not allow the pond to serve the required drainage requirements for the development. If stormwater detention ponds are being planned for the development, it is recommended they do not retain water for more than 48 hours after a rain event and remain completely dry and maintained between storm events.

Due to proximity to the airport, the proposed development will need to have an airspace evaluation to ensure there won't be impacts to safe and navigable airspace. Many of the homes proposed in this development will need to have multiple geographic points studied by having an airspace case filed with FAA using FAA Form 7460-1.

Additionally, Indiana Code 8-21-10, Regulations for Building Tall Structures and Construction of a Noise Sensitive Use must be followed. A residential development within 1,500 feet of a runway centerline and 1 nautical mile on the extended runway centerline from the airport property boundary should apply for a noise

sensitive permit with the Indiana Department of Transportation. This permit is required to be recorded on the associated property deed and shared in the covenants and restrictions with each disclosure and property transaction.

Furthermore, the Wheeler Airport is required to adhere to standards outlined in Indiana Administrative Code 105-3 for public-use airports. The section of code mentions a building restriction line of 150 feet from the runway centerline to preserve the safe arrival and departure of aircraft. More information about the proximity of the proposed residential structures is required to determine of this state safety standard can be maintained.

Additionally, the INDOT Office of Aviation recommends the developer install some wildlife/perimeter barrier on the property line to increase safety between incompatible land uses around an airport and safety for wildlife and aircraft. Our office can recommend an appropriate fencing specification if desired.

The purpose of these comments is to foster safe and effective air travel in the State of Indiana. Re-zoning this property to residential as depicted in the submitted documentation, could have potential negative impacts on Indiana's Aviation system by allowing a wildlife attractant to be constructed at the proposed location. Additionally, several other permitting requirements and mitigation tactics should be considered to safely develop this property as proposed in this location.

Additional guidance about construction on or near airports can be located at the following website: www.aviation.indot.in.gov

If you have any questions, please contact me at 317-407-7451.

Regards,

Martin Blake
Manager, INDOT Office of Aviation

Cc: Melanie Myers, Federal Aviation Administration – Chicago ADO
Daine Crabtree, City of Westfield
Andy Wheeler – Wheeler Airport
Ryan Wheeler – Wheeler Airport

Aaron Haehl
Managing Member
Haehl Group, LLC
157 East Rampart St.
Shelbyville, IN 46176
October 29, 2021

City of Westfield Councilors
130 Penn Street
Westfield, IN 46074

Dear City of Westfield Councilors:

As the owner of the approved planned unit development '*Spring Mill Centre'* located at the northeast corner of State Road 32 and Spring Mill Road, we are very excited about the potential approval of the Courtyards at Spring Mill planned unit development.

The ownership members of Haehl Group, LLC feel that the empty-nester, age-targeted community that is proposed in the Courtyards at Spring Mill will greatly benefit the potential various owners at Spring Mill Centre.

We urge the Councilors to vote in favor of this planned unit development and look forward to the positive growth that both Spring Mill Centre and Courtyards at Spring Mill will bring to the City of Westfield.

Sincerely,

Aaron Haehl
Managing Member

From: Debbie Amend
To: planners
Date: Friday, October 29, 2021 7:42:50 PM

WARNING: This external email is from debbie.amend@gmail.com.

I am a land owner to the north of the proposed PUD project and have seen the plans for the 55+ community. I feel it would be good for the area and hope you vote favorably on the zoning.
Thank you,
Debbie Amend

Sent from my iPhone