

Westfield City Council Members

Mark Keen, President (District 1)

Steve Hoover (District 2)

Robert L. Horkay, (District 5)

Chuck Lehman, (District 4)

Joe Edwards (District 3)

Cindy L. Spoljaric (At Large)

Jim Ake Vice President (At Large)



CITY OF WESTFIELD, IN
CityCouncil_Meeting_Agenda_11_09_2015

Monday, November 09, 2015 at 07:00 PM

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, November 09, 2015 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

[Listen to the meeting here](#)

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

AGENDA

Pledge of Allegiance

Invocation: Given by Mark Caswell, from Legacy Stone Church

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:

Documents: **[Meeting Minutes 10/12/15](#)**

Guests:

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

Council Response to Guest Comments

Claims:

Approval of Claims

Documents: [November Claims](#)

Miscellaneous Business/Special Recognition:

Leader in Me Program Update given by Dr. Scott Williams with Washington Woods Elementary School

Old Business:

Ordinance 15-27: The Trails PUD East side of Oak Ridge Road, south of State Road 32 EdgeRock Development requests a change in zoning of approximately 13.75 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to The Trails PUD District.

Council Introduction- August 10, 2015

APC Public Hearing- September 8, 2015

APC Recommendation- November 2, 2015

Adoption Consideration- November 9, 2015

Documents: [Ordinance 15-27](#) | [Building Character Exhibit](#) | [Staff Report](#) | [Location Map](#) | [Conceptual Site Plans](#)

Ordinance 15-38 Amending Salaries for 2015

Council Introduction: October 12, 2015

Adoption Consideration: November 9, 2015

Documents: [Ordinance 15-38](#)

New Business:

Ordinance 15-41: Amendments to the Junction PUD District and the UDO

Council Introduction- November 9, 2015

APC Public Hearing- December 7, 2015

APC Recommendation- December 21, 2015

Adoption Consideration- January 11, 2016

Documents: [Ordinance 15-41](#) | [Character Exhibit](#) | [Concept Plan](#) | [Junction PUD Ordinance 14-22](#)

Ordinance 15-42: Bridgewater PUD Amendment (Bridgewater Marketplace)

Northwest corner of 146th Street and Gray Road

KRG Bridgewater, LLC by Bose McKinney & Evans LLP request an amendment to the Bridgewater PUD District Ordinance to allow a discount store, in excess of 10,000 square feet of gross floor area but not to exceed 20,000 square feet of gross floor area, to locate within the Bridgewater Marketplace retail center

Council Introduction- November 9, 2015

APC Public Hearing- December 7, 2015

APC Recommendation- December 21, 2015

Adoption Consideration- January 11, 2016

Documents: [Ordinance 15-42](#) | [Reference Only Concept Plan](#)

Ordinance 15-43: Tamarack PUD District Ordinance (Northeast corner of 161st Street and Oak Road

M/I Homes of Indiana, LP by Nelson & Frankenberger, P.C. requests a change of zoning of 34.8 acres +/- from SF2: Single-family Low Density District to the Tamarack PUD District)

Council Introduction- November 9, 2015

APC Public Hearing- December 7, 2015

APC Recommendation- December 21, 2015

Adoption Consideration- January 11, 2016

Documents: [Ordinance 15-43](#) | [Reference only Concept Plan](#) | [Reference only Location Map](#)

Ordinance 15-44: Culvers Sun Park PUD Northeast Corner of State Road 32 and Sun Park Drive

Custard Kings, Inc. requests a change in zoning of approximately 1.11 acres +/- from the EI: Enclosed Industrial District to the Culver's Sun Park PUD District.

Council Introduction: November 9, 2015

APC Public Hearing: December 7, 2015

APC Recommendation: December 21, 2015

Adoption Consideration: January 11, 2015

Documents: [Ordinance 15-44](#) | [Project Narrative](#) | [Reference only Location Map](#) | [Concept Plan](#) | [Landscaping Plan](#) | [Building Character Exhibit](#)

Ordinance 15-45: Maple Knoll PUD Northeast Corner of Ditch Road and 171st Street

Maple Glen Elementary School by Estridge Homes requests an amendment to the Maple Knoll PUD to allow the construction of an outdoor classroom/greenhouse located on 34.32 acres in the Maple Knoll PUD District.

Council Introduction- November 9, 2015

APC Public Hearing- December 7, 2015

APC Recommendation- December 12, 2015

Adoption Consideration- January 11, 2016

Documents: [Ordinance 15-45](#) | [Concept Plan](#) | [Location Map](#) | [Reference only Ordinance 04-02](#)

Resolution 15-128: Approval of Plan Commission Order and RDC Declaratory Resolution 10-2015 amending East Side Economic Development Area

Council Introduction- November 9, 2015

Adoption Consideration- November 9, 2015

Documents: [Resolution 15-128](#) | [Reference only Plan Commission Order 15-05](#) | [Reference only RDC Declaratory Resolution 10-2015](#) | [Reference only Parcel Map](#)

Resolution 15-129: Approval of Plan Commission Order and RDC Declaratory Resolution 11-2015 amending the Grand Junction Economic Development Area.

Council Introduction- November 9, 2015

Adoption Consideration-November 9, 2015

Documents: [Resolution 15-129](#) | [Reference only RDC Declaratory Resolution 11-2015](#) | [Reference only Parcel Map](#) | [Reference only Plan Commission Order](#)

Resolution 15-130: Approval of Plan Commission Order and RDC Declaratory Resolution 12-2015 amending the Southside Economic Development Area.

Council Introduction- November 9, 2015

Adoption Consideration- November 9, 2015

Documents: [Resolution 15-130](#) | [Reference only RDC Declaratory Resolution 12-2015](#) | [Reference only Parcel Map](#) | [Reference only Plan Commission Order 15-06](#)

Resolution 15-131: Approval of Plan Commission Order and RDC Declaratory Resolution 13-2015 to create the Spring Mill Station SWC Economic Development Sub-Area.

Council Introduction-November 9, 2015

Adoption Consideration- November 9, 2015

Documents: [Resolution 15-131](#) | [Reference only Spring Mill Station EDA map](#) | [Reference only Plan Commission Order 15-08](#) | [Reference Only Concept Plan RDC Declaratory Resolution No. 13-2015](#)

Ordinance 15-39 Amend Westfield Departmental Fees, Rules of Operation and Policies

Council Introduction- November 9, 2015

Adoption Consideration- December 14, 2015

Documents: [Ordinance 15-39](#) | [2016 Revisions](#) | [Fee Schedule](#)

Ordinance 15-40: Amending Trash Ordinance

Council Introduction- November 9, 2015

Adoption Consideration- December 14, 2015

Documents: [Ordinance 15-40](#) | [Rates and Charges](#)

City Council Comments

Mayor Comments

Adjourn

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

Working Meeting

ORDINANCE 15-39

ORDINANCE TO AMEND WESTFIELD DEPARTMENTAL FEES, RULES OF OPERATION AND POLICIES

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

WHEREAS, the Council has the duty and authority to maintain current fees, fines as well as the policies and procedures for all departments operating within the City; and,

WHEREAS, it has come to the attention of the Council that an amendment to the current fee structures, rules of operation and policies are necessary.

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

- Section 1.** That the City hereby adopts the changes to the fees, policies and procedures maintained by the Westfield City Departments as outlined by Exhibit “A”, attached hereto and incorporated by reference herein.
- Section 2.** The Departments of the City of Westfield are hereby authorized to institute these changes as soon as practicable.
- Section 3.** This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed, all acts necessary in the creation of these amendments are hereby ratified.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____ 2015.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Charles Lehman	_____ Charles Lehman	_____ Charles Lehman
_____ Robert J. Smith	_____ Robert J. Smith	_____ Robert J. Smith
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Robert W. Stokes	_____ Robert W. Stokes	_____ Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 15-39 was delivered to the Mayor of Westfield

on the _____ day of _____, 2015, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 15-39

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 15-39

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

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

ORDINANCE 15-38

AN ORDINANCE AMENDING CITY SALARIES FOR 2015

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

WHEREAS, it is the duty and the responsibility of the Council to create and administer the budget for the City as well as prepare and adopt the salary ordinance outlining the positions within the City and the salaries associated with those positions; and,

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

- Section 1.** That the Council after due consideration hereby adopts those positions and salaries as described by Exhibit "A", attached hereto and incorporated by reference herein.
- Section 2.** That it is the intention of this Council that the salary ranges included on Exhibit "A" shall be administered with the discretion of each Department Head but shall not operate to increase any amounts otherwise budgeted to each department.
- Section 3.** Each Department Head is hereby authorized to draft any policy and procedure necessary for the positions under their control and allocate salaries within the ranges outlined as best serves the City of Westfield.
- Section 4.** This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed.

ALL OF WHICH IS ORDAINED THIS ____ DAY OF _____ 2015.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Charles Lehman	_____ Charles Lehman	_____ Charles Lehman
_____ Robert J. Smith	_____ Robert J. Smith	_____ Robert J. Smith
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Robert W. Stokes	_____ Robert W. Stokes	_____ Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 15-38 was delivered to the Mayor of Westfield
on the _____ day of _____, 2015, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 15-38 I hereby VETO ORDINANCE 15-38

this _____ day of _____,
2015.

this _____ day of _____,
2015.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

Attachment A

Title	Annual Base Amount - Exempt Employees	Paid Annual Hours	Hourly Base Amount - Non-Exempt Employees
Department Heads			
Economic and Community Development Director	\$115,000 - \$150,000	2080	
Director of Informatics	\$79,248 - \$95,000	2080	
Enterprise Development Director	\$83,926 - \$98,000	2080	
Fire Chief	\$80,000 - \$98,800	2080	
Parks Director	\$73,200 - \$88,000	2080	
Police Chief	\$80,000 - \$98,800	2080	
Public Works Director	\$81,619 - \$98,000	2080	
Mayor's Chief of Staff (Stipend-Full Salary Range)	\$46,000 - \$120,000	2080	
General Administration			
Project Analyst		2080	\$16.47 - \$25.55
Project Manager		2080	\$25.55 - \$33.65
Financial Strategist		2080	\$29.85 - \$41.21
Administrative Assistant		2080	\$14.49 - \$22.06
Executive Assistant		1950	\$22.06 - \$26.82
Facility Coordinator		1164	\$14.49 - \$32.00
YAP Caseworker		2080	\$13.53 - \$19.63
Communications			
Director of Communications	\$50,600 - \$61,000	2080	
Communications Specialist		2080	\$19.07 - \$25.55
Marketing Manager		1300	\$19.23 - \$32.00
Hospitality Coordinator		2080	\$16.83 - \$21.63
Human Resources			
HR Manager	\$50,600 - \$67,500	2080	
HR Assistant		2080	\$16.83 - \$21.63
Customer Service			
Manager		2080	\$23.17-\$33.25
Billing Clerk		2080	\$18.15 - \$25.06
Customer Service Representative 1		2080	\$14.93 - \$19.63
Part-Time Customer Service Representative or Inquiries Clerk			\$11.69 - \$16.15
Customer Service Representative 2		2080	\$16.83 - \$21.63
Clerk Treasurer			
Chief Deputy		1950	\$21.08 - \$45.00
Financial Analyst		1950	\$21.31 - \$45.00
Payroll Specialist		1950	\$17.99 - \$35.00
Records Management		1950	\$18.47 - \$30.00
Accounting Specialist		1950	\$16.47 - \$35.00
Economic and Community Development/Building			
Assistant Director	\$54,996 - \$79,997	2080	
Senior Planner	\$45,000 - \$79,900	2080	
Associate Planner		2080	\$18.27 - \$24.04
Building Commissioner	\$40,000 - \$70,000	2080	

Attachment A

Title	Annual Base Amount - Exempt Employees	Paid Annual Hours	Hourly Base Amount - Non-Exempt Employees
Building Inspector		2080	\$13.22 - \$24.04
Administrative Assistant		2080	\$12.02 - \$18.03
Project Expediter		2080	\$14.42 - \$24.04
Intern (Seasonal)		1040	\$10.00 - \$20.00
Fire Department			
Deputy/Division Chief	\$62,088-\$89,145	2080	
Battalion Chief/Captain		2756	\$22.50-\$33.57
Lieutenant/Senior/3rd Class Firefighter		2756	\$17.62-\$25.30
2nd Class Firefighter		2756	\$14.49-\$19.82
Probationary Firefighter		2756	\$14.22-\$16.30
Paramedic		3316	\$14.22-\$19.82
Firefighter/Paramedic		2756	\$17.29-\$25.30
Aid to Fire Chief		NA	\$29.85-\$42.86
Administration		1950	\$17.62-\$25.30
Information Technology			
Assistant Director	\$62,088 - \$85,717	2080	
GIS Coordinator	\$62,088 - \$85,717	2080	
Operations Coordinator		2080	\$14.49 - \$32.28
Sr. Systems Analyst		2080	\$29.85 - \$41.21
Systems Analyst		2080	\$14.49 - \$32.28
Creative Services Specialist		2080	\$25.55 - \$33.65
Parks			
Administration		2080	\$14.93 - \$19.63
Program Coordinator		2080	\$18.15 - \$25.07
Special Event Coordinator		2080	\$18.15 - \$25.07
Out Reach Manager		2080	\$23.17 - \$33.25
Police Department			
Assistant Chief	\$75,000 - \$85,000	2080	
Major	\$75,000 - \$83,000	2080	
Captain	\$73,000 - \$79,000	2080	
Lieutenant		2080	\$32.00 - \$36.00
Sergeant		2080	\$30.00 - \$33.75
Administrative Lieutenant		2080	\$32.00 - \$36.00
Detective Lieutenant		2080	\$32.00 - \$36.00
Detective		2080	\$30.00 - \$33.75
Civilian Criminalist		2080	\$16.83 - \$21.63
Criminalist		2080	\$27.62 - \$33.75
Patrol 1st Class		2080	\$27.62 - \$31.25
Patrol 2nd Class		2080	\$26.50 - \$30.00
Patrol 3rd Class		2080	\$25.72 - \$28.75
Probationary Patrol		2080	\$22.60 - \$26.25
School Resource Officer		2080	\$25.72 - \$31.25
Records Manager/System Administrator/Tech Support		1950	\$19.48 - \$26.67
Records Assistant		1950	\$17.85 - \$22.67
Project Coordinator		1950	\$15.00 - \$25.33

Attachment A

Title	Annual Base Amount - Exempt Employees	Paid Annual Hours	Hourly Base Amount - Non-Exempt Employees
Administration/Support		1950	\$17.85 - \$22.67
Receptionist		1950	\$15.38 - \$20.00
Community Services Officer (CSO)		2080	\$16.83 - \$21.25
Police/Fire Department			
Executive Director (Public Safety Training Center)	\$80,000 - \$95,000	2080	
Public Works			
PW Administration			
Assistant Director	\$65,000 - \$85,000	2080	
Project Manager I		2080	\$16.83 - \$21.63
Project Manager II		2080	\$21.63 - \$26.44
Sr. Project Manager	\$55,000 - \$75,000	2080	
Project Manager Supervisor	\$79,248 - \$95,000	2080	
Safety and Fleet Manager		2080	\$21.63 - \$26.44
Office Manager		2080	\$23.17 - \$33.25
PW Administrator		2080	\$14.93 - \$19.63
Parks			
Maintenance Supervisor		2080	\$23.17 - \$33.25
Trails Foreman		2080	\$18.15 - \$25.07
Grounds & Facility Foreman		2080	\$18.15 - \$25.07
Maintenance Crew Leader		2080	\$18.15 - \$26.06
Laborers		2080	\$10.50 - \$24.23
Seasonal Laborers		320	\$10.00
Seasonal Laborers		1180	\$10.00
Inspection Division			
Supervisor	\$48,194 - \$69,160	2080	
Plan Reviewer		2080	\$18.15 - \$25.06
Senior Inspector		2080	\$23.17 - \$33.25
Inspector		2080	\$18.15 - \$25.06
Street Division			
Superintendent	\$48,194 - \$69,160	2080	
Street Supervisor	\$48,194 - \$69,160	2080	
Street Foreman		2080	\$18.15 - \$25.06
Facility Handyman		2080	\$18.15 - \$25.06
Street Crew		2080	\$18.15 - \$25.07
Equipment Operator/Mechanic		2080	\$18.15 - \$25.09
Sign Maintenance Technician		2080	\$14.93 - \$19.63
Street Laborer II		2080	\$14.93 - \$19.64
Street Laborer		2080	\$11.69 - \$16.15
G&M Crew Leader		2080	\$18.15 - \$25.06
G&M Laborers		2080	\$11.69 - \$16.15
Part-Time Street Laborer		520	\$10.50
Stormwater Division			
Stormwater Coordinator		2080	\$18.15 - \$25.06
Erosion/Encroachment Inspector		2080	\$18.15 - \$25.07
Project Management			

Attachment A

Title	Annual Base Amount - Exempt Employees	Paid Annual Hours	Hourly Base Amount - Non-Exempt Employees
Project Manager Supervisor	\$79,248 - \$95,000	2080	
Sr. Project Manager	\$55,000 - \$85,000	2080	
Project Engineer		2080	\$23.17 - \$33.25
Project Foreman		2080	\$18.15 - \$25.06
Project Manager I		2080	\$16.83 - \$21.63
Project Manager II		2080	\$21.63 - \$26.44
GIS Coordinator	\$62,088 - \$85,717	2080	\$30.74 - \$42.45

Other

Interns	Up to \$10,000 annually
Attorney (Plan Comm & BZA)	Up to \$40,000
City Attorney	Up to \$40,000
Director of Operations	\$10,000 - \$20,000
Advisory Plan Commission	\$400 per quarter
City Board of Public Works	\$262.50 per quarter
Fire Merit Board Commission	\$200 per quarter
City Department Stipends	\$250 - \$5,000 per year
City of Westfield Longevity	Schedule 1 Attached
	Up to \$3,500 for
	directors and up to
	\$2,000 per year per
Discretionary Stipends	employee

ORDINANCE NUMBER 15-__

The Junction District Amendment

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

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

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

WHEREAS, the Common Council enacted Ordinance No. 14-22, The Junction Planned Unit Development (the "The Junction District") on July 14, 2014;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 15__-PUD-__**), requesting an amendment to The Junction District with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 15__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on , 2015;

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 Junction District, Unified Development Ordinance are hereby amended as follows:

Section 1. Applicability of Ordinance.

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

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

Section 3. Development Standards. The standards of The District shall apply to the development of the Real Estate, except as otherwise modified below.

- 3.1 *Building Height:*
 - A. One building on the Real Estate shall be a minimum of five (5) stories in height. All floors of this building shall be a minimum of two (2) stories in height as generally depicted on the Illustrative Character Exhibit.
 - B. The architectural step back shall be as generally depicted on the Illustrative Character Exhibit.
 - C. All other buildings on the Real Estate shall be a minimum of eighteen (18) feet in height.
- 3.2 *Pedestrian and Vehicular Accessibility Plans:* The Pedestrian Accessibility Plan and Vehicular Accessibility Plan for the Real Estate shall be as depicted on the Concept Plan attached hereto and incorporated herein by reference as **Exhibit B**.
- 3.3 *Article 6.14 Parking Standards:* Shall apply to the Real Estate, except as otherwise modified below.
 - A. A maximum of 4 parking spaces per 1000 square feet of net useable area

shall be required for the aggregate of all Uses on the Real Estate.

- 3.4 Article 6.8 Landscaping Standards: Shall apply to the Real Estate, except as otherwise modified below.
- A. *Article 6.8.I(1) Detention Area Natural Appearance*, shall not apply. Hardscape areas are planned as illustrated on the Concept Plan and plantings shall be provided around the wet perimeter of ponds where adjacent to lawn area.
 - B. *Article 6.8.I(2) Side Slopes*, shall not apply. A wall and hardscape areas are planned as illustrated on the Concept Plan. The side slopes will be no steeper than 3:1 above normal pool and may be 2:1 below the safety shelf to provide more depth in the pond.
 - C. *Article 6.8.L(4) Foundation Plantings*, shall apply except that plantings beds of less than eight (8) feet in width shall be permitted where equivalent planting area is provided around the building perimeter
 - D. *Article 6.8.M(3) Easements*, shall not apply. Plantings shall be permitted within easements unless otherwise prohibited by the easement holder.
- 3.4 Platting: Platting or otherwise dividing the Real Estate into smaller parcels for the purpose of conveying title or creating separate tax parcels shall not create property lines to which setback or any other standards of this Ordinance, or the Unified Development Ordinance shall be applied, provided that development of the parcels conforms to an approved Development Plan.

Section 4. **Architectural and Design Standards.** The standards of The District shall apply to the development of the Real Estate, except as otherwise modified below.

- 4.1 Site Concept Design Plan: The Site Concept Design Plan for the Real Estate shall be replaced and superseded by the Concept Plan attached hereto and incorporated herein by reference as **Exhibit B**.
- 4.2 Illustrative Character Exhibit: The Illustrative Character Exhibit shall be supplemented by the Illustrative Character Exhibit attached hereto and incorporated herein by reference as **Exhibit C**.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2015.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Charles Lehman

Charles Lehman

Charles Lehman

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 15-__** was delivered to the Mayor of Westfield

on the _____ day of _____, 2015, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-__**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-__**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

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

The Junction PUD - 2015 Text Amendment 103015

SCHEDULE OF EXHIBITS

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

Exhibit "A"

Page 1 of 2

(Real Estate)

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 26 MINUTES 12 SECONDS EAST (ASSUMED BEARING) 856.74 FEET TO THE WEST LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200400013188; THENCE ON SAID WEST LINE THE FOLLOWING 3 COURSES: 1) NORTH 00 DEGREES 24 MINUTES 03 SECONDS WEST 36.10 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" TO THE POINT OF BEGINNING OF THIS DESCRIPTION; 2) NORTH 00 DEGREES 24 MINUTES 03 SECONDS WEST 166.90 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; 3) THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 245.24 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE EAST RIGHT OF WAY LINE OF STATE ROAD No. 31; THENCE ON SAID EAST RIGHT OF WAY LINE NORTH 60 DEGREES 12 MINUTES 13 SECONDS WEST 26.57 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE ON SAID EAST RIGHT OF WAY LINE NORTH 01 DEGREES 17 MINUTES 53 SECONDS WEST 348.84 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE ON SAID RIGHT OF WAY LINE NORTH 20 DEGREES 11 MINUTES 31 SECONDS WEST 50.65 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 87 DEGREES 00 MINUTES 13 SECONDS EAST 55.72 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 49 MINUTES 59 SECONDS WEST 38.62 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 88 DEGREES 18 MINUTES 37 SECONDS EAST 91.54 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 03 MINUTES 54 SECONDS EAST 53.90 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 89 DEGREES 53 MINUTES 15 SECONDS EAST 526.08 FEET TO A MAG NAIL; THENCE SOUTH 00 DEGREES 17 MINUTES 53 SECONDS WEST 455.93 FEET TO A MAG NAIL; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST 25.80 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 00 DEGREES 33 MINUTES 48 SECONDS EAST 99.00 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 06 DEGREES 04 MINUTES 09 SECONDS WEST 43.29 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 26 DEGREES 56 MINUTES 55 SECONDS WEST 54.12 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 58 DEGREES 28 MINUTES 22 SECONDS WEST 46.65 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 373.99 FEET TO THE POINT OF BEGINNING, CONTAINING 8.63 ACRES MORE OR LESS. EXCEPTING THEREFORM EXISTING AND PROPOSED RIGHT-OF-WAY FOR MAIN STREET AND SHAMROCK BOULEVARD FOR A NET ACREAGE OF 8.49 ACRES MORE OR LESS.

EXHIBIT "A"

Page 2 of 2

(Real Estate)

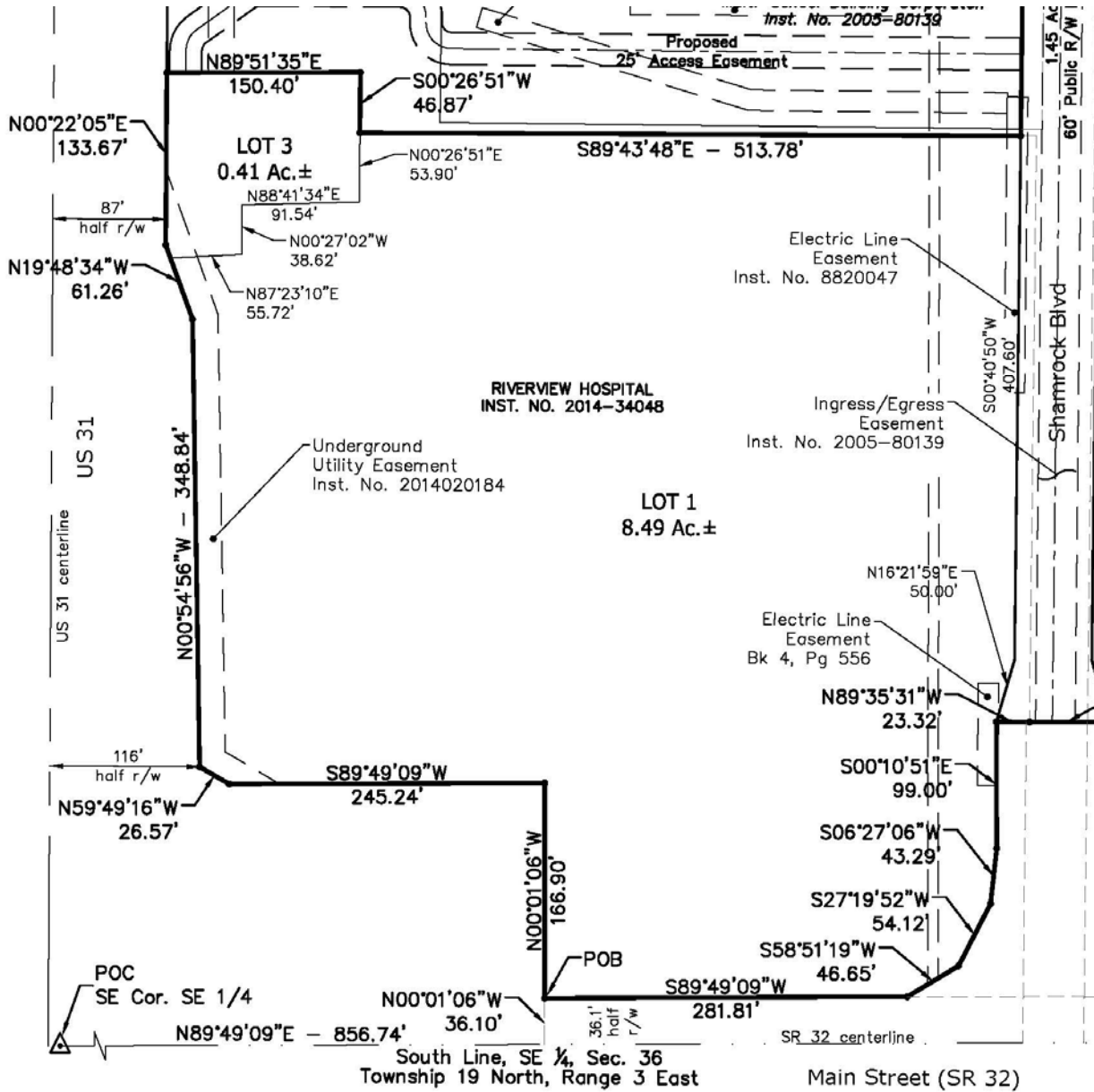


EXHIBIT “B”

Page 1 of 1

(Concept Plan)



EXHIBIT “C”

Page 1 of 2

(Illustrative Character Exhibit)

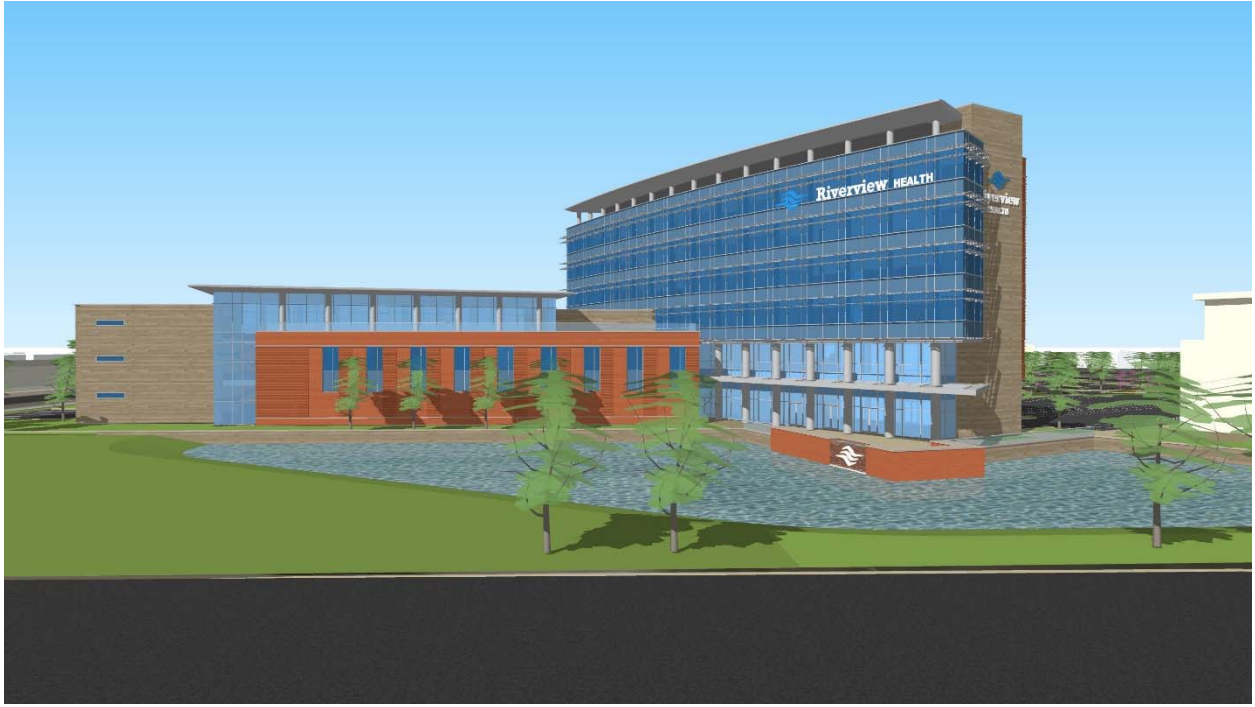


EXHIBIT “C”
Page 2 of 2

(Illustrative Character Exhibit)



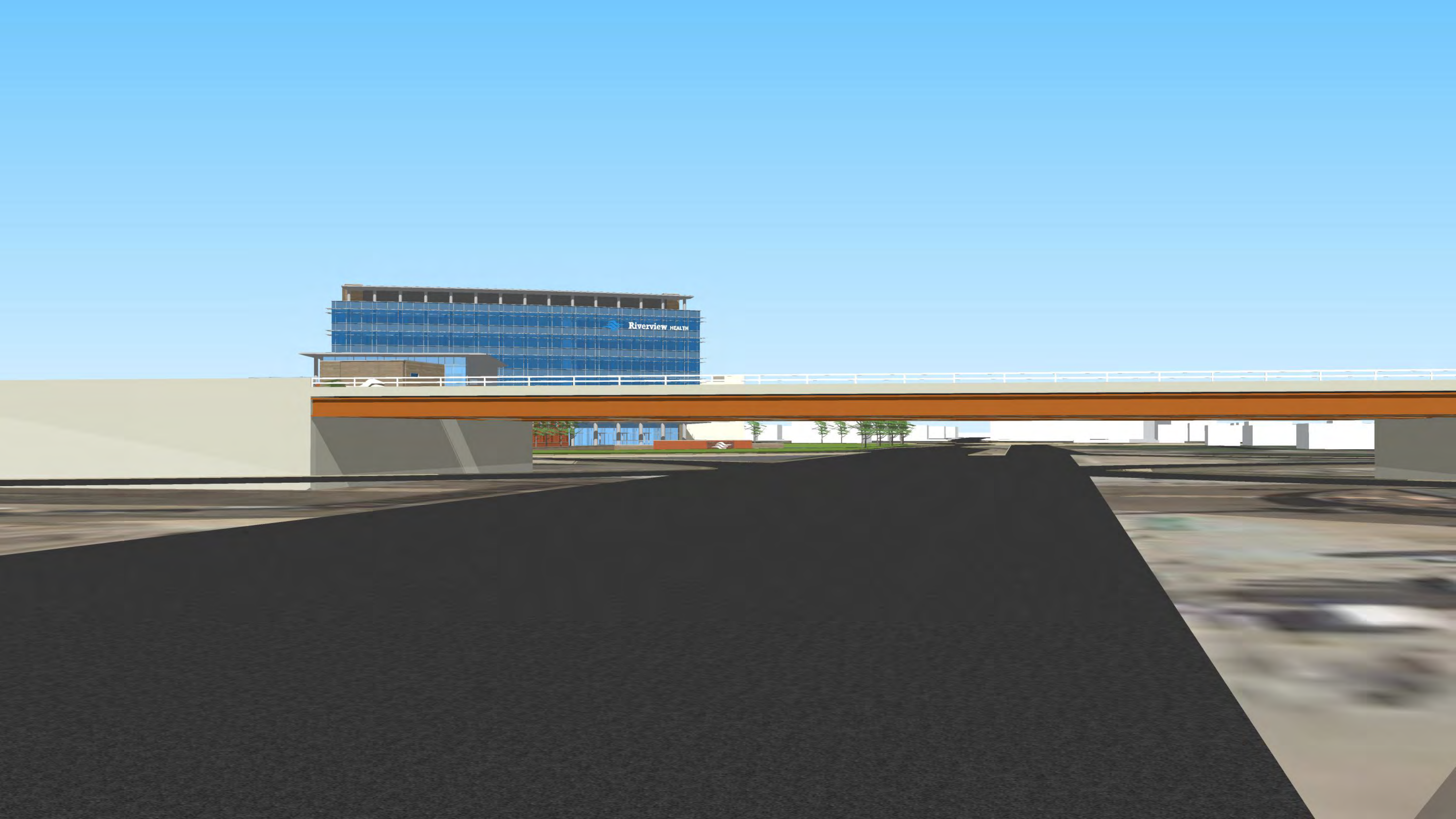



Riverview
HEALTH



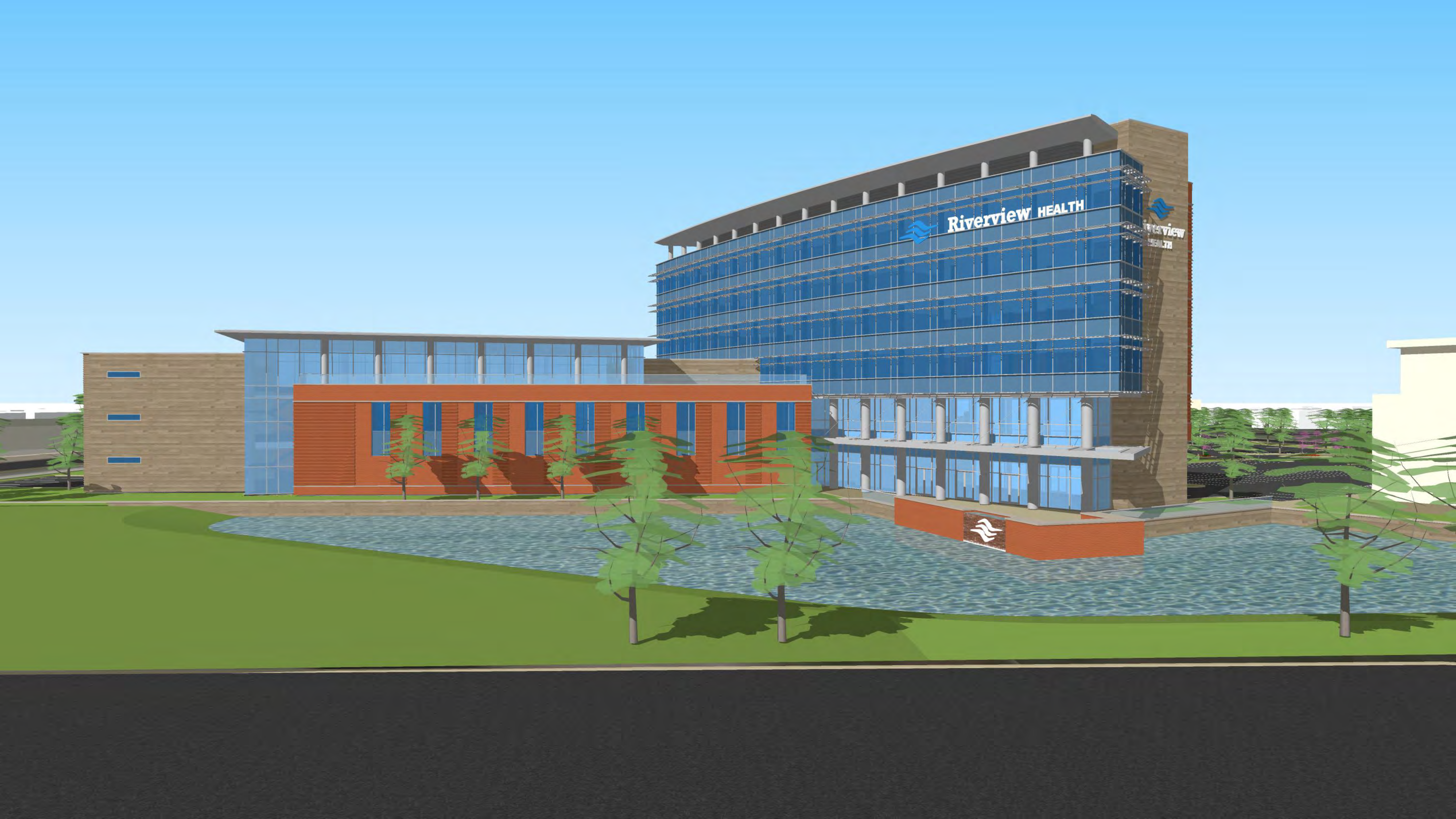






Riverview HEALTH









ORDINANCE 14-22

The Junction PUD

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1406-PUD-09), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Docket 1406-PUD-09 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on July 8, 2014; 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 This PUD District Ordinance (this "Ordinance") applies to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate") and shall hereafter be referred to as the "**The Junction PUD**".
- 1.2 The provisions of the Zoning Ordinance as amended shall govern development of the Real Estate unless specifically modified by the terms of this Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance shall be superseded by the terms of this Ordinance.
- 1.3 The underlying zoning district shall be the **GB – General Business District** (the "Underlying Zoning District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

COPY

- 1.4 Section ("WC §") cross-references of this Ordinance shall hereafter refer to the Section as specified and referenced in the Zoning Ordinance.

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

- 2.1 Site Concept Design Plan: The plan attached hereto and incorporated herein by reference as Exhibit B. Exhibit B is a general plan for the development of the Real Estate.
- 2.2 Illustrative Character Exhibit: A general representation of the intended architecture and character for the proposed development of the Real Estate attached hereto as Exhibit C.
- 2.3 Pedestrian & Vehicular Accessibility Plan:
- A. Pedestrian Accessibility Plan: A general representation of the intended pedestrian connectivity with surrounding developments and enhanced pedestrian connectivity internal to the Real Estate herein referenced as Exhibit E.
- B. Vehicular Accessibility Plan: A general representation of the intended vehicular connectivity with surrounding developments and enhanced vehicular connectivity internal to the Real Estate herein referenced as Exhibit F.
- 2.4 Assisted Living Facility: A commercial facility for persons having such disabilities as to require assistance with daily living tasks. Such facilities contain four (4) or more dwelling units and/or rooming units, provide a combination of housing, support services, personalized assistance, and healthcare, and respond to the individual needs of persons requiring assistance with the activities of daily living but may or may not require 24 hour skilled medical care.
- 2.5 Independent Senior Living Facility: A senior living community commonly providing apartments but some also offer cottages, condominiums, and single-family homes. Residents are seniors who do not require assistance with daily activities or 24/7 skilled nursing but may benefit from convenient services, senior-friendly surroundings, and increased social opportunities that independent senior living communities offer.
- 2.6 Multi-story Parking Garage: This is a building designed for car parking and where there are a number of floors or levels on which parking takes place.

Section 3. **Permitted Uses.**

- 3.1 Assisted Living Facilities and Independent Senior Living Facilities.
- 3.2 Multi-story Parking Garage
- 3.3 All uses permitted in the Underlying Zoning District shall be permitted, except the following:

Auto Parts Sales	Auto Rental	Auto Sales, New or Used
Bus Stations	Carwash	Casket and Casket Supplies
Cemetery Monument Sales	Charitable Donation Pickup	Drive-In Food & Beverage
Electrical Supply Store	Embalming School	Exterminators
Farm Implement Store	Feed Store	Frozen Food Store/Locker
Gasoline Service Station	Laundromats	Liquor Stores
Locksmith Shop	Millinery	Mortuaries

Motorcycle Sales & Service	Nursery – Plants, Retail	Roller & Ice Skating Rink
Self-Service Car Wash	Semi-Automatic Car Wash	Tire & Auto Service Center
Tobacco Shops	Trailer Rental	Tool/Equipment Rental
Travel Trailer Sales/Rental	Typewriter Sales/Rental	Upholsters

Section 4. Development Standards.

- 4.1 General Regulations The regulations of *WC § 16.04.050 Business Districts* applicable to the Underlying Zoning District shall apply except as modified herein:

A. Minimum Setback Lines

Front Yard: No minimum
Side Yard abutting road or street: No minimum
Side Yard internal to development: No minimum
Side Yard abutting residential: 15 Feet
Rear Yard: No minimum

- B. Building Height The PUD will have three districts for building height standards. District 1 shall be defined as the parcels adjacent to US 31. District 2 shall be defined as the balance of Parcel 1 from District 1 to Shamrock Boulevard. District 3 shall be defined as all of Parcel 2 which is the tract of land to the east of Shamrock boulevard to the residential neighborhood.

- (i) District 1 Building Height: Minimum of three (3) stories. No maximum.
- (ii) District 2 Building Height: Minimum of two (2) stories. No maximum.
- (iii) District 3 Building Height: No Minimum. Maximum height is three (3) stories.
- (iv) Architectural Height Standard: Buildings with five (5) or more stories are encouraged to step back the façade by a minimum of ten (10) feet every four (4) stories.

- C. Pedestrian & Bicycle Accessibility The following shall be required in order to encourage pedestrian connectivity with surrounding developments and enhance pedestrian connectivity internal to the Real Estate. Exhibit E

- (i) All walkways internal to the Real Estate that cross vehicular ways (e.g., drive lanes, parking lots) shall be delineated and distinguished from driving surfaces through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, asphalt, painted asphalt or brick.
- (ii) Sidewalks, no less than six (6) feet wide, shall be provided along the full length of a building façade featuring a customer entrance, and along any façade abutting a public parking area.
- (iii) A bicycle parking area that will accommodate a minimum of ten (10) bicycles shall be provided at each primary structure within the Junction PUD District.

- D. Trash Enclosures Trash containers shall: (i) be screened on all sides with a solid walled or fenced enclosure not less than six (6) feet in height above grade and equipped with wood covered gates; (ii) not be located between the front line of the primary building and the front lot line.

- 4.2 Off-Street Loading and Parking Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.04.120*), with the exception that *WC § 16.04.120(2)(e) Size*, shall be modified to 9 feet x 18 feet.
- 4.3 Landscaping and Screening Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.06*) except as noted below; the Real Estate's minimum buffer yards are as illustrated in **Exhibit D** and additionally amended below.
- A. Buffer yard to any existing Single Family and all other zoning classifications to the south shall be none.
 - B. Buffer yard to any existing Single Family to the east shall be 15 feet.
 - C. All other buffer yard required minimums shall be 10 feet.
 - D. Perimeter parking lot landscaping may occupy the same space as required buffer yard areas and perimeter parking lot planting requirements shall supersede buffer yard planting requirements in those areas.
 - E. The buffer yard requirements in Zoning Ordinances for undulating mounds shall not apply.
 - F. If a masonry wall is constructed in the eastern buffer yard, then one (1) shrub every three (3) feet shall be installed on the eastern side of the wall. A minimum of two (2) shrub varieties shall be used.
- 4.4 Sign Standards Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.08*).
- 4.5 Lighting Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.07.010*). The following additional restrictions shall apply:
- A. Uniformity All lighting fixtures and poles shall be consistent in style, color, size, height and design and shall be compatible with the architecture of the Real Estate's buildings.
 - B. Decorative Fixtures Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.
 - C. Full Cut-Off Fixtures With the exception of low intensity architectural lighting and internally illuminated signage, all exterior wall mounted lights and pole-mounted lights shall utilize full cut-off fixtures that direct light downward.

Section 5. **Architectural and Design Standards** The regulations of *WC § 16.04.165 Development Plan Review* applicable to the Underlying Zoning District shall apply except for those sections modified and/or enhanced by this Ordinance.

- 5.1 Special Requirements Buildings shall comply with *WC § 16.04.065(8) Architectural Design Requirements* of the State Highway 32 Overlay Zone (the "Overlay Zone"). Standards in the Overlay Zone that apply to the "State Highway 32 right-of-way line" shall be applied to the **The Junction**, with the following exceptions:

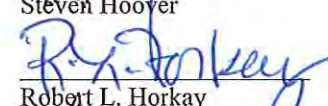
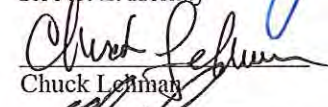
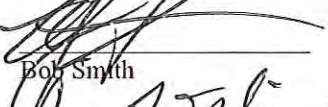
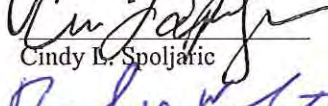
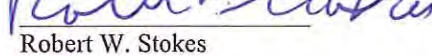
- A. *WC § 16.04.065(8)(h)(iii) Building Materials* shall allow textured or decorative tilt wall construction as a masonry material for buildings not adjacent to SR 32.
- B. Multi-story Parking Garage Standards
- (i) Multi-story Parking Garages shall be architecturally consistent with the primary structure to which they are associated, including roof lines, building elevation design, articulation, modulation and building materials.
 - (ii) Security grilles shall be architecturally consistent with and integrated with the overall design of the building. Chain link fencing is not permitted for parking structure fencing.
 - (iii) If a Multi-story Parking Garage is not associated with a specific primary structure, then the Multi-story Parking Garage shall be architecturally compatible with adjacent buildings.
 - (iv) If any part of the Multi-story Parking Garage building abuts Main Street (State Road 32) the Multi-story Parking Garage shall be designed for permitted business uses on the first floor.
- 5.2 Site Concept Design Plan Site shall be developed in substantial compliance with Exhibit B.
- 5.3 Character and Quality Representative character and quality of buildings are illustrated in Exhibit C.
- 5.4 US 31 Overlay Requirements The regulations of *WC § 16.04.070 US 31 Overlay*. Shall not apply.
- 5.5 Usable Outdoor Public and/or Semi-public Spaces These areas including but not limited to plazas, courtyards, gardens, and public squares, shall be encouraged for all primary structures within the Junction PUD District.
- 5.6 Public Art At least one (1) piece of public art is encouraged within the Junction PUD District. If public art is to be installed, then it shall be visually accessible to the public and visible from either U.S. Highway 31 or State Road 32.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS 14 DAY OF
July, 2014.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For


Jim Ake

Steven Hoover

Robert L. Horkay

Chuck Lehman

Bob Smith

Cindy L. Spoljaric

Robert W. Stokes

Voting Against

Jim Ake

Steven Hoover

Robert L. Horkay

Chuck Lehman

Bob Smith

Cindy L. Spoljaric

Robert W. Stokes

Abstain

Jim Ake

Steven Hoover

Robert L. Horkay

Chuck Lehman

Bob Smith

Cindy L. Spoljaric

Robert W. Stokes

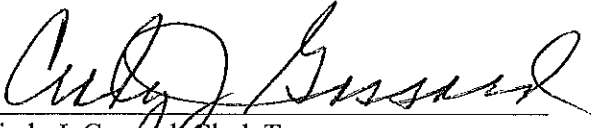
ATTEST:


Cindy J. Gossard, Clerk-Treasurer

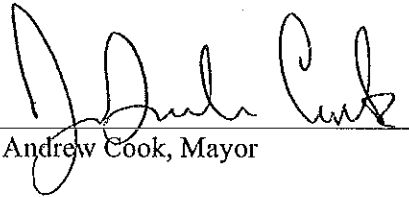
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Randy Zentz.

This Instrument prepared by: Randy Zentz
Westfield Community Investors, LLC.
111 Monument Circle, Suite 900
Indianapolis, IN 46204

I hereby certify **ORDINANCE 14-22** was delivered to the Mayor of Westfield on the 15 day of July, 2014.


Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 14-22
this 15 day of July, 2014.


J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 14-22
this _____ day of _____, 2014.

J. Andrew Cook, Mayor

ATTEST:

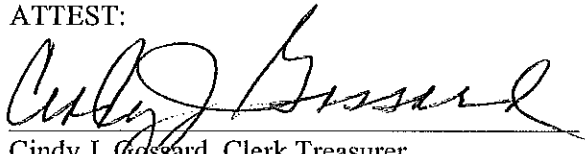

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE: TRACT No. 1*

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 26 MINUTES 12 SECONDS EAST (ASSUMED BEARING) 856.74 FEET TO THE WEST LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200400013188; THENCE ON SAID WEST LINE THE FOLLOWING 3 COURSES: 1) NORTH 00 DEGREES 24 MINUTES 03 SECONDS WEST 36.10 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
2) NORTH 00 DEGREES 24 MINUTES 03 SECONDS WEST 166.90 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; 3) THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 245.24 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE EAST RIGHT OF WAY LINE OF STATE ROAD No. 31; THENCE ON SAID EAST RIGHT OF WAY LINE NORTH 60 DEGREES 12 MINUTES 13 SECONDS WEST 26.57 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE ON SAID EAST RIGHT OF WAY LINE NORTH 01 DEGREES 17 MINUTES 53 SECONDS WEST 348.84 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE ON SAID RIGHT OF WAY LINE NORTH 20 DEGREES 11 MINUTES 31 SECONDS WEST 50.65 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 87 DEGREES 00 MINUTES 13 SECONDS EAST 55.72 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 49 MINUTES 59 SECONDS WEST 38.62 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 88 DEGREES 18 MINUTES 37 SECONDS EAST 91.54 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 03 MINUTES 54 SECONDS EAST 53.90 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 89 DEGREES 53 MINUTES 15 SECONDS EAST 526.08 FEET TO A MAG NAIL; THENCE SOUTH 00 DEGREES 17 MINUTES 53 SECONDS WEST 455.93 FEET TO A MAG NAIL; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST 25.80 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 00 DEGREES 33 MINUTES 48 SECONDS EAST 99.00 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 06 DEGREES 04 MINUTES 09 SECONDS WEST 43.29 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 26 DEGREES 56 MINUTES 55 SECONDS WEST 54.12 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 58 DEGREES 28 MINUTES 22 SECONDS WEST 46.65 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 373.99 FEET TO THE POINT OF BEGINNING, CONTAINING 8.63 ACRES MORE OR LESS.

EXHIBIT A
LAND DESCRIPTION CONTINUED

DESCRIPTION OF REAL ESTATE: TRACT No. 2

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 26 MINUTES 12 SECONDS EAST (ASSUMED BEARING) 1275.74 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 53 SECONDS WEST 249.63 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 00 DEGREES 17 MINUTES 53 SECONDS EAST 455.58 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 89 DEGREES 53 MINUTES 15 SECONDS EAST 256.37 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE EAST TO THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200400019188; THENCE ON THE SAID EAST LINE THE FOLLOWING FIVE COURSES:

1) SOUTH 18 DEGREES 01 MINUTES 29 SECONDS EAST 45.45 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

2) THENCE SOUTH 00 DEGREES 39 MINUTES 17 SECONDS EAST 370.40 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

3) THENCE SOUTH 00 DEGREES 37 MINUTES 48 SECONDS EAST 59.86 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

4) THENCE SOUTH 89 DEGREES 26 MINUTES 34 SECONDS WEST 0.32 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

5) THENCE SOUTH 00 DEGREES 37 MINUTES 48 SECONDS EAST 193.64 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 172.21 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 39 DEGREES 54 MINUTES 32 SECONDS WEST 143.53 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 33 MINUTES 07 SECONDS EAST 102.76 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 26 MINUTES 08 SECONDS WEST 16.20 FEET TO THE POINT OF BEGINNING, CONTAINING 4.02 ACRES MORE OR LESS.

EXHIBIT B
SITE CONCEPT DESIGN PLAN

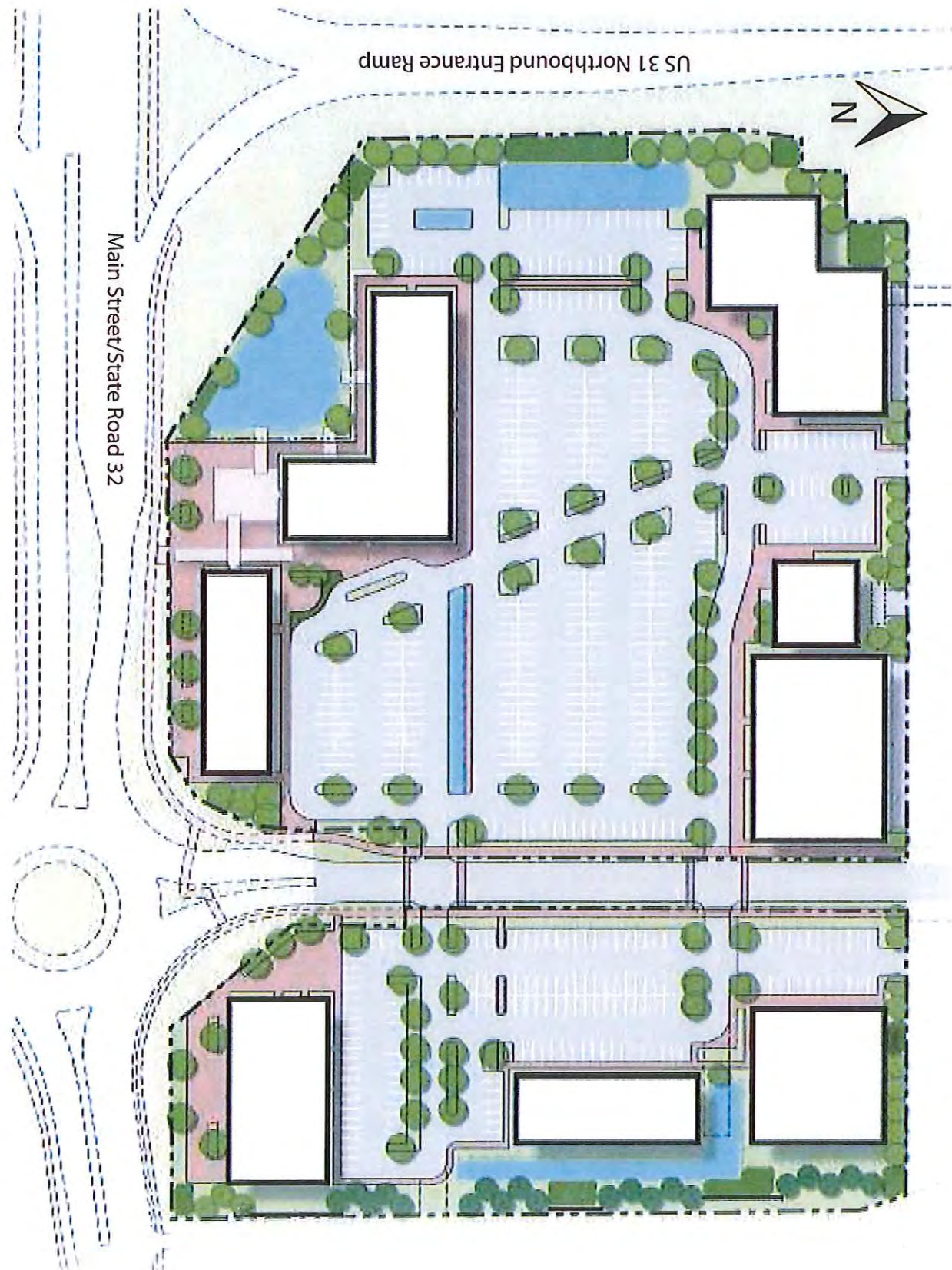


EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBITS



Representative Character - Aerial Future Raised Intersection Perspective



Representative Character - Streetview Future Roundabout Perspective

EXHIBIT D
LANDSCAPE BUFFERING EXHIBITS – OVERVIEW

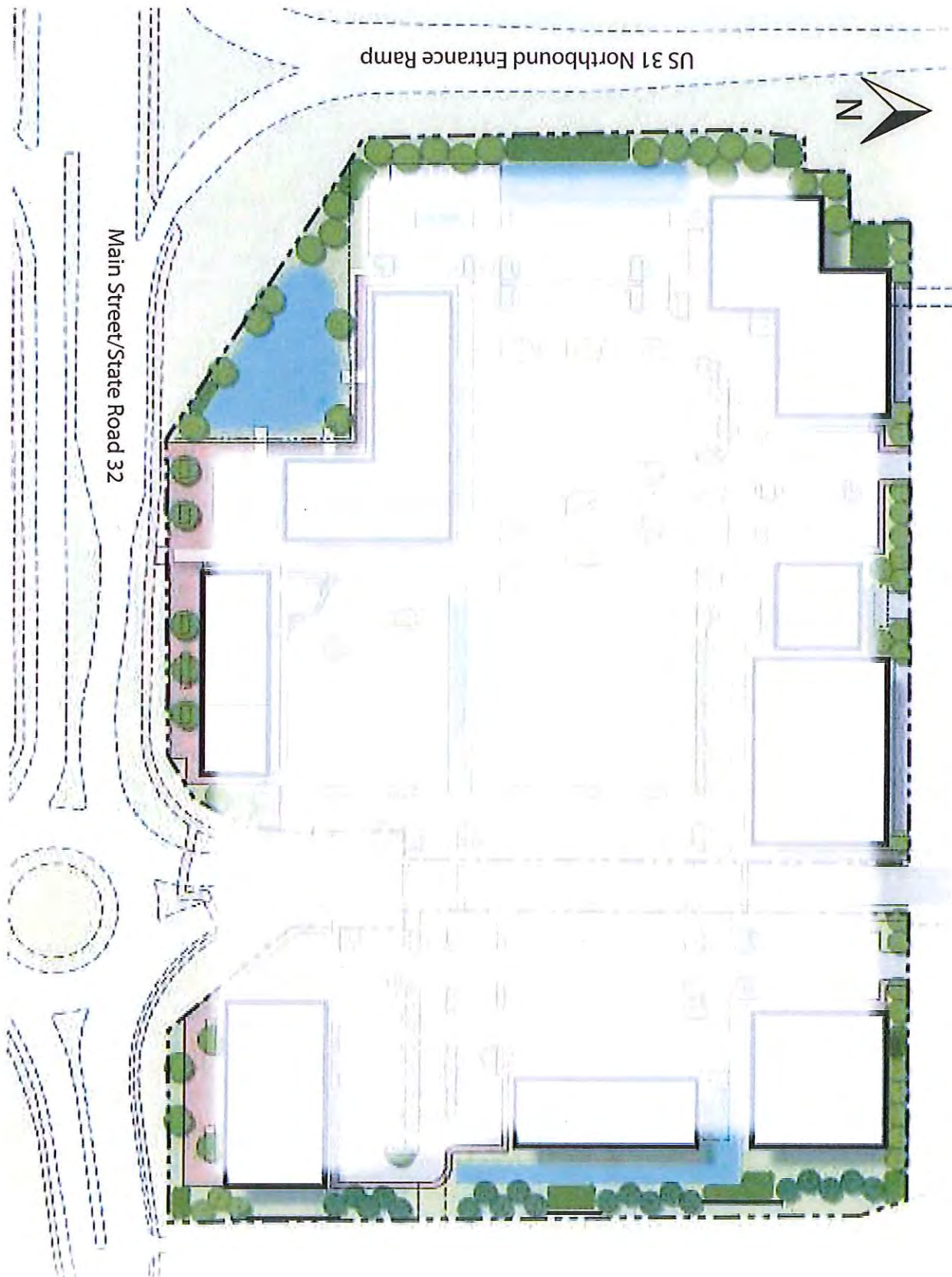
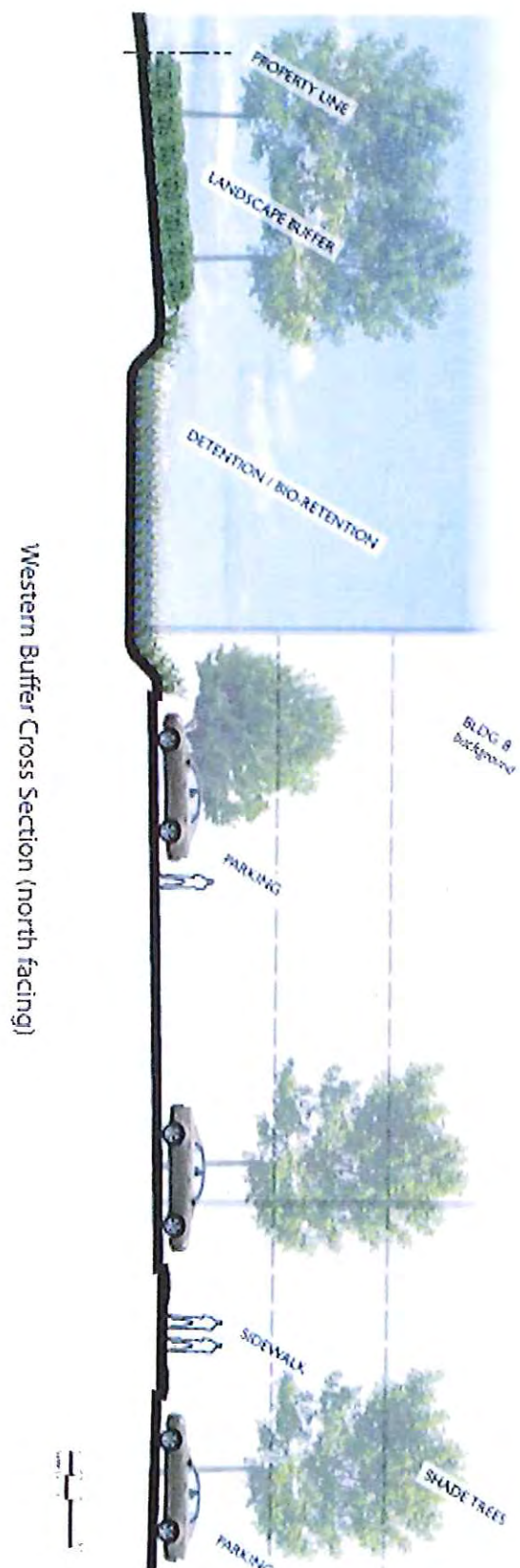


EXHIBIT D
LANDSCAPE BUFFERING EXHIBITS - WEST BUFFER



Western Buffer Perspective (east facing)



Western Buffer Cross Section (north facing)

EXHIBIT D
LANDSCAPE BUFFERING EXHIBITS - EAST BUFFER

Eastern Buffer Perspective (west facing from residential)



Eastern Buffer Cross Section (north facing)

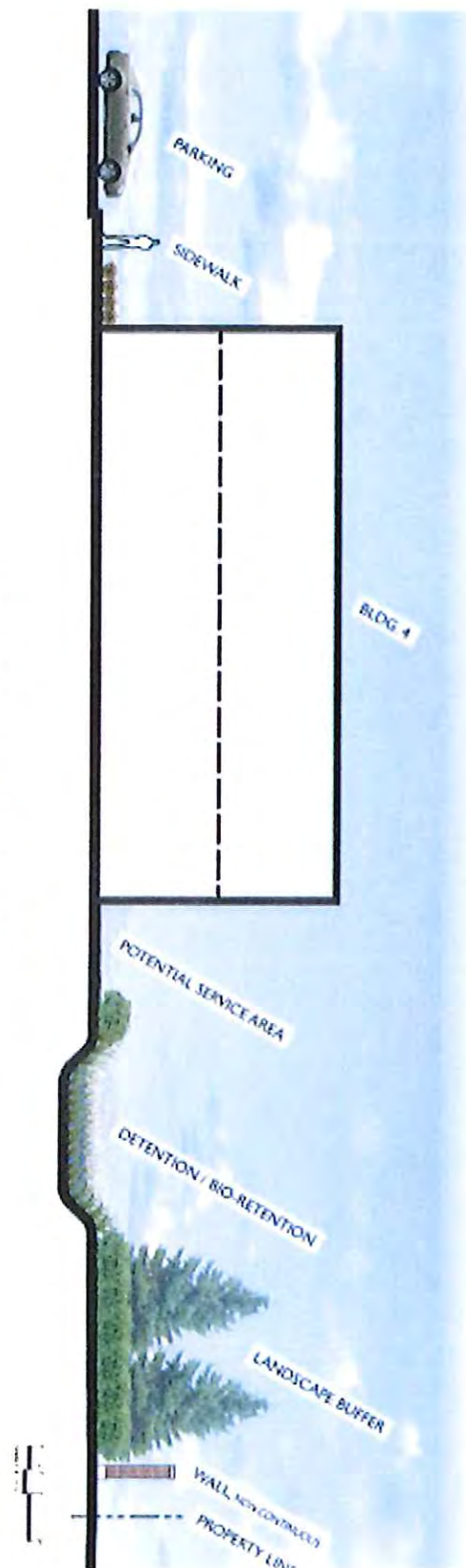


EXHIBIT E
PEDESTRIAN ACCESSIBILITY EXHIBIT

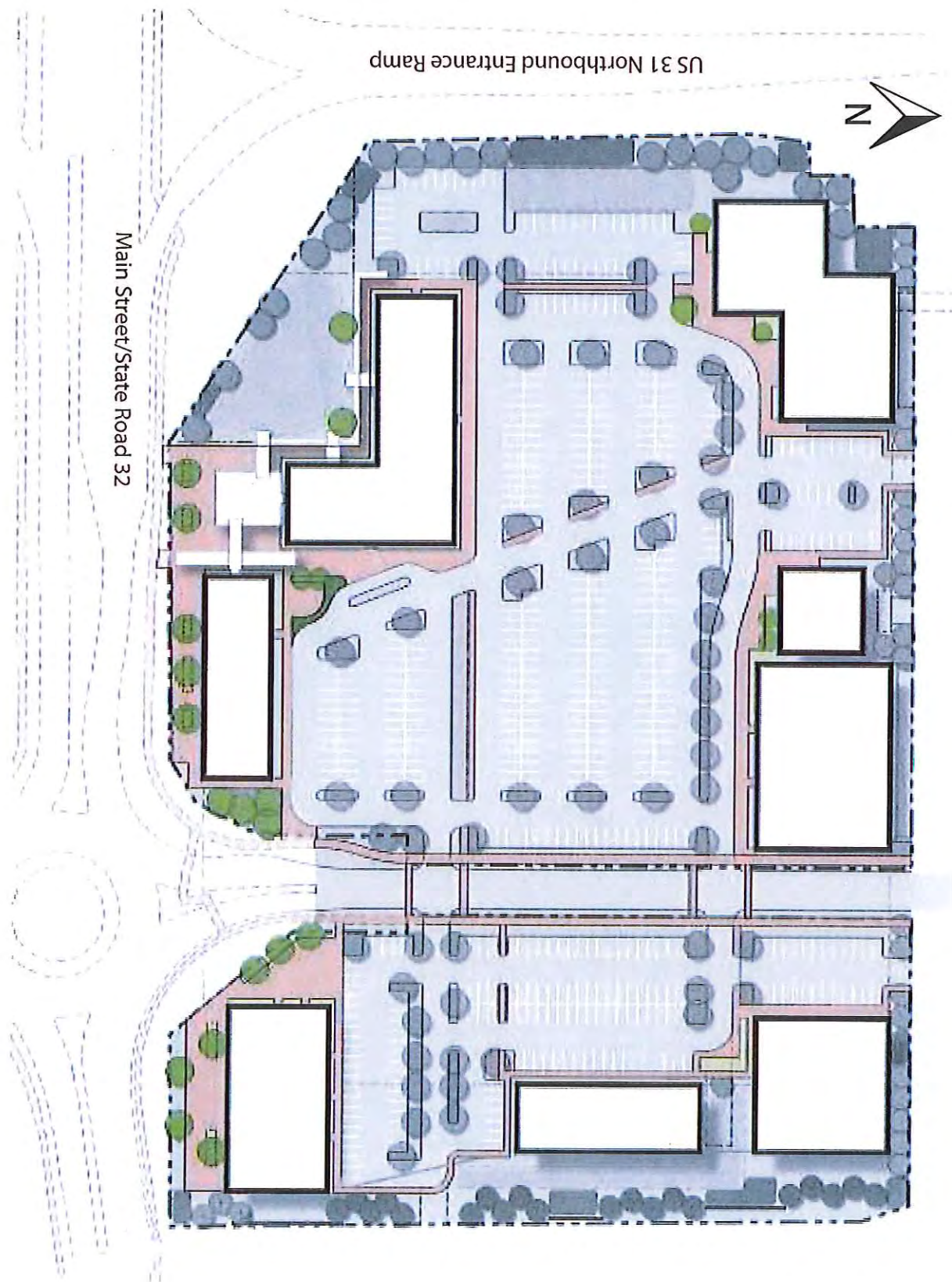
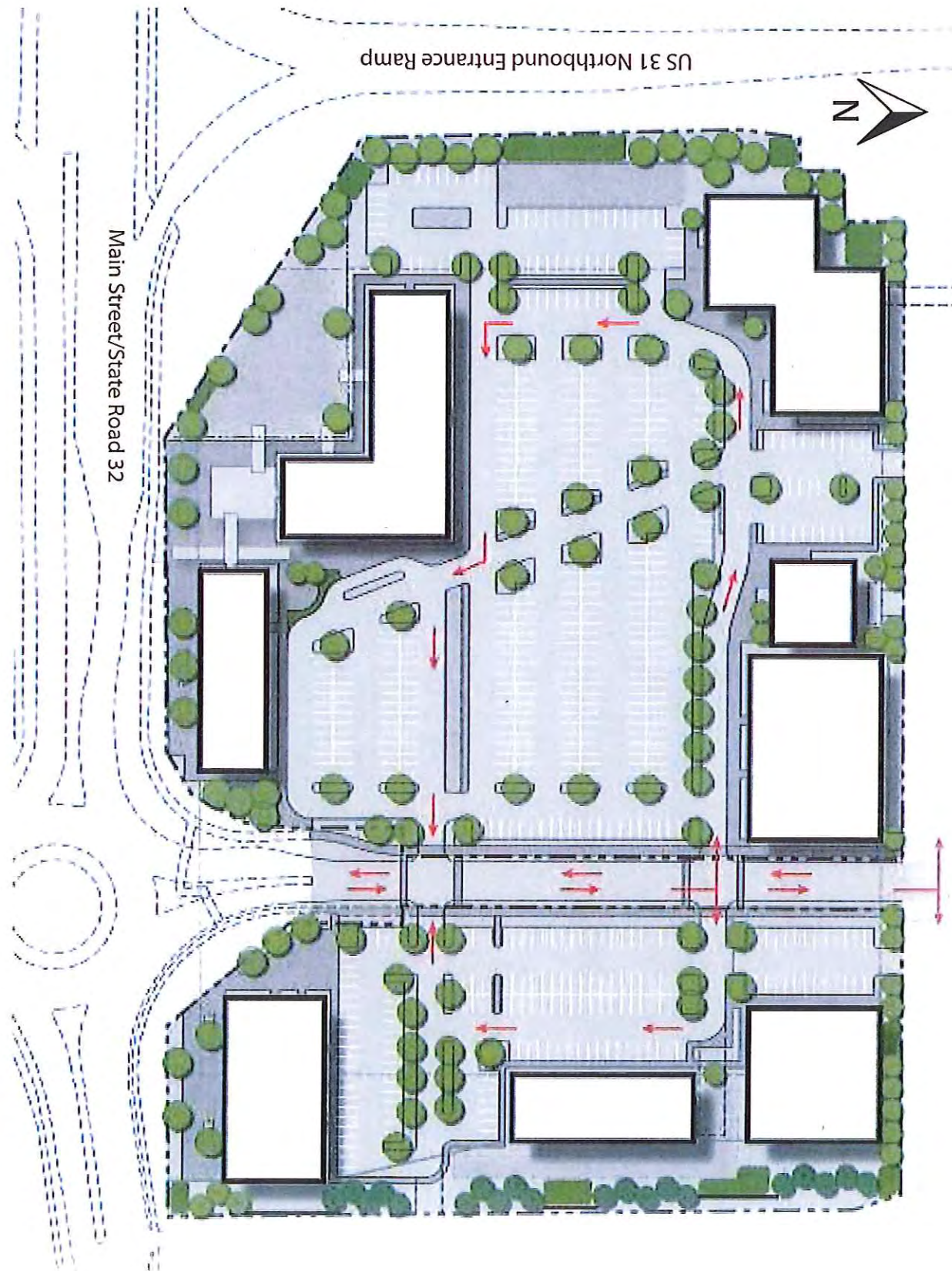


EXHIBIT F
VEHICULAR ACCESSIBILITY EXHIBIT



ORDINANCE 15-43

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1512-PUD-25**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1512-PUD-25** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Council") with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____, 2015;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Tamarack PUD District**" (the "District").

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

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

- 2.1 Pipeline Easement: The easements recorded as Miscellaneous Record 32. Page 215, Miscellaneous Record 40, page 72 and Miscellaneous Record 68, page 190 in the Office of the Recorder of Hamilton County, Indiana, and as generally depicted on the Concept Plan.
- 2.2 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

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

Section 4. Underlying Zoning District. The Underlying Zoning District of this District shall be the SF4: Single Family High Density District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

Section 5. Permitted Uses. All uses permitted in the Underlying Zoning District shall be permitted.

- 5.1 The maximum number of Dwellings shall not exceed fifty-three (53).

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

- 6.1 Minimum Front Building Setback Line: 22 feet

- 6.2 Minimum Side Yard Building Setback Line: 5 feet
- 6.3 Minimum Rear Yard Building Setback Line: 25 feet; except for patios and decks which be a minimum of 15 feet.
- 6.4 Minimum Lot Width: 70 feet
- 6.5 Minimum Living Area (Ground Floor):
 - A. Single story: 1,900 square feet
 - B. Story and one-half: 1,900 square feet
- 6.6 Maximum Building Height:
 - A. Single story: 25 feet
 - B. Story and one-half: 25 feet

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

- 7.1 Article 6.3 Architectural Standards: Shall apply. In addition, the following shall also apply:
 - A. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the images do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the District's intent and vision. It is not the intent to limit the architectural styles shown in the Character Exhibit, but to encourage diversity in architectural styles of Dwellings within the District. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed to the Plan Commission.
 - B. Dwellings. All Dwellings shall qualify as Single Story Dwellings for the purposes of applying *Article 6.3 Architectural Standards* of the UDO.
 - C. Building Materials: In addition to *Article 6.3(C)(3) Building Materials*, the following shall apply:

- i. The roofs of all Dwellings shall be covered with dimensional shingles.
- ii. Vinyl and aluminum siding shall be prohibited.
- iii. Masonry shall be used as the exterior building material on a minimum of seventy-five (75) percent of the first floor of the front façade of all Dwellings (exclusive of openings and gable areas above the first floor roof line). A maximum of five (5) Dwellings may have less masonry than required by this provision provided a minimum of masonry wainscot is provided as generally illustrated on Page 9 of 9 of the Character Exhibit.
- iv. A minimum thirty-six (36) inch masonry wainscot (measured from the Dwelling foundation) shall be the exterior building material on the side and rear façade of all Dwellings as generally illustrated on Page 7 of 9 and Page 8 of 9 of the Character Exhibit. This provision does not limit the use of additional masonry on the rear and side facades.

D. Garages:

- i. All Dwellings shall have a minimum of a two (2) car attached garage.
- ii. Garage door designs shall include a variety of design elements including windows and/or hardware in order to vary the appearance of garage doors across the District. The Garage Door Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended garage door designs to be constructed in the District. It is not the intent to limit garage designs to those shown in the Garage Door Exhibit but to encourage diversity of garage doors within the District.

E. Overhangs: Twelve (12) inch overhangs shall be required around the entire Dwelling, as measured prior to the installation of siding materials.

F. Roof Pitch: A minimum roof pitch of 8:12 shall be required around the entire Dwelling. Porches and other architecture features such as bay windows may have less than an 8:12 roof pitch.

G. Windows:

- a. Minimum five and one-half inch (5-1/2) inch wide trim shall be required around all windows of the Dwelling unless

framed in masonry. Alternative decorative window trim detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Building Façade.

- b. A minimum of one (1) window shall be located on each side façade of a Dwelling.

H. Architectural Diversity: Article 6.3(C)(2)(c) under Streetscape Diversity, shall be replaced by the following: All Dwellings shall comply with the architectural diversity standards included in **Exhibit F**.

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

- A. Article 6.8(K): Minimum Lot Landscaping Requirements shall apply, except as modified below for Single-Family Residential Lots:

Plant Materials	Required Plantings
Shade	Three (3)
Ornamental/Evergreen	One (1)
Shrubs	Ten (10)

- B. Pipeline Easement Landscaping: Landscaping within the Pipeline Easement is restricted by the Grantee of the Pipeline Easement. As a result, if mounding and/or plantings required by this Ordinance are not permitted by the Grantee of the Pipeline Easement within the Pipeline Easement (e.g., Buffer Yard plantings, External Street Frontage Requirements), then the required plantings shall be relocated and installed elsewhere on the Real Estate within Buffer Yards and Common Areas. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.
- C. Shade and Evergreen trees shall be planted within the common area northwest of Lot 20 thru Lot 27 as generally shown on the Concept Plan. The minimum number of trees planted in this area shall be calculated at one (1) tree per fifteen (15) feet of lot width along the rear of Lot 20 thru Lot 27.
- D. An undulating mound (approximately 3-5 feet in height), with a minimum height of three (3) feet, shall be installed along the north perimeter of Common Area A, Lot 3 and Lot 4 as shown on the Concept Plan. Evergreen trees shall be planted along the mound at a rate of one evergreen

tree per fifteen (15) feet along the north perimeter of said Common Area and Lots.

- E. An undulating mound (approximately 3-5 feet in height), with a minimum height of three (3) feet, shall be installed along the east perimeter of Common Area E (outside the pipeline easement) and Common Area F as shown on the Concept Plan. Evergreen trees shall be planted along the mound at a rate of one evergreen tree per fifteen (15) feet along the length of the mounds.
- F. A fifteen (15) foot wide tree preservation area will be provided along the east perimeter of the Real Estate as shown on the Concept Plan.
- G. Substitutions of plant materials shall be permitted within Buffer Yards and External Street Frontage planting areas at the following ratios: 1 shade tree : 1 evergreen tree : 3 shrubs. The addition of trees shall meet shrub planting requirements. However the addition of shrubs shall not be substituted for required trees.

- 7.3 Article 6.17 (G) Residential Signs: Shall apply; however, one (1) brick column a maximum of eight (8) feet in height including a maximum Sign Area of four (4) square feet shall be permitted on either side of the entrance(s) of the subdivision in addition to permitted Monument Signs.

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*), except as otherwise modified or enhanced below.

- 8.1 The Plan Commission or Director may modify infrastructure standards in consideration of the Pipeline Easements.
- 8.2 Street lighting shall not be placed at the end of the cul-de-sacs illustrated on the Concept Plan.

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; however, the Minimum Open Space for the District shall be enhanced to require a minimum of thirty-five percent (35%) on the Real Estate, as generally shown on the Concept Plan.

Section 10. Amenities. Amenities shall be provided in accordance with this section.

- 10.1 The following shall be included within the Open Space of the District:

- A. Trails: A trail may be paved or maintained in a natural state (e.g., gravel, rock, grass or mulch). In the locations where trails cross the Pipeline Easements, the exact trail location and installation is subject to the approval of the grantee of the Pipeline Easement. Trails shall be installed, in substantial compliance with the Concept Plan; however, the final Trail locations are subject to existing easements and final engineering. If Trails are prevented from being installed as generally shown, then alternative Trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.
 - B. A fountain in the detention pond;
 - C. A minimum of one (1) bench sitting area a minimum of thirty (30) square feet in area ;
 - D. A minimum of two (2) gazebos including (i) sitting areas, (ii) a minimum 8' by 6' structure and (iii) a minimum 10' by 10' hardscape area.
 - E. A pergola, in Common Area D, including (i) a minimum 10' by 12' structure and (ii) a minimum 15' by 15' hardscape area.
- 10.2 The Common Area Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended amenities to be constructed in the District. Although the exhibits do not necessarily represent the final design, they do hereby establish a benchmark for the quality and appearance of amenities that are required to be constructed. The Department shall determine whether the amenities are consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed to the Plan Commission.

Section 11. Additional Standards. The following additional standards shall apply to the Real Estate.

- 11.1 The following standards shall apply to the Real Estate:
- A. No Accessory Buildings (sheds, yard barns, etc.) shall be permitted.
 - B. No playsets, swing sets, basketball goals, trampolines or above ground pools shall be permitted.
 - C. Fences: All fences shall be (i) black metal and (ii) a maximum of 48" in height.
 - D. A minimum of twenty-five (25) percent of all Dwellings within the District shall include basements.

- E. A minimum of twenty-five (25) percent of all Dwellings within the District shall be one and one-half story Dwellings.
- F. A minimum of fifty (50) percent of all Dwellings within the District shall include a minimum 4-foot garage addition or 3-stall garage.
- G. The Model Home constructed on the Real Estate (i) shall include a basement (part finished) and (ii) shall be a one and one-half story Dwelling.
- H. Common Areas shall not be subject to the Lot provisions of the Underlying Zoning District.

11.2 The foregoing standards shall be included in the Covenants, Conditions and Restrictions of an owner's association and such owner's association shall be solely responsible for the enforcement of such standards.

- A. On street parking shall be highly discouraged. Driveways and Garages shall be used for parking of vehicles. No modification shall be permitted which would reduce the number of vehicles which may be parked within a garage below the number for which the garage was originally designed.
- B. A boat or recreational vehicle may be parked in a property owner's driveway for a period not to exceed two (2) days in order to clean and winterize the vehicle.
- C. No vehicles of any type shall be stored/parked on the street overnight.

[REMAINDER 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 _____, 2015.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Chuck Lehman

Chuck Lehman

Chuck Lehman

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk-Treasurer

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

I hereby certify that ORDINANCE No. 15-43 was delivered to the Mayor of Westfield

on the _____ day of _____, 2015, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 15-43

This _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 15-43

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

Prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

Schedule of Exhibits:

Exhibit A	Legal Description
Exhibit B	Concept Plan
Exhibit C	Character Exhibit
Exhibit D	Garage Door Exhibit
Exhibit E	Common Area Exhibit
Exhibit F	Architectural Diversity Standards

EXHIBIT "A"

Page 1 of 3

(Legal Description)

Parcel 1:

Part of the West Half of the Northeast Quarter of Section 7, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest Corner of the West Half of said Northeast Quarter Section; thence North 00 degrees 02 minutes 40 seconds West (assumed bearing) along the West line of the West Half of said Northeast Quarter Section a distance of 976.98 feet to the POINT OF BEGINNING; thence continuing North 00 degrees 02 minutes 40 seconds West along said West line a distance of 265.00 feet to a railroad spike; thence North 89 degrees 57 minutes 20 seconds East a distance of 1330.17 feet to a 5/8 inch rebar with yellow cap stamped "Schneider Firm #0001" on the East Line of the West Half of said Northeast Quarter Section; thence South 00 degrees 01 minutes 52 seconds East

along said East Line a distance of 265.00 feet; thence South 89 degrees 57 minutes 20 seconds West a distance of 1330.10 feet to the POINT OF BEGINNING. Containing 8.092 acres, more or less.

Parcel 2:

Part of the West Half of the Northeast Quarter of Section 7, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest Corner of the West Half of said Northeast Quarter Section; thence North 00 degrees 02 minutes 40 seconds West (assumed bearing) along the West Line of the West Half of said Northeast Quarter Section a distance of 726.98 feet to the POINT OF BEGINNING; thence continuing North 00 degrees 02 minutes 40 seconds West along said West Line a distance of 250.00 feet; thence North 89 degrees 57 minutes 20 seconds East a distance of 1030.10 feet; thence South 00 degrees 01 minutes 52 seconds East, parallel with the East Line of the West Half of the said Northeast Quarter Section, a distance of 250.00 feet; thence South 89 degrees 57 minutes 20 seconds West a distance of 1030.05 feet to the POINT OF BEGINNING. Containing 5.912 acres, more or less.

Parcel 3:

Part of the West Half of the Northeast Quarter of Section 7, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest Corner of the West Half of said Northeast Quarter Section; thence North 00 degrees 02 minutes 40 seconds West (assumed bearing) along the West Line of the West Half of said Northeast Quarter Section a distance of 452.73 feet to the POINT OF BEGINNING (said point also being the Northwest corner of a 1.665 acre tract of land described in a Warranty Deed recorded in Deed Book 360, Page 870 in the Office of the Recorder of Hamilton County, Indiana); thence continuing North 00 degrees 02 minutes 40 seconds West along said West Line a distance of 274.25 feet; thence North 89 degrees 57 minutes 20 seconds East a distance of 1030.05 feet; thence South 00 degrees 01 minutes 52 seconds East, parallel with the East Line of the West Half of the said Northeast Quarter Section, a distance of 273.78 feet; thence South 89 degrees 57 minutes 20 seconds West a distance of 743.98 feet to

EXHIBIT "A"

Page 2 of 3

(Legal Description)

the Northeast corner of the aforesaid 1.665 acre tract of land; thence South 89 degrees 51 minutes 41 seconds West along the North line of said tract of land a distance of 286.00 feet to the POINT OF BEGINNING, Containing 6.475 acres, more or less.

Parcel 4:

Part of the West Half of the Northeast Quarter of Section 7, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest Corner of the West Half of said Northeast Quarter Section; thence North 89 degrees 51 minutes 41 seconds East (assumed bearing) along the South Line of the West Half of said Northeast Quarter Section a distance of 388.00 feet to the POINT OF BEGINNING (said point also being the Southeast corner of a 0.496 acre tract of land described in a Corporate Quitclaim Deed recorded as Instrument Number 99-31292 in the Office of the Recorder of Hamilton County, Indiana); thence North 00 degrees 02 minutes 40 seconds West along the East line of said tract of land a distance of 212.00 feet to the Northeast corner of said tract of land; thence South 89 degrees 51 minutes 41 Seconds West along the North line of said tract of land a distance of 102.00 feet to the Southeast most corner of a 1.665 acre tract of land described in a Warranty Deed recorded in Deed Book 360, Page 870 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 02 minutes 40 seconds West along the Easterly line of said tract of land a distance of 240.73 feet to the Northeast Corner of said tract of land; thence North 89 degrees 57 minutes 20 seconds East a distance of 743.98 feet; thence South 00 degrees 01 minutes 52 seconds East, parallel with the East Line of the West Half of the said Northeast Quarter Section, a distance of 451.51 feet to the South Line of the West Half of said Northeast Quarter Section; thence South 89 degrees 51 minutes 41 seconds West along said South Line a distance of 641.88 feet to the POINT OF BEGINNING. Containing 7.225 acres, more or less.

Parcel 5:

Part of the West Half of the Northeast Quarter of Section 7, Township 18 North Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest corner of the West Half of said Northeast Quarter Section; thence North 89 degrees 51 minutes 41 seconds East (assumed bearing) along the South Line of the West Half of said Northeast Quarter Section a distance of 1029.88 feet to the POINT OF BEGINNING; thence North 00 degrees 01 minutes 52 seconds West, parallel with the East line of the West Half of the said Northeast Quarter Section, a distance of 975.29 feet; thence North 89 degrees 57 minutes 20 seconds East a distance of 300.00 feet to the East Line of the West Half of said Northeast Quarter Section; thence South 00 degrees 01 minutes 52 seconds East along said East Line a distance of 974.79 feet to the Southeast Corner of the West Half of said Northeast Quarter Section; thence South 89 degrees 51 minutes 41 seconds West along the aforesaid South Line a distance of 300.00 feet to the POINT OF BEGINNING. Containing 6.715 acres, more or less.

EXHIBIT “A”

Page 3 of 3

(Legal Description)

Parcel 6:

Part of Part of the Northeast Quarter of Section 7, Township 18 North, Range 4 East, Hamilton County, Indiana, being more particularly described as follows:

Beginning at a point on the South line of said Quarter Section being North 89 degrees 52 minutes 59 seconds East (assumed bearing) 286.00 feet from the Southwest Corner thereof, said point being the Southeast Corner of a tract of land conveyed to Raymond and Phyllis Southerland by Warranty Deed recorded in Deed Record 292, page 239, in the Office of the Recorder of Hamilton County, Indiana; thence North 0 degrees 01 minutes 24 seconds West parallel with the West line of said Quarter Section and along the East line of said Southerland Tract 212.00 feet; thence North 89 degrees 52 minutes 59 seconds East parallel with said South line 102.00 feet; thence South 0 degrees 01 minutes 24 seconds East parallel with said West line 212.00 feet to the South line of said Quarter Section; thence South 89 degrees 52 minutes 59 seconds West 102.00 feet to the point of beginning and containing 0.496 acres, more or less.

EXHIBIT “B”

Page 1 of 1

(Concept Plan)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 15__-PUD-__.

EXHIBIT “C”

Page 1 of 9

(Character Exhibits)



EXHIBIT “C”

Page 2 of 9

(Character Exhibits)



EXHIBIT “C”

Page 3 of 9

(Character Exhibit)



EXHIBIT “C”

Page 4 of 9

(Character Exhibit)



EXHIBIT “C”

Page 5 of 9

(Character Exhibit)



EXHIBIT “C”

Page 6 of 9

(Character Exhibit)



EXHIBIT “C”

Page 7 of 9

(Character Exhibit)



EXHIBIT “C”

Page 8 of 9

(Character Exhibit)



EXHIBIT “C”

Page 9 of 9

(Character Exhibit)



EXHIBIT “D”

Page 1 of 1

(Garage Door Exhibit)



EXHIBIT “E”

Page 1 of 1

(Common Area Exhibit)



EXHIBIT “F”

Page 1 of 1

(Architectural Diversity Standards)

- (1) **No duplication** of the same plan is permitted on sites next to each other in either direction or directly across the street.
- (2) **No duplication** of elevation is permitted within two sites on the same side of the street, or on the three sites across the street.
- (3) **No duplication** of colors (brick, siding, and front door in combination) on the two closest sites in any direction or on the three sites across the street.

Home mix guidelines are established to generally depict a normal ratio and frequency of individual plans, elevations and color schemes.

1	Elevation 2 Color	Elevation 3 Plan Color	Elevation 4 Plan Color	Elevation 5 Plan Color	Elevation 6 Color	7
street						
8	9	Elevation 10 Color	Elevation 11 Plan Color	Elevation 12 Color	13	14



Concept Plan

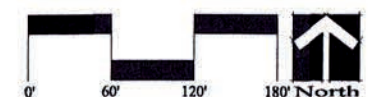
Prepared For:
M/I Homes of Indiana
8500 Keystone Crossing
Indianapolis, IN 46240

Scale 1" = 60'-0"
October 26, 2015

PLANT LEGEND

- Shade Trees
- Ornamental Trees
- Evergreen Trees
- Shrubs

Start to Finish
LANDSCAPING
3375 South 500 East
Whitestown, IN 46075
tel. 317.769.2211 fax. 317.769.2210
email. starttofinish@sds.net
web. landscapingbystarttofinish.com



RESOLUTION NUMBER 15-128

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, APPROVING THE ORDER OF THE WESTFIELD PLAN COMMISSION AND THE AMENDMENT BY THE WESTFIELD REDEVELOPMENT COMMISSION OF THE DECLARATORY RESOLUTION FOR THE EAST SIDE ECONOMIC DEVELOPMENT AREA

WHEREAS, on February 21, 2007, the Redevelopment Commission (the “Commission”) of the Town of Westfield, Indiana (the “Town” and on and after January 1, 2008, the “City”), adopted Resolution No. 1-2007 (the “Declaratory Resolution”), establishing the East Side Economic Development Area (the “Area”), all pursuant to and in accordance with Indiana Code 36-7-14 and Code 36-7-25 et. seq., and all acts supplemented and amendatory thereto (collectively, the “Act”); and

WHEREAS, the Declaratory Resolution (i) identified certain parcels of real estate to be included in and designated as the Area as required by Indiana Code 36-7-14-41, (ii) approved an Economic Development Plan for the Area (the “Plan”), (iii) found that the Plan conforms to other development and redevelopment plans for the Town, (iv) found that no Area residents will be displaced due to the Plan, and (v) designated the Area as an “allocation area” to be known as the “East Side Economic Development Allocation Area” as required by Indiana Code 36-7-14-39 (the “East Side Allocation Area”); and

WHEREAS, on September 24, 2007, the Westfield-Washington Plan Commission (the “Plan Commission”) adopted Plan Commission Order No. 07-01 approving the Declaratory Resolution and Plan and finding that the Plan for the Area conforms to the comprehensive plan of development for the Town; and

WHEREAS, on October 8, 2007, the Westfield Town Council (the “Town Council”) adopted Resolution No. 07-18 approving the Order of the Plan Commission and the establishment of the Area; and

WHEREAS, on November 27, 2007, after notice and a public hearing thereon, the Commission confirmed the Declaratory Resolution by the adoption of Resolution No. 2-2007 (the “Confirmatory Resolution”); and

WHEREAS, the Commission amended Declaratory Resolution No. 1-2007 by the adoption of Resolution No. 3-2007, on November 27, 2007, by the adoption of Resolution No. 7-2008, on February 13, 2008 and by the adoption of Resolution No. 1-2009, on July 7, 2009, each of which resolutions was confirmed by the Commission by the adoption of a confirmatory resolution, all in accordance with Indiana Code Section 36-7-14-17.5 and now desires to further

amend Declaratory Resolution No. 1-2007, as heretofore amended, by the adoption of this resolution (the Declaratory Resolution, as amended hereby is hereinafter referred to as the “Declaratory Resolution”); and

WHEREAS, the Commission proposes to amend the Declaratory Resolution to remove from the Area and from the East Side Allocation Area certain parcels (the “Parcels”), as described in Exhibit A to the 2015 Amendatory Declaratory Resolution (hereinafter defined), all in accordance with Indiana Code Section 36-7-14-17.5; and

WHEREAS, the Parcels are located within the Area and within the East Side Allocation Area.

WHEREAS, on October 19, 2015, the Commission adopted its Resolution No. 10-2015 (the “2015 Amendatory Declaratory Resolution”), further amending the Declaratory Resolution as previously amended, to remove certain parcels (the “Deleted Parcels”) from the Area and from the East Side Allocation Area; and,

WHEREAS, the Commission submitted its 2015 Amendatory Declaratory Resolution and supporting data, as required by the Act, to the Westfield-Washington Township Plan Commission (the “Plan Commission”) and on November 2, 2015, the Plan Commission adopted its Order Number 15-05 approving the 2015 Amendatory Declaratory Resolution and the revision of the Plan to remove certain parcels identified in the 2015 Amendatory Declaratory Resolution; and

WHEREAS, the actions proposed by the 2015 Amendatory Declaratory Resolution will produce a net reduction of the size of the Area and of the East Side Allocation Area; and,

WHEREAS, in accordance with Indiana Code 36-7-14-16(b), the 2015 Amendatory Declaratory Resolution adopted by the Commission and the Order of the Plan Commission have been submitted to this Common Council for approval; and,

WHEREAS, after being fully advised in the matter,

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

SECTION I.

The 2015 Amendatory Declaratory Resolution is in all respects approved, ratified and confirmed by the Common Council of City of Westfield.

SECTION II.

The Order of the Plan Commission, adopted on November 2, 2015, approving the 2015 Amendatory Declaratory Resolution is in all respects approved, ratified and confirmed by the Common Council.

SECTION III. The revision of the Area, the revision of the East Side Allocation Area and the revision of the Plan to remove certain parcels from the Area and from the East Side Allocation Area each are, in all respects, approved, ratified and confirmed by the Common Council.

SECTION IV. The Clerk-Treasurer of the City is hereby directed to file a copy of the 2015 Amendatory Declaratory Resolution and the Order of the Plan Commission with the permanent minutes of this meeting.

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

[Remainder of Page Intentionally Left Blank.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2015.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Charles Lehman	_____ Charles Lehman	_____ Charles Lehman
_____ Robert J. Smith	_____ Robert J. Smith	_____ Robert J. Smith
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Robert W. Stokes	_____ Robert W. Stokes	_____ Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that RESOLUTION 15-128 was delivered to the Mayor of Westfield
on the ____ day of _____, 2015, at ____:____ __.m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 15-128
this ____ day of _____, 2015.
at ____:____ __.m.

I hereby VETO Resolution 15-128
this ____ day of _____, 2015.
at ____:____ __.m.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This resolution prepared by:

James T. Crawford, Jr., Attorney at Law
Krieg DeVault LLP
12800 North Meridian Street, Suite 300
Carmel, IN 46032
317-238-6239

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. /s/ James T. Crawford, Jr.

KD_7634441_1.DOC

PLAN COMMISSION ORDER NUMBER 15-05

**ORDER OF THE WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
DETERMINING THAT THE 2015 AMENDATORY DECLARATORY RESOLUTION
AND THE ECONOMIC DEVELOPMENT PLAN OF THE EASTSIDE ECONOMIC
DEVELOPMENT AREA APPROVED AND ADOPTED BY THE WESTFIELD
REDEVELOPMENT COMMISSION CONFORMS TO THE COMPREHENSIVE PLAN
AND APPROVING THE 2015 AMENDATORY DECLARATORY RESOLUTION AND
REVISIONS TO THE 2015 EASTSIDE ECONOMIC DEVELOPMENT PLAN
(Eastside Economic Development Area, as amended)**

WHEREAS, on February 21, 2007, the Redevelopment Commission (the "Commission") of the Town of Westfield, Indiana (the "Town" and on and after January 1, 2008, the "City"), adopted Resolution No. 1-2007 (the "Declaratory Resolution"), establishing the East Side Economic Development Area (the "Area"), all pursuant to and in accordance with Indiana Code 36-7-14 and Code 36-7-25 et. seq., and all acts supplemented and amendatory thereto (collectively, the "Act"); and

WHEREAS, the Declaratory Resolution (i) identified certain parcels of real estate to be included in and designated as the Area as required by Indiana Code 36-7-14-41, (ii) approved an Economic Development Plan for the Area (the "Plan"), (iii) found that the Plan conforms to other development and redevelopment plans for the Town, (iv) found that no Area residents will be displaced due to the Plan, and (v) designated the Area as an "allocation area" to be known as the "East Side Economic Development Allocation Area" as required by Indiana Code 36-7-14-39 (the "East Side Allocation Area"); and

WHEREAS, on September 24, 2007, the Westfield-Washington Plan Commission (the "Plan Commission") adopted Plan Commission Order No. 07-01 approving the Declaratory Resolution and Plan and finding that the Plan for the Area conforms to the comprehensive plan of development for the Town; and

WHEREAS, on October 8, 2007, the Westfield Town Council (the "Town Council") adopted Resolution No. 07-18 approving the Order of the Plan Commission and the establishment of the Area; and

WHEREAS, on November 27, 2007, after notice and a public hearing thereon, the Redevelopment Commission confirmed the Declaratory Resolution by the adoption of Resolution No. 2-2007 (the "Confirmatory Resolution"); and

WHEREAS, the Commission amended Declaratory Resolution No. 1-2007 by the adoption of Resolution No. 3-2007, on November 27, 2007, by the adoption of Resolution No. 7-2008, on February 13, 2008 and by the adoption of Resolution No. 1-2009, on July 7, 2009, each of which resolutions was confirmed by the Commission by the adoption of a confirmatory

resolution, all in accordance with Indiana Code Section 36-7-14-17.5 and now desires to further amend Declaratory Resolution No. 1-2007, as heretofore amended, by the adoption of this resolution (the Declaratory Resolution, as amended hereby is hereinafter referred to as the "Declaratory Resolution"); and

WHEREAS, on October 19, 2015, the Commission adopted its Resolution 10-2015, amending the Original Declaratory Resolution, to remove parcels from the Eastside Economic Development Plan; and

WHEREAS, after being fully advised in the matter,

**NOW, THEREFORE, BE IT ORDERED BY THE WESTFIELD PLAN
COMMISSION, AS FOLLOWS:**

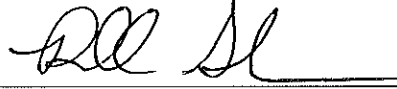
SECTION I. The 2015 Amendatory Declaratory Resolution and the revision of the Eastside Economic Development Plan to remove certain parcels and portions of parcels from the Eastside Economic Development Area conform to the Comprehensive Plan of development for the City.

SECTION II. The revision of the Eastside Economic Development Area and the revision of the Eastside Economic Development Plan to remove certain additional parcels and portions of parcels from the Eastside Economic Development Area each are, therefore, in all respects approved, ratified and confirmed.

SECTION III. The approval of the Original Plan as previously amended by this Plan Commission remains in full force and effect.

SECTION IV. The Secretary of the Plan Commission is hereby directed to file a copy of the 2015 Amended Declaratory Resolution with the permanent minutes of this meeting.

PASSED THIS 2nd DAY OF NOVEMBER, 2015, BY THE
WESTFIELD-WASHINGTON PLAN COMMISSION, HAMILTON COUNTY, INDIANA.



President, Plan Commission

ATTEST:



Secretary, Plan Commission

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 10-2015**

**RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION
AMENDING THE DECLARATORY RESOLUTION OF THE
EAST SIDE ECONOMIC DEVELOPMENT AREA**

WHEREAS, on February 21, 2007, the Redevelopment Commission (the “Commission”) of the Town of Westfield, Indiana (the “Town” and on and after January 1, 2008, the “City”), adopted Resolution No. 1-2007 (the “Declaratory Resolution”), establishing the East Side Economic Development Area (the “Area”), all pursuant to and in accordance with Indiana Code 36-7-14 and Code 36-7-25 et. seq., and all acts supplemented and amendatory thereto (collectively, the “Act”); and

WHEREAS, the Declaratory Resolution (i) identified certain parcels of real estate to be included in and designated as the Area as required by Indiana Code 36-7-14-41, (ii) approved an Economic Development Plan for the Area (the “Plan”), (iii) found that the Plan conforms to other development and redevelopment plans for the Town, (iv) found that no Area residents will be displaced due to the Plan, and (v) designated the Area as an “allocation area” to be known as the “East Side Economic Development Allocation Area” as required by Indiana Code 36-7-14-39 (the “East Side Allocation Area”); and

WHEREAS, on September 24, 2007, the Westfield-Washington Plan Commission (the “Plan Commission”) adopted Plan Commission Order No. 07-01 approving the Declaratory Resolution and Plan and finding that the Plan for the Area conforms to the comprehensive plan of development for the Town; and

WHEREAS, on October 8, 2007, the Westfield Town Council (the “Town Council”) adopted Resolution No. 07-18 approving the Order of the Plan Commission and the establishment of the Area; and

WHEREAS, on November 27, 2007, after notice and a public hearing thereon, the Redevelopment Commission confirmed the Declaratory Resolution by the adoption of Resolution No. 2-2007 (the “Confirmatory Resolution”); and

WHEREAS, the Commission amended Declaratory Resolution No. 1-2007 by the adoption of Resolution No. 3-2007, on November 27, 2007, by the adoption of Resolution No. 7-2008, on February 13, 2008 and by the adoption of Resolution No. 1-2009, on July 7, 2009, each of which resolutions was confirmed by the Commission by the adoption of a confirmatory resolution, all in accordance with Indiana Code Section 36-7-14-17.5 and now desires to further amend Declaratory Resolution No. 1-2007, as heretofore amended, by the adoption of this resolution (the Declaratory Resolution, as amended hereby is hereinafter referred to as the “Declaratory Resolution”); and

WHEREAS, the Commission proposes to amend the Declaratory Resolution to remove from the Area and from the East Side Allocation Area certain parcels (the “Parcels”), as described in Exhibit A, all in accordance with Indiana Code Section 36-7-14-17.5; and

WHEREAS, the Parcels are located within the Area and within the East Side Allocation Area.

NOW, THEREFORE, be it resolved by the Commission that:

Section 1. The Commission hereby finds that the parcels, as described in Exhibit A hereto, are located within the Area and within the East Side Allocation Area.

Section 2. The Commission hereby amends the Declaratory Resolution to remove the Parcels, as described in Exhibit A hereto, from the Area and from the East Side Allocation Area (the “Amendment”).

Section 3. Upon consideration of the evidence and findings presented to the Commission, the Commission hereby finds the Amendment, as set forth in Sections 1 and 2 of this Resolution, will benefit the public health and welfare of the citizens of the City and the State of Indiana and is reasonable and appropriate when considered in relation to the original Plan and the purposes of the Act, and hereby approves the Amendment.

Section 4. The Commission hereby finds that the Plan, together with the proposed Amendment described herein, conform to the Comprehensive Plan for the City.

Section 5. This Resolution shall constitute an amendment to the Declaratory Resolution and the Plan and is incorporated into the Plan by this reference thereto.

Section 6. In all other respects, the Declaratory Resolution and the Plan, as amended by the Amendment, shall remain in full force and effect.

Section 7. The Commission may exercise its authority pursuant to the Act for the purpose contemplated by the Amendment herein, including but not limited to the development and redevelopment within the Area and within the East Side Allocation Area, all for the purposes set forth herein.

Section 8. This Resolution shall be submitted to the Plan Commission of the City, pursuant to Indiana Code 36-7-14-16(a), for its approval of the Amendment, whereby upon written approval by the Plan Commission, the Plan Commission’s order approving the Amendment shall be submitted to the Common Council of the City for approval pursuant to Indiana Code 36-7-14-16(b).

Section 9. This Resolution shall be effective upon its adoption and passage.

[Remainder of Page Intentionally Left Blank.]

ADOPTED AND PASSED THIS 19 DAY OF October, 2015,
BY A VOTE OF 4 IN FAVOR AND 0 OPPOSED, BY THE
WESTFIELD REDEVELOPMENT COMMISSION, HAMILTON COUNTY, INDIANA.

By: Joseph Plankis
Joseph Plankis, President

By: Joseph E. Ingalls
Joseph E. Ingalls, Vice President

By: _____
Scott Robison, Secretary

By: Jill Doyle
Jill Doyle, Member

By: Douglas J. Holtz
Douglas J. Holtz, Member

ATTEST:

Cindy J. Gossard
Cindy J. Gossard, Clerk-Treasurer

This resolution prepared by:

James T. Crawford, Attorney at Law
Krieg DeVault LLP
12800 North Meridian Street, Suite 300
Carmel, Indiana 46032
317-238-6239

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

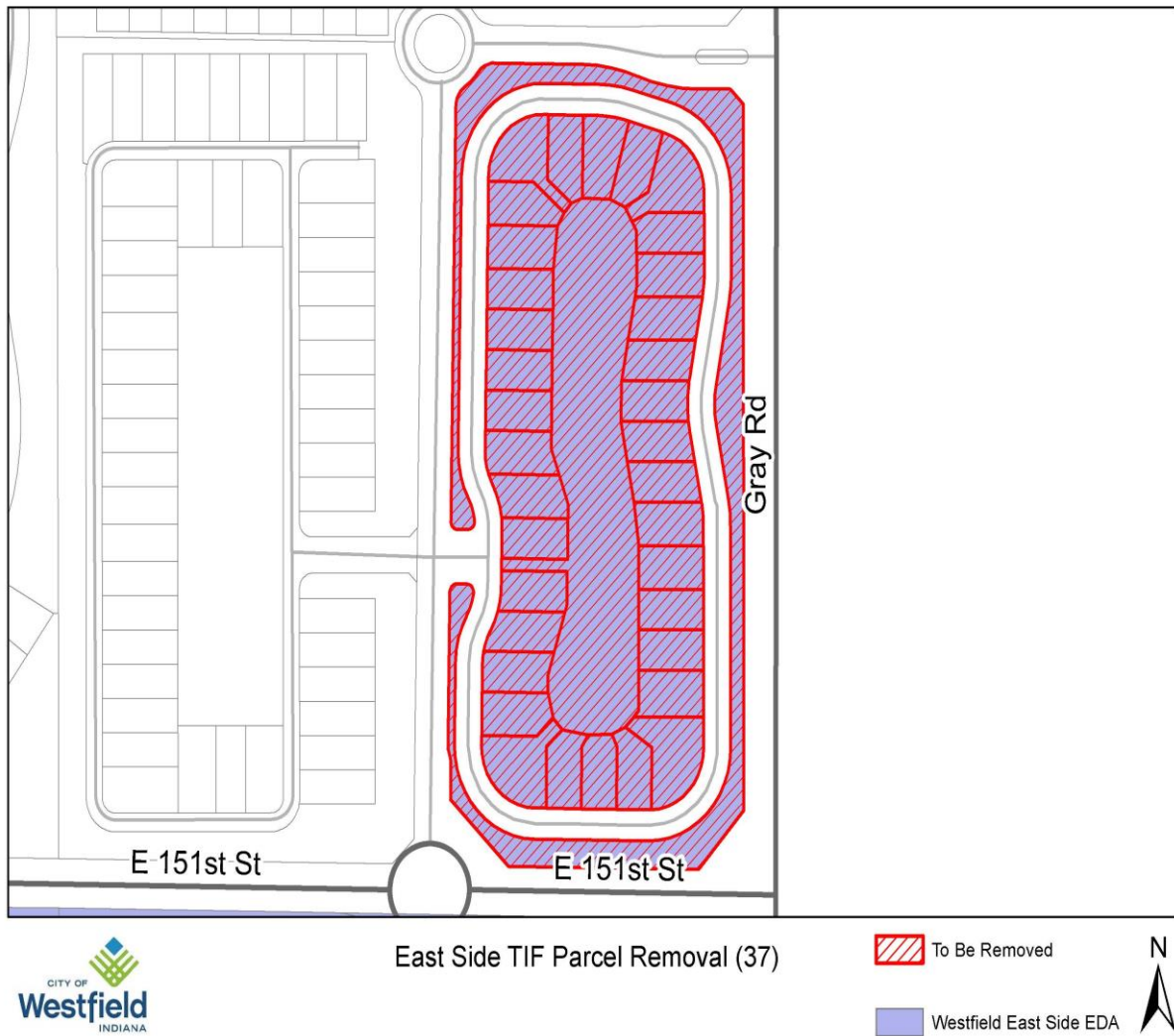
Signed

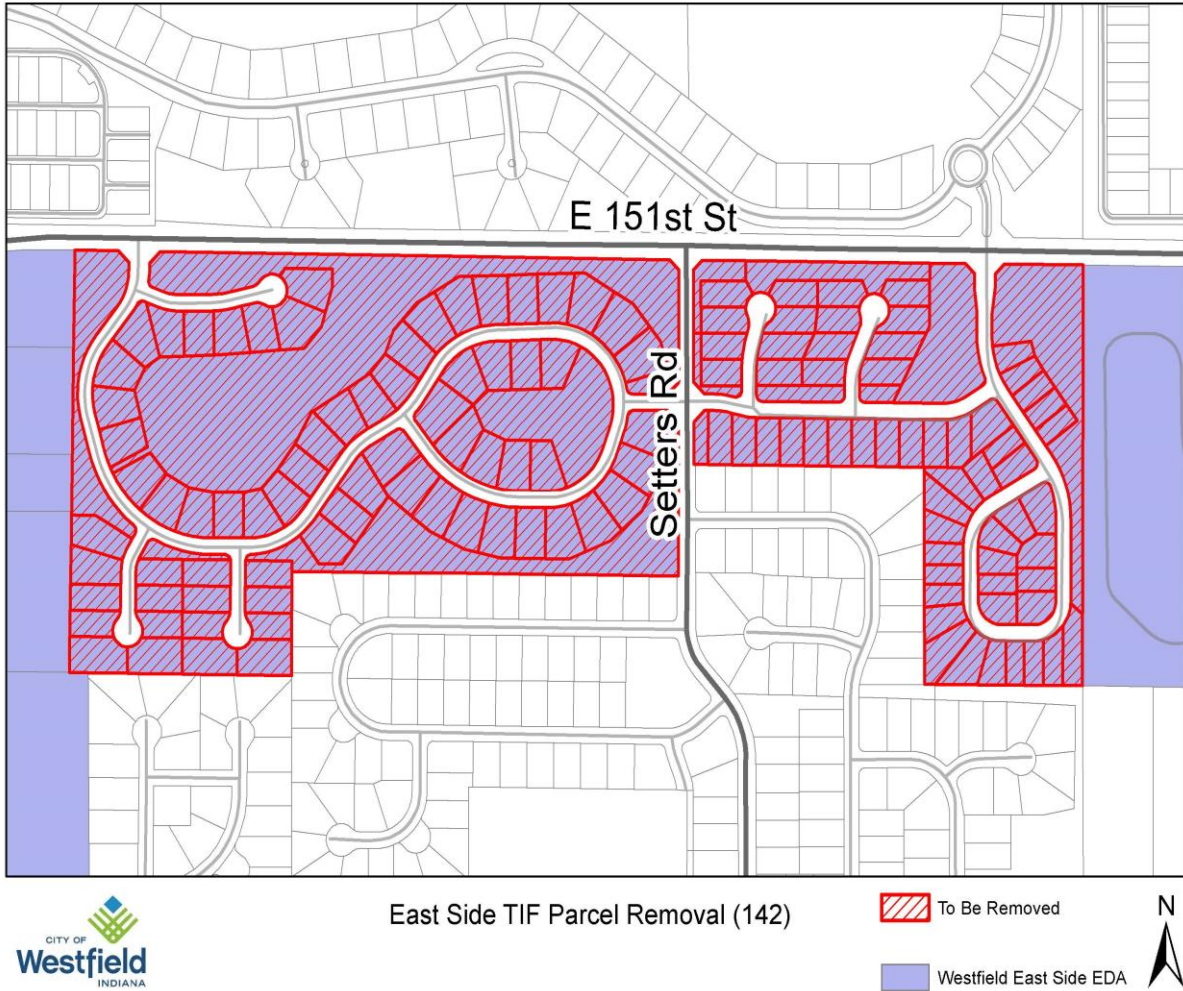
EXHIBIT A

MAP AND DESCRIPTION OF PARCELS REMOVED FROM THE EAST SIDE ECONOMIC DEVELOPMENT AREA

- Attachment 1 Map of Parcels Removed (2 pages)
- Attachment 2 List of Parcels Removed (3 pages)

Attachment 1
Map of Parcels Removed





Attachment 2

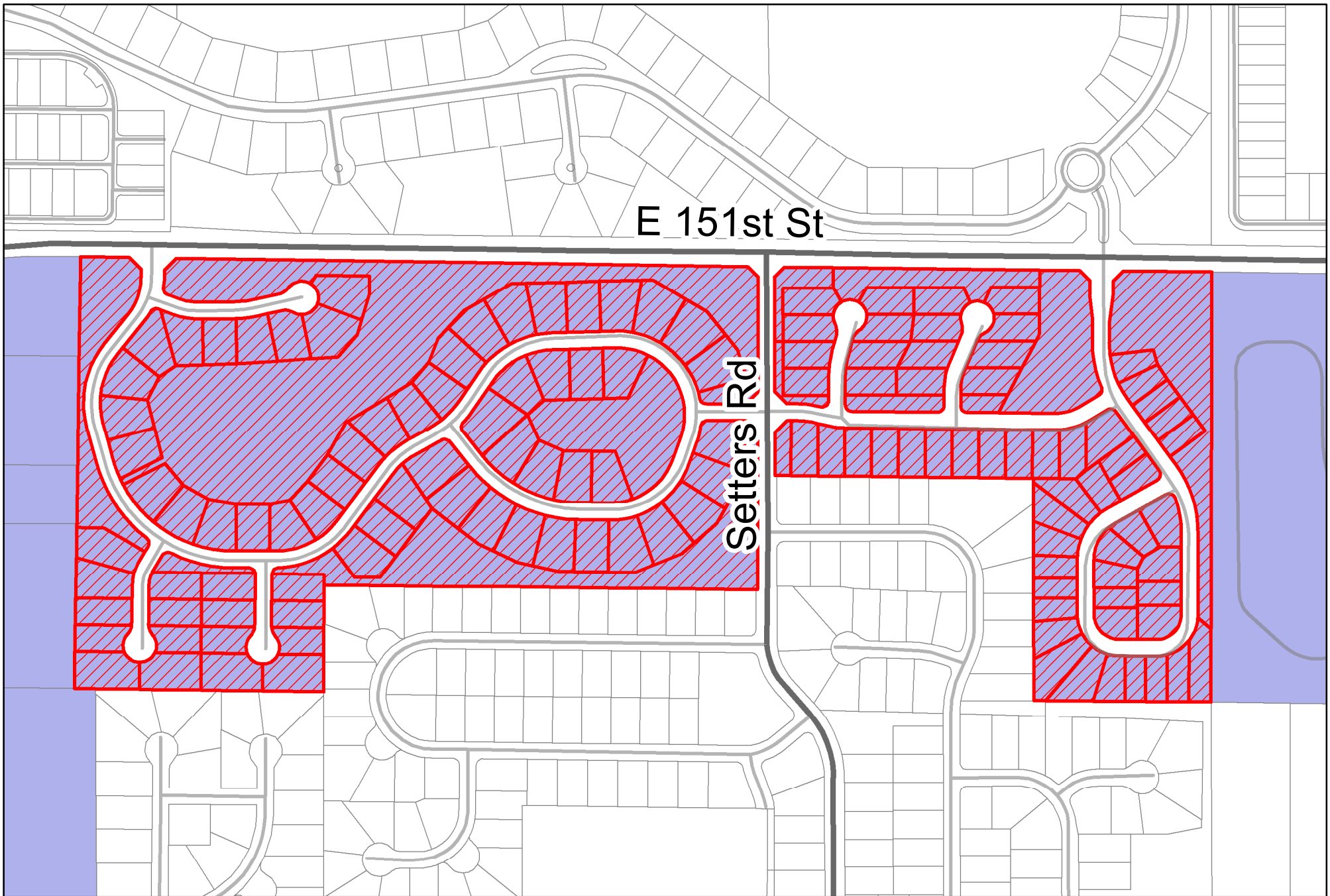
List of Parcels Removed

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08-10-17-00-22-016.000	08-10-17-00-23-030.000
08-10-17-00-22-017.000	08-10-17-00-23-032.000
08-10-17-00-22-018.000	08-10-17-00-23-033.000
08-10-17-00-23-001.000	08-10-17-00-23-034.000
08-10-17-00-23-006.000	08-10-17-00-23-035.000
08-10-17-00-23-011.000	08-10-17-00-23-036.000
08-10-17-00-23-012.000	08-10-17-00-23-037.000
08-10-17-00-23-014.000	08-10-17-00-23-038.000
08-10-17-00-23-015.000	08-10-17-00-23-040.000
08-10-17-00-23-016.000	08-10-17-00-23-043.000
08-10-17-00-23-018.000	08-10-17-00-23-053.000
08-10-17-00-23-046.000	08-10-17-00-23-059.000
08-10-17-00-23-047.000	08-10-17-00-23-060.000
08-10-17-00-23-048.000	08-10-17-00-23-063.000
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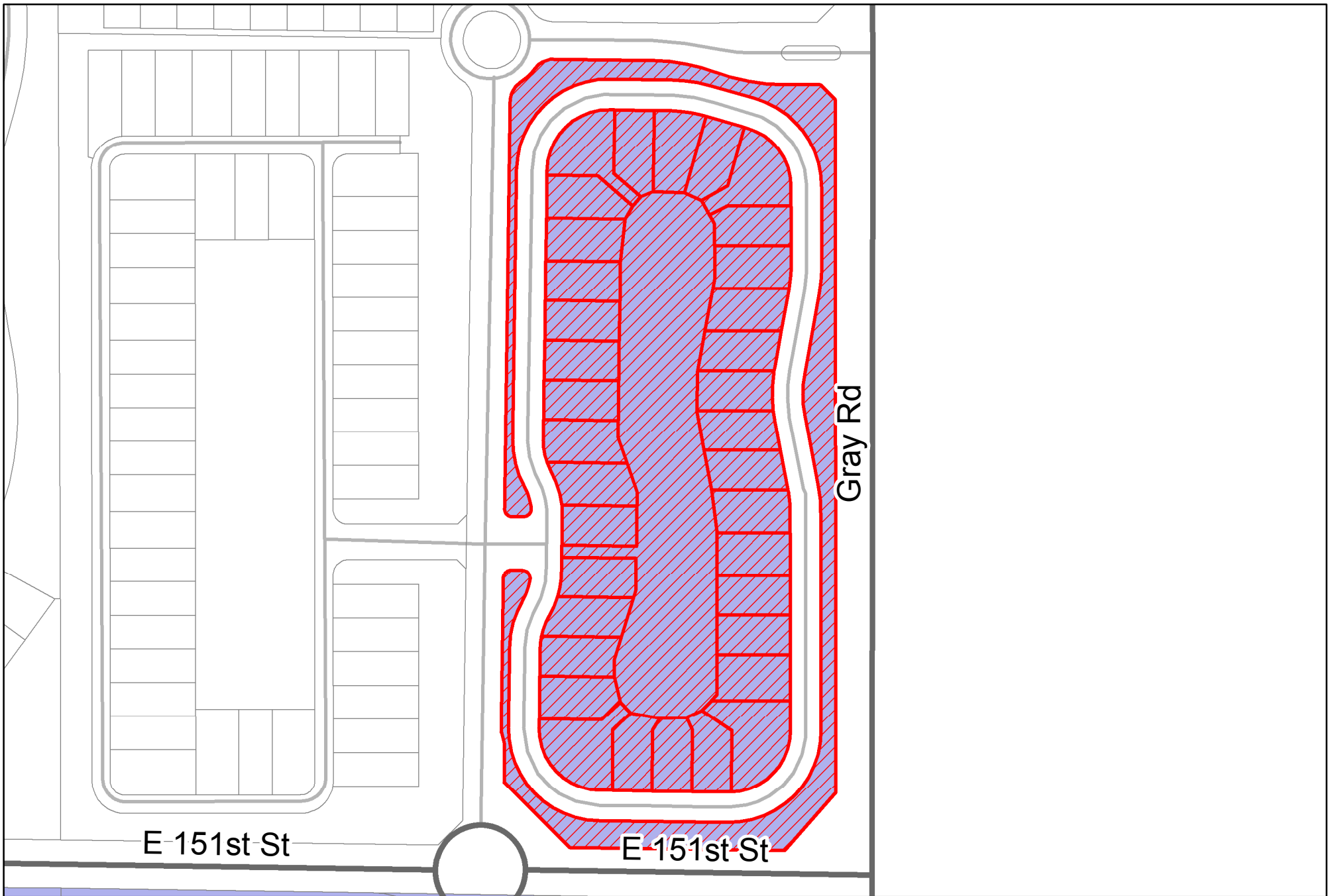
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08-10-17-00-25-036.000
08-10-17-00-25-037.000



East Side TIF Parcel Removal (142)

 To Be Removed

 Westfield East Side EDA



RESOLUTION NUMBER 15-129

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, APPROVING THE ORDER OF THE WESTFIELD PLAN COMMISSION AND THE AMENDMENT BY THE WESTFIELD REDEVELOPMENT COMMISSION OF THE DECLARATORY RESOLUTION FOR THE GRAND JUNCTION CONSOLIDATED ECONOMIC DEVELOPMENT AREA

WHEREAS, on July 7, 2009, the Redevelopment Commission (the “Commission”) of the City of Westfield (the “City”) approved the Economic Development Plan (the “Original Plan”) for the Grand Junction Economic Development Area (the “Original Area”) and adopted Declaratory Resolution No. 2-2009 (the “Original Declaratory Resolution”), which created the Original Area, by declaring that the Original Area is an economic development area and subject to economic development activities pursuant to Indiana Code 36-7-14 and 36-7-25 *et seq.*, and all acts supplemental and amendatory thereto (collectively, the “Act”); and,

WHEREAS, on July 13, 2010, the Redevelopment Commission adopted Declaratory Resolution No. 2-2010 (the “2010 Amendatory Declaratory Resolution”) amending certain provisions of the Original Declaratory Resolution relating to the percentage of accumulated assessed value that the Redevelopment Commission could capture, collect and retain in the Original Allocation Area; and,

WHEREAS, on August 29, 2011, the Commission adopted Resolution No. 2-2011 (the “2011 Amendatory Declaratory Resolution”), further amending the Original Declaratory Resolution as previously amended by the 2010 Amendatory Declaratory Resolution to expand the Original Area by the addition of Expansion Area No. 1 (the “Expansion Area No. 1”) thereto including the creation of the Mainstreet Project Sub-Area (the “Mainstreet Project Sub-Area”) (the Original Area together with Expansion Area No. 1 are referred to as the “Grand Junction Consolidated Economic Development Area”) and by the removal of three (3) parcels from the Original Area; and,

WHEREAS, the 2011 Amended Declaratory Resolution adopted the Grand Junction Expansion Area No. 1 Economic Development Plan, and supporting data, including a Factual Report In Support of Findings For The Grand Junction Economic Development Expansion Area No. 1, maps and plats describing the Expansion Area No. 1 and the Mainstreet Project Sub-Area (together the Expansion Area No. 1 Plan and the Original Plan are referred to as the “Grand Junction Consolidated Economic Development Plan”); and,

WHEREAS, on February 12, 2013, the Commission adopted its Resolution No. 2-2013 (the “2013 Amendatory Declaratory Resolution”), which amended the Original Declaratory

Resolution to remove certain parcels and portions of parcels from the Grand Junction Consolidated Economic Development Area; and,

WHEREAS, on January 21, 2014, the Commission adopted its Resolution 1-2014 (the “2014 Amendatory Declaratory Resolution”), which amended the Original Declaratory Resolution to remove certain parcels and portions of parcels from the Grand Junction Consolidated Economic Development Area; and,

WHEREAS, on February 2, 2015, the Commission adopted its Resolution No. 1-2015 (the “2015 Amendatory Declaratory Resolution”), further amending the Original Declaratory Resolution as previously amended to remove certain parcels and portions of parcels from the Grand Junction Consolidated Economic Development Area; and

WHEREAS, the Commission proposes to further amend the Declaratory Resolution to remove from the Area and from the Original Allocation Area certain parcels (the “Parcels”), as described in Exhibit A of Declaratory Resolution 11-2015 (the “2015 Amendatory Declaratory Resolution-2”), all in accordance with Indiana Code Section 36-7-14-17.5; and

WHEREAS, the Parcels are located within the Area and within the Original Allocation Area.

WHEREAS, on October 19, 2015, the Commission adopted its 2015 Amendatory Declaratory Resolution-2, further amending the Declaratory Resolution as previously amended, to remove certain parcels from the Area and from the Original Allocation Area; and,

WHEREAS, the Commission submitted its 2015 Amendatory Declaratory Resolution-2 and supporting data, as required by the Act, to the Westfield-Washington Township Plan Commission (the “Plan Commission”) and on November 2, 2015, the Plan Commission adopted its Order Number 15-07 approving the 2015 Amendatory Declaratory Resolution-2 and the revision of the Plan to remove certain parcels identified in the 2015 Amendatory Declaratory Resolution-2; and

WHEREAS, the actions proposed by the 2015 Amendatory Declaratory Resolution-2 will produce a net reduction of the Grand Junction Consolidated Economic Development Area; and,

WHEREAS, in accordance with Indiana Code 36-7-14-16(b), the 2015 Amendatory Declaratory Resolution adopted by the Redevelopment Commission and the Order of the Plan Commission have been submitted to the Common Council for approval; and,

WHEREAS, after being fully advised in the matter,

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

- SECTION I.** The 2015 Amendatory Declaratory Resolution-2 is in all respects approved, ratified and confirmed by the Common Council of City of Westfield.
- SECTION II.** The Order of the Plan Commission, adopted on November 2, 2015, approving the 2015 Amendatory Declaratory Resolution-2 is in all respects approved, ratified and confirmed by the Common Council.
- SECTION III.** The revision of the Grand Junction Consolidated Economic Development Area and the revision of the Grand Junction Consolidated Economic Development Plan to remove certain parcels and portions of parcels from the Grand Junction Consolidated Economic Development Area each are, in all respects, approved, ratified and confirmed by the Common Council.
- SECTION IV.** The Clerk-Treasurer of the City of Westfield is hereby directed to file a copy of the 2015 Amendatory Declaratory Resolution and the Order of the Plan Commission with the permanent minutes of this meeting.
- SECTION V.** This Resolution shall be in full force and effect immediately upon its adoption.

THE REMAINDER OF THIS PAGE IS BLANK INTENTIONALLY

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____ 2015.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Charles Lehman	_____ Charles Lehman	_____ Charles Lehman
_____ Robert J. Smith	_____ Robert J. Smith	_____ Robert J. Smith
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Robert W. Stokes	_____ Robert W. Stokes	_____ Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that RESOLUTION 15-129 was delivered to the Mayor of Westfield
on the ____ day of _____, 2015, at __:__ .m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 15-129
this ____ day of _____, 2015.
at __:__ .m.

I hereby VETO Resolution 15-129
this ____ day of _____, 2015.
at __:__ .m.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by:

Andrew Murray
City of Westfield
317.379.9080
amurray@westfield.in.gov

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 11-2015**

**RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION
AMENDING THE DECLARATORY RESOLUTION OF
THE GRAND JUNCTION ECONOMIC DEVELOPMENT AREA**

WHEREAS, on July 7, 2009, the Redevelopment Commission (the “Redevelopment Commission”) of the City of Westfield (the “City”) adopted Declaratory Resolution No. 2-2009 (the “Original Declaratory Resolution”) establishing the Grand Junction Economic Development Area (the “Original Area”) as an economic development area under Indiana Code 36-7-14 and Indiana Code 36-7-25 *et seq.*, and all acts supplemental and amendatory thereto (collectively, the “Act”); and,

WHEREAS, the Original Declaratory Resolution (i) identified certain parcels of real estate to be included in and designated as the Original Area as required by Indiana Code 36-7-14-41, (ii) approved an economic development plan for the Original Area (the “Original Plan”), (iii) found that the Original Plan conforms to other development and redevelopment plans for the City, (iv) found that no Original Area residents will be displaced due to the Original Plan, and (v) designated the Original Area as an “allocation area” to be known as the “Grand Junction Economic Development Allocation Area” as required by Indiana Code 36-7-14-39 (the “Original Allocation Area”) and approved and incorporated the Factual Report (the “Original Report”) supporting the Original Declaratory Resolution and the Original Plan presented at the July 7, 2009 meeting of the Redevelopment Commission, which Original Plan contained specific recommendations for economic development of the Original Area, including road, infrastructure and drainage improvements to the Original Area and related improvements and equipment serving the Original Area as further described in the Original Plan (the “Original Project”); and,

WHEREAS, on July 20, 2009, the Redevelopment Commission submitted the Original Declaratory Resolution, the Original Plan and supporting data to the Westfield-Washington Advisory Planning Commission (the “Plan Commission”) and the Plan Commission issued its written Order approving the Original Declaratory Resolution and the Original Plan as submitted; and,

WHEREAS, on August 10, 2009, the Common Council of the City (the “Common Council”) approved the Order of the Plan Commission and approved the creation of the Original Area and approved the actions of the Redevelopment Commission establishing the Original Area pursuant to Indiana Code 36-7-14-16(b) and Indiana Code 36-7-14-41(c); and,

WHEREAS, on August 12, 2009, after publishing notice of and conducting a public hearing in accordance with the Act, the Redevelopment Commission adopted Resolution 5-2009 confirming the Original Declaratory Resolution (the “Original Confirmatory Resolution”); and,

WHEREAS, on July 13, 2010, the Redevelopment Commission adopted Declaratory Resolution No. 2-2010 amending certain provisions of the Original Declaratory Resolution relating to the percentage of accumulated assessed value that the Redevelopment Commission could capture, collect and retain in the Original Allocation Area; and

WHEREAS, the Redevelopment Commission investigated, studied and surveyed additional economic development areas within the corporate boundaries of the City; and

WHEREAS, the Redevelopment Commission selected Expansion Area No. 1 (as hereinafter defined) as an additional economic development area to be developed under the Act; and

WHEREAS, on August 29, 2011 the Redevelopment Commission adopted its Resolution No. 2-2011 amending the Original Declaratory Resolution, as previously amended by Declaratory Resolution No. 2-2010, by (i) expanding the boundaries of the Original Area by the addition of the parcels described therein known as the Grand Junction Economic Development Expansion Area No. 1 (the “Expansion Area No. 1”) (the Original Area together with Expansion Area No. 1 are referred to as the “Grand Junction Consolidated Economic Development Area”); and (ii) removing three (3) parcels from the Original Area as described therein; and

WHEREAS, the parcel identified in Resolution No. 2-2010 constitutes a “sub-area” of the Expansion Area No. 1 for economic development purposes, and is known as the “Mainstreet Project Sub-Area” and constitutes a separate and additional “allocation area” within Expansion Area No. 1 pursuant to and in accordance with Indiana Code 36-7-14-39; and

WHEREAS, the Redevelopment Commission prepared an economic development plan for Expansion Area No. 1 including the Mainstreet Project Sub-Area (the “Expansion Area No. 1 Plan”), which Expansion Area No. 1 Plan was incorporated by reference into Resolution No. 2-2011 (together the Expansion Area No. 1 Plan and the Original Plan are referred to as the “Grand Junction Consolidated Economic Development Plan”); and

WHEREAS, on September 6, 2011, the Plan Commission adopted Plan Commission Order No. 11-01 approving the Amended Declaratory Resolution and Grand Junction Consolidated Economic Development Plan and finding that the Grand Junction Consolidated Economic Development Plan for the Grand Junction Consolidated Economic Development Area conforms to the comprehensive plan of development for the City; and

WHEREAS, on September 13, 2011, the Common Council adopted Resolution No. 11-18 approving the Order of the Plan Commission and the establishment of the Expansion Area No. 1; and

WHEREAS, on August 29, 2011, after notice and a public hearing thereon, the Redevelopment Commission confirmed the Declaratory Resolution No. 2-2011 by the adoption of Resolution No. 3-2011 (the “Confirmatory Resolution”); and

WHEREAS, the Redevelopment Commission adopted Declaratory Resolution No. 1-2013 on January 23rd, 2013 amending the Original Declaratory Resolution to remove certain parcels or portions of parcels from the Grand Junction Consolidated Economic Development Area; and

WHEREAS, as required by the Act, on February 4, 2013, the Plan Commission adopted its Order Number 13-01 approving Declaratory Resolution No. 1-2013 and the revision of the Grand Junction Consolidated Economic Development Plan to remove the parcels identified in Declaratory Resolution No. 1-2013; and

WHEREAS, on February 11, 2013, the Common Council approved the (i) Order 13-01, (ii) Declaratory Resolution No. 1-2013, (iii) Grand Junction Consolidated Economic Development Plan as revised, and (iv) action of the Redevelopment Commission pursuant to Indiana Code 36-7-14-16(b); and

WHEREAS, on February 12, 2013, after notice and a public hearing thereon, the Redevelopment Commission confirmed the Declaratory Resolution No. 1-2013 by the adoption of Confirmatory Resolution No. 2-2013; and

WHEREAS, the Redevelopment Commission adopted Declaratory Resolution No. 1-2014 on January 21st, 2014 amending the Original Declaratory Resolution to remove certain parcels and portions of parcels from the Grand Junction Consolidated Economic Development Area; and

WHEREAS, as required by the Act, on February 3rd, 2014, the Plan Commission adopted its Order Number 14-01 approving Declaratory Resolution No. 1-2014 and the revision of the Grand Junction Consolidated Economic Development Plan to remove the parcels identified in Declaratory Resolution 1-2014; and

WHEREAS, on February 10th, 2014, the Common Council approved the (i) Order 14-01, (ii) Declaratory Resolution No. 1-2014, (iii) Grand Junction Consolidated Economic Development Plan as revised, and (iv) action of the Redevelopment Commission pursuant to Indiana Code 36-7-14-16(b); and

WHEREAS, on February 11th, 2014, after notice and a public hearing thereon, the Redevelopment Commission confirmed the Declaratory Resolution No. 1-2014 by the adoption of Confirmatory Resolution 2-2014; and

WHEREAS, the Redevelopment Commission adopted Declaratory Resolution No. 1-2015 on February 2nd, 2015 amending the Original Declaratory Resolution to remove certain parcels and portions of parcels from the Grand Junction Consolidated Economic Development Area; and

WHEREAS, as required by the Act, on February 2nd, 2015, the Plan Commission adopted its Order Number 15-02 approving Declaratory Resolution No. 1-2015 and the revision of the Grand Junction Consolidated Economic Development Plan to remove the parcels

identified in Declaratory Resolution 1-2015; and

WHEREAS, on February 9th, 2015, the Common Council approved the (i) Order 15-02, (ii) Declaratory Resolution No. 1-2015, (iii) Grand Junction Consolidated Economic Development Plan as revised, and (iv) action of the Redevelopment Commission pursuant to Indiana Code 36-7-14-16(b); and

WHEREAS, on February 17th, 2015, after notice and a public hearing thereon, the Redevelopment Commission confirmed the Declaratory Resolution No. 1-2015 by the adoption of Confirmatory Resolution 5-2015; and

WHEREAS, the Redevelopment Commission now desires to further amend the Original Declaratory Resolution, as heretofore amended by Declaratory Resolution No. 2-2010, Declaratory Resolution No. 2-2011, and Declaratory Resolution No. 1-2013, Declaratory Resolution 1-2014, Declaratory Resolution 1-2015 and by the adoption of this Resolution (the Declaratory Resolution, as amended hereby is hereinafter referred to as the “Declaratory Resolution”); and

WHEREAS, the Commission proposes to further amend the Declaratory Resolution to remove portions of parcels from the Grand Junction Consolidated Economic Development Area (collectively, the “Parcels”), as described in Exhibit A attached hereto and made a part hereof, all in accordance with the Act; and

WHEREAS, the Parcels are located within the Grand Junction Consolidated Economic Development Area and the boundaries of the Grand Junction Consolidated Economic Development Area need not be increased as a result of the removal of the Parcels; and

WHEREAS, the actions proposed by this Resolution will produce a net reduction of the Grand Junction Consolidated Economic Development Area; and

WHEREAS, after being fully advised in the matter,

NOW, THEREFORE, BE IT RESOLVED by the Westfield Redevelopment Commission, as follows:

1. The Commission hereby amends (i) the Declaratory Resolution to remove the portions of parcels, as described in Exhibit A hereto, from the Grand Junction Consolidated Economic Development Area (the “Amendment”).

2. The Commission hereby finds that the boundaries of the Grand Junction Consolidated Economic Development Area are hereby revised to give effect to the removal of the Parcels from the Grand Junction Consolidated Economic Development Area and that the activities in the existing Grand Junction Consolidated Economic Development Plan are unchanged by this Resolution.

3. Upon consideration of the evidence and findings presented to the Commission, the Commission hereby finds the Amendment to the Grand Junction Consolidated Economic Development Plan, as set forth in Sections 1 through 2 of this Resolution, will benefit the public health and welfare of the citizens of the City and the State of Indiana and is reasonable and appropriate when considered in relation to the original Plan and the purposes of the Act, and hereby approves the Amendment.

4. The Commission hereby finds that the Grand Junction Consolidated Economic Development Plan, together with the proposed Amendment described herein, conform to the Comprehensive Plan for the City.

5. This Resolution shall constitute an amendment to the Declaratory Resolution and the Grand Junction Consolidated Economic Development Plan and is incorporated into the Grand Junction Consolidated Economic Development Plan by this reference thereto.

6. In all other respects, the Declaratory Resolution and the Grand Junction Consolidated Economic Development Plan, as amended by the Amendment, shall remain in full force and effect.

7. The Commission may exercise its authority pursuant to the Act for the purpose contemplated by the Amendment herein, including but not limited to the development and redevelopment of the Project within the Grand Junction Consolidated Economic Development Area, all for the purposes set forth herein.

8. This Resolution shall be submitted to the Plan Commission of the City, pursuant to Indiana Code 36-7-14-16(a), for its approval of the removal of the Parcels from the Grand Junction Consolidated Economic Development Area, whereby upon written approval by the Plan Commission, the Plan Commission's order approving the removal of the Parcels shall be submitted to the Common Council for approval pursuant to Indiana Code 36-7-14-16(b).

9. This Resolution shall be effective upon its adoption and passage.

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ADOPTED AND PASSED THIS 19 DAY OF OCTOBER, 2015,
BY A VOTE OF 4 IN FAVOR AND 0 OPPOSED, BY THE
WESTFIELD REDEVELOPMENT COMMISSION, HAMILTON COUNTY, INDIANA.

By: Joseph Plankis
Joseph Plankis, President

By: Joseph E. Ingalls
Joseph E. Ingalls, Vice President

By: _____
Scott Robison, Secretary

By: Jill Doyle
Jill Doyle, Member

By: Doug Holtz
Doug Holtz, Member

ATTEST:

Amanda Rubadue

This resolution prepared by:

Amanda Rubadue
City of Westfield
317.432.6663
arubadue@westfield.in.gov

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

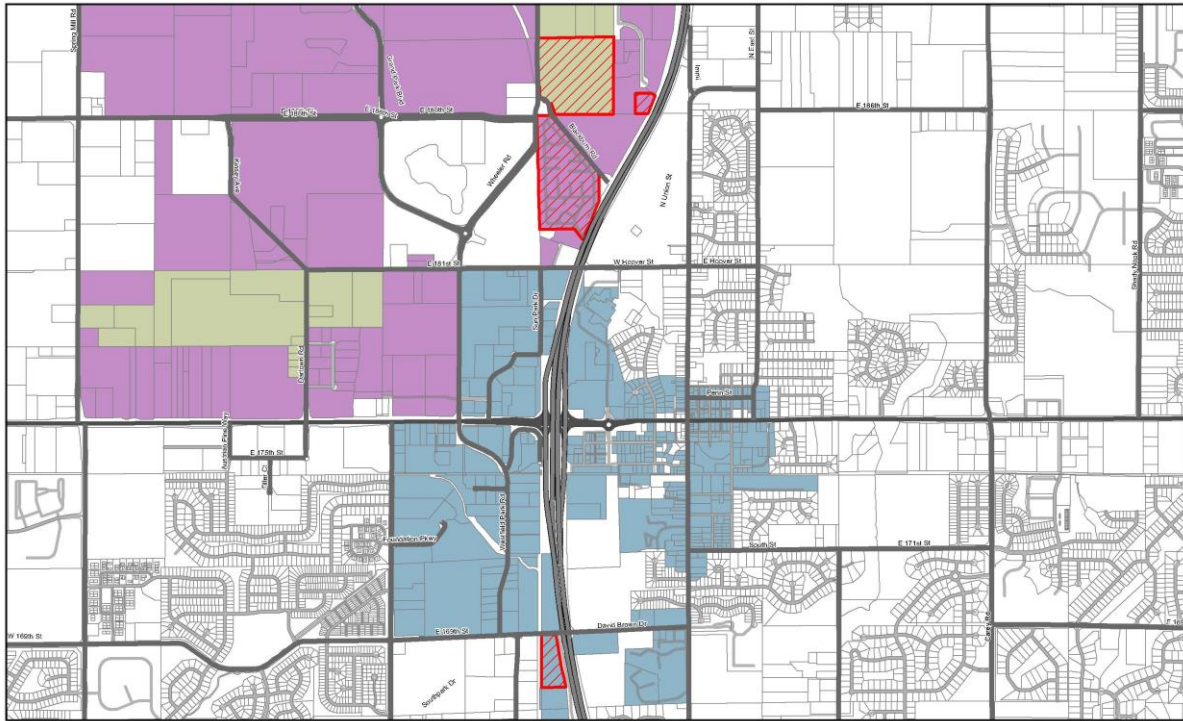
Signed

Exhibit A

MAP AND DESCRIPTION OF PARCELS OR PORTIONS OF REMOVED FROM THE ORIGINAL
GRAND JUNCTION ECONOMIC DEVELOPMENT AREA

- Exhibit 1 Map of Parcels and Portions of Parcels Removed (1 page)
- Exhibit 2 List of Portions of Parcels Removed (1 page)

Exhibit 1



Grand Junction TIF Parcel Removal (4)  Portion of Parcel to be Removed



-  Grand Junction 09A Expansion Area 1
-  Grand Junction WF Expansion Area 1
-  Grand Junction- Westfield



Exhibit 2

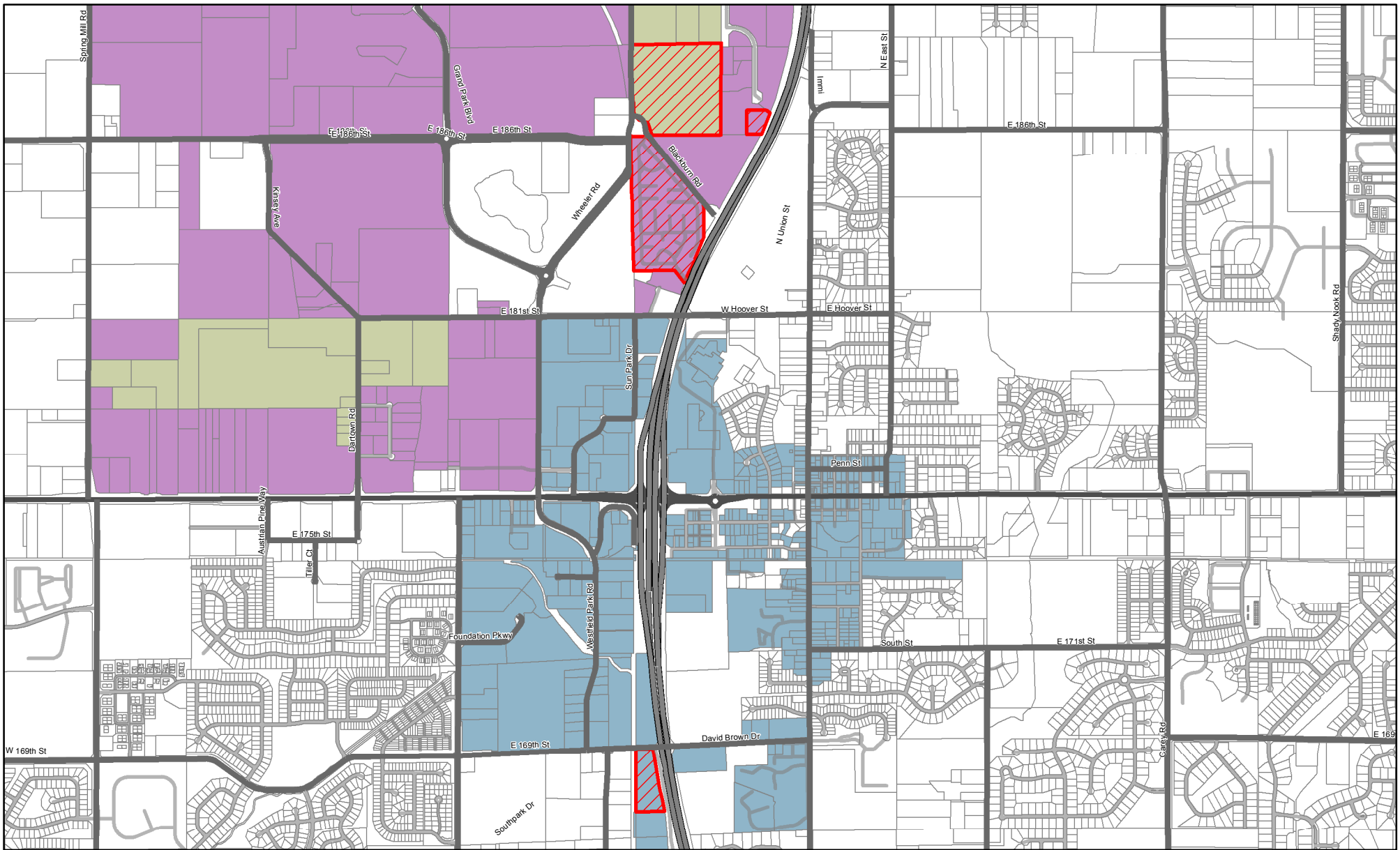
Portions of Parcels Removed

08.05.25.00.00.053.000

09.09.01.00.00.015.000

09.05.36.00.00.006.000

08.05.25.00.00.051.000



Grand Junction TIF Parcel Removal (4)  Portion of Parcel to be Removed

PLAN COMMISSION ORDER NUMBER 15-07

**ORDER OF THE WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
DETERMINING THAT THE 2015 AMENDATORY DECLARATORY RESOLUTION
AND THE ECONOMIC DEVELOPMENT PLAN OF THE GRAND JUNCTION
CONSOLIDATED ECONOMIC DEVELOPMENT AREA APPROVED AND ADOPTED
BY THE WESTFIELD REDEVELOPMENT COMMISSION CONFORMS
TO THE COMPREHENSIVE PLAN AND APPROVING THE 2015 AMENDATORY
DECLARATORY RESOLUTION AND REVISIONS TO THE 2015 GRAND JUNCTION
CONSOLIDATED ECONOMIC DEVELOPMENT PLAN
(Grand Junction Consolidated Economic Development Area, as amended)**

WHEREAS, on July 7, 2009, the Redevelopment Commission (the "Commission") of the City of Westfield (the "City") approved the Economic Development Plan (the "Original Plan") for the Grand Junction Economic Development Area (the "Original Area") and adopted Declaratory Resolution No. 2-2009 (the "Original Declaratory Resolution"), which created the Original Area, by declaring that the Original Area is an economic development area and subject to economic development activities pursuant to Indiana Code 36-7-14 and 36-7-25 *et seq.*, and all acts supplemental and amendatory thereto (collectively, the "Act"); and,

WHEREAS, on July 13, 2010, the Redevelopment Commission adopted Declaratory Resolution No. 2-2010 (the "2010 Amendatory Declaratory Resolution") amending certain provisions of the Original Declaratory Resolution relating to the percentage of accumulated assessed value that the Redevelopment Commission could capture, collect and retain in the Original Allocation Area; and,

WHEREAS, on August 29, 2011, the Commission adopted Resolution No. 2-2011 (the "2011 Amendatory Declaratory Resolution"), further amending the Original Declaratory Resolution as previously amended by the 2010 Amendatory Declaratory Resolution to expand the Original Area by the addition of Expansion Area No. 1 (the "Expansion Area No. 1") thereto including the creation of the Mainstreet Project Sub-Area (the "Mainstreet Project Sub-Area") (the Original Area together with Expansion Area No. 1 are referred to as the "Grand Junction Consolidated Economic Development Area") and by the removal of three (3) parcels from the Original Area; and,

WHEREAS, the 2011 Amended Declaratory Resolution adopted the Grand Junction Expansion Area No. 1 Economic Development Plan, and supporting data, including a Factual Report In Support of Findings For The Grand Junction Economic Development Expansion Area No. 1, maps and plats describing the Expansion Area No. 1 and the Mainstreet Project Sub-Area (together the Expansion Area No. 1 Plan and the Original Plan are referred to as the "Grand Junction Consolidated Economic Development Plan"); and,

WHEREAS, on January 23, 2013, the Commission adopted its Resolution No. 1-2013 (the “2013 Amendatory Declaratory Resolution”), further amending the Original Declaratory Resolution as previously amended to remove certain parcels and portions of parcels from the Grand Junction Consolidated Economic Development Area; and,

WHEREAS, on February 12, 2013, the Commission adopted its Resolution No. 2-2013 (the “2013 Amendatory Confirmatory Resolution”) confirming its 2013 Amendatory Declaratory Resolution, further amending the Original Declaratory Resolution; and,

WHEREAS, on January 21, 2014, the Commission adopted its Resolution No. 1-2014 (the “2014 Amendatory Declaratory Resolution”), further amending the Original Declaratory Resolution, to remove certain additional parcels and portions of parcels from the Grand Junction Consolidated Economic Development Area; and,

WHEREAS, on February 11, 2014, the Commission adopted its Resolution No. 2-2014 (the “2014 Amendatory Confirmatory Resolution”) confirming its 2014 Amendatory Declaratory Resolution, further amending the Original Declaratory Resolution; and,

WHEREAS, on February 2, 2015, the Commission adopted its Resolution No. 1-2015 (the “2015 Amendatory Declaratory Resolution”), further amending the Original Declaratory Resolution, to remove certain parcels and portions of parcels from the Grand Junction Consolidated Economic Development Area; and,

WHEREAS, on October 19, 2015, the Commission adopted its Resolution No. 11-2015 (the “2015 Amendatory Declaratory Resolution-2”), further amending the Original Declaratory Resolution, to remove certain parcels and portions of parcels from the Grand Junction Consolidated Economic Development Area; and,

WHEREAS, the Act requires approval by the Westfield-Washington Township Advisory Plan Commission (the “Plan Commission”) of the 2015 Amendatory Declaratory Resolution-2 and the revision of the Grand Junction Consolidated Economic Development Plan to remove certain portions of parcels identified in the 2015 Amendatory Declaratory Resolution-2; and,

WHEREAS, after being fully advised in the matter,

**NOW, THEREFORE, BE IT ORDERED BY THE WESTFIELD PLAN
COMMISSION, AS FOLLOWS:**

SECTION I.

The 2015 Amendatory Declaratory Resolution-2 and the revision of the Grand Junction Consolidated Economic Development Plan to remove portions of parcels from the Grand Junction Consolidated Economic Development Area conform to the Comprehensive Plan of development for the City.

SECTION II. The revision of the Grand Junction Consolidated Economic Development Area and the revision of the Grand Junction Consolidated Economic Development Plan to remove certain additional parcels and portions of parcels from the Grand Junction Consolidated Economic Development Area each are, therefore, in all respects approved, ratified and confirmed.

SECTION III. The approval of the Original Plan as previously amended by this Plan Commission remains in full force and effect.

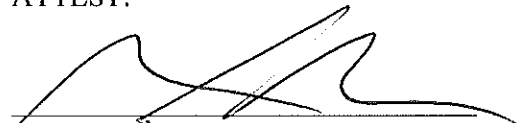
SECTION IV. The Secretary of the Plan Commission is hereby directed to file a copy of the 2015 Amended Declaratory Resolution-2 with the permanent minutes of this meeting.

PASSED THIS 2nd DAY OF NOVEMBER, 2015, BY THE
WESTFIELD-WASHINGTON PLAN COMMISSION, HAMILTON COUNTY, INDIANA.



President, Plan Commission

ATTEST:



Secretary, Plan Commission

RESOLUTION NUMBER 15-130

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, APPROVING THE ORDER OF THE WESTFIELD PLAN COMMISSION AND THE AMENDMENT BY THE WESTFIELD REDEVELOPMENT COMMISSION OF THE DECLARATORY RESOLUTION FOR THE SOUTHSIDE ECONOMIC DEVELOPMENT AREA

WHEREAS, on July 9, 2013, the Redevelopment Commission (the “Commission”) of the City of Westfield (the “City”) adopted Declaratory Resolution No. 5-2013 (the “Original Declaratory Resolution”) establishing the Southside Economic Development Area (the “Original Area”) as an economic development area under Indiana Code 36-7-14 and Indiana Code 36-7-25 et seq., and all acts supplemental and amendatory thereto (collective, the “Act”); and,

WHEREAS, on February 2, 2015, the Commission adopted its Resolution No. 2-2015 (the “2015 Amendatory Declaratory Resolution”), amending the Original Declaratory Resolution as previously amended to remove certain parcels and portions of parcels from the Southside Economic Development Area; and

WHEREAS, the Commission submitted its 2015 Amendatory Declaratory Resolution and supporting data, as required by the Act, to the Westfield-Washington Township Plan Commission (the “Plan Commission”) and on February 2, 2015, the Plan Commission adopted its Order Number 15-03 approving the 2015 Amendatory Declaratory Resolution and the revision of the Southside Economic Development Plan to remove certain parcels and portions of parcels identified in the 2015 Amendatory Declaratory Resolution; and

WHEREAS, the Commission proposes to further amend the Declaratory Resolution to remove from the Area and from the Southside Allocation Area certain parcels (the “Parcels”), as described in Exhibit A of Declaratory Resolution 12-2015 (2015 Amendatory Declaratory Resolution-2), all in accordance with Indiana Code Section 36-7-14-17.5; and

WHEREAS, the Parcels are located within the Area and within the Southside Allocation Area.

WHEREAS, on October 19, 2015, the Commission adopted its 2015 Amendatory Declaratory Resolution-2, further amending the Declaratory Resolution as previously amended, to remove certain parcels from the Area and from the Southside Allocation Area; and,

WHEREAS, the Commission submitted its 2015 Amendatory Declaratory Resolution-2 and supporting data, as required by the Act, to the Westfield-Washington Township Plan Commission (the “Plan Commission”) and on November 2, 2015, the Plan Commission adopted

its Order Number 15-06 approving the 2015 Amendatory Declaratory Resolution-2 and the revision of the Plan to remove certain parcels identified in the 2015 Amendatory Declaratory Resolution-2; and

WHEREAS, the actions proposed by the 2015 Amendatory Declaratory Resolution-2 will produce a net reduction of the Southside Economic Development Area; and,

WHEREAS, in accordance with Indiana Code 36-7-14-16(b), the 2015 Amendatory Declaratory Resolution adopted by the Commission and the Order of the Plan Commission have been submitted to the Common Council for approval; and,

WHEREAS, after being fully advised in the matter,

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

SECTION I. The 2015 Amendatory Declaratory Resolution-2 is in all respects approved, ratified and confirmed by the Common Council of City of Westfield.

SECTION II. The Order of the Plan Commission, adopted on November 2, 2015, approving the 2015 Amendatory Declaratory Resolution-2 is in all respects approved, ratified and confirmed by the Common Council.

SECTION III. The revision of the Southside Economic Development Area and the revision of the Southside Economic Development Plan to remove certain parcels and portions of parcels from the Southside Economic Development Area each are, in all respects, approved, ratified and confirmed by the Common Council.

SECTION IV. The Clerk-Treasurer of the City of Westfield is hereby directed to file a copy of the 2015 Amendatory Declaratory Resolution-2 and the Order of the Plan Commission with the permanent minutes of this meeting.

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

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ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____ 2015.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Charles Lehman	_____ Charles Lehman	_____ Charles Lehman
_____ Robert J. Smith	_____ Robert J. Smith	_____ Robert J. Smith
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Robert W. Stokes	_____ Robert W. Stokes	_____ Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that RESOLUTION 15-109 was delivered to the Mayor of Westfield
on the ____ day of _____, 2015, at __:__.m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 15-109
this ____ day of _____, 2015.
at __:__.m.

I hereby VETO Resolution 15-109
this ____ day of _____, 2015.
at __:__.m.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by:

Andrew Murray
City of Westfield
317.379.9080
amurray@westfield.in.gov

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**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 12-2015**

**RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION
AMENDING THE DECLARATORY RESOLUTION OF THE
SOUTHSIDE ECONOMIC DEVELOPMENT AREA**

WHEREAS, on February 21, 2007, the Redevelopment Commission (the “Commission”) of the City of Westfield, Indiana (the “City”), adopted Resolution No. 5-2013 (the “Declaratory Resolution”), establishing the Southside Economic Development Area (the “Area”), all pursuant to and in accordance with Indiana Code 36-7-14 and Code 36-7-25 et. seq., and all acts supplemented and amendatory thereto (collectively, the “Act”); and

WHEREAS, the Declaratory Resolution (i) identified certain parcels of real estate to be included in and designated as the Area as required by Indiana Code 36-7-14-41, (ii) approved an Economic Development Plan for the Area (the “Plan”), (iii) found that the Plan conforms to other development and redevelopment plans for the Town, (iv) found that no Area residents will be displaced due to the Plan, and (v) designated the Area as an “allocation area” to be known as the “Southside Economic Development Allocation Area” as required by Indiana Code 36-7-14-39 (the “Southside Allocation Area”); and

WHEREAS, on August 5, 2013, the Westfield-Washington Plan Commission (the “Plan Commission”) adopted Plan Commission Order No. 13-03 approving the Declaratory Resolution and Plan and finding that the Plan for the Area conforms to the comprehensive plan of development for the Town; and

WHEREAS, on August 12, 2013, the Westfield City Council (the “City Council”) adopted Resolution No. 13-114 approving the Order of the Plan Commission and the establishment of the Area; and

WHEREAS, on August 19, 2013, after notice and a public hearing thereon, the Redevelopment Commission confirmed the Declaratory Resolution by the adoption of Resolution No. 7-2013 (the “Confirmatory Resolution”); and

WHEREAS, the Commission amended Declaratory Resolution No. 5-2013 by the adoption of Resolution No. 2-2015, on February 2, 2015, of which the resolution was confirmed by the Commission by the adoption of a confirmatory resolution, all in accordance with Indiana Code Section 36-7-14-17.5 and now desires to further amend Declaratory Resolution No. 5-2013, as heretofore amended, by the adoption of this resolution (the Declaratory Resolution, as amended hereby is hereinafter referred to as the “Declaratory Resolution”); and

WHEREAS, the Commission proposes to amend the Declaratory Resolution to remove from the Area and from the Southside Allocation Area certain parcels (the “Parcels”), as described in Exhibit A, all in accordance with Indiana Code Section 36-7-14-17.5; and

WHEREAS, the Parcels are located within the Area and within the Southside Allocation Area.

NOW, THEREFORE, be it resolved by the Commission that:

Section 1. The Commission hereby finds that the parcels, as described in Exhibit A hereto, are located within the Area and within the Southside Allocation Area.

Section 2. The Commission hereby amends the Declaratory Resolution to remove the Parcels, as described in Exhibit A hereto, from the Area and from the Southside Allocation Area (the “Amendment”).

Section 3. Upon consideration of the evidence and findings presented to the Commission, the Commission hereby finds the Amendment, as set forth in Sections 1 and 2 of this Resolution, will benefit the public health and welfare of the citizens of the City and the State of Indiana and is reasonable and appropriate when considered in relation to the original Plan and the purposes of the Act, and hereby approves the Amendment.

Section 4. The Commission hereby finds that the Plan, together with the proposed Amendment described herein, conform to the Comprehensive Plan for the City.

Section 5. This Resolution shall constitute an amendment to the Declaratory Resolution and the Plan and is incorporated into the Plan by this reference thereto.

Section 6. In all other respects, the Declaratory Resolution and the Plan, as amended by the Amendment, shall remain in full force and effect.

Section 7. The Commission may exercise its authority pursuant to the Act for the purpose contemplated by the Amendment herein, including but not limited to the development and redevelopment within the Area and within the Southside Allocation Area, all for the purposes set forth herein.

Section 8. This Resolution shall be submitted to the Plan Commission of the City, pursuant to Indiana Code 36-7-14-16(a), for its approval of the Amendment, whereby upon written approval by the Plan Commission, the Plan Commission’s order approving the Amendment shall be submitted to the Common Council of the City for approval pursuant to Indiana Code 36-7-14-16(b).

Section 9. This Resolution shall be effective upon its adoption and passage.

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ADOPTED AND PASSED THIS 19 DAY OF October, 2015,
BY A VOTE OF 4 IN FAVOR AND 0 OPPOSED, BY THE
WESTFIELD REDEVELOPMENT COMMISSION, HAMILTON COUNTY, INDIANA.

By: Joseph Plankis
Joseph Plankis, President

By: Joseph E. Ingalls
Joseph E. Ingalls, Vice President

By: _____
Scott Robison, Secretary

By: Jill Doyle
Jill Doyle, Member

By: Douglas J. Holtz
Douglas J. Holtz, Member

ATTEST:

Cindy J. Gossard
Cindy J. Gossard, Clerk-Treasurer

This resolution prepared by:

James T. Crawford, Attorney at Law
Krieg DeVault LLP
12800 North Meridian Street, Suite 300
Carmel, Indiana 46032
317-238-6239

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

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Signed

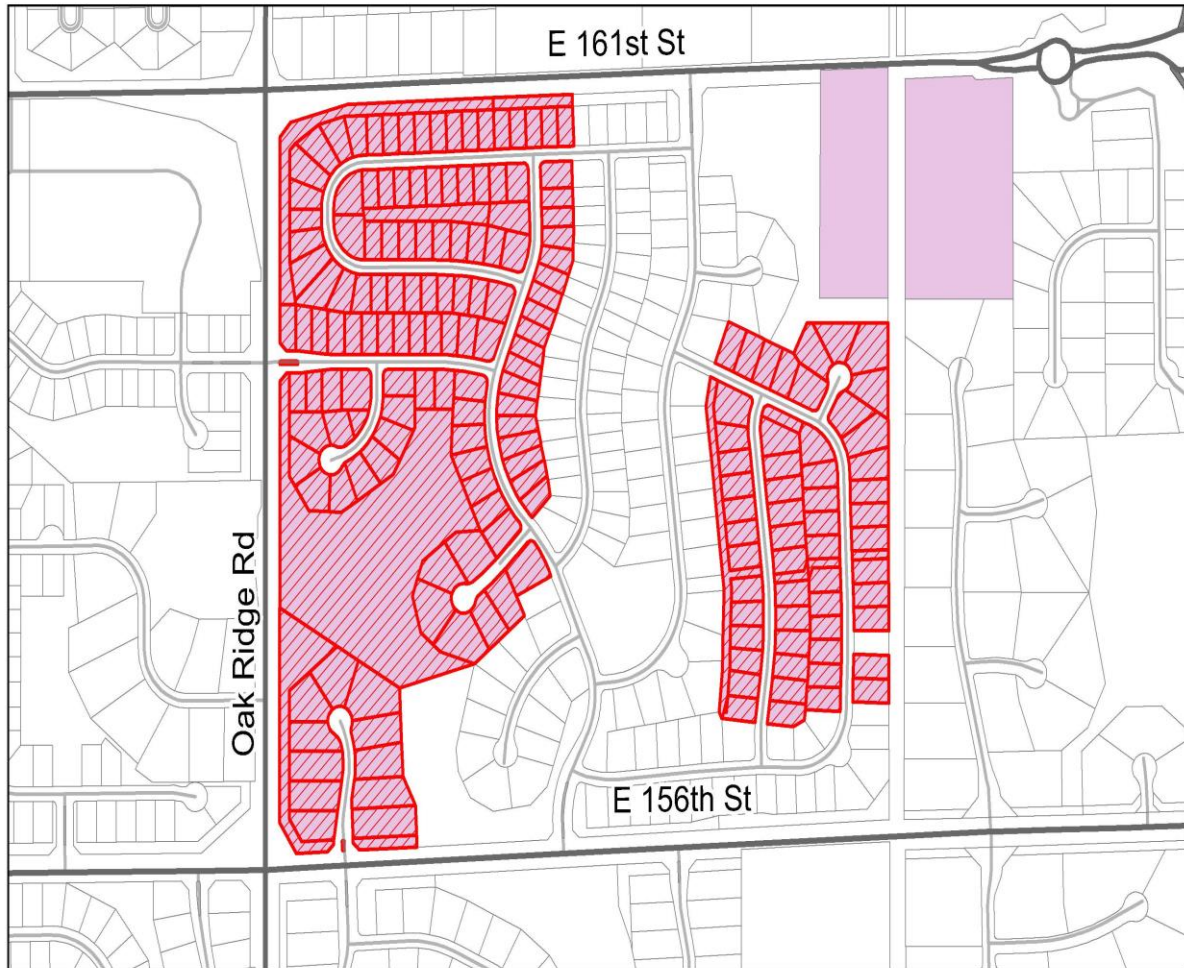
EXHIBIT A

**MAP AND DESCRIPTION OF PARCELS REMOVED FROM THE
SOUTHSIDE ECONOMIC DEVELOPMENT AREA**

- | | |
|--------------|--|
| Attachment 1 | Map of Parcels Removed (1 page) |
| Attachment 2 | List of Portion of Parcels Removed (3 pages) |

Attachment 1

Map of Parcels Removed



Southside TIF Parcel Removal (197)

 To Be Removed

 Westfield Southside TIF



Attachment 2

List of Parcels Removed

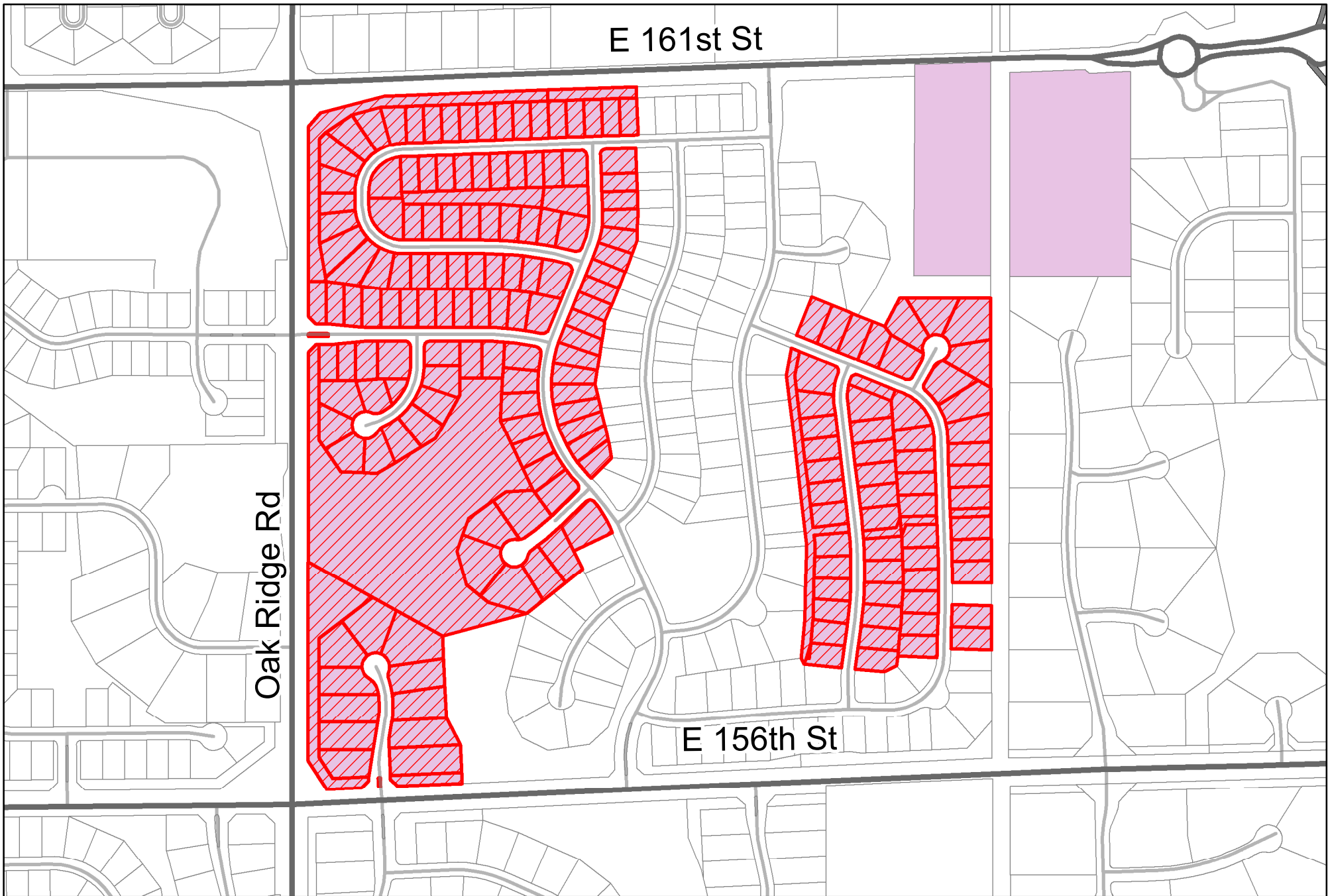
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Southside TIF Parcel Removal (197)

 To Be Removed

 Westfield Southside TIF

PLAN COMMISSION ORDER NUMBER 15-06

**ORDER OF THE WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
DETERMINING THAT THE 2015 AMENDATORY DECLARATORY RESOLUTION
AND THE ECONOMIC DEVELOPMENT PLAN OF THE SOUTHSIDE ECONOMIC
DEVELOPMENT AREA APPROVED AND ADOPTED BY THE
WESTFIELD REDEVELOPMENT COMMISSION CONFORMS
TO THE COMPREHENSIVE PLAN AND APPROVING
THE 2015 AMENDATORY DECLARATORY RESOLUTION AND
REVISIONS TO THE 2015 SOUTHSIDE ECONOMIC DEVELOPMENT PLAN
(Southside Economic Development Area, as amended)**

WHEREAS, on July 9th, 2013, the Redevelopment Commission (the "Redevelopment Commission") of the City of Westfield (the "City") adopted Declaratory Resolution No. 5-2013 (the "Original Declaratory Resolution") establishing the Southside Economic Development Area (the "Original Area") as an economic development area under Indiana Code 36-7-14 and Indiana Code 36-7-25 et seq., and all acts supplemental and amendatory thereto (collectively, the "Act"); and,

WHEREAS, the Original Declaratory Resolution (i) identified certain parcels of real estate to be included in and designated as the Original Area as required by Indiana Code 36-7-14-41, (ii) approved an economic development plan for the Original Area (the "Original Plan"), (iii) found that the Original Plan conforms to other development and redevelopment plans for the City, (iv) found that no Original Area residents will be displaced due to the Original Plan, and (v) designated the Original Area as an "allocation area" to be known as the "Southside Economic Development Allocation Area" as required by Indiana Code 36-7-14-39 (the "Original Allocation Area") and approved and incorporated the Factual Report (the "Original Report") supporting the Original Declaratory Resolution and the Original Plan presented at the July 9th, 2013 meeting of the Redevelopment Commission, which Original Plan contained specific recommendations for economic development of the Original Area, including road, infrastructure and drainage improvements to the Original Area and related improvements and equipment serving the Original Area as further described in the Original Plan (the "Original Project"); and,

WHEREAS, on August 5th, 2013, the Redevelopment Commission submitted the Original Declaratory Resolution, the Original Plan and supporting data to the Westfield-Washington Advisory Planning Commission (the "Plan Commission") and the Plan Commission issued its written Order 13-03 approving the Original Declaratory Resolution and the Original Plan as submitted; and,

WHEREAS, on August 12th, 2013, the Common Council of the City (the "Common Council") approved the (i) Order 13-03 of the Plan Commission, (ii) Declaratory Resolution No. 5-2013, (iii) and approved the creation of the Original Area and approved the actions of the

Redevelopment Commission establishing the Original Area pursuant to Indiana Code 36-7-14-16(b) and Indiana Code 36-7-14-41(c); and,

WHEREAS, on August 19th, 2013, after publishing notice of and conducting a public hearing in accordance with the Act, the Redevelopment Commission adopted Resolution No. 7-2013 confirming the Original Declaratory Resolution; and,

WHEREAS, on February 2nd, 2015, the Commission adopted its Resolution 2-2015 (“2015 Amendatory Declaratory Resolution”), amending the Original Declaratory Resolution, to remove parcels and portions of parcels from the Southside Economic Development Plan; and

WHEREAS, on February 17th, 2015, after publishing notice of and conducting a public hearing in accordance with the Act, the Redevelopment Commission adopted Resolution No. 6-2015 (“2015 Amendatory Confirmatory Resolution”) confirming its 2015 Amendatory Declaratory Resolution, further amending the Original Declaratory Resolution; and

WHEREAS, on October 19, 2015, the Commission adopted its Resolution 12-2015 (“2015 Amendatory Declaratory Resolution-2”), further amending the Original Declaratory Resolution, to remove parcels from the Southside Economic Development Plan; and

WHEREAS, the Act requires approval by the Plan Commission of the 2015 Amendatory Declaratory Resolution-2 and the revision of the Southside Economic Development Plan to remove parcels identified in the 2015 Amendatory Declaratory Resolution-2; and

WHEREAS, after being fully advised in the matter,

**NOW, THEREFORE, BE IT ORDERED BY THE WESTFIELD PLAN
COMMISSION, AS FOLLOWS:**

SECTION I. The 2015 Amendatory Declaratory Resolution-2 and the revision of the Southside Economic Development Plan to remove certain parcels from the Southside Economic Development Area conform to the Comprehensive Plan of development for the City.

SECTION II. The revision of the Southside Economic Development Area and the revision of the Southside Economic Development Plan to remove certain additional parcels and portions of parcels from the Southside Economic Development Area each are, therefore, in all respects approved, ratified and confirmed.

SECTION III. The approval of the Original Plan as previously amended by this Plan Commission remains in full force and effect.

SECTION IV.

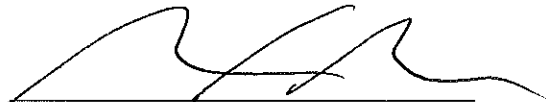
The Secretary of the Plan Commission is hereby directed to file a copy of the 2015 Amended Declaratory Resolution-2 with the permanent minutes of this meeting.

PASSED THIS 2nd DAY OF NOVEMBER, 2015, BY THE
WESTFIELD-WASHINGTON PLAN COMMISSION, HAMILTON COUNTY, INDIANA.



President, Plan Commission

ATTEST:



Secretary, Plan Commission

RESOLUTION NUMBER 15-131

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, APPROVING THE ORDER OF THE WESTFIELD PLAN COMMISSION AND THE 2015 AMENDATORY DECLARATORY RESOLUTION BY THE WESTFIELD REDEVELOPMENT COMMISSION FOR THE SPRING MILL STATION ECONOMIC DEVELOPMENT AREA AND THE SPRING MILL STATION SWC ECONOMIC DEVELOPMENT SUB-AREA

WHEREAS, the Westfield Redevelopment Commission (the “Redevelopment Commission”) of the City of Westfield, Indiana (the “City”) has investigated, studied and surveyed economic development areas within the corporate boundaries of the City; and

WHEREAS, the Redevelopment Commission has selected an economic development area to be developed under Indiana Code 36-7-14 and Indiana Code 36-7-25 (collectively, the “Act”);

WHEREAS, on October 28, 2015, the Redevelopment Commission adopted its 2015 Amendatory Declaratory Resolution No. 13-2015 (the “2015 Amendatory Declaratory Resolution”), establishing the Spring Mill Station SWC Economic Development Sub-Area, the boundaries of which are described in the 2015 Amendatory Declaratory Resolution (the “Spring Mill Station SWC Economic Development Sub-Area”); and,

WHEREAS, the 2015 Amendatory Declaratory Resolution approved the Economic Development Plan for the Spring Mill Station SWC Economic Development Sub-Area (the “Plan”) presented at the October 28, 2015 meeting of the Redevelopment Commission, which plan contained recommendations for development and economic development of the Spring Mill Station Economic Development Sub-Area including road, infrastructure and pedestrian improvements and related improvements serving the Spring Mill Station SWC Economic Development Sub-Area as further described in the Plan; and

WHEREAS, the Redevelopment Commission submitted the 2015 Amendatory Declaratory Resolution and supporting data, as required by the Act, to the Westfield-Washington Plan Commission (the “Plan Commission”) and on November 2, 2015, the Plan Commission adopted its Order Number 15-08 approving the 2015 Amendatory Declaratory Resolution, the Spring Mill Station Economic SWC Development Sub-Area and the Plan; and,

WHEREAS, the Redevelopment Commission has caused to be prepared a factual report dated October 28, 2015 (the “Report”) in support of the findings contained in the 2015 Amendatory Declaratory Resolution, which Report was attached to and made a part of the 2015 Amendatory Declaratory Resolution and is incorporated by reference in this resolution; and,

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

WHEREAS, Section 16(c) of the Act requires that a determination that a geographic area is an economic development area be approved by the Common Council; and

WHEREAS, the 2015 Amendatory Declaratory Resolution adopted by the Redevelopment Commission and the Order of the Plan Commission regarding the 2015 Amendatory Declaratory Resolution have been submitted to the Common Council for approval; and,

WHEREAS, after being fully advised in the matter,

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

SECTION I. The 2015 Amendatory Declaratory Resolution and the Plan are each, in all respects, approved, ratified and confirmed by the Common Council.

SECTION II. The Order of the Plan Commission, Number 15-08, adopted on November 2, 2015, approving the 2015 Amendatory Declaratory Resolution and the Plan is, in all respects, approved, ratified and confirmed by the Common Council.

SECTION III. The establishment of an economic development area known as the Spring Mill Station SWC Economic Development Sub-Area as described in the 2015 Amendatory Declaratory Resolution, including the Exhibits thereto, is, in all respects, approved, ratified and confirmed by the Common Council.

SECTION IV. The Clerk-Treasurer of the City is hereby directed to file a copy of the 2015 Amendatory Declaratory Resolution and the Order of the Plan Commission with the permanent minutes of this meeting.

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

THE REMAINDER OF THIS PAGE IS BLANK INTENTIONALLY

ADOPTED AND PASSED THIS ____ DAY OF NOVEMBER, 2015, BY THE
WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL
Hamilton County, Indiana

WESTFIELD COMMON COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Charles Lehman

Charles Lehman

Charles Lehman

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk-Treasurer
City of Westfield, Indiana

I hereby certify that RESOLUTION 15-131 was delivered to the Mayor of Westfield
on the ____ day of _____, 2015, at __:__.m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 15-131
this ____ day of _____, 2015.
at __:__.m.

J. Andrew Cook, Mayor

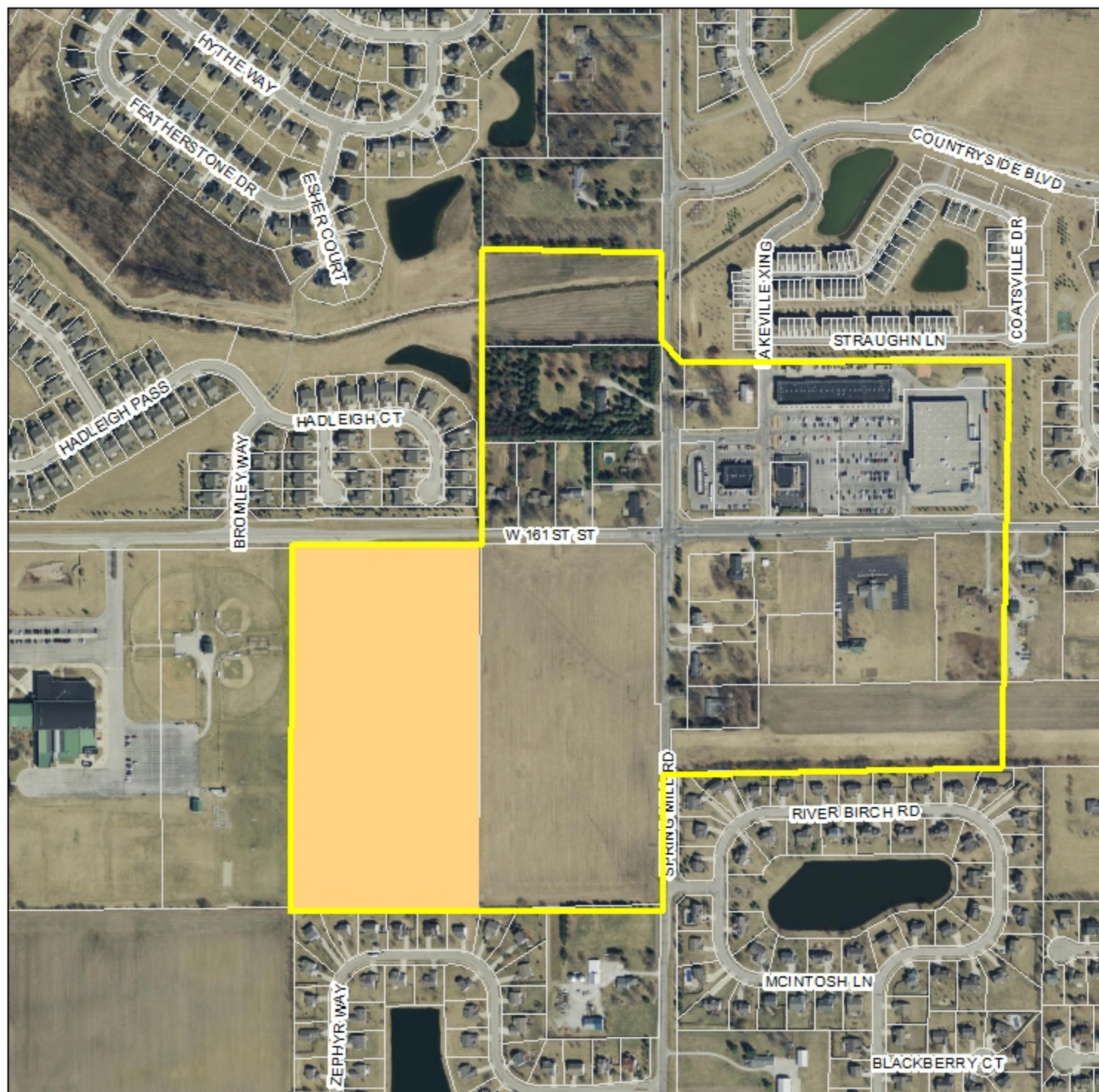
I hereby VETO Resolution 15-131
this ____ day of _____, 2015.
at __:__.m.

J. Andrew Cook, Mayor

This document prepared by:

James T. Crawford, Jr.
Krieg DeVault LLP
12800 North Meridian Street, Suite 300
Carmel, Indiana 46032
317-238-6239

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Spring Mill Station Economic Development Area/Allocation Area



Spring Mill Station SWC Economic Development Sub-Area/Allocation Area

PLAN COMMISSION ORDER NUMBER 15-08

**ORDER OF THE WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION DETERMINING THAT
THE 2015 AMENDATORY DECLARATORY RESOLUTION OF THE
SPRING MILL STATION ECONOMIC DEVELOPMENT AREA,
APPROVED AND ADOPTED BY THE WESTFIELD REDEVELOPMENT
COMMISSION, CONFORMS TO THE WESTFIELD-WASHINGTON TOWNSHIP
COMPREHENSIVE PLAN AND APPROVING THE 2015 AMENDATORY
DECLARATORY RESOLUTION SPRING MILL STATION SWC
ECONOMIC DEVELOPMENT PLAN**

WHEREAS, on October 28, 2015, the Redevelopment Commission (the "Commission") of the City of Westfield (the "City") approved the Economic Development Plan (the "Plan") thereto including the creation of the Spring Mill Station SWC Economic Development Sub-Area (the "Sub-Area") and adopted Amendatory Declaratory Resolution No. 13-2015 (the "2015 Amendatory Declaratory Resolution"), and,

WHEREAS, the 2015 Amendatory Declaratory Resolution adopts the Sub-Area, and support data, including a Factual Report in Support of Findings for the Sub-Area and maps and plats describing the Sub-Area; and,

WHEREAS, the Act requires approval by the Westfield-Washington Plan Commission (the "Plan Commission") of the 2015 Amendatory Declaratory Resolution and the establishment of the Sub-Area; and,

WHEREAS, after being fully advised in the matter,

**NOW, THEREFORE, BE IT ORDERED BY THE WESTFIELD PLAN
COMMISSION, AS FOLLOWS:**

SECTION I. The 2015 Amendatory Declaratory Resolution and the Plan to establish the Sub-Area conform to the Comprehensive Plan of development for the City.

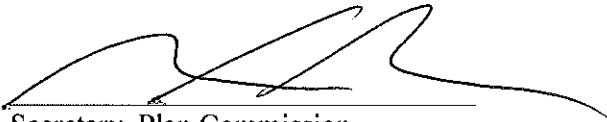
SECTION II. The 2015 Amendatory Declaratory Resolution, the Sub-Area and the Plan are, therefore, in all respects approved and confirmed.

SECTION III. The Secretary of the Plan Commission is hereby directed to file a copy of the 2015 Amendatory Declaratory Resolution with the permanent minutes of this meeting.

PASSED THIS 2ND DAY OF NOVEMBER, 2015, BY THE
WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION,
HAMILTON COUNTY, INDIANA.

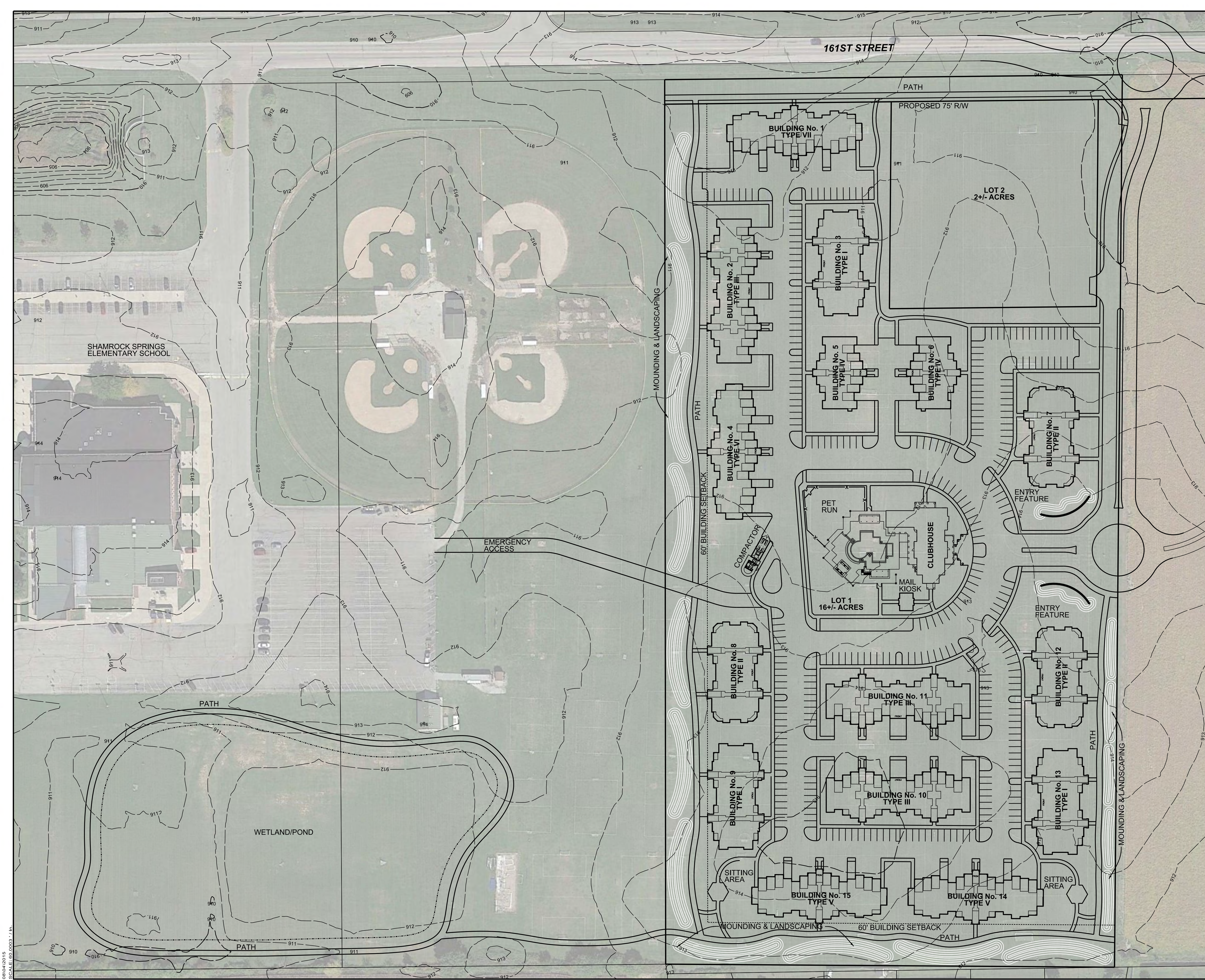
President, Plan Commission

ATTEST:

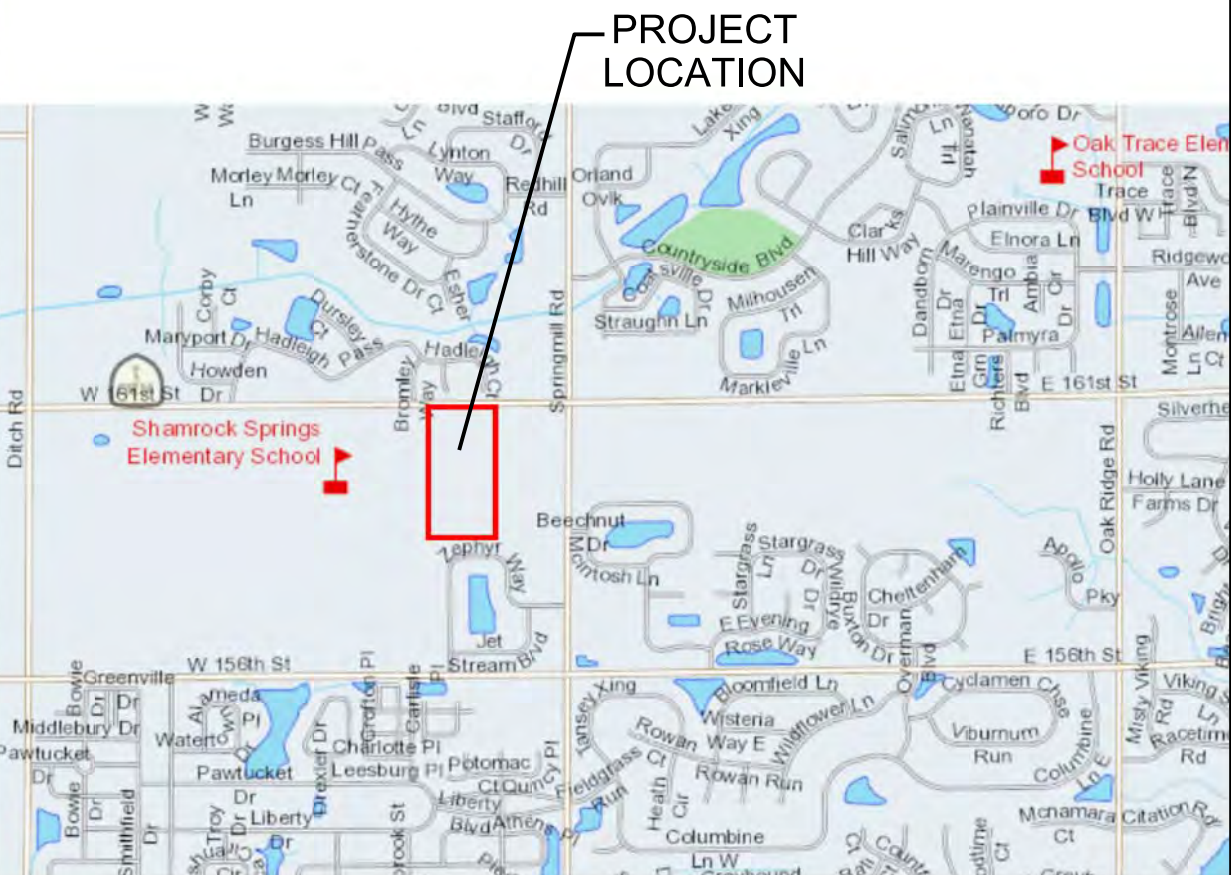


Secretary, Plan Commission

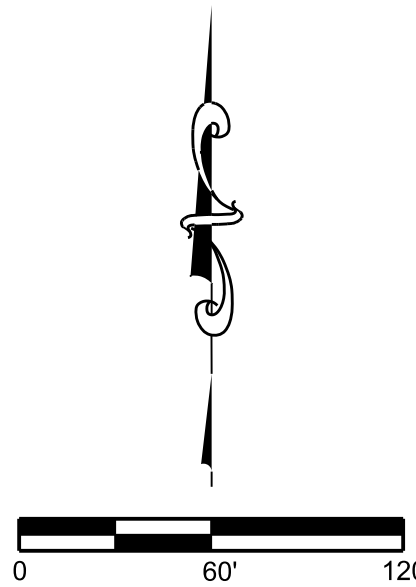
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SPRING MILL STATION
CONCEPT PLAN
AUGUST 10, 2015



LOCATION MAP
NO SCALE



853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com



SITE LANDSCAPE PLAN
SPRING MILL STATION
WESTFIELD, INDIANA

August 10, 2015

VISION II DESIGN STUDIO, INC.

ARCHITECTURE • INTERIOR DESIGN

1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143
317-281-7982
MIKE@VISION-DESIGNSTUDIO.COM

BANNING
ENGINEERING

EDGE
ROCK
DEVELOPMENT

CRG
RESIDENTIAL

ORDINANCE 15-45

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE MAPLE KNOLL PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 04-02, AND TITLE 16 - LAND USE CONTROLS

WHEREAS, The City of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance; and;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Docket 1512-PUD-29), filed with the Commission requesting an amendment to Ordinance 04-02, enacted by the Town Council on February 9, 2004 (the “Maple Knoll PUD Ordinance”)

WHEREAS, on December 7th, 2015 the Commission took action to forward Docket 15-PUD-29 to the Westfield City Council with a favorable recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505;

WHEREAS, on December 7th, 2015 the Secretary of the Commission certified the action of the Commission to the City Council; and,

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

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE MAPLE KNOLL PUD ORDINANCE AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. The Maple Knoll PUD Ordinance is hereby amended so that the standards established in what is attached hereto and incorporated herein by reference as Exhibit “A” are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit “B” (the “Real Estate”). In all other respects, the Maple Knoll PUD Ordinance shall remain in effect and unchanged.

SECTION 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Zoning Ordinance.

- 2.1 Accessory Structure: For the terms of this Ordinance, as accessory structure shall refer to the outdoor classroom/greenhouse as generally located and identified in Exhibit B and as depicted in Exhibit C.

SECTION 3. Development and Architectural Standards: The Urban Residential District standards shall apply with the following exceptions:

3.1 Building Orientation: The Accessory Structure shall be developed in substantial compliance with the site plan with Exhibit B, attached hereto and incorporated herein.

3.2 Building Material: The building materials and elevations shall be developed in substantial compliance with Exhibit C, attached hereto and incorporated herein.

SECTION 4. Upon motion duly made and seconded, this Ordinance 15-45 was fully passed by members of the Council this __ day of _____, 2015. Further, this Ordinance 15-45 shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict with this Ordinance 15-45 are hereby amended. To the extent that this Ordinance 15-45 conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 15-45 shall prevail.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2015.

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Chuck Lehman

Chuck Lehman

Chuck Lehman

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk-Treasurer

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

Signed

I hereby certify that ORDINANCE No. 15-__ was delivered to the Mayor of Westfield
on the _____ day of _____, 2015, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 15-45

This _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 15-45

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

Prepared by: _____

EXHIBIT A

(Legal Description)

Part of the Northeast Quarter of Section 9, Township 18 North, Range East, Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the northwest corner of the Northeast Quarter of Section 9, Township 18 North, Range 3 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence North 89 degrees 58 minutes 41 seconds East (Indiana State Plane Coordinate System-East Zone NAD 83) a distance of 181.00 feet on the north line of said Northeast Quarter to the northeast corner of the real estate described in Deed Book 305 Page 665, in the Office of the Recorder, Hamilton County, Indiana, said corner being the point of beginning of the herein described parcel; thence South 00 degrees 08 minutes 09 seconds West 1314.99 feet on the east line of the real estate described in said Deed Book 305 Page 665, and the southerly prolongation thereof to a 5/8 inch diameter rebar with cap marked Weihe Engineers 0012 ("capped rebar") on the south line of the North Half of said Northeast Quarter; thence North 89 degrees 54 minutes 49 seconds East 762.15 feet on the south line of the North Half of said Northeast Quarter to a "capped rebar"; thence North 00 degrees 08 minutes 09 seconds East 1314.06 feet to a pk nail on the north line of said Northeast Quarter; thence South 89 degrees 58 minutes 41 seconds West 762.15 feet on the north line of said Northeast Quarter to the point of beginning, containing 23.00 acres, more or less.

(Site Location Exhibit)

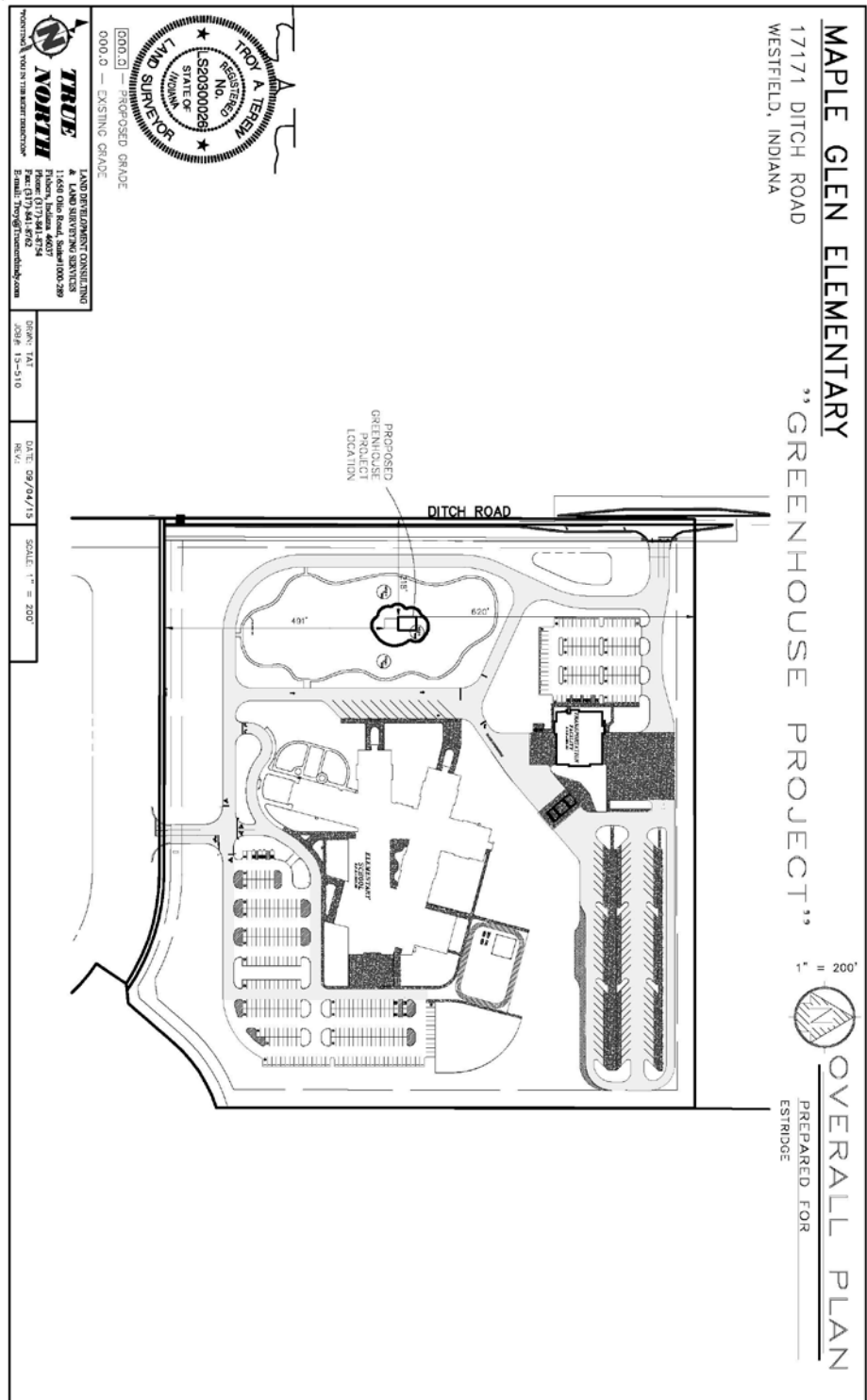
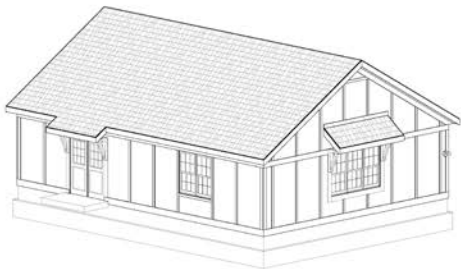
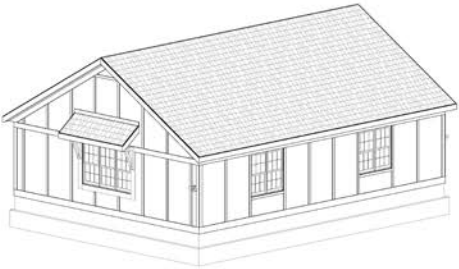


EXHIBIT C

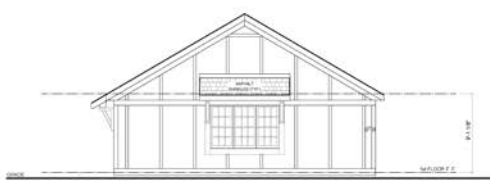
(Elevations & Building Materials Exhibit)



NORTHEAST ELEVATION



NORTHWEST ELEVATION



NORTH ELEVATION

SCALE 1/4\"

REVISIONS	
REV	DATE



© Estridge Home, 08/20/2015

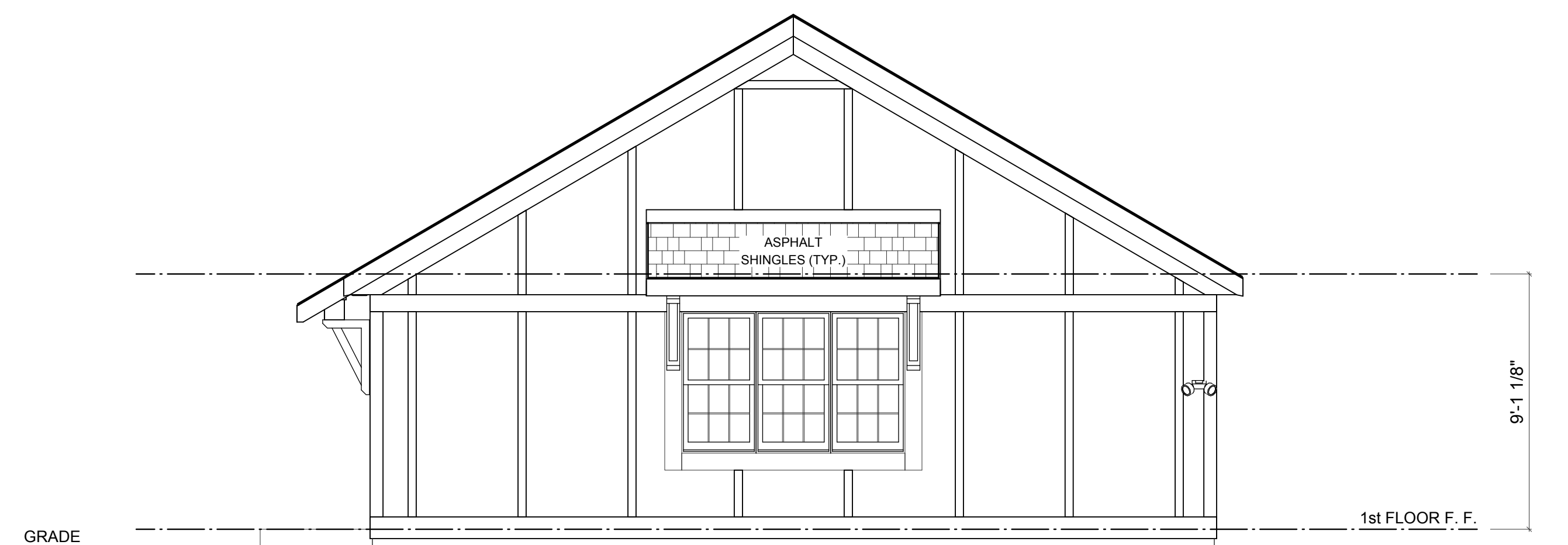
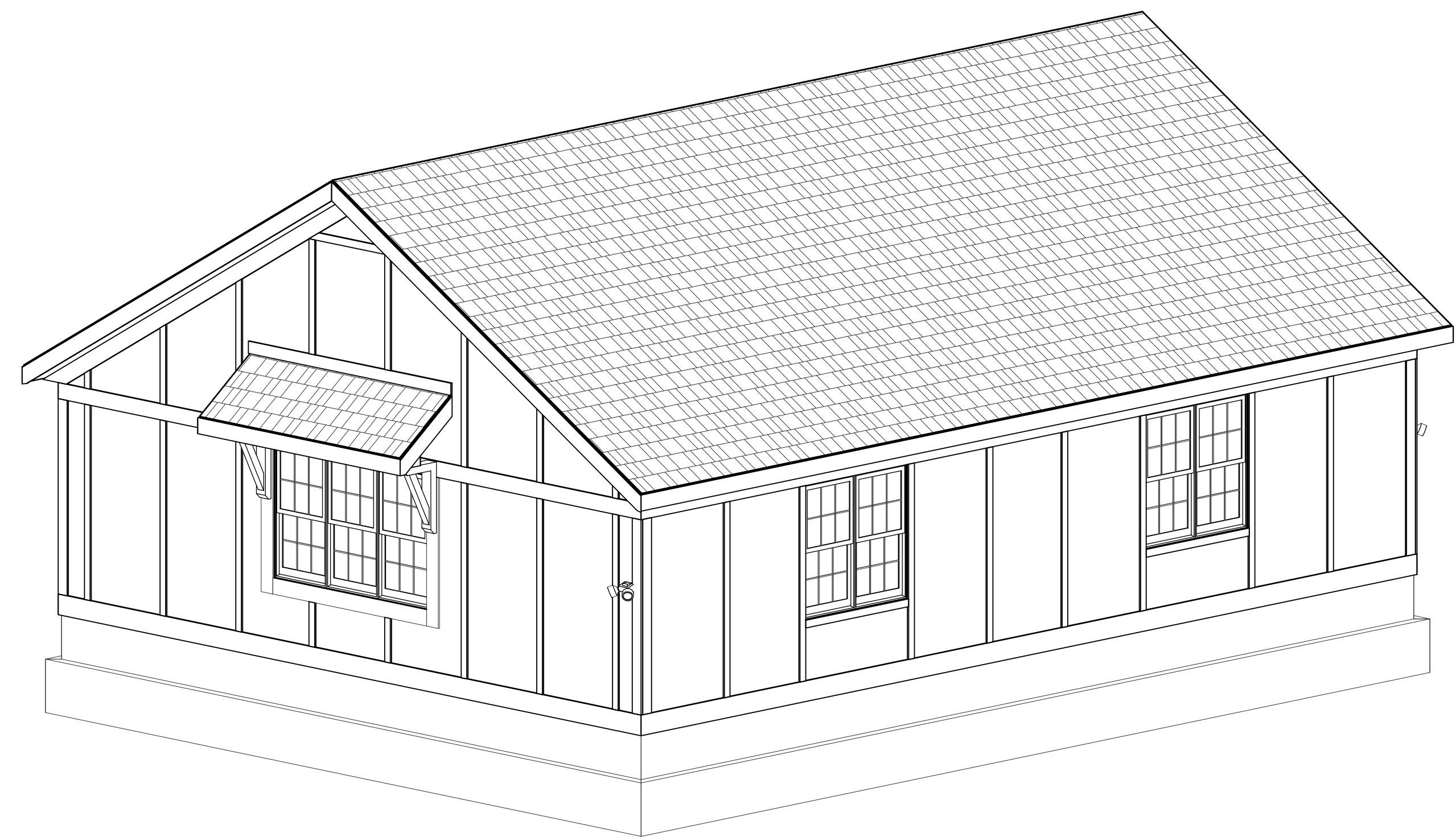
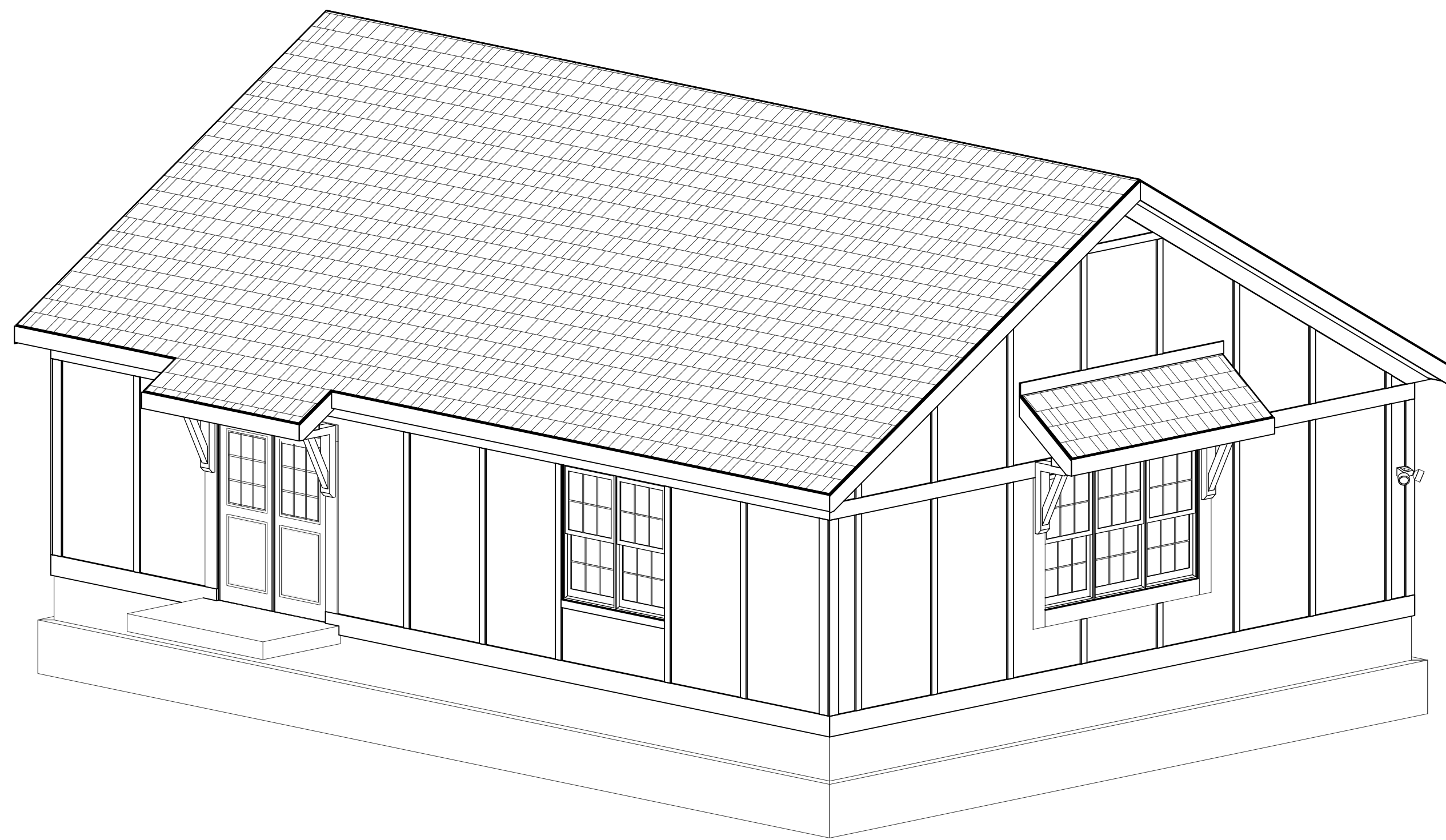
PRINT DATE	08/20/2015
EH_MapleGlenElem	
For	Maple Glen Elementary
LOCATION	
SHEET NUMBER	
A-01	

© Columns 2004 PLAN CREATION DATE 08/20/2015

Building materials:

Hardie Fiber Cement
LP Smart Trim



[illegible]

© Estridge Homes 08/20/2015

PRINT DATE:
08/20/2015

FOR: EH_MapleGlenElem

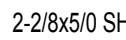
Maple Glen Elementary

LOCATION.

SHEET NUMBER

A-01

© CGVisions 2004 PLAN CREATION DATE 05/29/2015



SCALE: 1/4"=1'-0"

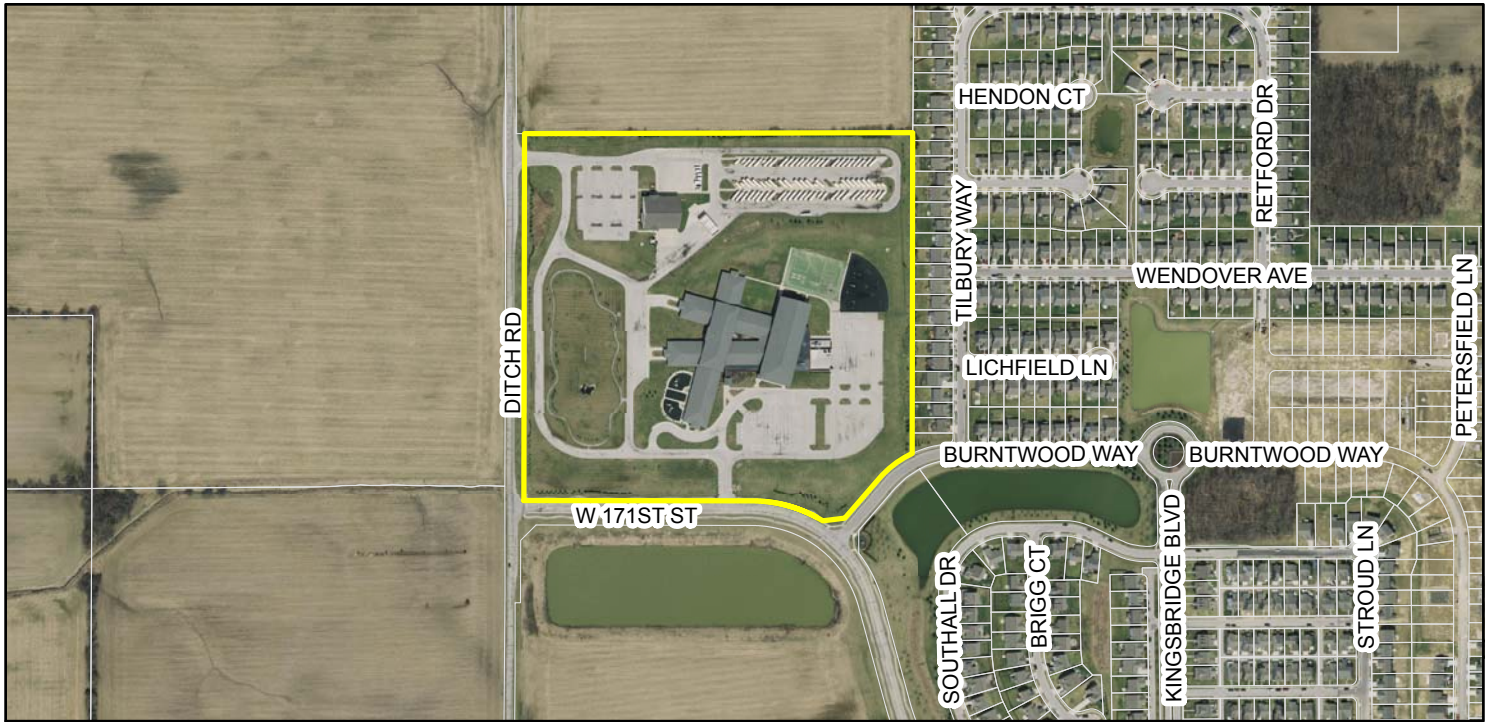
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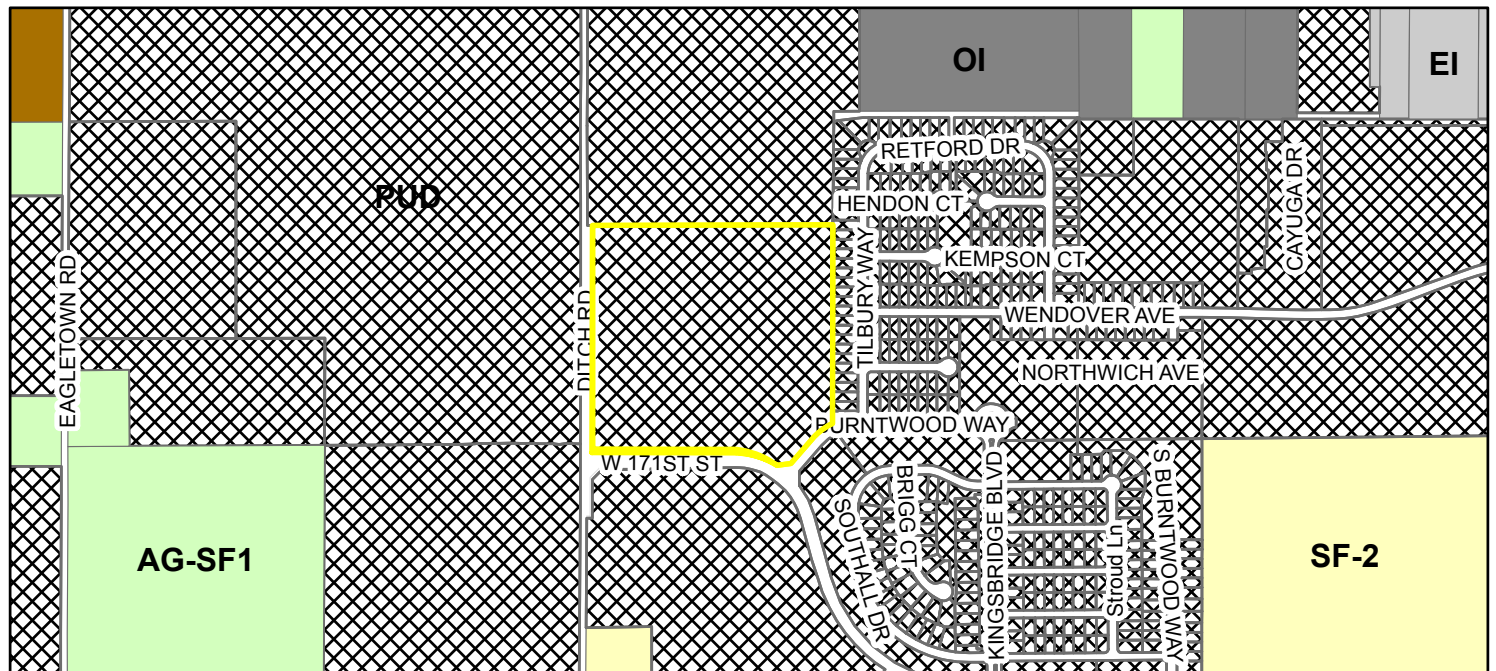
Property Location Map
1512-PUD-29 & 1512-DDP-24
Maple Knoll PUD Amendment
& Detailed Development Plan



Aerial Location Map



Zoning Map



Zoning

- | | |
|--|--------------------------------|
| AG-SF1 (Agriculture - Single Family - 1) | PUD (Planned Unit Development) |
| EI (Enclosed Industrial) | SF-2 (Single Family - 2) |
| OI (Open Industrial) | SF-5 (Single Family - 5) |
| | Parcel |

386.00
189

BEST POSSIBLE IMAGE
ALL PAGES

Amendment
not
Recorded
yet
7/12/04
BR

ORDINANCE NO. 04-02

AN ORDINANCE OF THE TOWN OF WESTFIELD CONCERNING AMENDMENT TO TITLE 16 - LAND USE CONTROLS

WHEREAS, The Town of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield Washington Township Zoning Ordinance; and

WHEREAS, the Westfield-Washington Township Plan Commission ("Commission") considered a petition (docket 0304-PUD-02) filed with the Commission to rezone certain lands; and

WHEREAS, the Westfield Washington Township Plan Commission did take action to forward the request to the Westfield town Council with a positive recommendation under the provision of IC 36-7-4-605; and

WHEREAS, the Secretary of the Commission certified the action of the commission to the town Council on February 6, 2004; and

WHEREAS, the Westfield Town Council is subject to the provisions of IC 36-7-4-608(f) or IC36-7-4-608(g) concerning any action on requests received from the Advisory Plan Commission.

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD TOWN COUNCIL
THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCE BE AMENDED AS
FOLLOWS:**

SECTION 1. WC-16-04.Zoning maps amended as follows:

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the real estate described in the attachment "Maple Knoll Planned Unit Development" hereto (Real Estate) from EI to Mixed use PUD.

This real estate being subject to commitments and standards as detailed in the attachment "Maple Knoll Planned Unit Development

2-5-2004 * INSTRUMENT
200400008895

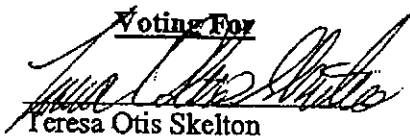
200500013559
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
03-04-2005 At 10:44 am.
AMENDMENT 386.00

Ordinance 04-02

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF
WESTFIELD, HAMITON COUNTY, INDIANA THIS 9 DAY OF
Feb, 2004

WESTFIELD TOWN COUNCIL

Voting For

Teresa Otis Skelton

Voting Against

Teresa Otis Skelton

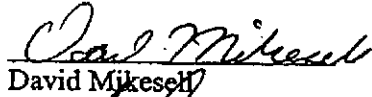
Abstain

Teresa Otis Skelton

Jack Hart

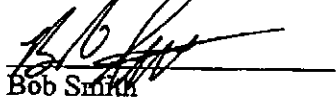
Jack Hart

Jack Hart


David Mikesell

David Mikesell

David Mikesell


Bob Smith

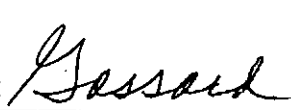
Bob Smith

Bob Smith

Ron Thomas


Ron Thomas

Ron Thomas


ATTEST

Clerk/Treasurer, Cindy Gossard

This Ordinance prepared by
Jerry Rosenberger, Town Manager

2/5/2004

Ordinance 04-02

WESTFIELD, INDIANA

PUD ORDINANCE NO. 04-01

**THE MAPLE KNOLL
PLANNED UNIT DEVELOPMENT
DISTRICT**

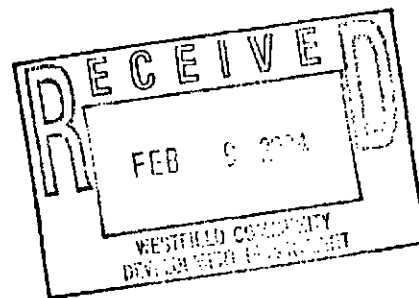


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AND SCHEDULE OF EXHIBITS

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SCHEDULE OF EXHIBITS

1. Overall legal description
2. Definitions
3. Drawing –Concept Plan
4. Legal Description – Employment District
5. Legal Description – Mixed Use District
6. Legal Description – Urban Residential District
7. Legal Description – Suburban Residential District
8. Drawing – Underlying Zoning
9. Underlying Zoning – Employment District – General Business (GB)
10. Underlying Zoning – Mixed Use District – Special Business (SB)
11. Underlying Zoning – Urban Residential District and Suburban Residential District – SF2 (Single Family)
12. Permitted Uses
13. Development and Architectural Standards – Employment District
14. Development and Architectural Standards – Mixed Use District
15. Development and Architectural Standards – Urban Residential District
16. Development and Architectural Standards – Suburban Residential District
17. Landscaping Provisions
18. Signage Provisions
19. Lighting Provisions
20. Parking Provisions
21. Street Standards
22. Phasing Schedule

ORDINANCE NO. 04-01

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE TOWN OF WESTFIELD
AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

This PUD Ordinance (the "Maple Knoll PUD") amends the Zoning Ordinance of the Town of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the Town of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended;

WITNESSETH:

WHEREAS, the Plan Commission of the Town of Westfield and Washington Township (the "Commission") has conducted a public hearing as required by law in regard to the application for a change of zone district designation filed by Platinum Properties, LLC for the real estate containing approximately 625 acres, legally described on Exhibit "1" hereto, and located in Washington Township, Westfield, Indiana (the "Real Estate"); and

WHEREAS, under docket number 0304-PUD-02, on February 5, 2004, the Commission, by a vote of 5 in favor, 2 opposed, and 1 abstention, forwarded this matter to the Town Council with a favorable recommendation;

NOW, THEREFORE, BE IT ORDAINED by the Town Council meeting in regular session, that the Zoning Ordinance and the Zone Map (the "Zone Map") of the Zoning Ordinance are hereby amended as follows:

SECTION 1. LEGISLATIVE INTENT. Having given reasonable regard to (i) the Comprehensive Plan, (ii) current conditions and the character of current structures and uses in the Real Estate, (iii) the most desirable use for which the Real Estate is

adapted, (iv) conservation of property values throughout the Town of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the Council in adopting, to:

- A. Encourage flexibility in the development of land in order to promote its most appropriate use;
- B. Improve the design, character and quality of new development;
- C. Encourage a harmonious and appropriate mixture of uses;
- D. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;
- E. Preserve the natural environmental and scenic features of the Real Estate;
- F. Encourage and provide a mechanism for arranging improvement on-site so as to preserve desirable features; and
- G. Mitigate the problems which may be presented by specific site conditions.

SECTION 2. EFFECT. The terms, conditions, provisions and development standards created by this Maple Knoll PUD replace and supersede the terms, conditions, provisions, and development standards of the Zoning Ordinance. Unless otherwise specified herein, the owner(s) of the Real Estate shall otherwise comply with the terms, conditions, and procedures of PUD Ordinance 02-01 (WC 16.04.190) (the "Pud Ordinance").

SECTION 3. DEFINITIONS. The definitions of words and terms specified in what is attached hereto and made a part hereof as though fully set forth herein as Exhibit 2 shall apply throughout this Maple Knoll PUD.

SECTION 4. THE DISTRICTS. Attached hereto and incorporated herein by reference as Exhibit 3 is a concept plan (the "Concept Plan") which allocates the Real Estate into different use districts (collectively the "Districts") established by this Maple Knoll PUD; namely (i) the Employment District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 4 (the "Employment District"), (ii) the Mixed Use District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 5 (the "Mixed Use District"), (iii) the Urban Residential District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 6 (the "Urban Residential District"), and (iv) the Suburban Residential District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 7 (the "Suburban Residential District").

SECTION 5. UNDERLYING ZONING. The PUD Ordinance requires that an underlying zoning classification, corresponding to a zoning classification within the Zoning Ordinance, be assigned to each area of the real estate. To this end, attached hereto and incorporated herein by reference as Exhibit 8 (the "Underlying Zoning Map"), is a drawing assigning to each area of the Real Estate an underlying zoning classification corresponding to a zoning classification existing in the Zoning Ordinance. The Underlying Zoning Districts are further discussed in Section 6, Section 7, Section 8, and Section 9 below.

SECTION 6. THE EMPLOYMENT DISTRICT. The Employment District is reclassified on the Zone Map from the Enclosed Industrial (EI) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the General Business (GB) District of the Zoning Ordinance in force at the time of the

enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 9 is a copy of the General Business (GB) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Employment District, except as modified by this Maple Knoll PUD.

SECTION 7. MIXED USE DISTRICT. The Mixed Use District is reclassified on the Zone Map from the SF2 (Single Family) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the Special Business (SB) District of the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 10 is a copy of the Special Business (SB) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Employment District, except as modified by this Maple Knoll PUD.

SECTION 8. URBAN RESIDENTIAL DISTRICT. The Urban Residential District is reclassified on the Zone Map from the SF2 (Single Family) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the SF2 (Single Family) District of the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 11 is a copy of the SF2 (Single Family) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Urban Residential District, except as modified by this Maple Knoll PUD.

SECTION 9. SUBURBAN RESIDENTIAL DISTRICT. The Suburban Residential District is reclassified on the Zone Map from the SF2 (Single Family) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the SF2 (Single Family) District of the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 11 is a copy of the SF2 (Single Family) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Employment District, except as modified by this Maple Knoll PUD.

SECTION 10. SIZE AND DIMENSIONS OF DISTRICTS. The size, dimensions, and acreage of each of the Districts may be increased or decreased up to 15%; provided, however, that the maximum number of residences within each District shall be as follows:

- 10.1 Within the Mixed Use District, the total number of residences may not exceed 733;
- 10.2 Within the Urban Residential District, the total number of residences shall not exceed 504;
- 10.3 The term "Empty-Nester Residence" is defined in Exhibit 2. If all of the residences within the Suburban Residential District are Empty-Nester Residences, then the total number of Residences within the Suburban Residential District shall not exceed 600, and if all of the Residences within the Suburban Residential District are not Empty-Nester Residences,

then the total number of Residences within the Suburban Residential District shall not exceed 500; and

10.4 The total number of residences within all of the Real Estate shall not exceed 1,800.

SECTION 11. PERMITTED USES. Permitted uses within each of the Districts are as follows:

- 11.1 Permitted uses within the Employment District, which replace and supersede the permitted uses within the General Business (GB) underlying zoning classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "A" on what is attached hereto and incorporated herein by reference as Exhibit 12 (the "Permitted Use Exhibit"). In addition, Live-Work Units are permitted within the Employment District;
- 11.2 Permitted uses within the Mixed Use District, which replace and supersede the permitted uses within the Special Business (SB) underlying zoning classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "B" of the Permitted Use Exhibit; provided, however, that only uses which are identified on the Permitted Use Exhibit as "Agricultural Uses" and "Residential Uses" and beside which there is a corresponding "X" shall be permitted within that portion of the Mixed Use District located west of Spring Mill Road.
- 11.3 Permitted uses within the Urban Residential District, which replace and supersede the permitted uses within the SF2 underlying zoning

classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "C" of the Permitted Use Exhibit. Also, school bus facilities and depots are permitted in the Urban Residential District for use by the Westfield/Washington Township School Corporation;

- 11.4 Permitted uses within the Suburban Residential District, which replace and supersede the permitted uses within the SF2 underlying zoning classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "D" of the Permitted Use Exhibit; provided, however, that multi-family dwellings and two family dwellings are permitted in the Suburban Residential District, but only if they are Empty-Nester Residences.

SECTION 12. DEVELOPMENT AND ARCHITECTURAL STANDARDS.

The development and architectural standards applicable to each of the Districts are as follows:

- 12.1 The development and architectural standards for buildings located within the Employment District are attached hereto and incorporated herein by reference as Exhibit 13 and, to the extent they conflict with those set forth in Exhibit 9 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 9 and any other provisions of the Zoning Ordinance.
- 12.2 The development and architectural standards for buildings located within the Mixed Use District are attached hereto and incorporated herein by reference as Exhibit 14 and, to the extent they conflict with those set forth

in Exhibit 10 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 10 and any other provisions of the Zoning Ordinance.

12.3 The development and architectural standards for buildings located within the Urban Residential District are attached hereto and incorporated herein by reference as Exhibit 15 and, to the extent they conflict with those set forth in Exhibit 11 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 11 and any other provisions of the Zoning Ordinance.

12.4 The development and architectural standards for buildings located within the Suburban Residential District are attached hereto and incorporated herein by reference as Exhibit 16 and, to the extent they conflict with those set forth in Exhibit 11 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 12 and any other provisions of the Zoning Ordinance.

SECTION 13. LANDSCAPING. Attached hereto and incorporated herein by reference as Exhibit 17 are landscape standards (the "Landscape Standards") included in the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Except as modified below in this Section 13, the Landscape Standards shall apply to the Real Estate.

13.1 Shrubs are not required to be planted within woodlands located within buffer yards.

13.2 Trees which are in good condition and possessing a caliper of greater than 2" will be preserved along the fence row on the southern boundary of that portion of the Mixed-Use District located west of Spring Mill Road.

13.3 At the Developer's discretion, evergreen trees may be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub).

13.4 With respect to any wooded area greater than three (3) acres in size, any required tree inventory may be done on a sampling basis, by a certified arborist, based upon a representative sample of such woodland which representative sample is approved by the Department and is at least twenty percent (20%) of the size of the subject woodland.

SECTION 14. SIGNAGE. Attached hereto and incorporated herein by reference as Exhibit 18 are signage standards (the "Signage Standards") which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.

SECTION 15. LIGHTING. Attached hereto and incorporated herein by reference as Exhibit 19 are lighting standards (the "Lighting Standards") which replace and supersede any lighting provisions and/or standards set forth in the Zoning Ordinance.

SECTION 16. PARKING. Attached hereto and incorporated herein by reference as Exhibit 20 are parking standards (the "Parking Standards") which replace and supersede any parking provisions and/or standards set forth in the Zoning Ordinance.

SECTION 17. STREET STANDARDS. Attached hereto and incorporated herein by reference as Exhibit 21 are the Street Standards (the "Street Standards") which supplement Street Standards contained in the Zoning Ordinance.

SECTION 18. OPEN SPACE/TRAILS. The total Open Space, for the entirety of the Real Estate, shall be greater than or equal to 100 acres. Lakes, ponds, and water retention areas may not constitute more than twenty (20) percent of all of the Open Space for the entirety of the Real Estate. At a location within the Real Estate selected by Developer, there shall be one (1) thirty (30) acre area of Open Space. The Open Space within the Employment District shall be greater than or equal to 5% of the area of the Employment District. The Open Space within the Mixed Use District shall be greater than or equal to 10% of the area of the Mixed Use District. The Open Space within the Urban Residential District shall be greater than or equal to 10% of the area of the Urban Residential District. The Open Space within the Suburban Residential District shall be greater than or equal to 10% of the area of the Suburban Residential District.

The Developer shall install a trail system internal to the Real Estate, providing interconnectivity to parks and school sites. The location and configuration of such internal trail system shall be determined by the Developer, in the Developer's sole discretion. Further consideration shall be given to the Midland Trail System and the Developer may, in the Developer's sole discretion, relocate any portion of the Midland Trail System located within or adjacent to the Real Estate, so long as any portion of the Midland Trail System relocated within the Real Estate remains north of 169th Street and connected to its existing intersections with Ditch Road on the west and Austrian Pine Way on the east. Further, any portion or segment of the Midland Trail System which is located within and part of the Real Estate shall be twenty-five (25) feet in width and shall be paved by Developer, to a width of twelve (12) feet, to the standards and specifications of the Town.

SECTION 19. REVIEW. Upon Developer's request, any decision of the Commission made after the enactment of the Maple Knoll PUD and pertaining to or arising out of the application of any provision of the Maple Knoll PUD or the Zoning Ordinance to the Real Estate may be appealed to the Town Council.

SECTION 20. PHASING. Attached hereto and made a part hereof as though fully set forth herein as Exhibit 22 is a drawing illustrating the anticipated phasing of development.

SECTION 21. ANNEXATION. There are rectangular parcels of land located adjacent to or near the Suburban Residential District and identified, on the date of the enactment of this Maple Knoll PUD, as parcel numbers 08-09-10-00-00-006.000, 08-09-10-00-00-007.000, 08-09-10-00-00-008.000, 08-09-10-00-00-009.000, 08-09-10-00-00-010.000, 08-09-10-00-00-011.000, 08-09-10-00-00-012.000, 08-09-10-00-00-013.000, 08-09-10-00-00-014.000, 08-09-10-00-00-015.000 and 08-09-03-00-00-020.001 (collectively the "Rectangular Parcels"), but which are not part of the Real Estate. In the Developer's discretion, these Rectangular Parcels, once acquired by the Developer, may be annexed to the Maple Knoll PUD, subject to the provisions of this Maple Knoll PUD applicable to what is identified on the Concept Plan as the Suburban Residential District.

Upon motion duly made and seconded, this Maple Knoll PUD was fully passed
by the members of the Council this _____ day of _____, 2004.

TOWN COUNCIL, TOWN OF WESTFIELD

BY:

AYE

NAY

Teresa Otis Skelton

John Hart

David Mikesell

Robert Smith

Ronald Thomas _____

H:\Janc\Platinum\Maple Knoll\Draft PUD 020604.doc
2/9/04 8:08 AM

ZONING DESCRIPTION

A part of the Northwest Quarter of Section 2, a part of Section 3 and a part of the North Half of Section 10 all in Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 3; thence South along the West line of said Quarter Section 1,371.20 feet to the POINT OF BEGINNING of this description; thence continuing South along said West line to the Southwest corner of said Quarter Section, said point also being the Northwest corner of the North Half of the Southwest Quarter of said Section 3; thence South along the West line of said Half Quarter Section to a point being 365 feet North of the Southwest corner of said Half Quarter Section; thence East parallel with the South of said Half Quarter Section 365 feet; thence South parallel with the West line of said Half Quarter Section 365 feet to a point on the South line thereof; thence East along the South line of said Half Quarter Section to the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 3; thence East along the North line of said Quarter, Quarter Section 275.18 feet; thence South parallel with the West line of said Quarter, Quarter Section 791.60 feet; thence West parallel with the North line of said Quarter, Quarter Section 275.18 feet to the West line of said Quarter, Quarter Section; thence South along said West line to the Northwest corner of the East Half of the Northwest Quarter of said Section 10; thence South along the West line of said Half Quarter Section to the Southwest corner of said Half Quarter Section; thence East along the South line of said Half Quarter Section to the Southwest corner of the real estate described in Instrument No.2002-16836 in the Office of the Recorder, Hamilton County, Indiana; thence along said real estate by the next three (3) calls; 1) North 17 degrees 18 minutes 26 seconds East 126.05 feet; 2) North parallel with the East line of the East Half of the Northwest Quarter of said Section 10 a distance of 180.00 feet; 3) East parallel with the South line of said Half Quarter Section 204.50 feet to the East line of said Half Quarter Section; thence South along said East line 300.00 feet to the Southeast corner of said Half Quarter Section; thence East along the South line of the South Half of the Northeast Quarter of said Section 10 to the East line of the West 60 acres of said Half Quarter Section; thence North along said East line to the North line of said Half Quarter Section; thence East along said North line to a point that is 420.91 feet West of the Northeast corner of said Half Quarter Section and the Southeast corner of the real estate described in Instrument No.2000-33972 in said Recorder's Office; thence along said real estate by the next five (5) calls; 1) North 00 degrees 30 minutes 00 seconds West 508.) 1 feet; 2) South 89 degrees 52 minutes 30 seconds East 421.35 feet to a point on the East line of the Northeast Quarter of said Section 10 a distance of 1,821.54 feet North of the Southeast corner of said Quarter Section; 3) North along said East line 537.14 feet; 4) North 89 degrees 42 minutes 13 seconds West 420.26 feet; 5) North parallel with the East line of said Quarter Section 441.36 feet; thence West 917.98 feet; thence South 177.91 feet to the North line of the Northeast Quarter of said Section 10; thence West along said North line to the Northwest corner of said Quarter Section; thence North along the East line of the Southwest Quarter of said Section. 3 to the South line of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 3; thence East along the South line of said Half Quarter, Quarter Section to the Southeast corner thereof; thence North along the East line of said Half Quarter, Quarter Section to the Northeast corner thereof, said point also being on the South line of the Northeast Quarter of said Section 3; thence East along said South line to the Southeast corner of said Quarter Section, said point also being the Southwest corner of the West Half of the Northwest Quarter of said Section 2; thence North along the West line of said Half Quarter Section 9

Y2 rods; thence East parallel with the South line of said Half Quarter Section to a point on the West line of Quail Ridge, Section Four, recorded as Instrument No.9921162 in Plat Cabinet 2, Slide 246 in said Recorder's Office; thence North along said West line to the Northwest corner of Pine Ridge, Section Five, recorded as Instrument No.9921163 in Plat Cabinet 2, Slide 247 in said Recorder's Office; thence East along the North line of said Pine Ridge, Section Five to the East line of the Northwest Quarter of said Section 2; thence North along said East line to the Northeast corner of said Quarter Section; thence West along the North line of said Quarter Section to the Northwest corner of said Quarter Section; thence South along the West line of said Half Quarter Section to a point on the North right-of-way line of the former Central Indiana Railroad; thence West along said North right-of-way line to a point which lies 1,303.67 feet East and 777.88 feet South of the Northwest corner of the Northwest Quarter of said Section 3; thence South 599.91 feet to the Southeast corner of a parcel conveyed to Mariel Ackerson, recorded as Instrument No.98-6642 in the Office of the Recorder of Hamilton County, Indiana; thence West along the southerly line of said parcel to the place of beginning, containing 625 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S/34676Z0N/Legals
February 3,2000
JLM {R} JJF {F}
Revised: March 18,2003
MEB (R) RJC (F)
Revised: June 17,2003
MEB(R) CCH(F)

EXHIBIT 2

Definitions

1. Allee. A linear alignment of trees, one or more rows wide, straddling a line of site (linear open space, walkway, or thoroughfare) that usually terminates at a landmark. Spacing between trees may be inconsistent, so as not to obscure visual or physical access to shop fronts, driveways, or walkways. There are four basic types of allees: 1) *circumstantial allee* – the syncopated placement of trees, coinciding with the entrances and composition of adjacent facades, 2) *regular allee* – the evenly spaced placement of trees, independent of the composition of adjacent facades, 3) *double allee* – the even spacing placement of trees in two adjacent rows, forming a canopy over walkways, and 4) *clustered allee* – the naturalistic placement of trees.
2. Assisted Living. A Building containing Residences for the aged or infirm in which three (3) or more persons, who need not be of the same immediate family, are received, kept, and/or provided with food, shelter, and/or care for compensation. Included are limited care apartments and suites for the elderly or infirm.
3. Attached Single Family Residence. A Residence attached to one or more other Residences.
4. Belt. An unspecified arrangement of plants within the landscape used to define a space or screen it from external views that may undermine the spatial experience. The height and density of plantings is subjective and determined by the desired amount of screening.
5. Buffer Yard. This term shall have the same meaning as set forth in the Zoning Ordinance; provided, however, that drainage and utility easements may exist in any required Buffer Yard.
6. Builder. A person or entity regularly engaged in the construction of commercial or residential buildings.
7. Building. A Building is a structure intended to be occupied by (i) one or more Residences, any or all of which may be separately owned, (ii) one or more businesses, any or all of which may be separately owned, and/or (iii) uses accessory to residential or non-residential uses. Different portions of a single Building may be owned by different persons or entities, either in fee simple or under Indiana law governing condominiums.
8. Building Height. Building Height shall be measured (i) from the average ground level at the foundation of a Building facing the street, (ii) to the highest point of

the roof for a flat roof, to the deck line of a mansard roof, and to the mean line between the eaves and ridges for gable, hip, and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating height.

9. Department. The Department of Community Development of the Town.
10. Detached Single Family Residence. A Residence which is not attached to another Residence.
11. Developer. The Developer shall be Platinum Properties, LLC, and its successors and assigns.
12. DPR Provisions. The provisions of Development Plan Review as specified in Section 16.04.165 of the Zoning Ordinance, as the same may from time to time be amended.
13. Elevation. A front, rear, or two sides of a residential or non-residential building.
14. Empty-Nester Residence. An "Empty-Nester Residence" is any Residence for which the applicable Homeowners Association provides for lot maintenance relief in the form of lawn and landscaping maintenance, and snow removal, all to an extent to be determined by the Developer in its sole discretion.
15. Facade. The front Elevation of a building.
16. Homeowners Association. The "Homeowners Association" is the non-profit corporation established by the Developer in accordance with the Declaration of Covenants, Conditions, and Restrictions.
17. Internal Commercial Street. Any street within the Employment District or a commercial section of the Mixed-Use District, other than a Perimeter Street.
18. Internal Street. Any street internal to the Urban District, the Suburban District, or the Mixed-Use District, other than a Perimeter Street.
19. Live-Work Unit. A residential and commercial spaces coexist, and where the commercial space is integrated to the ground story frontage. Although the structure has single ownership, the commercial space may be owner-occupied or leased separately. Architecture may be residential or commercial (flexhouse) in appearance and construction.
20. Open/Green Space. Unimproved, commonly owned areas of a subdivision, multi-family, commercial or industrial development such as: parks, public pathways, railroad rights-of-way, lakes, ponds, water retention areas, water detention areas,

screening buffers, etc.; provided, however, that lakes, ponds, water retention areas, and water detention areas shall not constitute more than twenty (20) percent of all of the Open Space for the entirety of the Real Estate.

21. Perimeter Street. State Road 32, 169th Street, 161st Street, Ditch Road, Spring Mill Road, and/or Austrian Pine Way.
22. Private Streets. A street that is not dedicated for public use and shall not be accepted for maintenance by the Town, unless complying with Town Standards.
23. Product Type. Residences can be identified by a combination of attributes, including size, architectural style, number of stories, color, and exterior building material. A change in any one of these attributes will result in a different combination. Residences having different combinations shall be defined as different product types.
24. Public Streets. Streets that are dedicated for public use, accepted for maintenance by the Town, and constructed to the standards of the Town for depth and materials.
25. Residence. A building intended for occupancy by a single family. A Residence may be an Attached Residence and/or a Detached Residence.
26. SF. SF is an acronym designating the words "square footage".
27. Slip Lane. Parking takes place outside the public right-of-way, but along a moving lane. The lane and sidewalk become private. Parking lanes may be parallel to, at an angle to, or perpendicular to the moving land and on one or both sides of the lane. The slip lane is separated from the thoroughfare by a median. Frontages may not be set back from the right-of-way more than eighty (80) feet. These types are used in Mixed-Use and Employment Districts.
28. Town. The Town of Westfield, Indiana.
29. Understory Tree. A tree that grows between 10 and 30 feet tall.

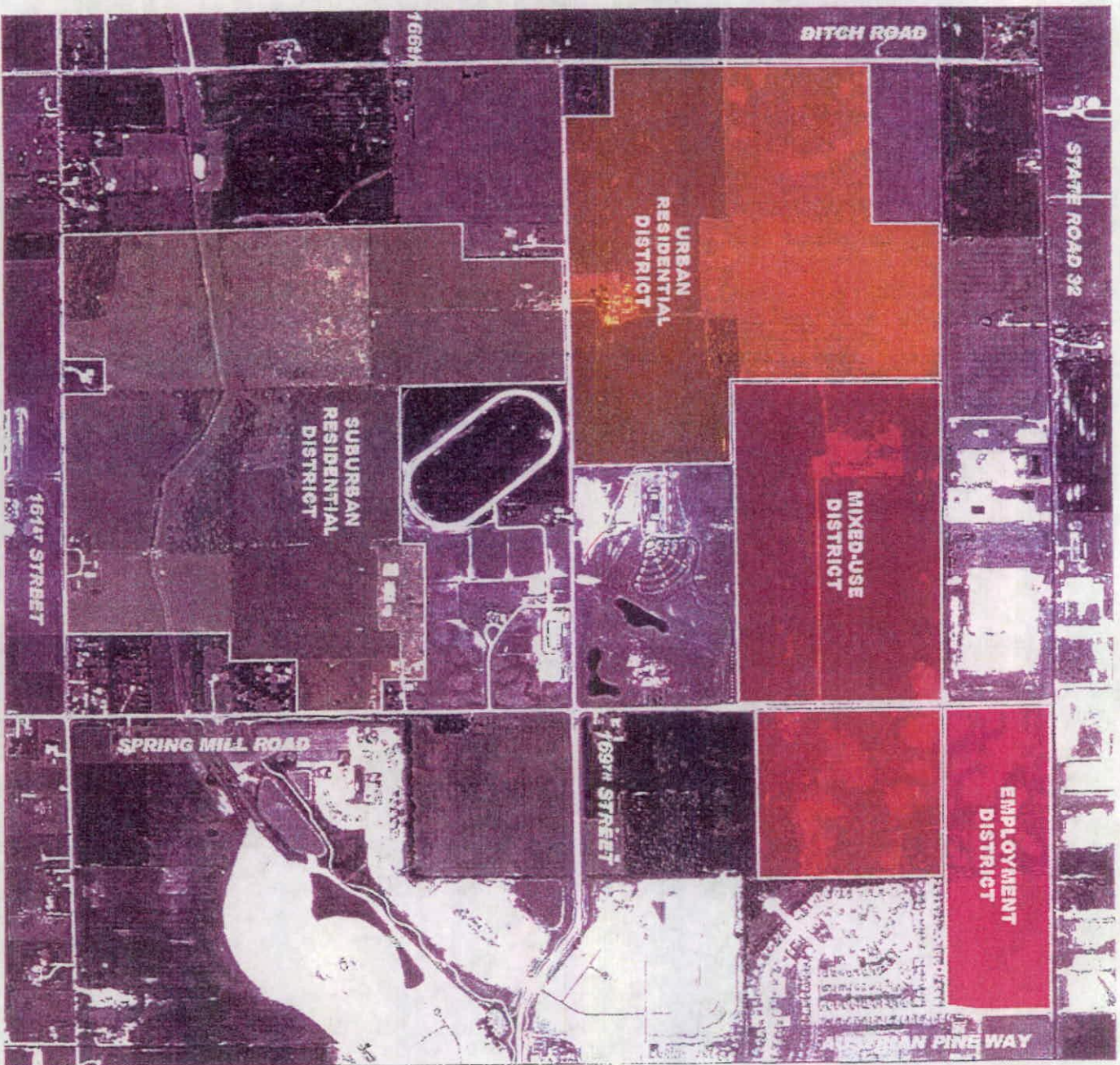


EXHIBIT 4

ZONING DESCRIPTION - EMPLOYMENT DISTRICT

A part of the Northwest Quarter of Section 2, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Northwest corner of said Quarter Section; thence South along the West line 876.48 feet; thence East parallel to the North line of said Quarter Section to the Northwest corner of Pine Ridge, Section Five, recorded as Instrument No.9921163 in Plat Cabinet 2, Slide 247 in the Office of the Recorder, Hamilton County, Indiana; thence East along the North line of said Pine Ridge, Section Five to the East line of the Northwest Quarter of said Section 2; thence North along said East line to the Northeast corner of said Quarter Section; thence West along the North line of said Quarter Section to the place of beginning, containing 48.7 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S:\34676\Legal\zoning desc employ dis.rtf
July 21,2003

EXHIBIT 5

ZONING DESCRIPTION - MIXED-USE DISTRICT

A part of the Northwest Quarter of Section 2 and a part of Section 3 all in Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Southwest corner of the West Half of the Northwest Quarter of said Section 2; thence North along the West line of said Half Quarter Section 9 1/2 rods; thence East parallel with the South line of said Half Quarter Section to a point on the West line of Quail Ridge, Section Four, recorded as Instrument No.9921162 in Plat Cabinet 2, Slide 246 in said Recorder's Office; thence North along said West line to the Northwest corner of Pine Ridge, Section Five, recorded as Instrument No.9921163 in Plat Cabinet 2, Slide 247 in said Recorder's Office; thence West parallel to the North line of said Half Quarter Section to the West line of said Half Quarter Section; thence North along said West line to a point on the North right-of-way line of the former Central Indiana Railroad; thence West along said North right-of-way line to the West line of the Northeast Quarter of said Section 3; thence South along said West line to the Southwest corner of said Quarter Section; thence East along the South line of said Quarter Section to the place of beginning, containing 145.6 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S:\34676\Legal\zoning desc mixed-use dis.rtf
July 21, 2003

EXHIBIT 6

ZONING DESCRIPTION - URBAN RESIDENTIAL DISTRICT

A part of Section 3, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 3; thence South along the West line of said Quarter Section 1,371.20 feet to the POINT OF BEGINNING of this description; thence continuing South along said West line to the Southwest corner of said Quarter Section, said point also being the Northwest corner of the North Half of the Southwest Quarter of said Section 3; thence South along the West line of said Half Quarter Section to a point being 365 feet North of the Southwest corner of said Half Quarter Section; thence East parallel with the South of said Half Quarter Section 365 feet; thence South parallel with the West line of said Half Quarter Section 365 feet to the South line of said Half Quarter Section; thence East along said South line to the Southeast corner of said Half Quarter Section, said point also being the Southwest corner of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 3; thence East along the South line of said Half Quarter-Quarter Section to the Southeast corner thereof; thence North along the East line of said Half Quarter, Quarter Section to the Northeast corner thereof; thence West along the North of said Half Quarter, Quarter Section to the Northwest corner thereof, said point also being the Southeast corner of the Northwest Quarter of said Section 3; thence North along the East line of said Northwest Quarter Section to a point on the North right-of-way line of the former Central Indiana Railroad; thence West along said North right-of-way line to a point which lies 1,303.67 feet East and 777.88 feet South of the Northwest corner of the Northwest Quarter of said Section 3; thence South 599.91 feet to the Southeast corner of a parcel conveyed to Mariel Ackerson, recorded as Instrument No.98-6642 in the Office of the Recorder of Hamilton County, Indiana; thence West along the southerly line of said parcel to the place of beginning, containing 180.6 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

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July 21, 2003

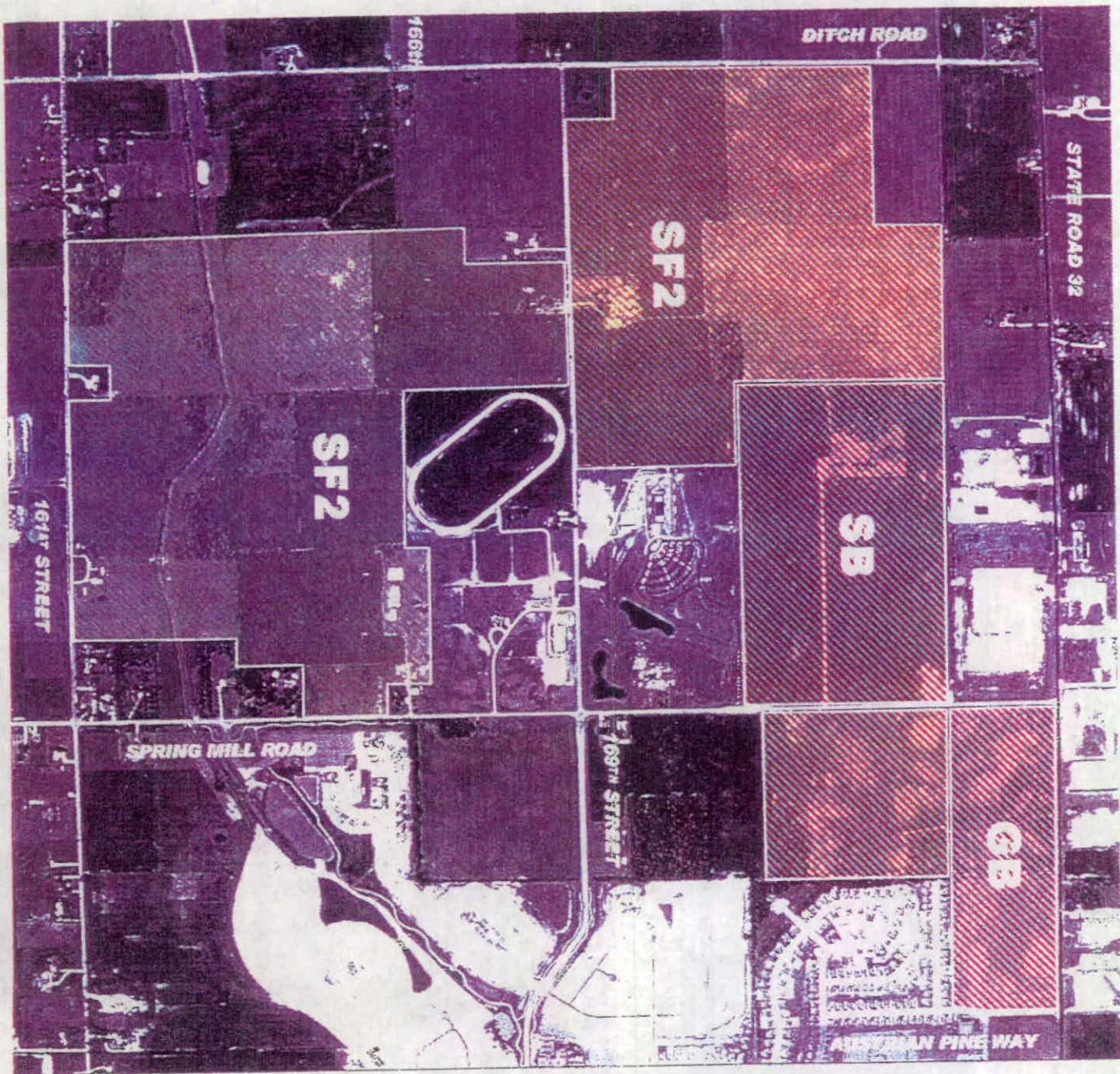
EXHIBIT 7

ZONING DESCRIPTION - SUBURBAN RESIDENTIAL DISTRICT

A part of Section 3 and a part of the North Half of Section 10 all in Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 3; thence North along the East line of said Quarter-Quarter Section to the North line of said Quarter-Quarter Section thence West along said North line to a point 275.18 feet East of the Northwest corner of said Quarter-Quarter Section; thence South parallel with the West line of said Quarter, Quarter Section 791.60 feet; thence West parallel with the North line of said Quarter, Quarter Section 275.18 feet to the West line of said Quarter, Quarter Section; thence South along said West line to the Northwest corner of the East Half of the Northwest Quarter of said Section 10; thence South along the West line of said Half Quarter Section to the Southwest corner of said Half Quarter Section; thence East along the South line of said Half Quarter Section to the Southwest corner of the real estate described in Instrument No.2002-16836 in the Office of the Recorder, Hamilton County, Indiana; thence along said real estate by the next three (3) calls; 1) North 17 degrees 18 minutes 26 seconds East 126.05 feet; 2) North parallel with the East line of the East Half of the Northwest Quarter of said Section 10 a distance of 180.00 feet; 3) East parallel with the South line of said Half Quarter Section 204.50 feet to the East line of said Half Quarter Section; thence South along said East line 300.00 feet to the Southeast corner of said Half Quarter Section; thence East along the South line of the South Half of the Northeast Quarter of said Section 10 to the East line of the West 60 acres of said Half Quarter Section; thence North along said East line to the North line of said Half Quarter Section; thence East along said North line to a point that is 420.91 feet West of the Northeast corner of said Half Quarter Section and the Southeast corner of the real estate described in Instrument No.2000-33972 in said Recorder's Office; thence along said real estate by the next five (5) calls; 1) North 00 degrees 30 minutes 00 seconds West 508.11 feet; 2) South 89 degrees 52 minutes 30 seconds East 421.35 feet to a point on the East line of the Northeast Quarter of said Section 10 a distance of 1,821.54 feet North of the Southeast corner of said Quarter Section; 3) North along said East line 537.14 feet; 4) North 89 degrees 42 minutes 13 seconds West 420.26 feet; 5) North parallel with the East line of said Quarter Section 441.36 feet; thence West 917.98 feet; thence South 177.91 feet to the North line of the Northeast Quarter of said Section 10; thence West along said North line to the place of beginning, containing 249.6 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.



WC § 16.04.050 Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.
2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.
3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.
4. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.
5. Parking may be permitted in the required front yard for business uses.
6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.
7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.
8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.
9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.
10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.
11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.

3. ~~General Requirements and Guidelines - Historical~~

- a) Commercial Buildings and Signage - Structures to be remodeled or altered to be utilized for commercial purposes shall retain original design and features of the existing structure. Materials used for restoration and repair for windows, doors, exterior siding, roofing and other exterior needs shall replicate to the extent possible the existing materials utilized in the period of initial construction.
- b) Exterior modifications for porches, overhangs, chimneys and room additions shall be compatible in design of the original structure or like structures. Wood products and white and earth tone colors shall be utilized to the extent possible.
- c) All signage shall be constructed of wood or wood products or materials which simulate wood in appearance. Raised lettering or routed lettering shall be utilized to the extent possible. Sign colors shall be earth tones and aesthetically compatible with the structure or setting onto which it is placed.
- d) Residences - New homes, single or multi-family, to be located in the district shall be of a design and constructed with materials to be contemporary with existing structures. Modifications to existing homes and accessory buildings shall also be compatible with the period of original construction utilizing white, earth tones or historical colors and emphasis on wood exteriors.
- e) Approval Procedure - An applicant requesting a building permit shall provide to the Building Commissioner three copies of the specifications and design for all renovation, restoration or new construction and signage in the local business - historical district (LB-H). The Building Commissioner will provide information to all applicants on the type of facilities that are being encouraged and the materials for construction that the Plan Commission has endorsed. Any person who shall make application for an improvement location permit for a new building or the substantial alteration of an existing building whether it be the restoration, rehabilitation, or its adaptive use shall submit preliminary drawings, including site plan, sign plans, floor plans and elevations to the Plan Commission for review and approval.
- f) Exemption - All requirements or conditions pertaining to setback lines, lot area sized, parking requirements and loading and unloading berths may be waived by the Plan Commission without a variance based upon the general purpose and intended use of the facility to be restored or rehabilitated.

F. **GB** - General Business District - This district is established to accommodate the general business needs of the township including incorporated and unincorporated towns and is served by public water and sewers. This district is more comprehensive than the local business district.

1. Special Requirements - None

2. Permitted uses - See Figure 2 for list of permitted businesses. Any other business not listed which can be classified as general business will be eligible with the approval of the Plan Commission

3. Special Exceptions -

- Auto rustproofing
- Gasoline service stations
- General construction company
- Coal yards
- Mobil home sales
- Salt storage - outside
- Book stores, adult
- Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
- Lumber yards - including millwork
- Multi-family housing
- Taverns
- Industrial schools or training facilities
- Amusement parks
- Convents, monasteries, theological schools, rectories, parish houses
- Large animal hospitals
- Manufactured home parks (in accordance with provisions of WC 16.04.090)
- Outdoor theaters
- Material recycling facilities (MRFs)
- Commercial composting facilities

4. Minimum Lot Area - None

5. Minimum Lot Frontage on Road - 80 Feet

6. Minimum Setback Lines -

- Front Yard -
 - ⇒ General Business - 60 feet for newly established area
Average of other businesses in the block for established business areas
 - ⇒ Planned business development (see WC 16.04.050 F)
- Side Yard -
 - ⇒ General Business - For side yards adjoining a road or street - not less than 60 feet in new area.
For side yards abutting a residential area, 60 feet, or if there is an alley between a residential district and the general

business district, the side yard setback shall be 20 feet from the alley.

In established business districts where it is customary to have the businesses abut one another, side yard requirements may be waived except on corner lots when the street side setback shall prevail

- Rear Yard - General business - 20 feet
- Minimum Lot Width at Building Line - None
- 7. Maximum Building Height - Not to exceed 60 feet
- 8. Minimum Ground Level Square Footage - None
- 9. Parking - Off-street and/or private parking shall be provided in accordance with the provisions in this ordinance.
- 10. Loading and Unloading Berths - Loading and unloading berths shall be provided as identified in this ordinance.

~~G. **SB - Special Business District** - This district is established to provide for the needs of general business planned business development and multi-family uses. Business developments in this district are subject to the requirements and standards of planned business development for general business as outlined in Article I, except where other requirements and standards for special business districts are specifically set forth.~~

~~1. Permitted Uses -~~

- ~~• All general and local businesses as outlined in Figure 2. Any other business not listed which can be classified as local or general business will also be eligible with the approval of the Plan Commission~~
- ~~• Multi-family Housing~~

~~2. Special Exceptions -~~

- ~~• Auto rustproofing~~
- ~~• Auto sales, new or used, service and repair~~
- ~~• Fruit stands, temporary~~
- ~~• Any outdoor food and beverage business~~
- ~~• Self-service food and beverage business~~
- ~~• Gasoline service stations~~
- ~~• Coal yards~~
- ~~• Salt storage outside~~

WC § 16.04.050 Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.
2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.
3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.
4. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.
5. Parking may be permitted in the required front yard for business uses.
6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.
7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.
8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.
9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.
10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.
11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.

~~business district, the side yard setback shall be 20 feet from the alley.~~

In established business districts where it is customary to have the businesses abut one another, side yard requirements may be waived except on corner lots when the street side setback shall prevail

- Rear Yard - General business - 20 feet
- Minimum Lot Width at Building Line - None
- 7. Maximum Building Height - Not to exceed 60 feet
- 8. Minimum Ground Level Square Footage - None
- 9. Parking - Off-street and/or private parking shall be provided in accordance with the provisions in this ordinance.
- 10. Loading and Unloading Berths - Loading and unloading berths shall be provided as identified in this ordinance.

G. SB - Special Business District - This district is established to provide for the needs of general business planned business development and multi-family uses. Business developments in this district are subject to the requirements and standards of planned business development for general business as outlined in Article I, except where other requirements and standards for special business districts are specifically set forth.

1. Permitted Uses -

- All general and local businesses as outlined in Figure 2. Any other business not listed which can be classified as local or general business will also be eligible with the approval of the Plan Commission
- Multi-family Housing

2. Special Exceptions -

- Auto rustproofing
- Auto sales, new or used, service and repair
- Fruit stands, temporary
- Any outdoor food and beverage business
- Self-service food and beverage business
- Gasoline service stations
- Coal yards
- Salt storage - outside

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
 - Lumber yards - including millwork
 - Liquor stores and taverns
 - Restaurants - drive-in and carry-out food and beverage stores
 - Industrial schools or training facilities
 - Amusement parks
 - Convents, monasteries, theological schools, rectories, parish houses
 - Large animal hospitals
 - Manufactured home parks (in accordance with provisions of WC 16.04.090)
 - Outdoor theaters
 - Material recycling facilities (MRFs)
3. Minimum Lot Area - As required under Planned Business Development district.
 4. Minimum Lot Frontage on Road - As required under Planned Business Development district.
 5. Minimum Setback Lines - As required under Planned Business Development district.
 6. Maximum Building Height - As required under Planned Business Development district.
 7. Minimum Ground Level Square Footage - As required under Planned Business Development district.
 8. Parking - Off-street and/or private parking shall be provided in accordance with the provisions of this ordinance.
 9. Loading and Unloading Berths - Loading and unloading berths shall be provided as identified in this ordinance.

~~H. LB-PD and GB-PD Local Business - Planned Development and General Business - Planned Development - The purpose of these districts is to allow commercial development of such a nature that the areas will be developed in a compatible design and that overall supporting services including roads and utilities can be provided in a proper manner to accommodate the needs of business in these districts. Outlot development should be compatible in general exterior design, coloration, and use of materials to that of the primary development structure or structures.~~

- ~~1. General Requirements - The general requirements for obtaining a building permit for a planned business development in any district shall be in accordance with the following procedures. In any district in which rezoning of land, or a special exception, or an exemption from special exception restrictions, or a variance from the ordinance requirements is requested in connection with the development of land or buildings subject to the provisions, requirements, and standards of this ordinance governing~~

WC 16.04.030 Residential Districts

A. General Requirements - Provisions for Residential Uses are as Follows:

1. Partial use of alley for yard: One-half of an alley abutting the rear or the side of a lot may be included in the required rear yard or side yard, respectively, if the alley has not been developed for the carrying of traffic.
2. Accessory buildings and uses:
 - a) Accessory buildings are permitted in all districts, but not prior to the erection of the principal building, except for strictly storage or utility purposes; and not for human occupancy.
 - b) Accessory uses such as public utility installations, walks, driveways, curbs, retaining walls, mail boxes, name plates, lamp posts, bird baths and structures of a like nature are permitted in any required front, side or rear yard, and without the issuance of any permit.
 - c) Accessories such as large ground microwave antenna dishes are not permitted in front or side yards; however, a satellite receiver antenna which is two feet in diameter or less may be installed in any location in accordance with the provisions of IC 36-7-4-201.1.
 - d) Windmills for the generating of electric power are not permitted in any residential district except AG-SF 1 without receiving approval as a special exception.
3. Building Lines:
 - a) Where 25 percent or more of the lots in a block frontage are occupied by buildings the average setback of such buildings determine the location of the building line for the block frontage in lieu of the setback lines contained in this chapter.
 - b) Building lines established in a recorded subdivision shall establish the setback of buildings in such subdivisions, except when such building lines may be less restrictive than provided in this chapter.
 - c) On through lots a building line is required on each street.
4. Building height: In the single family districts limiting building height to 25 feet, a dwelling may be increased in height not to exceed 35 feet, provided that each side yard is increased an additional foot for each foot such building exceeds 25 feet in height.

- ~~• Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.~~
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs except as such are permitted by the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupation.

4. Minimum Lot Area - Not less than 20,000 square feet
5. Minimum Lot Frontage on Road - Not less than 100 feet
6. Minimum Setback Lines -
 - Front yard - 50 feet
 - Side yard - 12 feet; 50 feet if corner lot
 - Rear yard - 30 feet
 - Minimum lot width at building line - 85 feet
7. Maximum Building Height - Not to exceed two and one-half stories or 35 feet whichever is lower
8. Minimum ground level square footage, exclusive of porches, terraces and garages -
 - Single story - 1350 square feet
 - Two-story - 800 square feet
 - Tri-level - 800 square feet (basement and first level)
 - Story and one-half - 800 square feet
9. Parking - Off-street parking shall be a minimum of two (2) spaces for each dwelling

D. SE 2 - This district is established for low density, single family residential homes with available sanitary sewers.

1. Permitted Uses -

- Single Family Dwellings
- Churches
- Schools - public or private - without dormitory accommodations

- Public parks
- Accessory buildings as related to single family residential use
- Accessory buildings as related to agriculture - non-subdivision
- Golf Courses
- Fire stations
- Temporary buildings for construction purposes for a period not to exceed such construction
- Signs as permitted by sign ordinance
- Stables (on lots of 3 acres or more with a minimum of 200 foot setback from any adjoining property line)
- Cemeteries
- Utilities - All utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body
- Child care home - in accordance with IC 36-7-4-1108
- Residential facility for mentally ill - in accordance with IC 12-28-4-7

2. Special Exceptions -

- Golf courses, country clubs
- Convents, monasteries, theological schools, rectories and parish houses
- Cemeteries - pet

3. Permitted Home Occupations -

- Art studio
- Dressmaking
- Professional office of a clergyman, lawyer, architect, accountant, or counselor
- Typing or other office services
- Teaching musical instruments or dancing
- A business conducted entirely by mail
- Beauty shop - one chair operated by the resident
- Home garage sale not to exceed 7 days per year
- Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign regulations for residence districts as outlined in the sign

ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Minimum lot area -

- Subdivisions - not less than 15,000 square feet
- Individual lots not located in approved subdivisions - not less than 3 acres

5. Minimum lot frontage on road -

- Subdivisions - not less than 50 feet
- Three acre lots - a minimum of 250 feet

6. Minimum setback lines - all construction -

- **Front yard -**
 - Three acre lots**
 - not less than 100 feet on expressways, primary arterials, and secondary arterials
 - not less than 80 feet on all other streets.
 - Subdivisions**
 - not less than 30 feet
- **Side yard -**
 - Subdivision - 12 feet except corner lots when 30 feet will apply also to side yards on a corner lot.**
 - Three acre lots - 30 feet**
- **Rear yard -**
 - Subdivision - 30 feet**
 - Three acre lots - 30 feet**
- **Minimum lot width at building line -**
 - Subdivisions - 100 feet**
 - Three acre lots - N/A**

7. Maximum building height - Not to exceed two and one-half stories or 35 feet... whichever is lower

8. Minimum ground level square footage, exclusive of porches, terraces and garages -
Single family -

- Single story - 1200 square foot
- Two story - 800 square foot
- Tri-level - 800 square foot (basement & 1st level)
- Story and one-half - 800 square foot

9. Parking - Off-street parking shall be provided in accordance with provisions set forth in this ordinance

A = Employment District
 B = Mixed Use District
 C = Urban Residential
 D = Suburban Residential

COLUMN				AGRICULTURAL USES
A	B	C	D	
X	X	X	X	Accessory Use A use which is customarily accessory, and clearly incidental and subordinate, to the principal agricultural use on the same lot.
				Agricultural Uses, Land Animal Related Commercial agricultural activities involving the production of animals and the preparation of products for human use, including dairying, poultry, livestock, or other such operations, but excluding meat processing and packaging operations.
X	X	X	X	Agricultural Uses, Non-Animal Related Agricultural and farming activities involving the production and preparation of plants for animal or human use, including horticulture, nurseries, forestry, sugar making, viticulture, grains and seed crops, fruits and vegetables of all kinds, greenhouse applications, and lands devoted to soil conservation, wildlife habitat and forestry management; all such uses exclude the processing and packaging of plants as food stuffs, with the exception of viticulture operations and small-scale marketing of processed fruit products, as in fruit markets.
				Aquaculture The commercial cultivation and processing of aquatic life, including fish, shellfish and seaweed.
				Commercial Non-Farm Animals Animal production for human use, not including animals for agricultural use as listed above, but including animals for commercial production, such as bees and apiary products, fur animals, and exotic animals.
				Equine Services Operations involved in the shelter and care of horses, as well as breeding, training, and for giving lessons, including stables, stud farms, and other related uses.
				Feed Lot An open-air area restricted by fencing or other structure in which animals are fed, watered, and otherwise maintained for the purpose of growing for market and limited to less than 150 cattle, 300 swine or sheep, or 10,000 fowl, per facility.
				Feed Mill A facility where various feed stuffs are inventoried and processed for the purpose of providing complete or partial animal rations. This facility sells its product either directly to the user or may provide the service of delivery to the user. Sale of other agricultural items may be included and shall be an incidental accessory use. Limited, portable operation of feed mills as non-commercial uses on farms is allowed as an accessory use.

A	B	C	D	
				RESIDENTIAL USES
				<u>Accessory Apartment</u> A separate and complete dwelling unit contained within the structure of a single family dwelling unit, and containing only one bedroom.
				<u>Accessory Livestock, Non-Farm Animals</u> Keeping domestic livestock, or poultry for personal use in a manner that is customarily accessory and clearly incidental and subordinate to the principal rural residential uses on the same lot.
	X	X	X	<u>Accessory Use</u> A use which is customarily accessory, and clearly incidental and subordinate, to the principal residential use on the same lot.
				<u>Boarding House</u> A dwelling or part thereof in which, for compensation, temporary lodging and meals are provided.
	X	X		<u>Elderly Housing</u> The use of a site for a residential/service complex to house elderly persons who are capable of caring for themselves and maintaining independent households. A typical complex would include separate dwelling units, containing independent cooking, bathroom, and sleeping facilities, to be occupied by only one (1) person or couple. Establishments primarily engaged in the provision of frequently or recurrently needed services of a personal nature, such as barber or beauty services, a pharmacy, and so forth, may be included in the complex.
				<u>Guest House</u> An accessory building containing a lodging unit with or without kitchen facilities, used to house occasional nonpaying visitors or guests of the occupants of a dwelling unit on the same site.
				<u>Home Occupation</u> An accessory occupational use to the residential dwelling conducted by its inhabitants which is clearly incidental to the use of the structure for residential purposes and does not change the residential character of the site. There are three classifications of home occupation: <u>Home Occupation, Class I</u> – A home occupation conducted entirely within a primary residential structure, limited to not more than twenty (20) percent of the total square footage of the residential structure, with no employees not living on-site, with no external signs and with no sales conducted on site. <u>Home Occupation, Class II</u> – A home occupation conducted entirely within a primary residential structure, limited to not more than twenty-five (25) percent of the total square footage of the residential structure, with up to two (2) employees not living on-site, with permitted incidental sales of goods produced on site, but with no external business identification signs permitted. <u>Home-based Business</u> – A home occupation based in the primary residential structure (not more than twenty-five (25) percent of the total square footage of the residential structure) or one accessory structure, with up to two (2) employees not living on-site, with permitted incidental sales of merchandise constructed/manufactured on-site or incidental to services performed on-site, and with minimal advertising signs as per the Westfield Washington Township Zoning Ordinance.
X	X	X	X	

A	B	C	D
X	X	X	
X	X	X	
X	X	X	

Revision 1, May 2003

Manufactured Home Park

A site containing spaces with required improvements and utilities that may be leased for the long-term placement of manufactured houses and that may include services and facilities for the residents.

Multifamily Dwelling

The use of a lot for three (3) or more dwelling units, within one (1) or more buildings, other than a manufactured home.

Single Family Dwelling

The use of a lot for only one (1) dwelling unit, ~~including site-built housing or manufactured housing.~~

Temporary Dwelling

The temporary use of a manufactured home as a residence on a lot previously occupied by permanent dwelling that is destroyed to such an extent as to be unlivable, such temporary dwelling to be permitted to remain during the period of reconstruction of the permanent dwelling.

Two Family Dwelling

The use of a lot for two (2) dwelling units within a single building.

A	B	C	D	
X	X	X	X	PUBLIC, SEMIPUBLIC, AND OFFICE FACILITIES
				Accessory Use A use which is customarily accessory, and clearly incidental and subordinate, to the principal public, semipublic, or office facility use on the same lot.
				Airport A place where aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for passengers.
	X			Assisted Living Facilities Establishments primarily engaged in the provision of residential social and personal care for individuals or groups of individuals, but where medical care is not a major element.
				Camping Facility A plot of ground upon which two (2) or more campsites are located, established, or maintained for occupancy by camping units as temporary living quarters for recreation, education, or vacation purposes.
				Cemetery Land used for burying the human dead and dedicated for cemetery purposes, including mausoleums and mortuaries when operated in conjunction with and within the boundaries of the cemetery.
				Cemetery, Pet Land used for burying dead domesticated animals and dedicated for cemetery purposes, including mausoleums and mortuaries when operated in conjunction with and within the boundaries of the cemetery.
X	X			Charitable, Fraternal, or Social Organization A facility for administrative, meeting, or social purposes for a private or nonprofit organization, primarily for use by administrative personnel, members and guests.
X	X	X	X	Community Center A facility designed for educational, recreational, cultural, and social activities, open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency.
X	X			Cultural Facility A library, museum, or similarly registered nonprofit organizational use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts and sciences.
X	X			Day Care Facility A facility, or use of a building or portion thereof, for daytime care of individuals. This term includes nursery schools, pre-schools, day care centers for children or adults, and similar uses, but excludes public and private primary or secondary educational facilities and child care homes as defined by the State of Indiana Code.
X	X			Funeral Home An establishment engaged in undertaking services, such as preparing the human dead for burial, and arranging and managing funerals.
X	X	X	X	Governmental Facility A government owned or operated building, structure, or land used for public purpose.

A	B	C	D	
				Group Home A housing unit classified further as one of the following:
				(a) Group Home, Class I. A facility providing 24-hour care in a protected living arrangement for not more than fifteen (15) residents. This classification includes foster homes, homes for the physically and mentally impaired, homes for the developmentally disabled, congregate living facilities for persons 60 years of age and older, and maternity homes.
				(b) Group Home, Class II. A facility providing 24-hour care in a protected living arrangement for not more than fifteen (15) residents. This classification includes homes for juvenile delinquents, halfway houses providing residence in lieu of institutional sentencing, halfway houses providing residence to those needing correctional and mental institutionalization. This classification also includes emergency shelter during crisis intervention for not more than fifteen (15) victims of crime, abuse, or neglect, and residential rehabilitation for alcohol and chemical dependence for 15 or fewer individuals.
X	X			Hospice An establishment primarily engaged in the provision of supportive care for terminally ill patients in a homelike facility.
X	X			Hospital A facility providing medical, psychiatric or surgical services for sick or injured persons primarily on an inpatient basis, including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research and administration, and services to patients, employees, and visitors.
X	X			Medical Clinic An establishment providing medical, psychiatric or surgical services exclusively on an outpatient basis, including emergency treatment and diagnostic services.
X	X			Nursing Home A privately operated establishment providing long-term personal and nursing care for the elderly, or for other individuals incapacitated in some manner for medical reasons.
X	X			Office An establishment primarily engaged in providing professional, financial, administrative, clerical and other similar services.
X	X			Office Showroom An establishment where office merchandise is exhibited for sale or where sample office supply items are displayed, including incidental storage, provided that a minimum of twenty (20) percent of the building is comprised of finished office space.
X	X			Postsecondary Educational Institution A school offering educational instruction beyond the secondary level leading to academic degrees, having regular sessions with regularly employed instructors, which is licensed by the Indiana Department of Education.

X	X			Professional/Technical Training/Educational Institution An establishment engaged in providing training or education in the arts, business and clerical operations or other specialized professional or technical field, having regular sessions with regularly employed instructors, where academic degrees or certificates are not necessarily issued and where licensing by the Indiana Department of Education may not be required.
X	X	X	X	Religious Facilities A building or structure, or group of buildings or structures, that by design and construction is primarily intended for conducting organized religious services <u>and associated accessory uses</u> . <u>(explore concerns associated with youth facilities—noise activity, etc.)</u>
X	X			Retirement Center A facility designed for educational, recreational, social, and other similar types of activities for retired persons.
X	X	X	X	School (K-12) A school offering educational instruction in grades kindergarten (K) through twelve (12), or any portion thereof, having regular sessions with regularly employed instructors, that teach those subjects that are fundamental and essential in general education, and which are licensed by the Indiana Department of Education.
X	X	X		Telecommunication Services Any facility used to provide telephone or telegraph services to the public, but not including general offices or wireless communication facilities.
	X			Temporary Care Facility A facility designed to allow persons needing temporary special supervision or care to live together in a homelike, noninstitutional setting in order to conduct their lives in the least restrictive environment possible in a manner most like that of persons not needing special supervision or care.
X	X	X	X	Utility Service Facility Generating plants, electrical switching facilities and primary substations, and other services which are necessary to support principal development and involve minor structures such as lines and poles.
				Wastewater Treatment Facility Facility designed for the treatment and discharge of wastewater.
X	X	X		Water Treatment Facility Facilities designed for the collection, treatment, and transport of potable water.
X	X	X		Wireless Communications Facility Any unstaffed facility for the transmission and/or reception of wireless communications services, usually consisting of an Antenna Array, transmission cables, equipment facilities, and a Support Structure.

A	B	C	D	
X	X	X		Accessory Use A use which is customarily accessory, and clearly incidental and subordinate, to the principal business or personal service use on the same lot.
X	X			Aircraft Charter Service An establishment primarily engaged in the private air transportation of passengers and cargo, usually performed under private contract with a person, group of persons, or private company or corporation.
X	X			Airport Transportation Service An establishment primarily engaged in the ground transportation of passengers, luggage, and other small cargo from and to airports.
X	X			Appliance Repair An establishment involved in repairing instruments or devices designed for a particular use, such as stoves, fans, or refrigerators, that are operated by gas or electric current.
X	X			Auction House A place where objects of art, furniture, and other goods are offered for sale to persons who bid on the object in competition with each other.
	X			Bed and Breakfast A business involving renting rooms to overnight guests and offering breakfast meals only to those guests. The owners of the business shall live on the premises.
				Boat Storage A storage facility utilizing enclosed buildings and/or unenclosed outdoor areas for the seasonal or year-round storage of <u>four</u> or more boats.
				Bottled Gas Storage and Distribution An establishment primarily engaged in the retail sale of pressurized gas products, such as natural gas and propane, from bulk gas storage facilities.
				Cargo and Package Service An establishment primarily engaged in the hauling and delivery of cargo and packages between persons, companies, and corporations, while acting as a distinct party to the transaction.
	X			Catalog and Mail-Order Sales Establishments primarily engaged in the retail sale of products by television, catalog, and mail-order. These establishments do not ordinarily maintain stock for sale on the premises.
X	X			Caterer A place of business whose employees provide food and service for various functions, such as banquets, private parties, weddings, and so forth.
X	X			Cleaning and Maintenance Services for Buildings Establishments primarily engaged in providing building cleaning and maintenance services, such as window cleaning, janitorial service, floor waxing, and office cleaning on a contract or fee basis.

A	B	C	D
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X				<u>Coin-Operated Laundry and Dry Cleaning</u> An establishment providing coin-operated or similar self-service laundry and dry cleaning equipment for use on the premises.
X	X			<u>Convenience Storage</u> A storage service primarily for personal effects and household goods within an enclosed storage area having individual access, but excluding uses such as workshops, hobby shops, manufacturing or commercial activities, and may include an on-site apartment for a resident manager.
X	X			<u>Copy and Other Administrative Business Services</u> A place of business providing duplication services, on-site computer use, mail/packaging services and/or other similar administrative business services.
X				<u>Dry Cleaning and Laundry Pickup</u> An establishment providing dry cleaning and laundry pickup services, but where no dry cleaning and laundering are done on the premises.
X				<u>Dry Cleaning and Laundry Service</u> An establishment providing dry cleaning and laundering services where dry cleaning and laundering are done on the premises with chemical containment equipment.
X				<u>Electrical Repair</u> An establishment primarily engaged in repairing electrical and electronic equipment, such as electrical household appliances and equipment.
X	X			<u>Employment Agency</u> An agency whose business is to find jobs for people seeking employment or to find people to fill jobs that are available.
X				<u>Equipment Rental, Heavy</u> An establishment involved in renting small tools and equipment, such as plumbing tools, lawn and garden equipment, janitorial equipment, and so forth.
X				<u>Equipment Rental, Light</u> An establishment involved in renting furniture and appliances, such as baby beds, chairs and tables, televisions and videocassette recorders, videodiscs, and medical equipment and so forth.
X	X			<u>Estate Services</u> A business which provides estate planning and financial services, and organizes and conducts estate sales and management services, under contract.
X				<u>Exterminating Service</u> A service related to the eradication and control of rodents, insects, and other pests.
X	X			<u>Financial Service</u> An establishment primarily engaged in providing financial and banking services. Typical uses include banks, savings and loan institutions, securities brokers, loan and lending activities and similar services.
X				<u>Gunsmith</u> An individual who designs, makes or repairs small firearms.

A	B	C	D
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				Industrial Equipment Repair An establishment primarily engaged in repairing industrial equipment, including repairing heavy-construction and earth-moving equipment.
X	X			Insurance Agency An agency whose business is to underwrite, sell or broker insurance policies.
X	X			Interior Decorating An establishment involved in the art or practice of planning and supervising the design and implementation of architectural interiors and their furnishings.
X	X			Legal Service An establishment engaged in offering legal advice or legal services, the head or heads of which are members of the bar.
X				Locksmith An establishment engaged in making or repairing locks.
X	X			Lodging A facility that offers transient lodging accommodations to the general public for compensation and may also provide additional services, such as restaurants, meeting rooms, entertainment and recreational facilities.
X	X			Meeting Facilities Establishments primarily engaged in the operation of exhibition, exposition, convention, conference and like meeting facilities that may include food preparation or catering facilities on-site.
X				Office Equipment Repair An establishment involved in repairing office equipment, such as typewriters, copying machines, computers, calculators, and so forth.
X				Parking Facility An area on a site with or without a principal use, which includes one or more off-street parking spaces together with driveways, aisles, turning and maneuvering areas, clearances, and similar features. A parking facility includes parking lots, parking garages, and parking structures, and includes both publicly and privately owned facilities.
X	X			Personal Grooming Services An establishment providing human personal grooming services including, but not limited to, cutting and styling men's hair, shaving and trimming beards, women's hairdressing/styling, facials, manicures and other related services.
X	X			Pet Services Establishments engaged in grooming and boarding, totally within a building, of dogs, cats, birds, fish, or similar small animals customarily used as household pets. Typical uses include dog bathing and clipping salons, pet grooming shops and obedience schools, but not pet cemeteries.
X	X			Photographic Service An establishment primarily engaged in developing films, in making photographic prints and enlargements for the trade or for the general public, and in renting photographic equipment.

A	B	C	D
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Revision 1, May 2003

X	X			Real Estate Agency An agency primarily engaged in renting, buying, selling, managing and appraising real estate for others.
X	X	X	X	Real Estate Sales Office or Model Home Office The temporary use of a mobile office, or similar structure, or a model home, as a sales office during the development of a new subdivision, office building, shopping center, industrial complex, and so forth.
X				Security Systems Services Establishments primarily engaged in monitoring and maintaining security systems devices, such as burglar and fire alarms, which may also sell or lease and install the security systems which they monitor and maintain.
X				Shoe Repair A place of business primarily engaged in repairing footwear.
X				Small Engine and Motor Repair An establishment involved in repairing lawn mowers, garden equipment, model airplane engines, and so forth.
X				Tailoring An establishment primarily engaged in making and selling men's and women's clothing to individual order.
X				Tanning Salons Establishments primarily engaged in providing tanning services for individuals via tanning beds or booths.
				Taxidermist One who prepares, stuffs, and mounts the skins of animals, especially vertebrates.
X				Travel Agency An agency engaged in selling and arranging personal transportation and accommodations for travelers.
X				Upholstery Service An establishment offering reupholstery and repair services and specific upholstery materials for sale.
X	X			Veterinary Service (Indoor) An establishment of licensed practitioners primarily engaged in practicing veterinary medicine, dentistry or surgery where all services are performed or provided indoors.
X	X			Veterinary Service (Outdoor) An establishment of licensed practitioners primarily engaged in practicing veterinary medicine, dentistry or surgery where some services may be performed or provided outdoors.

A	B	C	D	
				RETAIL AND WHOLESALE TRADE
X	X			Accessory Use A use which is customarily accessory, and clearly incidental and subordinate, to the principal retail or wholesale trade use on the same lot.
				Agricultural Sale Barn A facility where a livestock auction market is conducted and may include agricultural products or equipment sold on a consignment basis.
X				Agricultural Supply An establishment involved in the retail sale of animal feeds, fertilizers, pesticides, seed and other farm supplies, and non-mechanized equipment.
X				Apparel Shop An establishment involved in selling clothing and clothing accessories.
X				Appliance Sales Establishments involved in selling instruments or devices designed for a particular use such as stoves, fans or refrigerators, that are operated by gas or electric current.
X				Audio/Video Store An establishment primarily engaged in the rental or retail sale of prerecorded audio and/or video performances.
X				Automotive Sales Establishments primarily engaged in the retail sale of new and used automobiles, noncommercial trucks, motor homes or recreational vehicles, including incidental storage maintenance and servicing.
X				Automotive Supply An establishment primarily engaged in the retail sale of automotive parts, tires, and accessories.
X				Bakery (Retail) An establishment primarily engaged in the production and/or retail sale of bakery products.
X				Bakery (Wholesale) An establishment primarily engaged in manufacturing bakery products for sale primarily for home service delivery, or through one (1) or more non-baking retail outlets.
X				Bookstore A place of business where books and magazines are the main items offered for sale.
				Building Materials Establishments with 30,000 or fewer square feet of gross floor area involved in selling lumber, and a general line of building materials and supplies, to the general public, which may include roofing, siding, shingles, wallboard, paint, cement, and so forth, including incidental storage.
X				Cabinet Sales Establishments primarily engaged in selling cabinets, none of which are made on the premises.

A	B	C	D
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X				Camera and Photographic Supply An establishment primarily engaged in selling cameras, film, and other photographic supplies and equipment.
X				Confectionary An establishment primarily engaged in the retail sale of candy, chewing gum, nuts, sweetmeats, chips, popcorn and other confections. May also include the operation of a soda fountain or lunch counter.
X				Convenience Store Any retail establishment up to 3,500 gross square feet in size offering for sale prepackaged food products, household items, gasoline sales, newspapers and magazines, and sandwiches and other freshly prepared foods, such as salads, for off-site consumption.
X				Department Store A retail store carrying a general line of apparel, such as suits, coats, dresses and socks; home furnishings, such as furniture, floor coverings, curtains, draperies, linens and major household appliances; and housewares, such as kitchen appliances, dishes, and utensils. These and other merchandise lines are normally arranged in separate sections or departments with accounting on a departmentalized basis. The departments and functions are integrated under a single management. The stores may provide their own charge accounts, deliver merchandise and maintain open stocks.
X				Drapery Sales Places of business where draperies are the main product offered for sale.
X				Drugstore An establishment engaged in the retail sale of prescription drugs and patent medicines and which may carry a number of related product lines, such as cosmetics, toiletries, tobacco and novelty merchandise, and which may also operate a soda fountain or lunch counter.
X				Electronic Devices Establishments primarily engaged in the retail sale of consumer audio and video electronics equipment (including automotive), computers, computer peripheral equipment, and software. Such establishments may also sell prerecorded audio and/or video tapes and perform incidental installation and repair work.
				Fertilizer Sales (Bulk) Establishments involved in the sale and/or application of bulk fertilizer and fertilizer materials.
				Fertilizer Sales (Packaged) Establishments involved in the sale of packaged fertilizer and fertilizer materials.
X				Florist (Retail) An establishment primarily engaged in the retail sale of cut flowers and/or growing plants.
X				Florist (Wholesale) An establishment primarily engaged in the wholesale distribution of flowers and/or florist supplies.
				Farmers Market An establishment primarily engaged in the retail sale of fresh fruits and vegetables.

A	B	C	D	Revision 1, May 2003
X				Flooring, General Sales Places of business where floor coverings or hard wood flooring are the main products offered for sale.
X				Furniture Sales Establishments where furniture is the main item offered for sale; however, these places of business may also sell home furnishings, major appliances and floor coverings.
X				Gallery An establishment primarily engaged in displaying and selling artistic work to the general public.
X				Garden Centers Establishments primarily engaged in selling trees, shrubs, other plants, seeds, bulbs, mulches, soil conditioners, fertilizers, pesticides, garden tools and other garden supplies to the general public and where no trees, shrubs or plants are grown on the premises.
X				Gift Shop An establishment primarily engaged in the retail sale of combined lines of gifts and miscellaneous small art goods, such as greeting cards and holiday decorations.
X				Grocery Store A store primarily engaged in the retail sale of various canned foods and dry goods, either packaged or in bulk, such as tea, coffee, spices, sugar and flour, fresh fruits and vegetables; and, frequently, fresh, smoked and prepared meats, fish, and poultry.
X				Handicrafts Places of business that sell articles fashioned by those engaged in handicrafts.
X				Hardware An establishment primarily engaged in the retail sale of basic hardware lines, such as tools, builders' hardware, paint and glass, housewares and household appliances and cutlery.
X				Heavy Machinery Sales Establishments primarily engaged in marketing heavy machinery, such as road construction and maintenance machinery, mining machinery, agricultural machinery, industrial machinery and equipment, and so forth.
X				Hobby, Toy, and Game Shops Establishments primarily engaged in the retail sale of toys, games, and hobby and craft kits and supplies.
X				Home Improvement Center An establishment with greater than 30,000 square feet of gross floor area that is primarily engaged in the retail sale to the general public of various basic hardware lines (such as tools, builders hardware, paint and glass, and garden supplies), household goods, durable household goods (appliances and residential lawn care equipment), electronic equipment, household animal supplies, nursery products, etc. Examples of this include: Lowe's, Menard's and Home Depot.
X				Housewares and Home Furnishings Establishments primarily engaged in the retail sale of miscellaneous housewares and home furnishings, such as china, glassware, and metalware for kitchen and table use; bedding and linen; brooms and brushes; lamps and shades; mirrors and pictures; Venetian blinds; and window shades.

A	B	C	D
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				Industrial Supplies	Establishments primarily engaged in marketing industrial supplies, such as bearing boxes, gaskets, bottles, rubber goods, welding supplies, metal containers, and so forth.
X				Jewelry	An establishment primarily engaged in selling any combinations of lines of jewelry, such as diamonds and other precious stones mounted in precious metals such as ring bracelets and brooches; sterling and plated silverware; and watches and clocks.
X				Leather Goods and Luggage Stores	Establishments primarily engaged in the retail sale of luggage, trunks, and leather goods except clothing.
X				Liquor Store	An establishment primarily engaged in the retail sale of packaged alcoholic beverage such as ale, beer, wine and whiskey, for off-premises consumption.
				Marine Supply	An establishment primarily engaged in the retail sale of motorboats and other watercraft, marine supplies, and outboard motors, including incidental storage.
X				Manufactured Housing Sales	Establishments primarily engaged in the retail sale of new and used mobile homes, new manufactured houses, and new modular homes, including incidental storage.
X				Meat Market	A place of business where fresh, frozen or cured meats are sold and where no animals are butchered on the premises.
X				Motorcycle Sales	Establishments primarily engaged in the retail sale of new and used motorcycles, motorcycles, and personal watercraft, including incidental storage, maintenance and servicing.
X				Music Store	An establishment primarily engaged in selling musical instruments, phonograph records, compact discs, tapes, sheet music and similar musical supplies.
X				Office Supplies	Places of business where stationery and office supplies, such as envelopes, typewriter and mimeograph paper, file cards and folders, pens and pencils, and so forth, in addition to customary office equipment are offered for sale or lease. These businesses may also include repair and service for equipment sold or leased.
X				Optical Goods	Establishments involved in selling visual devices or products.
X				Pet Shop	A place of business where domestic animals, and products for the health and care of domestic animals, are sold.
X				Petroleum Products	An establishment primarily engaged in the retail sale of petroleum products, such as fuel oil and kerosene, from bulk liquid storage facilities.

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X				Restaurant An establishment engaged in the retail sale of prepared food and drinks for consumption on the premises or for carry-out. This use may include the retail sale of individual servings of alcoholic beverages for consumption on the premises only.
X				Restaurant (Drive-In) An establishment engaged in the retail sale of ready-to-consume food and drinks in disposable containers, for consumption on or off the premises, and with drive-in or drive-through facilities so that patrons may be served while remaining in their automobiles.
X				Sporting Goods Establishments primarily engaged in selling or renting sporting goods, sporting equipment and accessories, which may also provide repair and service for items sold.
X				Tavern A place of business where alcoholic beverages are sold to be drunk on the premises. The establishment may also sell some food items for consumption on the premises.
X				Tobacco Shops, Specialty Establishments primarily engaged in the retail sale of specialty tobacco products and smokers' supplies, where some of the tobacco products may require storage in a humidor.
X				Used Merchandise (Antiques) A place of business where works of art, pieces of furniture, or decorative objects, made during an earlier period, are the main items offered for sale.
X				Used Merchandise (Flea Market) An open-air market for secondhand articles and antiques.
X				Used Merchandise (General) A store primarily engaged in the retail sale of used merchandise, antiques and secondhand goods, such as clothing, furniture, musical instruments, cameras, phonographs, and so forth, where the merchandise is stored, displayed and sold completely inside a building.

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Year	1990	1991	1992	1993
1990	1990	1991	1992	1993

A	B	C	D

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Trucking Terminal

A terminal facility used by property-carrying motor vehicles, which may include associated office space and truck maintenance facilities.

Wrecker Service

A service for towing wrecked or disabled automobiles or freeing stalled automobiles.

A B C D

AMUSEMENT AND RECREATIONAL SERVICES

				Accessory Use	A use which is customarily accessory, and clearly incidental and subordinate, to the principal amusement or recreational use on the same lot.
				Amphitheater	An open air structure devoted primarily to the showing of theatrical or musical productions, with the provision of seating areas for patrons. These uses frequently include refreshment stands.
				Club or Lodge	A use providing meeting, recreational or social facilities for a private or nonprofit association, primarily for use by members and guests.
				Park and Recreational Services, For Profit	Commercially-operated, for-profit, park and recreational uses which may include: - establishments which group together and operate in whole or in part a number of attractions, such as mechanical rides, amusement devices, refreshment stands, and picnic grounds; - sports and recreation clubs which are restricted to use by members and their guests, including country, golf, tennis, yacht, swimming pools and amateur sports and recreation clubs; - physical fitness facilities featuring exercise and other active physical fitness conditioning, and aerobic dance and exercise classes, whether or not on a membership basis.
X	X	X			
X	X				
X	X	X		Park and Recreational Services, Not For Profit	Parks, playgrounds, swimming pools and other recreational facilities, and open spaces, open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency.
X	X	X		Private Recreational Facility	A recreational facility for use by residents and guests of a particular residential development, church, private primary or secondary educational facility or limited residential neighborhood, including both indoor and outdoor facilities and privately-owned golf courses open to the public.
				Resorts	A facility for temporary guests where the primary attraction is generally recreational features or activities.
				Theater, Indoor	A building for showing motion pictures or for live dramatic, dance, musical, or other productions, which is usually commercially operated.
				Transient Amusement Enterprises	Carnivals, circuses or other similar transient amusement enterprises.

			<u>Electronic Devices and Instruments</u>
			Establishments primarily engaged in manufacturing devices or instruments that work by the methods or principals of electronics.
			<u>Engineering and Scientific Instruments</u>
			Establishments involved in manufacturing instruments used in engineering and scientific procedures.
			<u>Farm Machinery and Equipment</u>
			Establishments primarily engaged in manufacturing farm machinery and equipment, including tractors, for use in preparing and maintaining the soil; planting and harvesting crops; preparing crops for market, on the farm; or for use in performing other farm operations and processes.
			<u>Food Products</u>
			Establishments involved in manufacturing or processing food products.
			<u>Furniture</u>
			An establishment involved in manufacturing, repairing and/or refinishing furniture.
			<u>General Contractor</u>
			An individual who contracts to perform work or to provide supplies on a large scale, or an individual who contracts to erect buildings.
			<u>Glass and Glassware</u>
			Establishments primarily engaged in manufacturing glass and glassware, pressed, blown or shaped from glass produced in the same establishment; or establishments primarily engaged in manufacturing glass products from purchased glass.
			<u>Grain Mill Products</u>
			Establishments primarily engaged in manufacturing grain mill products such as flour, cereal, meal, and so forth.
			<u>Hard Surface Floor Coverings</u>
			Establishments involved in manufacturing hard surface floor covering, such as tile and linoleum.
			<u>Heavy Machinery Service and Repair</u>
			Establishments primarily engaged in servicing and repairing heavy machinery, such as road construction and maintenance machinery, mining machinery, agricultural machinery, industrial machinery and equipment, and so forth.
			<u>Jewelry Products</u>
			Establishments primarily engaged in manufacturing jewelry and other articles worn on or carried about the person, made of precious metals with or without stones (including the setting of stones where used), including cigarette cases and lighters, vanity cases and compacts; trimmings for umbrellas and canes; and jewel settings and mountings; or establishments primarily engaged in manufacturing costume jewelry made of all materials, except precious stones and rolled gold plate and gold filled materials.
			<u>Kennel</u>
			An establishment wherein any person engages in the business of boarding, breeding, buying, keeping, letting for hire, training for a fee, or selling dogs, cats, and/or other small domesticated household pets (not farm animals) where the entire operation is confined inside a building.

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				Laboratories Facilities equipped for experimental study in a science or for testing and analysis; facilities providing opportunity for research, experimentation, observation or practice in a field of study.
				Leather Goods Establishments primarily engaged in manufacturing leather goods, such as handbags and purses, billfolds, checkbook covers, saddles, horse whips, and so forth, and where no leather tanning or curing is done on the premises.
				Machine Assembly An establishment involved in manufacturing and assembling machinery.
				Machine Shop A workshop in which materials are machined to size and assembled.
				Metaworking Machinery An establishment involved in manufacturing machinery to be used for shaping objects out of metal.
				Mineral Extraction The on-site extraction of surface or sub-surface mineral products or natural resources. Typical extractive uses are quarries, borrow pits, sand and gravel operations, and mining operations.
				Musical Instruments Establishments primarily engaged in manufacturing pianos, with or without player attachments; organs; other musical instruments; and parts and accessories for musical instruments. Such establishments may also provide repair services.
				Office and Computer Equipment Establishments primarily engaged in manufacturing office equipment such as typewriters, desk calculators, adding and accounting machines, duplicating machines and similar equipment; and/or in manufacturing electronic computer and peripheral equipment and/or major logical components intended for use in electronic computer systems.
				Optical Instruments and Lenses Establishments primarily engaged in manufacturing instruments that measure an optical property, including apparatus, except photographic, that projects or magnifies, such as binoculars, prisms and lenses; optical sighting and fire control equipment and related analytical instruments; or establishments primarily engaged in manufacturing eyeglass lenses, frames, or fittings.
				Paper Products Establishments involved in manufacturing products from paper, paperboard, cardboard or other similar materials, such as envelopes, paper bags, file folders, stationery, wrapping paper, boxes and so forth, and where no paper, paperboard, cardboard or other similar materials, are produced on the premises.
				Petroleum Products, Bulk Storage Establishments primarily engaged in the wholesale distribution of crude petroleum and petroleum products, including liquefied petroleum gas, from bulk liquid storage facilities.
				Pharmaceuticals Establishments primarily engaged in manufacturing, fabricating or processing drugs in pharmaceutical preparations for human or veterinary use. Most of the products of these

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				establishments are finished in the form intended for final consumption, such as ampuls, tablets, capsules, vials, ointments, medicinal powders, solutions and suspensions. Products of this industry consist of two important lines: pharmaceutical preparations promoted primarily to the dental, medical or veterinary professions; and pharmaceutical preparations promoted primarily to the public.
				<u>Boat Building</u> Establishments primarily engaged in building all types of boats, including converting and altering boats.
				<u>Signs and Advertising Displays</u> Establishments primarily engaged in manufacturing electrical, mechanical, cutout or plate signs and advertising displays, including neon signs and advertising novelties.
				<u>Stamping, Metal and Automotive</u> Establishments primarily engaged in manufacturing metal stampings and spun products, including porcelain enameled products such as household appliance housings and parts (cooking and kitchen utensils) and establishments primarily engaged in manufacturing automotive stampings, such as body parts, hubs, and trim.
				<u>Structural Steel Fabrication</u> Establishments primarily engaged in fabricating iron and steel or other metal for structural purposes, such as bridges and buildings.
				<u>Warehousing and Distribution Activities</u> Establishments involved in storing, stocking or distributing non-liquid merchandise or commodities.
				<u>Watches and Clocks</u> Establishments primarily engaged in manufacturing watches, watch cases, clocks, mechanisms for clockwork operated devices and clock and watch parts, including those engaged in assembling watches and clocks from purchased movements and cases.
				<u>Welding</u> Establishments primarily engaged in manufacturing welding equipment, electric welding apparatus and accessories.
				<u>Wood Products</u> Establishments primarily engaged in manufacturing wood products from purchased wood.

EXHIBIT 13

Development and Architectural Standards – Employment District

I. Lots:

- 1) All Lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.
- 2) Minimum Lot Width at building line: 20 Feet.
- 3) Minimum Lot Width at Street: 20 Feet.
- 4) Minimum Lot Depth: 100 Feet.
- 5) Minimum Lot Area: 2,000 Square Feet
- 6) Front Setback: 0-80 Feet.
- 7) Minimum Side Setback: 0 Feet; provided, however, that (i) the minimum separation between Buildings shall be 10 Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.
- 8) Minimum Rear Setback: 0 Feet.
- 9) No Building shall be closer than thirty (30) feet to Spring Mill, State Road 32, or Austrian Pine Way; provided, however, that any Building located upon that segment of the Employment District abutting the Pine Ridge/Quail Ridge residential subdivisions shall be set back at least forty (40) feet from the boundary line of the Employment District.

II. Buildings:

- 1) Maximum Building Height: Thirty-five (35) feet.
- 2) Minimum Building Separation: 0 Feet (attached) and 12 (detached).

- 3) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to Building Materials:
- a. The exterior of all Buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, trim PVC), and wood products.
 - b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.
 - c. Exterior façade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer.
- 4) Facades:
- a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.
 - b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. In addition, where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 SF of gross floor area and have separate, exterior customer entrances, the street level Facade of such stores shall be transparent between the height of three (3) and eight (8) feet above the walkway grade for no less than 60% of the horizontal length of the building façade of such additional stores.
 - c. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a

depth of at least 3% of the length of the Facade and extending at least 20% of the length of the Facade. No uninterrupted length of any Facade shall exceed seventy-five (75) horizontal feet.

- d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).

5) Roofs:

- a. Roof profiles shall be gabled, hip, or parapet.
- b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.

- 6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

III. General:

- 1) Stamped or colored asphalt or concrete shall be allowed at intersections, entries, and pedestrian crosswalks.
- 2) Buildings with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Building and the Perimeter Street, there is another Building.

EXHIBIT 14

Development and Architectural Standards – Mixed Use District

I. Lots:

- 1) All lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.
- 2) Minimum Lot Width at building line: 20 Feet.
- 3) Minimum Lot Width at Street: 20 Feet.
- 4) Minimum Lot Depth: 60 Feet.
- 5) Minimum Lot Area: 1,000 Square Feet
- 6) Front Setback: 0-80 Feet.
- 7) Minimum Side Setback: 0 Feet; provided, however, that (i) the minimum separation between Buildings shall be ten (10) Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.
- 8) Minimum Rear Setback: 0 Feet.
- 9) No building elevation shall be closer than thirty (30) feet to Spring Mill Road; provided, however, that any Building located upon that segment of the Mixed Use District abutting the Pine Ridge/Quail Ridge residential subdivisions shall be set back at least forty (40) feet from the boundary line of the Mixed Use District.

II. Non-Residential Buildings:

- 1) Maximum Building Height: Thirty-Five (35) Feet.
- 2) Minimum Building Separation: 0 Feet (attached) and 12 (detached).
- 3) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to building materials:

- a. The exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, trim PVC), and wood products.
 - b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.
 - c. Exterior facade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer (or its successor).
- 4) Facades:
- a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.
 - b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. In addition, where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 SF of gross floor area and have separate, exterior customer entrances, the street level façade of such stores shall be transparent between the height of three (3) and eight (8) feet above the walkway grade for no less than 60% of the horizontal length of the building façade of such additional stores.
 - c. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted length of any facade shall exceed seventy-five (75) horizontal feet.

- d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).
- 5) Roofs:
 - a. Roof profiles shall be gabled, hip, or parapet.
 - b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or trim PVC.
- 6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.
- 7) In no case shall the rear of a non-residential building face Spring Mill Road.

III. Residences:

- 1) Attached Residences: The following shall replace and supersede the DPR Provisions pertaining to Attached Residences:
 - a. Front elevations shall be 50% masonry (e.g. brick, stone, cultured stone), excluding windows and doors.
 - b. Asphalt/Fiberglass shingles are allowed.
 - c. Rooftop canopy and telecommunication equipment shall be fully screened on all sides using parapets or other similar methods which are integrated into the overall building design.
 - d. Chimney chases must be enclosed by permitted building materials. Exposed metal chimney chases are prohibited.
 - e. Pitched roofs shall be 6:12 minimum, exclusive of porches, bump-outs, or dormers.

- f. Vinyl siding is permitted and shall be a minimum (0.044) ASTM D3679 Class I.
 - g. All utility panels shall be screened or located in an area not visible from the public right-of-way.
 - h. Detached garages shall be allowed provided that its architecture is compatible with the primary building.
 - i. The rear elevation of any building containing attached single family residences which are reasonably visible from Spring Mill Road shall not be parallel or substantially parallel to Spring Mill Road.
- 2) Detached Residences: The following shall replace and supersede the DPR Provisions pertaining to Detached Residences:
- a. Front elevations shall be 50% masonry (e.g. brick, stone, cultured stone) excluding windows and doors.
 - b. Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited..
 - c. Pitched roofs shall be 6:12 minimum, exclusive of porches, bump-outs, or dormers.
 - d. Vinyl siding is permitted and shall be a minimum (0.044) ASTM D3679 Class I.
 - e. No homes shall have the same front elevation or exact color scheme within a 3-lot "snapshot" on the same side of the street, or of the home immediately across the street from the center of the 3-lot "snapshot".
 - f. Detached garages shall be allowed.
 - g. In addition, Builders shall pick at least two (2) of the following items:

- i) Dormers.
- ii) Reverse gable or hip roof.
- iii) Covered front porch (min. 16 SF and min. 8 feet deep).
- iv) Decorative door surround, trim molding, or header.
- v) Garage bump-out (min. 2 feet).
- vi) Dimensional shingles.
- vii) Accent siding, decorative vents, or accents in gable peak or face.
- viii) Shutters on all operable windows.
- ix) Keystone or decorative brick or wood surround on one or more windows or doors.
- x) Bay or "boxed-out" window.
- xi) Decorative porch railing.
- xii) Decorative columns.
- xiii) Decorative trim molding at gutter height.
- xiv) Brick full height of front facade including gables.
- xv) Brick wainscot around sides and rear elevations.
- xvi) Additional wall mounted exterior lights, or post mounted decorative yard lights as approved by covenants.
- xvii) Decorative garage door.

EXHIBIT 15

Development and Architectural Standards – Urban Residential District

I. Lots:

- 1) All lots shall have frontage along a Public Street, Private Street, or Lane and may be accessed from the front, side, or rear yard.
- 2) Minimum Lot Width at building line: 40 Feet; provided, however, that greater than or equal to fifty (50) percent of all residential lots shall be greater than or equal to fifty (50) feet in width at the building line.
- 3) Minimum Lot Width at Street: 20 Feet.
- 4) Minimum Lot Depth: 60 Feet.
- 5) Minimum Lot Area: 2,400 Square Feet
- 6) Front Setback: 15 Feet.
- 7) Minimum Side Setback: 0 Feet; provided, however, that the minimum separation between Buildings shall be 10 Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.
- 8) Minimum Rear Setback: 20 Feet; provided, however, that no building elevation shall be closer than thirty (30) feet to Ditch Road or the existing or realigned 169th Street.

II. Non-Residential Buildings:

- 1) Maximum Building Height: Forty-five (45) feet.
- 2) Minimum Building Separation: 0 Feet (attached) and 10 (detached).

3) Exterior Materials and Colors: the following shall replace and supersede the DPR Provisions pertaining to building materials:

- a. In all areas other than doors, garage doors, and windows, the exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, PVC), and wood products.
- b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.
- c. Exterior façade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer (or its successor).

4) Facades:

- a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.
- b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. In addition, where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 SF of gross floor area and have separate, exterior customer entrances, the street level Facade of such stores shall be transparent between the height of three (3) and eight (8) feet above the walkway grade for no less than 60% of the horizontal length of the building Facade of such additional stores.

- c. No uninterrupted length of any Facade shall exceed seventy-five (75) horizontal feet. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the Facade and extending at least 20% of the length of the Facade.
 - d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).
- 5) Roofs:
- a. Roof profiles shall be gabled, hip, or parapet.
 - b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.
- 6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

III. Residences:

- 1) Attached Residence: The following shall replace and supersede the DP provisions pertaining to Attached Residences:
- a. Front elevations shall be at least 50% masonry (e.g. brick, stone, cultured stone), excluding windows and doors.
 - b. Asphalt/Fiberglass shingles or Standing Seam metal roof.

- c. Rooftop canopy and telecommunication equipment shall be fully screened on all sides using parapets or other similar methods which are integrated into the overall building design.
 - d. Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited.
 - e. Pitched roofs shall be 6:12 minimum, exclusive of porches, bump-outs, or dormers.
 - f. Vinyl siding is permitted and shall be a minimum (0.044) ASTM D3679 Class I.
 - g. All utility panels shall be screened or located in an area not visible from the public right-of-way.
 - h. Detached garages shall be allowed.
 - i. Residences with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Residence and the Perimeter Street, there is another Residence.
- 2) Detached Residence: The following shall replace and supersede the DPR Provisions pertaining to Detached Residences:
- a. Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited.
 - b. Pitched roofs shall be 6:12 minimum, exclusive of porches, bump-outs, or dormers.
 - c. All vinyl siding shall be a minimum (0.044) ASTM D3679 Class I.

- d. No homes shall have the same front elevation or exact color scheme within a 3-lot "snapshot" on the same side of the street, or of the home immediately across the street from the center of the 3-lot "snapshot".
- e. Minimum one (1) car garage.
- f. Roofs shall extend with a minimum of eight (8) inches on all sides of the home.
- g. Detached garages shall be allowed provided that its architecture is compatible with the primary building.
- h. Neotraditional residences, with garages accessed in the rear through Private Streets, alleys or lanes, are permitted.
- i. Residences which have masonry (e.g. brick, stone, cultured stone) on 50% of the Façade, excluding windows and doors, must include two (2) of the following on the Façade, and Residences without masonry (e.g. brick, stone, cultured stone) on 50% of the Façade, excluding windows and doors, must include three (3) of the following on the Façade:
 - i) Dormers.
 - ii) Reverse gable or hip roof.
 - iii) Covered front porch (min. 16 SF and min. 6 feet deep).
 - iv) Garage plan change of at least two (2) feet.
 - v) Side load or "courtyard garage".

- vi) Shutters on all applicable windows, or decorative front door surround, trim, or transoms, or decorative garage doors.
 - vii) Bay or "box out" window.
 - viii) Brick full height of Façade.
- k. Side elevations which face internal streets on corner lots and side and rear elevations that are within one hundred (100) feet of and substantially parallel to Perimeter Streets must include one (1) of the following:
- i) Two (2) windows with shutters.
 - ii) One (1) bay or "box out" window.
 - iii) Brick wainscot at least three (3) feet high.
 - iv) Additional landscaping, including five (5) shrubs and either a 2.5" caliper shade tree or a six (6) foot tall evergreen tree.

EXHIBIT 16

Development and Architectural Standards – Suburban Residential District

I. Lots:

- 1) All lots shall have frontage along a Public Street or Private Street, and may have one (1) access from the front, side, or rear yard.
- 2) Minimum Lot Width at building line: 60 Feet; provided, however, that if all of the Residences within the Suburban Residential District are not Empty-Nester Residences, then at least 50% of the Lots in the Suburban Residential District shall be a minimum of 80 feet in width at the building line.
- 3) Minimum Lot Width at Street: 20 Feet.
- 4) Minimum Lot Depth: 100 Feet.
- 5) Minimum Lot Area: 6,000 Square Feet
- 6) Front Setback: 20 Feet; provided, however, that for Residences with a side or rear-loaded garage, the front yard set back shall be 10 feet.
- 7) Minimum Side Setback: 0 Feet; provided, however, that the minimum separation between buildings shall be 10 Feet.
- 8) Minimum Rear Setback: 20 Feet; provided, however, that no building elevation shall be closer than thirty (30) feet to Spring Mill Road, 169th Street, or 161st Street.

II. Non-Residential Buildings:

- 1) Maximum Building Height: 30 Feet.
- 2) Minimum Building Separation: 0 Feet (attached) and 10 (detached).

3) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to building materials:

- a. In all areas other than doors, garage doors, and windows, the exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, trim PVC), and wood products.
- b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.
- c. Exterior facade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer (or its successor).

4) Facades:

- a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.
- b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration.
- c. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the Facade and extending at least 20% of the length of the Facade. No uninterrupted length of any Facade shall exceed seventy-five (75) horizontal feet.

- d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).
- 5) Roofs:
 - a. Roof profiles shall be gabled, hip, or parapet.
 - b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.
- 6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

III. Residences: The following shall replace and supersede the DP provisions pertaining to Residences:

- 1) Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited.
- 2) Pitched roofs shall be 6:12 minimum, exclusive of porches, bump-outs, or dormers.
- 3) Vinyl siding is allowed and shall be a minimum (0.044) ASTM D3679 Class I.
- 4) Minimum two (2) car garage.
- 5) Roofs shall extend with overhands a minimum of eight (8) inches on all sides of the home.
- 6) Detached garages shall be allowed.

- 7) Residences with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Residence and the Perimeter Street, there is another Residence.
- 8) No homes shall have the same front elevation or exact color scheme within a 3-lot "snapshot" on the same side of the street, or of the home immediately across the street from the center of the 3-lot "snapshot".
- 9) Neotraditional residences, with garages accessed in the rear through Private Streets, alleys or lanes, are permitted.
- 10) Residences which have masonry (e.g. brick, stone, cultured stone) on 50% of the Façade must include 2 of the following on the Façade, and Residences without masonry (e.g. brick, stone, cultured stone) on 50% of the Façade must include three (3) of the following on the Façade:
 - a. Dormers
 - b. Reverse gable or hip roof
 - c. Covered front porch (minimum sixteen (16) square feet and minimum six (6) feet deep)
 - d. Garage plan change of at least two (2) feet
 - e. Side load or "courtyard garage"
 - f. Shutters on all applicable windows, or decorative front door surround, trim on transoms, or decorative garage doors
 - g. Bay or "box out" window
 - h. Brick full height of Façade

12. Side elevations which face internal streets on corner lots, and side and rear elevations that are within one hundred (100) feet of and substantially parallel to Perimeter Streets must include one (1) of the following:
- a. Two (2) windows with shutters
 - b. One (1) bay or "box out" window
 - c. Brick wainscot at least three (3) feet high
 - d. Additional landscaping including five (5) shrubs and either a 2.5" caliper shade tree or a six (6) foot tall evergreen tree.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

WC 16.06.010 - General Landscaping Provisions

- A. Purpose and Intent - This Chapter establishes regulations for the preservation of natural features and minimum standards for the provision, installation, and maintenance of landscape materials. The regulations specified herein are intended to promote the health, attractiveness, and safety of the community; foster aesthetically pleasing and environmentally sensitive development that protects and preserves the appearance and character of the community; and encourages the preservation of natural areas such as mature tree stands and stream corridors.

This Chapter establishes standards to manage and control drainage and erosion; to increase the compatibility of development with the natural environment and adjacent

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This Chapter establishes standards to manage and control drainage and erosion; to increase the compatibility of development with the natural environment and adjacent developments; to encourage connectivity through the use of a pedestrian network; and to maintain and increase the value of land by requiring landscaping to be incorporated into developments. The standards set forth herein promote important physical and psychological benefits through the use of landscaping to reduce noise and lighting; promote innovative and cost conscious approaches to the design, installation, and maintenance of landscaping; and establish procedures and standards for the administration and enforcement of this Chapter.

B. Applicability

1. This Chapter shall apply to all zoning districts and all public, private, and institutional developments, except those approved prior to the enactment of this Chapter and those that have fulfilled filing requirements at the time of the enactment of this Chapter.
2. This Chapter shall apply to nonresidential uses, residential subdivisions, or other residential developments that require site development plan approval or a special exception.
3. This Chapter shall not apply to previously-authorized building permits, a previously-approved site development plans, or previously-approved subdivision plats.
4. This Chapter shall not apply to detached single-family residences not located within subdivisions.

C. Content of Landscape Plan - Landscaping plans shall comply with the following standards:

1. Landscape plans shall be submitted for all required green belt buffer areas, buffer yards, conservation easements, landscape easements, and areas owned in common within proposed developments. It is recommended that landscape plans be prepared by licensed landscape architects, nurserymen, or other professionals experienced in landscape design, installation, and maintenance. A narrative

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

describing ownership, use, and maintenance responsibilities of these areas should be specified in the submittal.

2. Landscape plans shall show the entire project drawn to scale on standard sized sheets (minimum 24" x 36") and shall contain the following information:
 - a. Names and addresses of owners, developers, plan preparers, plan preparation dates, scale of drawings, and north arrows;
 - b. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, buffer yards, primary and secondary green space areas, and green belt space;
 - c. Locations, quantities, sizes, and names (botanical names and common names) – of planting materials;
 - d. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;
 - e. Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers;
 - f. Planting and installation details as necessary to ensure conformance with required standards;
 - g. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill; and
 - h. Tables clearly displaying relevant statistical information, including numbers of existing trees and numbers of trees preserved, for example.
 3. Standard size sheets at the same scale as landscape plans that display locations, sizes, and common names of existing individual trees that measure twelve (12) inches or more in caliper, areas of dense trees or shrubs, and other natural areas.
- D. Modifications - When a change in use occurs, or when modifications that require a building permit are made to existing structures, landscaping shall be required to be installed in a manner that is comparable in nature and extent to the impact of the proposed change or modification.

WC 16.06.020 - Preservation and Replacement of Trees

- A. Developers shall take reasonable measures to design and locate proposed structures in a manner that minimizes the destruction of significant tree specimens.
- B. Prior to site development plan approval or the issuance of a building permit, developers shall inventory all trees which possess a caliper measure of at least twelve (12) inches. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features. Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.
- C. The following considerations shall be made in regard to tree preservation efforts:
 - 1. The practicability of arranging site plan components around existing features. Plans for groups of structures should be designed so as to preserve areas of high tree concentrations, desirable individual tree specimens, and desirable stands of trees and shrubs;
 - 2. The condition of vegetation with respect to continued vitality;
 - 3. The possibility of preserving vegetation through pruning rather than removal.
 - 4. The desirability of a particular tree or species by reason of its appearance; historic or ecological significance; botanical characteristics; and the function the vegetation would fulfill as a site plan component;
 - 5. The practical and economic possibility of designing the location and grades of proposed structures and paving to preserve existing vegetation; and
 - 6. The potential for interference with utility services along the use of roads and walkways.
- D. Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the critical root zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.
- E. Should any tree designated for preservation die within five (5) years of project completion, the owner shall replace such tree with a tree (or trees) of equal tree preservation value within 180 days (see following paragraph for value calculation).
- F. Incentives to Preserve Trees – Existing trees that are preserved shall contribute to required on-site landscaping, based proportionally on their caliper measure. Certain "cull" species and deformed trees may not be permitted to be credited. Preserved trees under eight (8) inches in caliper shall be credited at the rate of one (1) times the caliper measure of such trees. However, trees with a caliper of less than two (2)

inches shall not qualify for credit. Preserved trees between eight (8) and sixteen (16) inches in caliper shall be credited at the rate of two (2) times the caliper measure of such trees. If preserved trees possess caliper measures of sixteen (16) inches or greater, credit shall be calculated at the rate of four (4) times the caliper measure of such trees. A qualifying six (6) inch caliper preserved tree shall be credited as three (3) required two (2) inch caliper trees. A qualifying fourteen (14) inch caliper preserved tree shall be credited as twenty-eight (28) required two (2) inch caliper trees. And, a qualifying eighteen (18) inch caliper preserved tree shall be credited as thirty-six (36) required two (2) inch caliper trees.

- G. Barriers shall be used to protect trees during site development. Barriers shall be specified on landscape plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.
- H. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

WC 16.06.030 - Selection, Installation, and Maintenance of Plant Materials

A. Selection

- 1. **Shade Trees** - Shade trees shall be a minimum of eight (8) feet in height and have a caliper measure of at least two (2) inches, measured twelve (12) inches above finished grade. Shade trees shall be of a variety that will attain an average mature spread greater than twenty (20) feet.
- 2. **Evergreen Trees** - Evergreen trees shall be a minimum height of six (6) feet.
- 3. **Ornamental Trees** - Ornamental trees shall have a minimum trunk size of two (2) inches in caliper, measured six (6) inches above finished grade.
- 4. **Shrubs** shall possess a minimum height of eighteen (18) inches at the time of planting.
- 5. **Substitutions** - If plant substitutions become necessary due to seasonal planting problems or a lack of plant availability, revisions to planting plans shall be permitted based on the substitution list below. For on-site requirements only, substitutions may be made for up to one-half (50%) of required plants. If plant substitutions do not fulfill the following criteria, changes to previously-approved plans shall be resubmitted and reviewed for new approval.
 - a. 1 shade tree = 2 ornamental trees = 2 evergreen trees
 - b. 1 ornamental tree = 1 evergreen tree

B. Installation

1. Landscaping materials shall be installed in accordance with planting procedures established by the American Association of Nurseryman.
2. Required landscaping of development projects shall be completed prior to the issuance of Certificates of Occupancy for non-residential and multi-family projects, and prior to the issuance of building permits for more than fifty percent (50%) of the lots within each section of residential subdivisions. Landscaping installation may be delayed up to 120 days due to the following:
 - a. Periods of adverse weather, or
 - b. Conflicts between construction scheduling and proper planting conditions.

C. Maintenance

1. All newly planted vegetative material shall meet minimum American Standard for Nursery Stock Standards.
2. Landscaping shall be maintained in healthy growing condition. This includes:
 - a. Regular irrigation, weeding, fertilizing, pruning, mowing, and other maintenance of outside plant materials on the property;
 - b. Mature trees shall not be topped. They shall be pruned according to procedures established in the National Arborist Association Standards, published by the National Arborist Association;
 - c. Treating plant materials that exhibit evidence of insect pest or disease damage;
 - d. Replacement of dead or dying plant materials with specimens in good, healthy, growing condition. Replacement shall be completed using the same plant materials approved on landscape plans.
 - e. Replenishing natural landscape materials such as rock, stone, bark chips and shavings that no longer cover the area in which they were originally deposited.
 - f. Repairing, replacing, or maintaining structural landscaping features including, but not limited to fountains, reflecting pools, outdoor art work, screening walls, retaining walls, fences, benches or other street furniture elements, as necessary to maintain these items in good condition.
 - g. Any other action necessary to maintain landscaping installed in accordance with an approved landscape plan.
3. Plantings and landscaping features required by this Chapter shall be subject to inspection to verify continued compliance with this Chapter.

4. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

WC 16.06.060 - Buffer Yard Requirements

- A. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- B. Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 16.06.060-01. If adjacent properties possess a mix of land uses, then the highest intensity use shall determine the required buffer yard size.

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Table 16.06.060 - 01 : Minimum Required Buffer Yard

Land Uses	Adjoining									
	AG	SF AG-SF1 AG-SF1-I	SF SF2	SF SF3	SF SF4 SF5	MF	Institutional Churches Schools Gov't Offices	Commercial	Industrial EI	Industrial OI
Proposed	AG	-	40	40	40	40	15	15	15	15
	SF AG-SF1 AG-SF1-I	40	-	20	20	20	40	40	40	40
	SF SF2	40	20	-	20	20	40	40	40	40
	SF SF3	40	20	20	-	20	40	40	40	40
	SF SF4 SF5	40	20	20	20	-	40	40	40	40
	MF	40	20	20	20	20	-	40	40	40
	Institutional Churches Schools Gov't Offices	15	40	40	40	40	-	15	40	40
	Commercial	15	40	40	40	40	15	-	15	15
	Industrial EI	15	40	40	40	40	40	15	-	15
	Industrial OI	15	40	40	40	40	40	15	15	-

1. Institutional uses include, without limitation, schools, churches and government offices.
2. For primary institutional structures on lots of record (as of December 10, 2001, when Ordinance 01-16 was adopted) less than ten (10) acres in size adjacent to residential uses, the Plan Commission may approve a buffer yard width of less than 40 feet (but no less than 15 feet) provided that:
 - The proposed structure shall be finished in a manner that is in character with the adjacent neighborhood.

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- The buffer yard landscaping may be required to be supplemented with a fence or masonry wall to assist in addressing the impact of the proposed use on adjacent existing uses.

No drives or parking areas shall be permitted in the reduced buffer yard area.

- C. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).
- D. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards (see WC 16.06.030, Selection, Installation, and Maintenance of Plant Materials for substitution guidelines).
- E. In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.
- F. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.
- G. Buffer yards shall not be required between uses within planned developments or within subdivisions.

WC 16.06.070 - Parking Area Landscaping

The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

A. Interior Parking Lot Landscaping

1. Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table 16.06.070-01:

Table 16.06.070 -- 01 : Percentage of Parking Lot Landscaping

Number of Parking Spaces	Percentage of Vehicular Use Area to Be Landscaped
0 to 4	0 %

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5 to 24	5 %
25 to 49	7.5 %
50 or more	10 %

2. Parking Lot Islands

- a. Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.
- b. Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.
- c. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.
- d. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- e. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.
- f. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v).

B. Perimeter Parking Lot Landscaping

1. Application

- a. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
 - 1.) the parking lot is located within a required yard; or
 - 2.) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.
- b. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.

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- c. Trees required to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table 16.06.050-01.
- 2. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:
 - a. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.
 - b. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.
 - c. Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

WC 16.06.080 - Recommended Plant Materials

- A. Table 16.06.080-01, Table of Recommended Plant Materials, lists plant materials recommended for use in fulfilling landscaping requirements.
- B. Table 16.06.080-02, Plant Use Table, suggests appropriate uses for each specie of tree, shrub, ground cover, and vine.
- C. A minimum of three (3) different species of shade trees shall be used per each development site.

16.06.080 - 01
Plant Characteristics Tables

The physical and environmental characteristics for a number of landscape plants are given here. Unless otherwise noted, plants on this list are hardy in Central Indiana, tolerant of the built environment, easily maintained, and commercially available. Other suitable plants may be commercially available as new cultivars are developed.

The tables are arranged by plant size (largest to smallest), and they specify the following characteristics:

- Evergreen Plant – useful if you want year-round interest or if you need a screen to block a view.
- Average Spread – denotes the average diameter of a plant's foliage so that you will have some idea of the mature size of a plant.
- Growth Rate – denotes the speed at which a plant will grow given typical growing conditions. (Slow = 12" or less in one year. Moderate = 12"-24" in one year. Fast = more than 24" in one year.)
- Density – denotes how easy it is to see through a plant's foliage.
- Form – denotes the shape of the plant's foliage and limbs.
- Sunlight Requirement – denotes the amount of sunlight required by a plant.
- Soil Moisture Requirement – denotes the amount of soil moisture required by a plant. (Wet = 9"-12" of water available in the soil. Moderate = 6"-9" of water available in the soil. Dry = 3"-6" of water available in the soil.)
- Comments – lists any special attributes and/or requirements for a plant. It also lists available and proven cultivars.

Plant Characteristics

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Acer platanoides</i> Norway Maple	N	30' to 40'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Dense canopy makes it difficult to establish turfgrass or ground covers underneath. Maples tend to produce surface roots.
<i>Acer Rubrum</i> Red or Swamp Maple	N	40' to 50'	Moderate	Dense	Oval	Partial shade to full sun	Moderate	Good cultivars for Westfield include "October Glory" and "Red Sunset"
<i>Acer Saccharum</i> Sugar Maple	N	50' to 60'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Dense canopy makes it difficult to maintain turfgrass. Intolerant of deicing salts. Produces surface roots.
<i>Catalpa Speciosa</i> Northern Catalpa	N	20' to 40'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Showy white flower in early summer. Better for large scale situations because of leaf and fruit litter.
<i>Celtis laevigata</i> Sugar Hackberry	N	50' to 60'	Moderate	Moderate	Rounded	Full sun	Moderate to wet	Adapts well to adverse conditions (hot and cold temperatures, dry and alkaline soils). Smaller leaves than <i>C. occidentalis</i> . Adapted to wet sites.
<i>Celtis occidentalis</i> Common Hackberry	N	50' to 60'	Moderate	Moderate	Rounded	Full sun	Moderate	Adapts well to adverse conditions (hot and cold temperatures, dry and alkaline soils). Leaf galls are common but do not damage plant.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Cercidiphyllum japonicum</i> Katsura Tree	N	30' to 50'	Moderate	Moderate	Oval to Columnar	Partial shade to full sun	Moderate	Foliage is reddish purple. In fall, the leaves change to apricot-yellow.
<i>Chamaecyparis pisifera</i> Sawara False Cypress	Y	10' to 20'	Slow To Moderate	Very Dense	Pyramidal	Full sun	Moderate	Protect from wind.
<i>Fagus spp.</i> Beech	N	35' to 45'	Slow	Dense to Moderate	Rounded	Full sun	Moderate	Intolerant of soil disturbance and compaction.
<i>Fraxinus americana</i> White Ash	N	40' to 60'	Fast	Dense	Oval to Rounded	Full sun	Moderate	Dark green foliage that turns yellowish in autumn with a slight purple tint.
<i>Fraxinus Quadrangulata</i> Blue Ash	N	30' to 40'	Fast	Dense	Oval to Upright	Full sun	Moderate	Dark green foliage that turns a clear yellow in autumn.
<i>Fraxinus pennsylvanica</i> Green Ash	N	30' to 40'	Fast	Dense	Oval to Upright	Full sun	Moderate	Dark green foliage that turns a clear yellow in autumn.
<i>Ginkgo biloba</i> Ginkgo or Maidenhair Tree	N	30' to 50'	Slow	Moderate	Pyramidal To Rounded	Full sun	Moderate	Beautiful yellow fall color. Select only male cultivars.
<i>Gleditsia triacanthos</i> Honeylocust	N	30' to 40'	Fast	Light	Oval	Full sun	Moderate	Light shade of small leaves enables grass to grow beneath.
<i>Gymnocladus dioica</i> Kentucky coffeetree	N	40' to 50'	Moderate	Moderate	Oval	Full sun	Moderate	Attractive bark. Better for large scale situations because of fruit litter.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Larix spp.</i> Larch	N	25' to 30'	Moderate	Moderate	Pyramidal	Full sun	Moderate	Needle-like foliage turns yellow and falls off in autumn. Susceptible to pests.
<i>Liquidambar styraciflua</i> Sweet Gum	N	40' to 50'	Moderate	Moderate	Pyramidal to Oval	Full sun	Moderate	Star-shaped foliage turns yellow to red to bronze in autumn. Fruit can be a safety hazard.
<i>Liriodendron tulipifera</i> Tulip Tree or Yellow Poplar	N	35' to 50'	Moderate to Fast	Moderate	Oval	Full sun	Moderate	Yellow, green and orange tulip-shaped flowers bloom in mid-spring.
<i>Nyssa sylvatica</i> Sour Gum or Black Gum	N	20' to 30'	Slow to Moderate	Dense	Pyramidal to Oval	Full sun	Wet to Moderate	Beautiful and consistent fall color: yellow to orange to scarlet to purple.
<i>Picea abies</i> Norway Spruce	Y	25' to 30'	Fast	Dense	Pyramidal	Full sun	Moderate	
<i>Platanus occidentalis</i> American planetree or Sycamore	N	60' to 80'	Fast	Dense	Oval to Rounded	Full sun	Moderate	Best for large scale or wet situations. Produces lots of leaf litter.
<i>Pseudotsuga mensiezii</i> Douglas Fir	Y	12' to 20'	Moderate	Very Dense	Pyramidal	Full sun	Moderate	
<i>Quercus alba</i> White Oak	N	40' to 60'	Slow	Dense	Rounded	Full sun	Moderate	

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Quercus imbricaria</i> Shingle Oak	N	40' to 60'	Slow	Dense	Oval to Rounded	Full sun	Moderate	
<i>Quercus macrocarpa</i> Bur Oak	N	40' to 60'	Slow	Dense	Oval to Rounded	Full sun	Moderate	Huge tree at maturity.
<i>Quercus montana</i> Chestnut Oak	N	40' to 60'	Slow	Dense	Oval to Rounded	Full sun	Moderate	
<i>Taxodium distichum</i> Baldcypress	N	20' to 30'	Moderate	Moderate	Pyramidal	Full sun	Moderate to Dry	
<i>Tilia americana</i> Basswood or American Linden	N	40' to 60'	Moderate	Dense	Oval	Full sun	Moderate	Sometimes infested with aphids which drop sap on cars.
<i>Tilia tomentosa</i> Silver Linden	N	30' to 50'	Moderate	Dense	Oval to Rounded	Full sun	Moderate	
<i>Zelkova serrata</i> Japanese zelkova	N	40' to 70'	Moderate	Moderate	Vase- shaped	Full sun	Moderate	

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Medium Trees (26 to 50 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Abies concolor</i> White Fir	Y	15' to 30'	Slow	Very Dense	Pyramidal	Partial shade to Full sun	Moderate	Needles are bluish or grayish green. Best in large areas to allow plant development.
<i>Acer campestre</i> Hedge Maple	N	25' to 35'	Slow	Dense	Rounded	Partial shade to Full sun	Moderate	
<i>Aesculus x carnea</i> Red Horse Chestnut	N	30' to 40'	Moderate	Dense	Rounded	Full sun	Moderate	Dark green foliage with pink/red flowers in late spring.
<i>Aesculus glabra</i> Ohio Buckeye	N	20' to 30'	Slow to Moderate	Dense	Oval to Rounded	Full sun	Moderate	Subject to leaf spot diseases with a wet spring.
<i>Aesculus hippocastanum</i> Common Horse Chestnut	N	40' to 70'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Dark green foliage with white flowers in mid spring

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

<i>Betula nigra</i> River Birch	N	40' to 60'	Moderate	Moderate	Oval to Rounded	Partial shade to full sun	Wet to moderate	Reddish brown to pale tan bark that peels off in thin layers; single stem or clump
<i>Carpinus betulus</i> European hornbeam	N	20' to 30'	Slow	Dense	Rounded	Partial shade to full sun	Moderate	Orange to deep red fall foliage.
<i>Carpinus caroliniana</i> American hornbeam or Ironwood	N	20' to 30'	Slow	Dense	Rounded	Partial shade to full sun	Moderate	Orange to deep red fall foliage.
<i>Chamaecyparis lawsoiana</i> Lawson False Cypress	Y	10' to 25'	Slow to Moderate	Very Dense	Pyramidal	Full sun	Moderate	Protect from sweeping winds.

Medium Trees (26 to 50 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Chamaecyparis obtusa</i> Hinoki False Cypress	Y	10' to 20'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Protect from sweeping winds.
<i>Chionanthus virginicus</i> Fringetree	N	12' to 20'	Slow	Moderate	Spreading	Partial shade to full sun	Wet to moderate	White, fringe-like flowers in spring.
<i>Cladrasis lutea (kentukea)</i> Yellowwood	N	40' to 50'	Moderate	Dense	Vase- shaped	Full sun	Moderate	White, fragrant flowers in June.

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<i>Diospyros virginiana</i> Common Persimmon	N	20' to 30'	Slow to Moderate	Dense	Oval	Full sun	Moderate	Fruits edible but messy.
<i>Koelreuteria paniculata</i> Golden Rain Tree	N	30' to 40'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Yellow flowers in 8-14" clusters in summer.
<i>Maackia amurensis</i> Amur maackia	N	20' to 30'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Shiny copper brown bark, peeling with maturity.
<i>Ostrya virginiana</i> Hop Hornbeam or Ironwood	N	20' to 35'	Slow to Moderate	Dense	Oval	Partial shade to Full sun	Moderate	Medium to dark green foliage turns yellow in autumn. Bark attractive year round.
<i>Phellodendron amurense</i> Amur Corktree	N	30' to 45'	Moderate	Moderate	Spreading to Irregular	Full sun	Moderate	Attractive "corky" bark. Open, picturesque branching habit.
<i>Picea omorika</i> Serbian Spruce	Y	20' to 25'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Narrow pyramidal canopy with dark green and light green needles.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Medium Trees (26 to 50 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Picea pungens</i> Colorado Spruce	Y	20' to 25'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Gray-green to blue-green foliage.
<i>Pinus sylvestris</i> Scotch Pine	Y	30' to 40'	Moderate	Moderate	Pyramidal	Full sun	Moderate	
<i>Pyrus Calleryana</i> Callery Pear	N	20' to 35'	Fast	Dense	Oval	Full sun	Moderate	Avoid "Bradford" due to structural flaws. Consider "Aristocrat" or "Cleveland"
<i>Sophora japonica</i> Japanese Pagoda or Chinese Scholar	N	40' to 60'	Moderate	Moderate	Rounded	Full sun	Moderate	
<i>Tsuga canadensis</i> Canada hemlock	Y	25' to 35'	Moderate	Very Dense	Pyramidal	Partial shade to full sun	Moderate	Protect from sweeping winds.
<i>Ulmus parvifolia</i> Lacebark Elm	N	40'	Moderate	Moderate	Rounded	Full sun	Moderate	Beautiful mottled bark.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Acer ginnala</i> Amur Maple	N	15' to 25'	Slow	Dense	Rounded	Partial shade to Full sun	Moderate	Single stem or clump. Fragrant spring flowers. Scarlet fall foliage.
<i>Acer palmatum</i> Japanese Maple	N	15' to 25'	Slow	Dense	Rounded to Spreading	Partial shade to Full sun	Moderate	Protect from full sun and wind.
<i>Acer Tataricum</i> Tatarian Maple	N	30' to 35'	Slow	Dense	Rounded	Partial shade to Full sun	Moderate	
<i>Alnus glutinosa</i> European or Black Alder	N	20' to 30'	Moderate	Dense	Oval to Pyramidal	Full sun	Wet to Moderate	
<i>Amelanchier sp.</i> Serviceberry, Juneberry or Shadblow	N	15' to 30'	Moderate	Moderate	Rounded to Spreading	Full sun to partial shade	Moderate	Single stem or clump. Orange to red fall foliage.
<i>Cercis canadensis</i> Eastern Redbud	N	25' to 35'	Slow to Moderate	Moderate	Rounded to Irregular	Partial shade to Full sun	Moderate	Pink flowers in April. Good clear yellow fall foliage.
<i>Cornus florida</i> Flowering Dogwood	N	30' to 40'	Slow to Moderate	Dense	Rounded to Irregular	Partial shade	Moderate	Beautiful white/pink red flowers in spring. Does not tolerate dry, exposed, and sunny conditions. Plant in a partially shaded and protected area, and mulch around trunk.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Cotinus coggygia</i> Smoke Tree	N	10' to 15'	Slow	Dense	Rounded	Full sun	Moderate	Red to purple fall foliage. Weak-wooded. Plant where protected from wind.
<i>Crataegus crus- galli</i> Cockspur Hawthorn	N	20' to 35'	Slow to Moderate	Moderate	Rounded to Spreading	Full sun	Moderate to Dry	Thorns may present a hazard.
<i>Crataegus phaenopyrum</i> Washington Hawthorn	N	20' to 25'	Slow	Moderate	Rounded	Full sun	Moderate to Dry	Thorns may present a hazard.
<i>Crataegus viridis</i> Green Hawthorn	N	20' to 35'	Slow to Moderate	Moderate	Rounded	Full sun	Moderate to Dry	Thorns may present a hazard.
<i>Magnolia x loebneri</i> Loebner Magnolia	N	25' to 35'	Moderate	Moderate	Irregular	Full sun	Moderate	Large, fragrant white flowers in spring.
<i>Magnolia x soulangiana</i> Saucer Magnolia	N	20' to 30'	Moderate	Moderate	Irregular	Full sun	Moderate	Large, fragrant white to pink flowers in spring.
<i>Magnolia stellata</i> Star Magnolia	N	10' to 15'	Moderate	Moderate	Irregular	Full sun	Moderate	Large, fragrant white flowers in spring.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Malus cultivars</i> Crabapple	N	15' to 25'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Choose disease-resistant varieties.
<i>Malus sargentii</i> Sargent Crabapple	N	6' to 8'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Very small tree. Height rarely exceeds 8'.
<i>Prunus x blireiana</i> Purple-leaved Plum	N	15' to 20'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Susceptible to Japanese beetles and other pests.
<i>Prunus serrulata</i> Japanese Flowering Cherry	N	15' to 20'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Susceptible to Japanese beetles, borers, and other diseases.
<i>Syringa reticulata</i> Japanese Tree Lilac	N	15' to 25'	Slow	Dense	Rounded to Oval	Full sun	Moderate	Large, lilac-shaped flowers in July. Cherry-like bark.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Large Shrubs (Over 13 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Hamamelis</i> spp. And cultivars Witchhazel	N	15' to 20'	Slow to Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Unusual flowers in February or October. Orange to scarlet fall foliage.
<i>Viburnum lantana</i> Wayfaring Tree	N	10' to 15'	Slow to Moderate	Dense	Rounded to Oval	Full sun	Moderate to Dry	White flowers in May. Red fruits in summer. Little fall color.
<i>Viburnum prunifolium</i> Black Haw	N	8' to 12'	Slow to Moderate	Dense	Rounded to Oval	Partial shade to full sun	Moderate	Plant for which the "Hawpatch" area was named. Single stem or clump form.
<i>Viburnum sieboldii</i> Siebold Viburnum	N	10' to 15'	Moderate	Dense	Rounded to Oval	Partial shade to full sun	Moderate	White flowers in spring. Red fruits in summer.
<i>Juniperus communis</i> Common Juniper	Y	8' to 12'	Slow	Very Dense	Spreading to Columnar	Full sun	Moderate to Dry	
<i>Juniperus scopulorum</i> Rocky Mountain Juniper or Western Red Cedar	Y	8' to 15'	Slow	Dense	Pyramidal	Full sun	Moderate to Dry	
<i>Lindera benzoin</i> Spicebush	N	6' to 12'	Slow to Medium	Moderate	Upright to Rounded	Full to partial shade	Moderate to Wet	Small, extremely fragrant flowers in April. Yellow fall foliage.
<i>Taxus cuspidata</i> Japanese Yew	Y	15' to 50'	Slow	Very Dense	Pyramidal to Rounded	Partial Shade	Moderate	
<i>Taxus x media</i> Anglo-Japanese Yew	Y	15' to 30'	Slow	Very Dense	Rounded to Spreading	Partial Shade	Moderate	

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Large Shrubs (Over 13 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Thuja occidentalis</i> American or Eastern Arborvitae, White Cedar	Y	10' to 15'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Use "Emerald", "Techny" or "Holmstrup" to limit height without trimming

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Medium Shrubs (6½ to 12 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Acanthopanax sieboldianus</i> Fiveleaf Aralia	N	8' to 10'	Slow to Moderate	Dense	Rounded to Spreading	Full shade to full sun	Moderate to Dry	Greenish-white flowers in June and July. Black berries.
<i>Calycanthus Floridus</i> Sweetshrub	N	6' to 12'	Slow to Moderate	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	Red-brown, extremely fragrant flowers throughout summer.
<i>Cornus alba</i> Tatarian Dogwood	N	5' to 10'	Fast	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers May-June.
<i>Cornus mas</i> Cornelian Cherry	N	15' to 20'	Slow	Dense	Rounded	Full sun	Moderate	Small yellow flowers February-March. Large red berries.
<i>Cornus racemosa</i> Grey Dogwood	N	6' to 8'	Moderate to Fast	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	White flowers May-June. Purple fall foliage.
<i>Cornus sericea</i> Red Osier Dogwood	N	10' to 15'	Fast	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	White flowers May-June. Orange to purple fall foliage. Bright red twigs.
<i>Elaeagnus umbellata</i> Autumn Olive	N	12' to 18'	Moderate to Fast	Dense	Spreading	Full sun	Moderate to Dry	Best for sites where nothing else will grow. Can become invasive.
<i>Euonymus alatus</i> Burning Bush	N	15' to 20'	Slow	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	Subject to spider mites when plant is adjacent to asphalt. Compactus" is slow-growing cultivar.
<i>Forsythia x intermedia</i> Border Forsythia	N	10' to 12'	Fast	Moderate	Upright to Spreading	Partial shade to full sun	Moderate	Yellow flowers in spring.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Medium Shrubs (6½ to 12 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Hamamelis vernalis</i> Vernal Witchhazel	N	8' to 12'	Moderate	Moderate	Rounded to Spreading	Partial Shade to full sun	Moderate	Yellow-red flowers February. Yellow fall foliage.
<i>Hibiscus syriacus</i> Rose-of-Sharon	N	8' to 15'	Moderate	Moderate	Upright	Full sun	Moderate	Susceptible to Japanese beetles and other diseases.
<i>Hydrangea quercifolia</i> Oak Leaf Hydrangea	N	4' to 8'	Slow to Moderate	Moderate	Upright to Irregular	Full shade to full sun	Wet to Moderate	White flowers June-July. Orange, red, or purple fall foliage.
<i>Ilex verticillata</i> Winterberry	N	6' to 10'	Slow to Moderate	Dense	Rounded	Partial shade to full sun	Wet to Moderate	Very high wildlife value. Numerous species eat the fruit.
<i>Kolkwitzia amabilis</i> Beautybush	N	9' to 12'	Moderate to Fast	Dense	Upright to Rounded	Full sun	Moderate	Pink flowers May-June. Pinkish brown fruit.
<i>Philadelphus coronarius</i> Sweet Mockorange	N	10' to 12'	Fast	Dense	Rounded	Partial shade to full sun	Moderate	White, extremely fragrant flowers May-June.
<i>Prunus x cistena</i> Purpleleaf Sand Cherry	N	10' to 15'	Moderate	Dense	Rounded	Full sun	Moderate	Susceptible to Japanese beetles.
<i>Spirea prunifolia</i> Bridalwreath Spirea	N	6' to 8'	Fast	Moderate	Upright to Spreading	Full sun	Moderate	White flowers in early summer.
<i>Syringa vulgaris</i> Common Lilac	N	10' to 20'	Moderate	Moderate	Upright to Spreading	Full sun	Moderate	Susceptible to borers and mildew.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Medium Shrubs (6½ to 12 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Viburnum x burkwoodii</i> Burkwood Viburnum	N	5' to 7'	Slow to Moderate	Dense	Rounded	Full shade to full sun	Moderate	Susceptible to Japanese beetles. White, fragrant flowers in spring. Red fruit.
<i>Viburnum dentatum</i> Arrowwood	N	8' to 10'	Slow to Moderate	Dense	Rounded to Spreading	Full shade to full sun	Moderate	White flowers May-June. Blue-black berries. Purple fall foliage.
<i>Viburnum dilatatum</i> Linden Viburnum	N	6' to 10'	Slow to Moderate	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers May. Red fruit. Yellow, orange, red fall foliage.
<i>Viburnum farreri</i> Fragrant Viburnum	N	8' to 12'	Moderate	Dense	Upright to Irregular	Full sun	Moderate	White, fragrant flowers April. Yellow fruit.
<i>Viburnum x juddii</i> Judd Viburnum	N	6' to 8'	Slow to Moderate	Dense	Rounded	Partial shade to full sun	Moderate	White flowers. Red fruit.
<i>Viburnum opulus</i> European Cranberry Bush	N	10' to 15'	Moderate	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers. Red fruit.
<i>Viburnum plicatum</i> Doublefile Viburnum	N	9' to 12'	Moderate	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers in spring. Red to black fruit. Purple red fall foliage.
<i>Viburnum x rhtidophylloides</i> Lantanaphyllum Viburnum	N	8' to 10'	Moderate	Moderate	Upright to Rounded	Partial shade	Moderate	"Willowwood" White flowers May. Red to black fruit. Purple fall foliage.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Small Shrubs (3 to 6 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Vitex agnus-castus</i> Chaste Tree	N	3' to 5'	Fast	Moderate	Upright	Partial shade to full sun	Moderate	Grows tree-sized in the south. Our winter, however, keeps the plant shrub-sized. Large, fragrant, lilac flowers in summer.
<i>Weigela florida</i> Old-Fashioned Weigela	N	9' to 12'	Slow to Moderate	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	Deep rose pink flowers May-June. Needs pruning to remain attractive.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Dwarf Shrubs (Under 3 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Buxus microphylla</i> Littleleaf Boxwood	Y	3' to 4'	Slow	Very Dense	Rounded	Partial shade to full sun	Moderate	
<i>Chamaecyparis obtusa</i> "Nana" Hinoki False Cypress	Y	3' to 4'	Slow	Very Dense	Rounded	Partial shade to full sun	Moderate	Protect from the wind.
<i>Cotoneaster apiculatus</i> Cranberry Cotoneaster	N	3' to 6'	Slow to Moderate	Moderate	Spreading	Full sun	Moderate	Light pink flowers in spring. Large red berries. Orange to scarlet fall foliage.
<i>Cotoneaster horizontalis</i> Rockspray Cotoneaster	N	5' to 8'	Slow to Moderate	Moderate	Spreading	Full sun	Moderate	Light pink flowers in spring. Large red berries. Orange to scarlet fall foliage.
<i>Fothergilla gardenii</i> Dwarf Fothergilla	N	3' to 4'	Slow	Moderate	Rounded	Partial shade to full sun	Moderate	Cream colored flowers in April. Yellow, orange, and crimson fall foliage.
<i>Ilex glabra</i> "Compacta" Compact Inkberry Holly	Y	4' to 6'	Slow	Very Dense	Spreading	Partial shade to full sun	Moderate	
<i>Juniperus chinensis</i> "Pfitzerana Compacta" Nick's Compact Juniper	Y	6' to 10'	Slow to Moderate	Very Dense	Spreading	Full sun	Moderate to dry	

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Dwarf Shrubs (Under 3 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Juniperus chinensis</i> "San Jose" San Jose Juniper	Y	6' to 8'	Slow to Moderate	Very Dense	Spreading	Full sun	Moderate to dry	
<i>Juniperus communis</i> Common Juniper	Y	4' to 6'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	
<i>Juniperus conferta</i> Shore Juniper	Y	5' to 9'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	Salt tolerant
<i>Juniperus procumbens</i> Japanese Garden Juniper	Y	10' to 15'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	Cultivars: "Greenmound" "Nana" "Variegata"
<i>Juniperus sabina</i> Savin Juniper	Y	5' to 9'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	Cultivars: "Arcadia" "Broadmoor" "Skandia" "Tamariscifolia"
<i>Potentilla fruticosa</i> Bush Cinquefoil	N	2' to 5'	Slow	Moderate	Upright to Rounded	Full sun	Moderate	Cultivars: "Abbotswood" "Goldfinger" "Moonlight" "Primrose Beauty" "Red Ace" "Tangerine"
<i>Spirea x bumalda</i> "Anthony Waterer" Anthony Waterer Spirea	N	4' to 5'	Fast	Moderate	Rounded	Full sun	Moderate	Pink flowers June-August. Yellowish fall foliage.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Dwarf Shrubs (Under 3 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Symphoricarpos x chenaultii</i> Chenault Coralberry	N	3' to 6'	Fast	Moderate	Rounded to Spreading	Partial shade to full sun	Moderate	Pinkish-white flowers June- July. Pink fruit.
<i>Taxus baccata</i> "Repandens" Dwarf English Yew	Y	10' to 12'	Slow	Very Dense	Spreading	Partial shade	Moderate	
<i>Tsuga canadensis</i> dwarf cultivars Dwarf Canada Hemlock	Y	5' to 8'	Slow	Dense	Spreading	Partial shade	Moderate	Cultivars: "Nana" "Brandley"
<i>Yucca filamentosa</i> Yucca or Adam's Needle	Y	2' to 5'	Moderate	Open	Upright	Full sun	Moderate to dry	6' high white flower stalks in summer. Foliage resembles that of Iris.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Ground Covers (Less Than 1½ Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Hedera helix</i> "Thorndale" Baltic or Thorndale English Ivy	Y	3' to 7'	Fast	Dense	Spreading	Partial shade to full shade	Moderate	
<i>Hosta spp and</i> <i>cultivars</i> Plantain Lily	N	1' to 5'	Fast	Moderate	Spreading	Partial Shade	Moderate	
<i>Hypericum</i> <i>calycinum</i> Aaronsbeard St. John's Wort	N	1' to 4'	Slow to Moderate	Dense	Spreading	Partial shade to full sun	Moderate	Tolerates dry soils. Bright yellow flowers in summer.
<i>Juniperus</i> <i>horizontalis</i> Creeping Juniper	Y	4' to 8'	Slow to Moderate	Very Dense	Spreading	Full sun	Moderate to Dry	Cultivars: "Bar Harbor" "Douglasii" "Emerald Spreader" "Hughes" "Prince of Wales"
<i>Liriope spicata</i> Creeping Lilyturf of Liriope	Y	1' to 3'	Fast	Dense	Spreading	Full shade to full sun	Moderate	Purplish-white flowers.
<i>Pachysandra</i> <i>terminalis</i> Japanese Spurge	Y	1' to 3'	Slow	Dense	Spreading	Full to partial shade	Moderate	White flowers in spring.
<i>Rosa Wichuraiana</i> Memorial Rose	N	3' to 7'	Fast	Dense	Spreading	Full sun	Moderate	
<i>Vinca minor</i> Common Periwinkle	Y	1' to 3'	Moderate to Fast	Dense	Spreading	Full to partial shade	Moderate	Subject to fungal diseases if air circulation is poor.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Vines and Climbers

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Actinidia arguta</i> Bower Actinidia	N		Fast	Moderate	Climbing Vine	Partial shade to full sun	Moderate	
<i>Akebia quintata</i> Fiveleaf Akebia	N		Fast	Dense	Climbing Vine	Partial shade to full sun	Moderate	
<i>Campsis radicans</i> Trumpet Creeper or Trumpetvine	N		Fast	Dense	Climbing Vine	Full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.
<i>Celastrus scandens</i> American Bittersweet	N		Fast	Dense	Climbing Vine	Full shade to full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.
<i>Clematis</i> Clematis	N		Fast	Moderate	Climbing Vine	Partial shade to full sun	Moderate	Scores of cultivars. Select only those that will survive in hardiness zone 5a.
<i>Hedera helix</i> English Ivy	Y		Fast	Dense	Climbing Vine	Full shade to full sun	Moderate	
<i>Hydrangea anomala</i> Climbing Hydrangea	N		Slow to Moderate	Moderate	Climbing Vine	Full shade to full sun	Moderate	White flowers in summer.
<i>Lonicera</i> Spp., hybrids and cultivars Vine Honeysuckle	N		Fast	Dense	Climbing Vine	Partial shade to full sun	Moderate	All Loniceras are very invasive.
<i>Parthenocissus quinquefolia</i> Virginia Creeper	N		Fast	Moderate	Climbing Vine	Full shade to full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.
<i>Parthenocissus tricuspidata</i> Boston Ivy	N		Fast	Moderate	Climbing Vine	Full shade to full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Vines and Climbers

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Polygonum aubertii</i> China or silver Fleecevine	N		Fast	Dense	Climbing Vine	Full sun	Moderate to dry	
<i>Wisteria</i> Japanese or Chinese Wisteria	N		Fast	Dense	Climbing Vine	Full sun	Moderate	Best for large-scale situations where there is plenty of room for this plant to grow. Large clusters of lilac flowers.

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Plant Use Tables

The tables are arranged by plant size, (largest to smallest), and they indicate recommendations for the following uses:

- Screen – includes categories for screening plants up to 6' in height and over 6' in height.
- Parking Area – includes plant recommendations for both perimeter and interior parking area landscaping.
- Intersections – useful for choosing plants that will not interfere with traffic visibility at intersections.
- Under Utility Lines – denotes which plants are most appropriate for planting near overhead utility lines.
Generally less than 25' tall.
- Street Tree – denotes which trees are most appropriate for planting along street frontages.
- Shade Tree – includes those trees which will produce the most shade.
- Specimen Tree – Tree species with unique qualities that make them suitable for individual viewing.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Plant Uses in the Landscape

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Acer platanoides</i> Norway Maple			✓	✓		✓	✓	✓
<i>Acer rubrum</i> Red or Swamp Maple			✓	✓		✓	✓	✓
<i>Acer saccharum</i> Sugar Maple			✓			✓	✓	✓
<i>Catalpa speciosa</i> Northern Catalpa							✓	✓
<i>Celtis occidentalis</i> Common Hackberry			✓	✓			✓	✓
<i>Celtis laevigata</i> Sugar Hackberry			✓	✓			✓	✓
<i>Cercidiphyllum japonicum</i> Katsura Tree			✓	✓			✓	✓
<i>Chamaecyparis pisifera</i> Sawara False Cypress		✓						✓
<i>Fagus</i> spp. Beech							✓	✓
<i>Fraxnus</i> spp. Ash			✓	✓		✓	✓	✓
<i>Ginkgo biloba</i> Ginkgo or Maidenhair Tree			✓	✓		✓	✓	✓
<i>Gleditsia triacanthos</i> Honeylocust			✓	✓		✓	✓	✓

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Gymnocladus dioica</i> Kentucky Coffeetree			✓	✓			✓	✓
<i>Larix</i> spp. Larch			✓	✓			✓	✓
<i>Liquidambar styraciflua</i> Sweet Gum							✓	✓
<i>Nyssa sylvatica</i> Sour Gum or Black Gum			✓	✓			✓	✓
<i>Picea abies</i> Norway Spruce		✓						✓
<i>Plantanus occidentalis</i> Planetree or Sycamore							✓	✓
<i>Pseudotsuga mensiezii</i> Douglas Fir		✓						✓
<i>Quercus</i> spp. Oak						✓	✓	✓
<i>Taxodium distichum</i> Bald Cypress		✓				✓		✓
<i>Tilia</i> spp. Linden			✓	✓		✓	✓	✓
<i>Zelkova serrata</i> Japanese Zelkova			✓	✓		✓	✓	✓

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Medium Trees (26 to 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Abies concolor</i> White Fir		✓						✓
<i>Acer campestre</i> Hedge Maple		✓	✓		✓	✓	✓	✓
<i>Aesculus x carnea</i> Red Horse Chestnut			✓	✓		✓	✓	✓
<i>Aesculus glabra</i> Ohio Buckeye					✓		✓	✓
<i>Aesculus hippocastanum</i> Common Horse chestnut			✓	✓		✓	✓	✓
<i>Betula</i> Birch			✓					✓
<i>Carpinus betulus</i> European Hornbeam			✓	✓		✓	✓	✓
<i>Carpinus caroliniana</i> American Hornbeam or Ironwood			✓		✓		✓	✓
<i>Chamaecyparis lawsoniana</i> Lawson False Cypress		✓				✓		✓
<i>Chamaecyparis obtusa</i> Hinoko False Cypress		✓						✓
<i>Chionanthus virginicus</i> Fringetree			✓		✓		✓	✓
<i>Cladrastis lutea</i> Yellowwood			✓				✓	✓

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Medium Trees (26 to 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Diospyros virginiana</i> Common Persimmon							✓	✓
<i>Koelreuteria paniculata</i> Golden Rain Tree			✓		✓		✓	✓
<i>Maackia amurensis</i> Amur Maackia			✓			✓	✓	✓
<i>Ostrya virginiana</i> Hop Hornbeam or Ironwood			✓	✓			✓	✓
<i>Phellodendron amurense</i> Amur Corktree			✓		✓		✓	✓
<i>Picea omorika</i> Serbian Spruce		✓						✓
<i>Picea pungens</i> Colorado Spruce		✓						✓
<i>Pinus sylvestris</i> Scotch Pine		✓						✓
<i>Pyrus calleryana</i> Callery Pear			✓	✓		✓	✓	✓
<i>Sophora japonica</i> Japanese Pagoda or Chinese Scholar Tree			✓	✓			✓	✓
<i>Tsuga canadensis</i> Canada Hemlock		✓						✓
<i>Ulmus parvifolia</i> Chinese Elm			✓	✓		✓	✓	✓

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Acer ginnala</i> Amur Maple			✓	✓	✓			✓
<i>Acer palmatum</i> Japanese Maple								✓
<i>Acer tataricum</i> Tatarian Maple			✓	✓	✓	✓		✓
<i>Alnus glutinosa</i> European or Black Alder			✓	✓			✓	✓
<i>Amenlanchier</i> Serviceberry, Juneberry or Shadblow			✓					✓
<i>Cercis canadensis</i> Eastern Redbud					✓			✓
<i>Cornus florida</i> Flowering Dogwood					✓			✓
<i>Cotinus coggygria</i> Smoke Tree					✓			✓
<i>Crataegus crus-galli</i> Cockspur Hawthorn		✓			✓			✓
<i>Crataegus phaenopyrum</i> Washington Hawthorn			✓		✓			✓
<i>Crataegus viridis</i> Green Hawthorn			✓	✓	✓			✓

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Magnolia X loebneri</i> Lebner Magnolia								✓
<i>Magnolia X soulangiana</i> Saucer Magnolia					✓			✓
<i>Magnolia stellata</i> Star Magnolia					✓			✓
<i>Malus cultivars</i> Crabapple					✓			✓
<i>Malus sargentii</i> Sargent Crabapple					✓			✓
<i>Prunus x blireiana</i> Purple-leaved Plum		✓	✓		✓			
<i>Prunus serrulata</i> Japanese Flowering Cherry			✓		✓			✓
<i>Syringa reticulata</i> Japanese Tree Lilac			✓	✓	✓	✓		✓

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Large Shrubs (Over 13 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Hamamelis</i> Witchhazel		✓	✓		✓			✓
<i>Juniperus scopulorum</i> Rocky Mountain Juniper		✓	✓		✓			
<i>Juniperus communis</i> Common Juniper		✓	✓	✓	✓			
<i>Lindera benzoin</i> Spicebush		✓	✓		✓			
<i>Taxus cuspidata</i> Japanese Yew		✓	✓	✓				
<i>Taxus x media</i> Anglo-Japanese Yew		✓	✓	✓				
<i>Thuja occidentalis</i> American or Eastern Arborvitae, White Cedar		✓	✓					
<i>Viburnum lantana</i> Wayfaring Tree		✓	✓		✓	✓		
<i>Viburnum prunifolium</i> Black Haw		✓	✓		✓	✓		
<i>Viburnum sieboldii</i> Siebold Viburnum		✓	✓		✓			

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Medium Shrubs (6 ½ to 12 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Acanthopanax siebolianus</i> Fiveleaf Aralia		✓	✓	✓	✓			
<i>Calycanthus floridus</i> Carolina allspice		✓	✓		✓			✓
<i>Cornus alba</i> Tatarian Dogwood		✓	✓		✓			
<i>Cornus mas</i> Cornelian Cherry		✓	✓		✓			✓
<i>Cornus sericea</i> Red Osier Dogwood	✓		✓		✓			
<i>Elaeagnus umbellata</i> Autumn Olive		✓	✓		✓			
<i>Forsythia x intermedia</i> Border Forsythia	✓		✓		✓			✓
<i>Hamamelis vernalis</i> Vernal Witchhazel		✓	✓		✓			✓
<i>Hibiscus syriacus</i> Rose-of-Sharon		✓	✓		✓			
<i>Hydrangea quercifolia</i> Oak Leaf Hydrangea	✓		✓		✓			✓
<i>Ilex verticillata</i> Winterberry		✓	✓	✓	✓			
<i>Kolkwitzia amabilis</i> Beautybush		✓	✓		✓			✓
<i>Philadelphus</i> Mockorange		✓	✓		✓			✓
<i>Prunus x cistena</i> Purpleleaf Sand Cherry		✓	✓	✓	✓			

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Medium Shrubs (6 ½ to 12 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Spirea prunifolia</i> Bridalwreath Spirea	✓		✓		✓			✓
<i>Syringa</i> Lilac		✓	✓		✓			✓
<i>Viburnum x burkwoodii</i> Burkwood Viburnum	✓		✓	✓	✓			✓
<i>Viburnum dentatum</i> Arrowwood	✓		✓	✓	✓			
<i>Viburnum dilatatum</i> Linden Viburnum	✓		✓	✓	✓			
<i>Viburnum opulus</i> European Cranberrybush		✓	✓		✓			
<i>Viburnum plicatum</i> Doublefile Viburnum		✓	✓		✓			✓
<i>Viburnum x rhytidophylloides</i> Lantanaphyllum Viburnum		✓	✓		✓			
<i>Abelia x grandiflora</i> Glossy Abelia	✓		✓	✓	✓			✓
<i>Prunus x cistena</i> Purpleleaf Sand Cherry			✓		✓			

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Small Shrubs (3 to 6 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Berberis thunbergii</i> Japanese Barberry	✓		✓	✓	✓			
<i>Buddleia davidii</i> Orange-Eye Butterfly Bush	✓				✓			✓
<i>Chaenomeles speciosa</i> Flowering Quince	✓		✓	✓	✓			
<i>Deutzia gracilis</i> Slender Deutzia	✓		✓	✓	✓			✓
<i>Euonymus alata</i> <i>compactus</i> Dwarf Burning Bush	✓		✓	✓	✓			
<i>Ilex x meserveae</i> Meserveae Holly	✓		✓	✓	✓			✓
<i>Kerria japonica</i> Japanese Kerria	✓		✓	✓	✓			
<i>Ligustrum obtusifolium</i> Border privet	✓		✓	✓	✓			
<i>Ligustrum x vicaryi</i> Golden Privet	✓		✓		✓			

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Small Shrubs (3 to 6 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Myrica pensylvanica</i> Bayberry	✓		✓	✓	✓			
<i>Picea glauca</i> "conica" Dwarf Alberta Spruce					✓			✓
<i>Pinus mugos</i> Mugho Pine	✓		✓	✓	✓			
<i>Prunus glandulosa</i> Dwarf Flowering Almond					✓			
<i>Rhododendron PJM</i> hybrids PJM Rhododendrons			✓		✓			✓
<i>Rhus aromatica</i> Gro-Lo Gro-Lo Fragrant Sumac	✓		✓		✓			
<i>Syringa patula</i> Miss Kim Lilac	✓		✓		✓			
<i>Taxus</i> Yews	✓	✓	✓	✓	✓			
<i>Thuja occidentalis</i> "Woodwardi" Globe Arborvitae	✓		✓		✓			
<i>Viburnum opulus</i> "Nanum" Dwarf Cranberrybush	✓		✓	✓	✓			
<i>Vites agnus-castus</i> Chaste Tree			✓		✓			✓

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Dwarf Shrubs (1 ½ to 3 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Buxus microphylla</i> Littleleaf Boxwood	✓		✓	✓	✓			
<i>Chamaecyparis obtusa</i> Dwarf Cultivars	✓		✓	✓	✓			✓
<i>Chamaecyparis pisifera</i> Dwarf cultivars	✓		✓	✓	✓			✓
<i>Cotoneaster apiculatus</i> Cranberry Cotoneaster			✓	✓	✓			
<i>Cotoneaster horizontalis</i> Rockspray Cotoneaster			✓	✓	✓			
<i>Deutzia gracilis</i> Slender Deutzia	✓		✓	✓	✓			
<i>Fothergilla gardenii</i> Dwarf Fothergilla			✓	✓	✓			✓
<i>Hemerocallis cultivars</i> Daylily			✓	✓	✓			
<i>Ilex glabra "compacta"</i> Compact Inkberry	✓		✓	✓	✓			
<i>Juniperus chinensis</i> Nick's Compact Juniper	✓		✓	✓	✓			
<i>Juniperus chinensis "San Jose"</i> San Jose Juniper			✓	✓	✓			

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Dwarf Shrubs (1 ½ to 3 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Juniperus communis</i> Common Juniper			✓	✓	✓			
<i>Juniperus conferta</i> Shore Juniper			✓	✓	✓			
<i>Juniperus procumbens</i> Japanese Garden Juniper			✓	✓	✓			
<i>Juniperus sabina</i> "Broadmoor" Savin Juniper	✓		✓	✓	✓			
<i>Polygonum cuspidatum</i> Low Japanese Fleece Flower					✓			
<i>Potentilla fruticosa</i> Bush Cinquefoil	✓		✓	✓	✓			
<i>Rosa-floribundai</i> Floribunda Roses			✓	✓	✓			
<i>Spirea x bumalda</i> "Anthony Waterer" Anthony Waterer Spirea			✓	✓	✓			
<i>Symphoricarpos x</i> <i>chenaultii</i> Chenault Coralberry	✓		✓	✓	✓			
<i>Taxus baccata</i> Dwarf English Yew	✓		✓	✓	✓			✓
<i>Tsuga canadensis</i> Dwarf Canada Hemlock	✓		✓	✓	✓			✓
<i>Yucca filamentosa</i> Yucca or Adam's Needle			✓	✓	✓			

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Ground Covers (Less than 1 ½ Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Aegopodium podagraria</i> Bishops weed or Gout weed			✓	✓	✓			
<i>Ajuga</i> Carpet Bugle/Bugleweed			✓	✓	✓			
<i>Arundinaria variegata</i> Dwarf Whitestripe Bamboo			✓		✓			
<i>Comptonia peregrina</i> Sweet Fern			✓		✓			
<i>Convallaria majalis</i> Lily of the Valley			✓		✓			
<i>Cotoneaster dammeri</i> Bearberry cotoneaster			✓	✓	✓			
<i>Epimedium</i> Barrenwort			✓		✓			
<i>Galium odoratum</i> Sweet Woodruff			✓		✓			
<i>Hedera helix</i> "Thorndale" Baltic or Thorndale English Ivy			✓	✓	✓			
<i>Hostas</i> Plantain Lily			✓		✓			
<i>Hypericum calycinum</i> Aaronsbeard St. John's Wort			✓	✓	✓			

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Ground Covers (Less than 1 ½ Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Juniperus horizontalis</i> Blue Rug Juniper			✓	✓	✓			
<i>Liriope spicata</i> Creeping Lilyturf or Liriope			✓	✓	✓			
<i>Pachysandra terminalis</i> Japanese Spurge			✓		✓			
<i>Rosa Wichuraiana</i> Memorial Rose			✓	✓	✓			
<i>Vinca minor</i> Common Periwinkle			✓		✓			

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Vines and Climbers

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Actinidia arguta</i> Bower Actinidia		✓						
<i>Akebia quintata</i> Fiveleaf Akebia		✓						
<i>Campsis radicans</i> Trumpet Creeper or Trumpetvine		✓						
<i>Celastrus scandens</i> American Bittersweet		✓						
<i>Clematis</i> Clematis		✓						
<i>Hedera helix</i> English Ivy		✓						
<i>Hydrangea anomala</i> Climbing Hydrangea		✓						
<i>Lonicera</i> Vine Honeysuckle		✓						
<i>Parthenocissus</i> <i>quinquefolia</i> Virginia Creeper		✓						
<i>Parthenocissus</i> <i>tricuspidata</i> Boston Ivy		✓						

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Vines and Climbers

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Polygonum aubertii</i> China or Silver Fleecevine		✓						
<i>Rosa wichuraiana</i> Memorial Rose		✓						
<i>Wisteria</i> Japanese or Chinese Wisteria		✓						

EXHIBIT 18

Signage Provisions

The following provisions shall govern signage located upon and within the Real Estate and shall replace and supersede any provisions pertaining to signage contained in the Zoning Ordinance.

- I. Permits: shall be required for all permitted signs.
- II. Prohibited signs:
 - 1) Signs associated with home-based businesses.
 - 2) Signs on roofs, dormers, and balconies.
 - 3) Billboards.
 - 4) Signs painted or mounted upon the exterior side or rear walls of any principal or outbuilding or structure, except as otherwise permitted hereunder.
 - 5) Pole signs.
 - 6) No sign shall move in any manner or have a major moving part or give the appearance of movement, except as otherwise permitted hereunder.
 - 7) Signs prohibited by the Westfield-Washington Sign Ordinance, except as otherwise permitted hereunder.
- III. Exempt signs: All signs designated as exempt in Section 16.08.050 of the Westfield-Washington Sign Ordinance.

IV. Permitted Signs:

- 1) General: All signs permitted under Section 16.08.080 of the Sign Ordinance.
- 2) Permitted Business Signs (including live-work units unless prohibited below): permitted business shall include the following; provided, however, no single business establishment or tenant shall be permitted to have more than three (3) of the signs identified in paragraphs lettered a, b, c and d immediately below, in any combination, in addition to other signs permitted below:
 - a) Wall-mounted or Painted Signs: provided the following standards are met:
 - i. The sign shall be affixed to the elevation of the building, and shall project outward from the wall to which it is attached no more than six (6) inches.
 - ii. For external streets, the area of the signboard shall not exceed a maximum size of one (1) square foot for each two (2) lineal feet of enfronting elevation, not to exceed a maximum of one hundred (100) square feet.
 - iii. For internal streets, the area of the signboard shall be calculated using the same 1:2 ratio, provided that any business with less than fifty (50) feet of

enfronting elevation shall be permitted up to twenty-five (25) square feet of signboard.

- iv. For parking areas, the area of the signboard shall be calculated using the same 1:2 ratio, provided that any business with less than fifty (50) feet of enfronting elevation shall be permitted up to twenty-five (25) square feet of signboard.
- v. The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.
- vi. Limited to two (2) signs per business establishment and no more than one (1) sign per elevation.
- vii. Such wall signs may only be lighted during the operating hours of the business.
- viii. Wall-mounted signs along the external streets and adjacent residential areas shall not be internally lit, except where those external streets abut other off-site businesses frontages.
- ix. Applied letters may substitute for wall-mounted signs, if constructed of wood, metal, or stone. Applied plastic letters shall not be permitted; however, translucent inserts may be used as an accent material. The height of applied letters shall not exceed thirty-six (36) inches.

- b) Building Directory Signs: identifying the occupants of a commercial building, including upper story business uses, provided the following standards are met:
 - i. The sign shall be mounted on the wall next to the entrance.
 - ii. The sign shall project outward from the wall to which it is attached not more than six (6) inches.
 - iii. The sign shall not extend above the parapet, eave, or building Facade.
 - iv. The area of the signboard shall not exceed twelve (12) square feet.
 - v. The height of the lettering, numbers, or graphics shall not exceed four (4) inches.
- c) Projecting Signs: including icon/logo signs, mounted perpendicular to the building wall, provided the following standards are met:
 - i. The signboard shall not exceed an area of eight (8) square feet unless a corner sign, which shall not exceed an area of nine (9) square feet.
 - ii. The distance from the ground to the lower edge of the signboard shall be ten (10) feet or greater.
 - iii. The height of the top edge of the signboard shall not exceed (i) the height of the wall from which the sign

- projects, if attached to a single story building, (ii) the height of the sill or bottom of any second story window, if attached to a multi-story building and not a corner sign, or (iii) 50% of the distance between the building cornice or roof line and the sill or bottom of any second-story window if a corner sign located on a multi-story building.
- iv. The distance from the building wall to the signboard shall not exceed six (6) inches.
 - v. The width of the signboard shall not exceed four (4) feet.
 - vi. The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.
 - vii. Limited to one sign for each ground floor business establishment.
 - viii. Projecting signs are not permitted in conjunction with free-standing signs.
 - ix. No projecting signs allowed at corner stores/shops.
- d) Window or Door Signs: applied directly to the glass, provided that the following standards are met:
- i. The sign shall not exceed 30% of the window or door area.

- ii. The height of the lettering, numbers, or graphics shall not exceed eight (8) inches.
 - iii. Limited to two signs for each ground floor business establishment; provided, however, that if a business establishment has frontage on more than one (1) internal and/or external street, such business establishment may have three (3) signs.
 - iv. Window or door signs may be in addition to only two (2) of the following: a wall-mounted sign, a free-standing sign, and applied letter sign, a projecting sign, or a valance awning sign.
- e) Awning Signs: for ground floor uses only, provided that the following standards are met:
- i. If acting as the main business sign, it shall not exceed twelve (12) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed twelve (12) inches.
 - ii. If acting as an auxiliary business sign, it shall be located on the valance only, shall not exceed six (6) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed four (4) inches.

- iii. Limited to two (2) such signs for each ground floor business establishment, on either awning or valance, but not on both.
- f) Free-standing Signs: provided that the following standards are met:
 - i. Free-standing signs shall be set back a minimum of five (5) feet from the property line; provided, however, that the sign location shall comply with WC 16.04.230 (2) (v).
 - ii. The area of the signboard shall not exceed thirty (30) square feet.
 - iii. The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.
 - iv. The height of the top of the signboard, or of any posts, brackets, or other supporting elements shall not exceed six (6) feet from the ground.
 - v. The signboard shall be architecturally compatible with the style, composition, materials, colors, and details of the building.
 - vi. The signboard may be illuminated, but not after 11:00 PM, unless the business establishment is open later than 11:00 PM, at which time it shall not be illuminated after closing.

- vii. Along external streets, there shall be no more than six (6) free-standing signs internally illuminated.
 - viii. Limited to two (2) signs per building, and no more than one (1) sign per elevation.
 - ix. The base and frame of any internally lit free-standing sign shall be constructed of masonry products.
 - x. No free-standing signs allowed at corner stores/shops.
- g) Service Entrance Signs: shall be allowed for each such entrance, shall be unlit, and shall not exceed four (4) square feet.
 - h) Directional Signs: shall be allowed for each rear yard parking area. Directional signs may be either free-standing or wall-mounted on the rear elevation or barrier (wall or fence), but shall be unlit and limited to four (4) square feet in area.
 - i) Eatery Signs: restaurants and cafes shall be allowed one (1) of the following additional signs:
 - i. A wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case, and clearly visible through a glass front. The display case shall be

attached to the building wall, next to the main entrance, at a height of approximately five (5) feet, shall not exceed a total area of two (2) square feet, and may be lighted.

ii. A sandwich board sign, as follows:

- . The area of the signboard, single-sided, shall not exceed five (5) square feet.
- . The signboard shall be constructed of wood, chalkboard, and/or finished metal.
- . Letters can be painted or handwritten.
- . The sign shall be located within four (4) feet of the main entrance to the business and its location shall not interfere with pedestrian or vehicular circulation.
- . The information displayed shall be limited to daily specials and hours of operation.
- . The sign shall be removed at the end of the business day.

j) Historically-Appropriate Illuminated Signs: (to the type of business conducted) may be displayed in a window in addition to permitted signs provided the sign area does not exceed six (6) square feet.

3) Permitted Other Signs:

- a) Project Identification Signs: may be erected in locations other than at major entryways to the development (e.g.: at the intersection of Spring Mill Road and 169th Street as part of those proposed thoroughfare improvements), provided the following standards are met:
 - i. The design of the sign shall be consistent with the development's architectural vocabulary.
 - ii. The maximum area per sign shall not exceed seventy-five (75) square feet.
 - iii. The area surrounding the sign shall be appropriately landscaped.
 - iv. The sign may be internally illuminated provided that the sign does not face an off-site residential zoning district.
 - v. The sign shall not exceed twenty-five (25) feet in height.
 - vi. Matching signs which border either side of one entrance shall be treated as one sign, but both sign faces shall be used to calculate the total sign area.
- b) Traffic Directional Signs.
- c) Street Signs: At the Developer's discretion, custom signage for standard street signage specified in Westfield's

Subdivision Control Ordinance may be permitted; provided, however that such custom signage shall be installed at the Developer's expense and maintained by the owner of or authorized management organization for the parcel(s) in which they are placed.

- d) Construction Signs: for each street frontage of a lot upon which construction of any structure is in progress, provided the following standards are met:
 - i. The maximum sign area shall be thirty-two (32) square feet.
 - ii. The maximum height of each sign shall be eight (8) feet.
 - iii. The sign shall not be illuminated.
 - iv. The sign shall be removed within seven (7) days after the beginning of the intended use of the building.
 - v. Sign copy shall be limited to identification of the building, architects, engineers, contractors, and other persons involved with the construction, but shall not include any advertising or product other than a rendering of the building being constructed.

e) Promotional Signs:

- i. Signs depicting the site plan of a district, parcel, or sub-parcel assuming completion of development in accordance with the development plan and indicating the location within the Real Estate of the person viewing the sign, provided the following standards are met:

The maximum size for each subject area sign shall be thirty-two (32) square feet.

The maximum height shall be eight (8) feet.

The sign may be externally illuminated until 11:00 PM each night.

Site plan signage shall be removed from a subject area when 95% of the lots or commercial space in that subject area has been sold.

- ii. Signs containing a rendering of one or more buildings expected to be constructed on a lot or portion of the Real Estate, provided the following standards are met:

The maximum size for each subject area sign shall be forty (40) square feet.

The maximum height shall be eight (8) feet.

- . The sign may be externally illuminated until 11:00 PM each night.
 - . One sign will be permitted for each street frontage of the lot or portion of Real Estate upon which construction of the depicted building is contemplated.
 - . The sign shall be removed not later than thirty-six (36) months following installation thereof unless construction of the building has commenced prior to that date and, if construction commences, the sign shall be removed within seven (7) days after the beginning of the intended use of the building.
- iii. Rotating-Changeable-Multi-Panel Signs (e.g. Tri Vision): promoting various non-specified, but development-related subject matter may be erected by the Developer, provided the following standards are met:
- . The maximum size for each subject area sign shall be thirty-two (32) square feet.
 - . The maximum height shall be eight (8) feet.

Site plan signage may be externally illuminated until 11:00 PM each night.

One sign will be permitted per subject area.

The signage shall be removed from a subject area when 95% of the lots or commercial space in that subject area has been sold or no later than thirty (30) days after the beginning of the intended use of the facility (as in the case of an open space).

f) Real Estate Sales and Leasing Signs: provided the following standards are met:

- i. The maximum sign area shall be twenty (20) square feet.
- ii. The maximum height of the sign shall be eight (8) feet.
- iii. Limited to one sign for each street frontage of the lot, with no more than two (2) sign faces per sign.
- iv. The sign shall not be illuminated.
- v. Signs for detached dwellings and commercial structures shall be removed within seven (7) days after the date the unit is leased, sold, or occupied.
- vi. With respect to attached dwellings, when 80% of the dwellings are sold or occupied, real estate signs

are limited to a ground sign, a wall sign, or a window sign of six (6) square feet or less.

- g) Time and/or Temperature Signs: shall be permitted at banks and financial institutions only.
 - h) Subdivision Signs: permitted under the Westfield-Washington Sign Ordinance.
- 4) Design Standards: signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building.
- 5) Premises identification:
- a) The assigned premises identification of a building shall be displayed in such a manner so that the numeral can readily be seen from the street. Identification shall be displayed on the building, on or near the main entrance door, or displayed on a mailbox near the street in such a manner as they identify its corresponding building. If the mailboxes for several different buildings are grouped together, or if the location of individual mailboxes are not clearly associated with their respective buildings, then identification shall also be displayed on the building.
 - b) Any dwelling or commercial building that abuts an alley or secondary access that could be used by motor vehicles must

not only display the premises identification on the front, but shall also display its premises identification visible from the alternate access to the property.

- c) When numeral representing premises identification are removed or become illegible, such numeral shall be renewed or replaced by the owner or occupant of the building.
- 6) Sign Maintenance: all signs and sign structures shall be kept and maintained in good repair and in a safe condition.
- 7) Sign Proximity: no sign shall be permitted to be placed on any wall, fence, or standard unless fronting a thoroughfare, alley, or rear lane, or unless located in a side yard that fronts a thoroughfare, alley, or rear lane.

WC 16.07.010 General Provisions

A. Purpose and Intent.

Westfield-Washington Township wishes to enhance the visual environment of the nighttime sky, protect the public health, safety and welfare, provide safe roadway conditions for motorists, cyclists, and pedestrians, and promote energy efficient, cost effective lighting while minimizing light pollution, intrusion and trespass from uncontrolled light sources. It is the intent of this Chapter to minimize the intrusion of lighting across property lines and into the nighttime sky, thereby avoiding a disruption to the quality of life of Washington Township residents.

B. Applicability.

These regulations shall be applicable to all outdoor lighting sources within Westfield-Washington Township, which:

1. Are newly designed, constructed, erected or placed into operation after the effective date of this chapter; and
2. Require the relocation or replacement of existing lighting fixtures commenced after the effective date of this chapter.

C. Exceptions.

Exceptions to these lighting standards shall include the following:

1. All outdoor light fixtures permitted prior to the adoption of these regulations (Ord. 02-39, December 9, 2002) shall be exempt from the shielding requirements of this chapter, except that when an outdoor light fixture becomes inoperable, the replacement light fixture shall comply with the standards of this chapter;
2. All hazard warning lighting required by Federal and State regulatory agencies shall be exempt from the requirements of this chapter;
3. All temporary emergency lighting required by local law enforcement, emergency service and utility department(s), shall be exempt from the requirements of this chapter;
4. All traffic control and directional lighting shall be exempt from the requirements of this chapter;
5. All underwater lighting used for the illumination of swimming pools and water features shall be exempt from the lamp type and shielding standards of this chapter;

6. All lighting for temporary festivals and carnivals shall be exempt from the requirements of this chapter; and
7. All low wattage residential accent and landscape lighting fixtures having a maximum output of 1600 lumens (equal to one 100 watt incandescent light) per fixture shall be exempt from the requirements of this chapter.

D. Prohibitions.

Prohibitions to the lighting standards of these regulations shall include the following:

1. The installation, sale, lease, or purchase of any mercury vapor lamp shall be prohibited in Westfield-Washington Township;
2. The use of laser source light or other similar high intensity light for outdoor advertising, when projected above the horizontal shall be prohibited in Westfield-Washington Township;
3. The operation of searchlights and floodlights for advertising purposes shall be prohibited in Westfield-Washington Township;
4. The use of any lighting source on towers shall be prohibited except as required by the Federal Aviation Administration; and
5. The illumination of off-site advertising signs shall be prohibited in Westfield-Washington Township.

E. General Lighting Standards.

For all areas located in Westfield-Washington Township the following standards shall apply:

1. All light fixtures shall be fully shielded and direct light downward toward the earth's surface;
2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way;
3. All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way;
4. Light pole height shall not exceed twenty-five feet (25'). All parking area light fixtures shall be designed and located to confine emitted light to the parking area; and
5. All lighting fixtures must meet building code requirements for their appropriate construction class;

F. Multi-Family Residential, Commercial and Industrial Standards.

For all multi-family residential, commercial, and industrial uses the following standards shall apply:

1. All light fixtures shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level;
2. Light meter readings shall not exceed: one-half (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines. (It should be understood that, with all of these measurements, light will still be visible at or beyond property lines.)
3. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser;
4. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface;
5. Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself;
6. Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.; and
7. No outdoor sports or recreational facilities shall be illuminated after 11:00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

G. Sign Lighting.

1. Lighting fixtures used to illuminate an outdoor advertising sign shall be mounted on top of or above the sign structure and shall comply with the shielding requirements of this chapter;
2. Lighting fixtures used to illuminate ground mounted or monument signs may be illuminated with a ground mounted or bottom mounted lighting fixture, provided that the fixture is fully shielded and all light output is directed onto the sign surface.
3. No sign lighting shall pulse, rotate, blink, flash or simulate motion, except a display containing only the time and temperature; and

4. Lamps utilized for the internal illumination of wall signs shall be turned off at 11:00 p.m. or when business closes.

H. Lighting Plans.

The applicant for any permit required by Westfield-Washington Township that proposes outdoor lighting shall submit a lighting plan set which includes:

1. A site plan indicating the location of all lighting structures, supports and fixtures, including those fixtures which presently exist on site and those which are proposed for the site;
2. A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs;
3. A site plan with illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram.
4. All plot lighting levels shall be depicted at 10-foot intervals or less.
5. The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less;
6. Photometric data depicting the angle of cut off of light emissions; and
7. Any other information that the Planning Director determines necessary to ensure compliance with the provisions of this chapter.

- 4) Home-Based Businesses & Live-Work Units: in addition to the residential requirements, One (1) space per each non-resident employee and One (1) space for each 250 SF of gross office, retail, or classroom space.
- 5) Lodging: One (1) space per employee and One (1) space per leasable bedroom.
- 6) Offices: One (1) space for each 250 SF of gross office space.
- 7) Retail Shops:
 - a) One (1) space for each 250 SF of gross retail space; or
 - b) One (1) space per employee on primary shift plus One (1) space per two (2) seats in serving area (e.g.: eatery, theater).
- 8) Civic & Public:
 - a) One (1) space for each 250 SF of gross office space; or
 - b) One (1) space per employee on primary shift plus One (1) space per five (5) seats in arena (e.g.: church, theater).
- 9) Handicapped Spaces: shall comply with State standards.

- 4) Home-Based Businesses & Live-Work Units: in addition to the residential requirements, One (1) space per each non-resident employee and One (1) space for each 250 SF of gross office, retail, or classroom space.
- 5) Lodging: One (1) space per employee and One (1) space per leasable bedroom.
- 6) Offices: One (1) space for each 250 SF of gross office space.
- 7) Retail Shops:
 - a) One (1) space for each 250 SF of gross retail space; or
 - b) One (1) space per employee on primary shift plus One (1) space per two (2) seats in serving area (e.g.: eatery, theater).
- 8) Civic & Public:
 - a) One (1) space for each 250 SF of gross office space; or
 - b) One (1) space per employee on primary shift plus One (1) space per five (5) seats in arena (e.g.: church, theater).
- 9) Handicapped Spaces: shall comply with State standards.

EXHIBIT 20

Parking Provisions

The minimum requirements for loading berths, off-lane parking, on-lane parking, and shared parking are as follows and shall replace and supersede any provisions contained in the Zoning Ordinance pertaining to parking.

I. Loading Berths:

- 1) Residential: none.
- 2) Lodging: one (1) berth per 100,000 of space or additional fraction thereof.
- 3) Offices: (1) berth per 100,000 of space or additional fraction thereof.
- 4) Retail Shops:
 - a) One (1) berth for businesses with 5,000 SF – 10,000 SF of space.
 - b) Two (2) berths for businesses with 10,001 SF – 25,000 SF of space.
 - c) Two (2) berths for businesses over 25,000 SF plus One (1) additional berth for every 25,000 SF or fraction thereof of space over 25,000 SF.
- 5) Civic & Public: one (1) berth per 100,000 of space or additional fraction thereof.
- 6) Screening: see Exhibit 21 pertaining to Landscaping.

II. Off-Street Parking:

- 1) Location: parking takes place outside the public right-of-way in designated lots, decks/garages, slip lanes, driveways, or aprons within front, side, or rear yards.

EXHIBIT 20

Parking Provisions

The minimum requirements for loading berths, off-lane parking, on-lane parking, and shared parking are as follows and shall replace and supersede any provisions contained in the Zoning Ordinance pertaining to parking.

I. Loading Berths:

- 1) Residential: none.
- 2) Lodging: one (1) berth per 100,000 of space or additional fraction thereof.
- 3) Offices: (1) berth per 100,000 of space or additional fraction thereof.
- 4) Retail Shops:
 - a) One (1) berth for businesses with 5,000 SF – 10,000 SF of space.
 - b) Two (2) berths for businesses with 10,001 SF – 25,000 SF of space.
 - c) Two (2) berths for businesses over 25,000 SF plus One (1) additional berth for every 25,000 SF or fraction thereof of space over 25,000 SF.
- 5) Civic & Public: one (1) berth per 100,000 of space or additional fraction thereof.
- 6) Screening: see Exhibit 21 pertaining to Landscaping.

II. Off-Street Parking:

- 1) Location: parking takes place outside the public right-of-way in designated lots, decks/garages, slip lanes, driveways, or aprons within front, side, or rear yards.

- 2) Access: all parking spaces shall be directly accessed by a serviceway or thoroughfare.
- 3) Use: except as may otherwise be provided for the short-term parking of service trucks or for special uses, required accessory off-street parking facilities shall be solely for the parking of passenger vehicles of employees and patrons (businesses) or occupants and visitors (Residences). Further restrictions associated with duration of parking, limited times of day, and seasonal emergencies (snow) may be enforced by the owner of the affected business or Residence.
- 4) Size of Parking Spaces:
 - a) Public Lots/Garages: ten (10) feet in width by twenty (20) feet in length for angled and perpendicular parking; and eight (8) feet in width by twenty-two (22) feet in length for parallel parking.
 - b) Private Slip Lanes: nine (9) feet in width by twenty (20) feet in length for angled and perpendicular parking; and eight (8) feet in width by twenty-two (22) feet in length for parallel parking.
 - c) Private Driveways, Pads, & Garages: eight (8) feet in width with eighteen (18) feet in length.
- 5) Orientation of Parking Spaces:
 - a) Parallel: end to end along aisle or driveway.
 - b) Angled: 45 or 60 degrees to aisle or driveway.
 - c) Perpendicular: 90 degrees to aisle or driveway.

- 2) Access: all parking spaces shall be directly accessed by a serviceway or thoroughfare.
- 3) Use: except as may otherwise be provided for the short-term parking of service trucks or for special uses, required accessory off-street parking facilities shall be solely for the parking of passenger vehicles of employees and patrons (businesses) or occupants and visitors (Residences). Further restrictions associated with duration of parking, limited times of day, and seasonal emergencies (snow) may be enforced by the owner of the affected business or Residence.
- 4) Size of Parking Spaces:
 - a) Public Lots/Garages: ten (10) feet in width by twenty (20) feet in length for angled and perpendicular parking; and eight (8) feet in width by twenty-two (22) feet in length for parallel parking.
 - b) Private Slip Lanes: nine (9) feet in width by twenty (20) feet in length for angled and perpendicular parking; and eight (8) feet in width by twenty-two (22) feet in length for parallel parking.
 - c) Private Driveways, Pads, & Garages: eight (8) feet in width with eighteen (18) feet in length.
- 5) Orientation of Parking Spaces:
 - a) Parallel: end to end along aisle or driveway.
 - b) Angled: 45 or 60 degrees to aisle or driveway.
 - c) Perpendicular: 90 degrees to aisle or driveway.

- 6) Moving Lane Width:
 - a) Parallel Parking: eight (8) feet.
 - b) Angled Parking: seven (7) feet for 45 degree; and nine (9) feet for 60 degree.
 - c) Perpendicular Parking: eleven (11) feet.
- 7) Construction: all parking areas shall be improved with compacted gravel or stone (or equal) base not less than four (4) inches thick and surfaced with an all-weather, dustless material (e.g.: concrete, asphalt, stone) which meets local industry standards for compaction and load.
- 8) Lighting: a system of flood lights shall be installed to provide an adequate standard of illumination over the entire parking area of planned business and public/civic facilities, and shall meet the standards established in Exhibit 23 pertaining to lighting.
- 9) Screening: see Exhibit 21 pertaining to landscaping.

III. On-Street Parking:

- 1) Location: parking takes place within the public right-of-way in dedicated or opportunistic spaces.
- 2) Access: all parking spaces shall be directly accessed from a thoroughfare or lane.
- 3) Use: except as may otherwise be provided for the short-term parking of service trucks or for special uses, required accessory on-street parking facilities shall be solely for the parking of passenger vehicles of employees and patrons (businesses) or occupants and visitors

- 6) Moving Lane Width:
 - a) Parallel Parking: eight (8) feet.
 - b) Angled Parking: seven (7) feet for 45 degree; and nine (9) feet for 60 degree.
 - c) Perpendicular Parking: eleven (11) feet.
- 7) Construction: all parking areas shall be improved with compacted gravel or stone (or equal) base not less than four (4) inches thick and surfaced with an all-weather, dustless material (e.g.: concrete, asphalt, stone) which meets local industry standards for compaction and load.
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(Residences). Further restrictions associated with duration of parking, limited times of day (including no parking at all), and seasonal emergencies (snow) may be enforced by the local street department (Public Street) or Owner (slip lane).

4) Size of Parking Spaces:

- a) Angled & Perpendicular Parking: ten (10) feet in width by twenty (20) feet in length.
- b) Parallel Parking: eight (8) feet in width by twenty-two (22) feet in length.
- c) Opportunistic: an eight (8) foot parking lane may be available along the moving lane with no delineated spaces or totally undefined space may be provided off the moving lane in the swale.

5) Orientation of Parking Spaces:

- a) Parallel: end to end along thoroughfare or lane.
- b) Angled: 45 or 60 degrees to thoroughfare or lane.
- c) Perpendicular: 90 degrees to thoroughfare or lane.

6) Moving Lane Width:

- a) Parallel Parking: eight (8) feet.
- b) Angled Parking: eight (8) feet for 45 degree; and nine (9) feet for 60 degree.
- c) Perpendicular Parking: eleven (11) feet.

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- 8) Lighting: a system of flood lights shall be installed to provide an adequate standard of illumination over the entire parking area of planned business and public/civic facilities, and shall meet the standards established in Exhibit 23 pertaining to lighting.

IV. Handicapped Parking: shall comply with State standards.

V. Shared Parking: in locations where differing land uses are integrated (purposefully designed and organized in close proximity due to an overlapping patron or occupant base), the required number of parking spaces for an individual use may be reduced by 25% provided that the total requirement of spaces is located within 300 feet from the main entrance of the intended use (e.g.: Employment District and Mixed-Use District).

VI. Required Spaces:

- 1) Computation: when determination of the number of parking spaces required by this section results in a fractional space, any fraction of one-half or less may be disregarded; while a fraction in excess of one-half shall be counted as one parking space. Both on-street and off-street spaces may applied towards the requirement.
- 2) Proximity: parking spaces shall be located on the same lot as the use served except where shared parking standards are implemented.
- 3) Residential: Two (2) spaces per dwelling.

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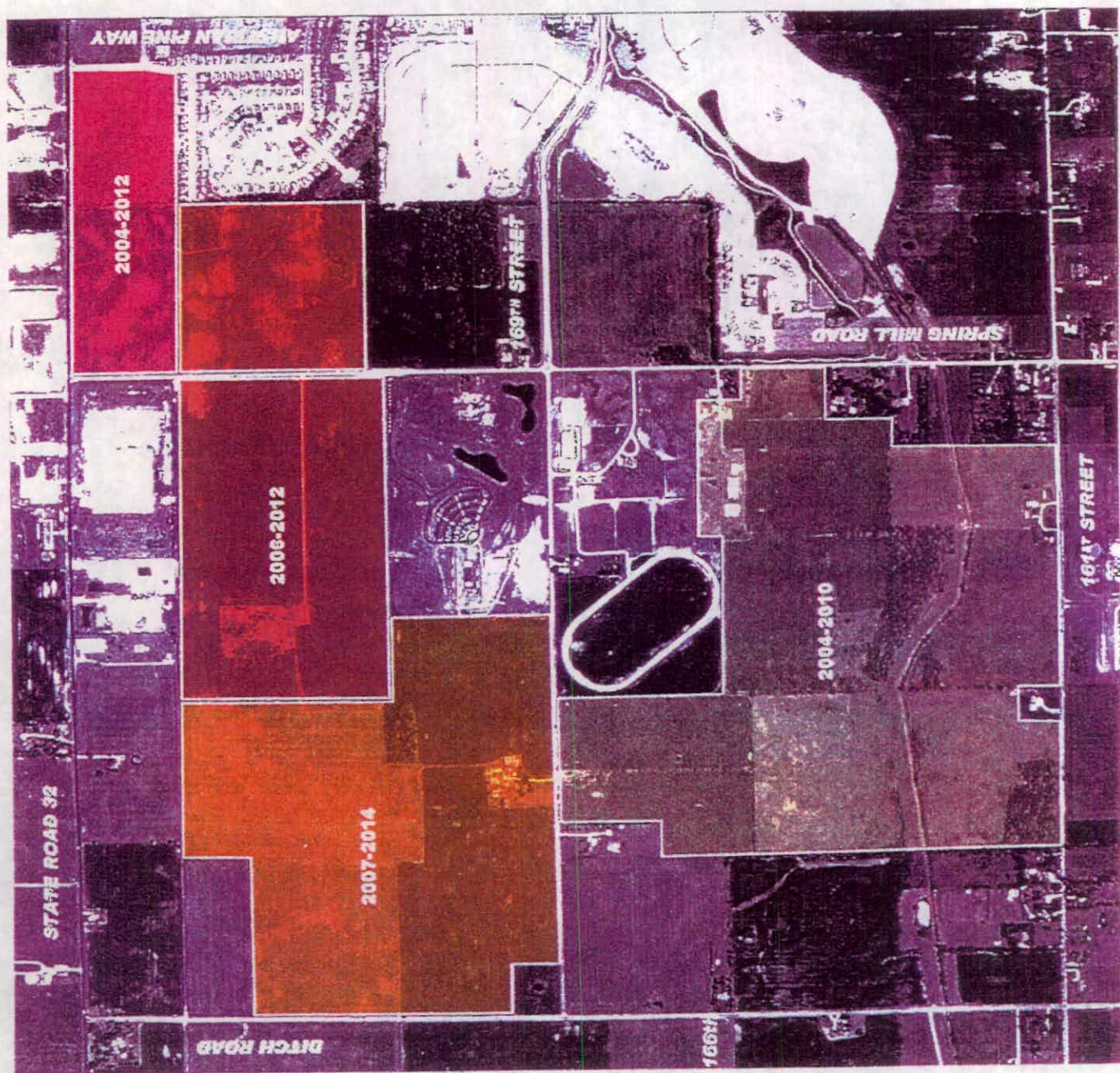
VI. Required Spaces:

- 1) Computation: when determination of the number of parking spaces required by this section results in a fractional space, any fraction of one-half or less may be disregarded; while a fraction in excess of one-half shall be counted as one parking space. Both on-street and off-street spaces may be applied towards the requirement.
- 2) Proximity: parking spaces shall be located on the same lot as the use served except where shared parking standards are implemented.
- 3) Residential: Two (2) spaces per dwelling.

EXHIBIT 21

DEVELOPMENT STANDARDS PERTAINING TO SHARED DRIVES, PRIVATE STREETS, PUBLIC STREETS, PATHS, TRAILS AND GATES

- I. Street Standards. Streets may be either private or public.
- II. Cul-de-Sacs. Private Streets or Public Streets shall conclude in a cul-de-sac. There shall be no limitation on the length of a Cul-de-sac Street; provided, however, that if the length of a Cul-de-sac Street exceeds seven hundred fifty feet (750'), there shall be installed along such street a turn around of dimensions, configuration and location acceptable to the Department.
- III. Private Streets. Private streets shall be 18' in width and need not be curbed. Private Streets shall be permitted in number and location as determined by the Developer in the Developer's sole discretion. Private Streets shall be constructed to depth and material standards set forth by the Town of Westfield. Private Streets shall not be dedicated for public use and shall not be accepted for maintenance by the Town of Westfield, unless complying with Town Standards.



ORDINANCE 15-40

AN ORDINANCE OF THE CITY OF WESTFIELD REPLACING ORDINANCE 14-12

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

WHEREAS, it is the duty and the responsibility of the Council to maintain the fiscal integrity of the finances of the City by maintaining appropriate fees for services performed by the City such as garbage and rubbish , and

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

WHEREAS, the current fees have been set and amended by Ordinance 14-12; and,

WHEREAS, it has been deemed necessary to adopt the following amendments to the Westfield Code of Ordinances.

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

Section 1. The Westfield Code of Ordinances is hereby ordered to replace Ordinance 14-12 and incorporate the amendments included in Exhibit “A” of this Ordinance attached hereto and incorporated by reference herein.

Section 2. Any other amendments to any rates, policies or procedures previously adopted or authorized by this Council are hereby also ordered amended pursuant to the contents of Exhibit “A”.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____ 2015.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Charles Lehman

Charles Lehman

Charles Lehman

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 15-40 was delivered to the Mayor of Westfield

on the _____ day of _____, 2015, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 15-40

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 15-40

this _____ day of _____, 2015.

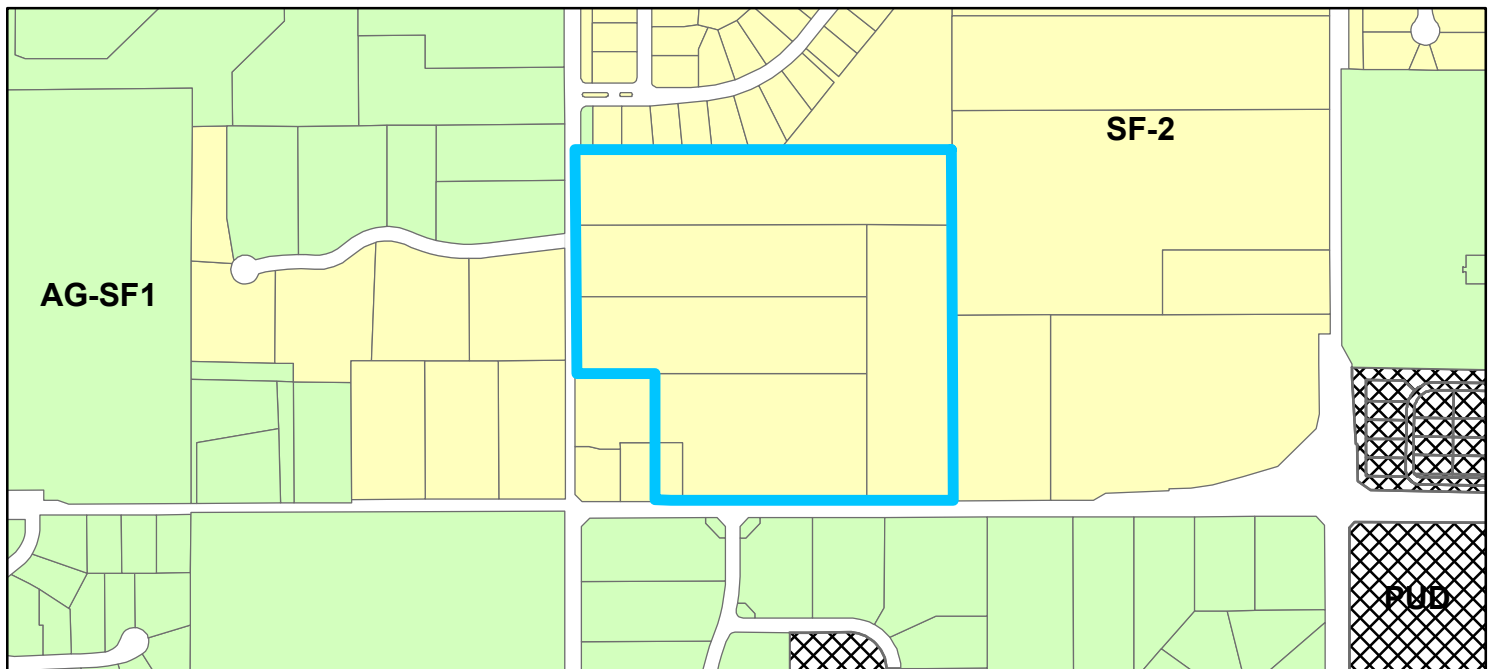
J. Andrew Cook, Mayor

Aerial Location Map

 Site



Zoning Map



Zoning  AG-SF1 (Agriculture - Single Family - 1)  PUD (Planned Unit Development)
 SF-2 (Single Family - 2)

ORDINANCE 15-27

THE TRAILS PUD

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Petition 1509-PUD-18), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Petition 1509-PUD-18 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (7-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 367-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on November 3, 2015; 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 This PUD District Ordinance (this "Ordinance") applies to the subject real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”) and shall hereafter be referred to as the "**THE TRAILS PUD DISTRICT**" (the “District”).
- 1.2 The provisions of the Zoning Ordinance as amended shall govern development of the Real Estate unless specifically modified by the terms of this Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance shall be superseded by the terms of this Ordinance.
- 1.3 The underlying zoning district for **Lot 1** shall be the **MF2 – Multi-Family Medium Density District**. The underlying zoning district for **Lot 2** shall be **GB – General Business District**. Except as modified, revised, supplemented or expressly made inapplicable by

this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

- 1.4 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.

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

- A. Architectural Insulated Panels: An insulated metal panel with a foamed core and an exterior finish that simulates the look of stucco.
- B. Family Entertainment Center. A retail/entertainment establishment which may include any combination of the following activities: bowling, laser tag, arcade, full-service restaurant and bar, outdoor seating, outdoor entertainment, and other similar activities.
- C. Underlying Zoning District. The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

- 2.1 Site Concept Design Plan: The plans attached hereto and incorporated herein by reference as **Exhibit B**. Exhibit B includes two (2) alternative layouts for multi-family development on Lot 1. Each layout depicts a general plan for the development of the Real Estate. The site shall be developed in substantial compliance with one of the two (2) alternative plans.

- A. Exhibit B1 depicts a multi-building multi-family development (“Layout B1”).
- B. Exhibit B2 depicts a single-building multi-family development (“Layout B2”).

- 2.2 Illustrative Character Exhibit: The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District’s intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department’s decision may be appealed to the Plan Commission.

Section 3. **Permitted Uses.**

- 3.1 Lot 1 – All uses permitted in the Underlying Zoning District for MF2 shall be permitted in Lot 1, except for the following:
- A. Utilities – Regulated by IURC

- 3.2 Lot 2 – All uses permitted in the Underlying Zoning District for GB shall be permitted in Lot 2. In addition, the following are also permitted:
- A. Family Entertainment Center
 - B. Mixed-Use Commercial, including office and/or retail space

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

- 4.1 *Article 4.11 MF2: Multi-Family Medium Density District* regulations shall apply to Lot 1, except as modified below.
- A. Location: *Article 4.11 (C)(2)* regarding multi-family zoning district proximity shall not apply.
 - B. Maximum Density: Thirty (30) Dwelling Units per acre.
 - C. Maximum Dwelling Units per Structure:
 - a. Layout B1 – 30 units per building; or
 - b. Layout B2 – Maximum of 300 units
 - D. Maximum Number of Dwelling Units: Three Hundred (300)
 - E. Minimum Building Setback Lines: Front Yard: 0’
 - F. Maximum Building Height:
 - a. Layout B1 – 3 stories
 - b. Layout B2 – 80 feet
 - G. Project Perimeter Setback: *Article 4.11 (J)* regarding proximity slope shall not apply.
- 4.2 *Article 4.16: General Business District* regulations shall apply to Lot 2.

Section 5. Development Standards. The standards of *Article 5.3: State Highway 32 Overlay District* and *Chapter 6: Development Standards* shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

- 5.1 *Article 5.3 (K)* and *Article 6.3 Architectural Standards* shall apply, except as otherwise modified below.
- A. Lot 2 – If Architectural Insulated Panels are used as an exterior building material on Lot 2, then the following applies:
 - 1. A minimum of thirty-three percent (33%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
 - 2. No more than sixty-seven percent (67%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with Architectural Insulated Panels.

3. No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal (that is not Architectural Insulated Panels), Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

B. Lot 2 – If Architectural Insulated Panels are not used as an exterior building material on Lot 2, then the architectural standards under *Article 5.3 (K)* and *Article 6.3 Architectural Standards* shall apply.

5.2 *Article 6.14 Parking and Loading Standards* shall apply to the Real Estate, except as otherwise modified below.

A. Required Spaces for Multi-family Dwellings: 1.5 spaces per Dwelling Unit

5.3 The existing trees and other vegetation along the Midland Trace Trail corridor shall be preserved and maintained. Direct access to the Midland Trace Trail from the Real Estate shall not be permitted, except as otherwise requested or required by the City.

Section 6. **Design Standards.** The regulations of *Chapter 8: Design Standards* shall apply to the Real Estate, except as otherwise modified below.

6.1 *Article 8.6 Open Space and Amenity Standards* shall apply, except as otherwise modified below.

A. Minimum Open Space: 15%.

B. Development Amenities: Lot 1 shall be developed to include a minimum of five (5) amenities, including but not limited to the following:

- (i) Clubhouse
- (ii) Fitness Center in Clubhouse
- (iii) Pool at Clubhouse
- (iv) Business Center in Clubhouse
- (v) Grilling Cabana at Clubhouse
- (vi) Dog Park at Clubhouse
- (vii) Unique Bicycle Storage Units on Ground Level
- (viii) Electric car charging station

6.2 Trail Access

A. Access to the Midland Trace Trail shall be limited to the intersection with perimeter pathway along Oak Ridge Road, unless otherwise requested or required by the City.

B. Lot 2 shall include direct access to the Monon Trail.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS ____ DAY OF
_____, 2015.

**WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Chuck Lehman

Chuck Lehman

Chuck Lehman

Bob Smith

Bob Smith

Bob Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

This Instrument prepared by: Adam H. Horkay
EdgeRock Development, LLC.
733 E. State Road 32, Westfield IN 46074

I hereby certify **ORDINANCE 15-27** was delivered to the Mayor of Westfield on the _____ day of _____, 2015.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 15-27
this _____ day of _____, 2015.

I hereby VETO ORDINANCE 15-27
this _____ day of _____, 2015.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

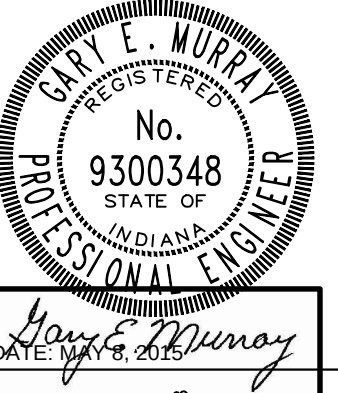
EXHIBIT A

The Trails PUD



EXHIBIT B

Layout B1



NORTH
1307 W. 161st Street
Westfield, Indiana 46074

SOUTH
Purdue Technology Center of
Indianapolis
5225 Exploration Drive, Suite
Indianapolis, Indiana 46241

P: 317.399.1216
F: 317.399.1216
www.TERRAsitedev.com

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EDGEROCK DEVELOPMENT
733 EAST STATE ROAD 32
WESTFIELD, IN 46074

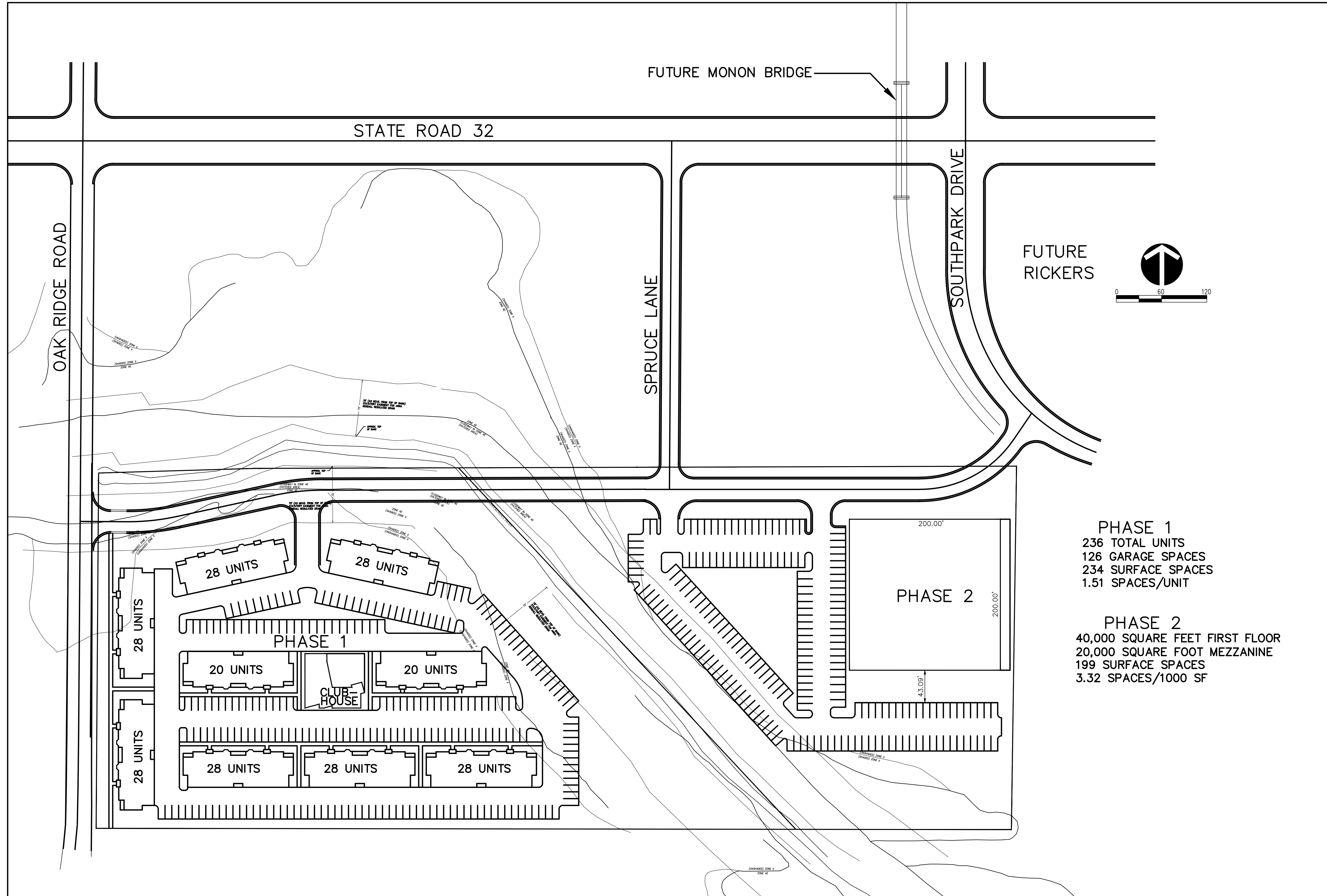
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DRAWING FILES:

DATE:	
MAY 27, 2015	
PROJECT NUMBER:	
150324-1.001	
DRAWN BY:	CHECKED BY:
RT	GEM
SHEET TITLE:	

SHEET #:

of 8



Layout B2

PROFESSIONAL ENGINEER

INDIANA

STATE OF

No. 9300348

REGISTERED

DAVID E. MURPHY

DATE: 10/15/14

David E. Murphy

NORTH
1307 W. 161st Street
Westfield, Indiana 46074

SOUTH
Purdue Technology Center of
Exploration Drive, Suite 133
Indianapolis, Indiana 46241
P: 317.399.1216
F: 317.399.1216
www.TERRASIDEV.COM

DEVELOPMENT & ENGINEERING CONSULTANTS

EDGEROCK DEVELOPMENT
733 EAST STATE ROAD 32
WESTFIELD, IN 46074

REVISIONS:	DATE	BY	DESCRIPTION

DRAWING FILES:

DATE: MAY 27, 2015

PROJECT NUMBER: 150324-1.001

DRAWN BY: RT

CHECKED BY: GEM

SHEET TITLE:

SHEET #: 8 of 8

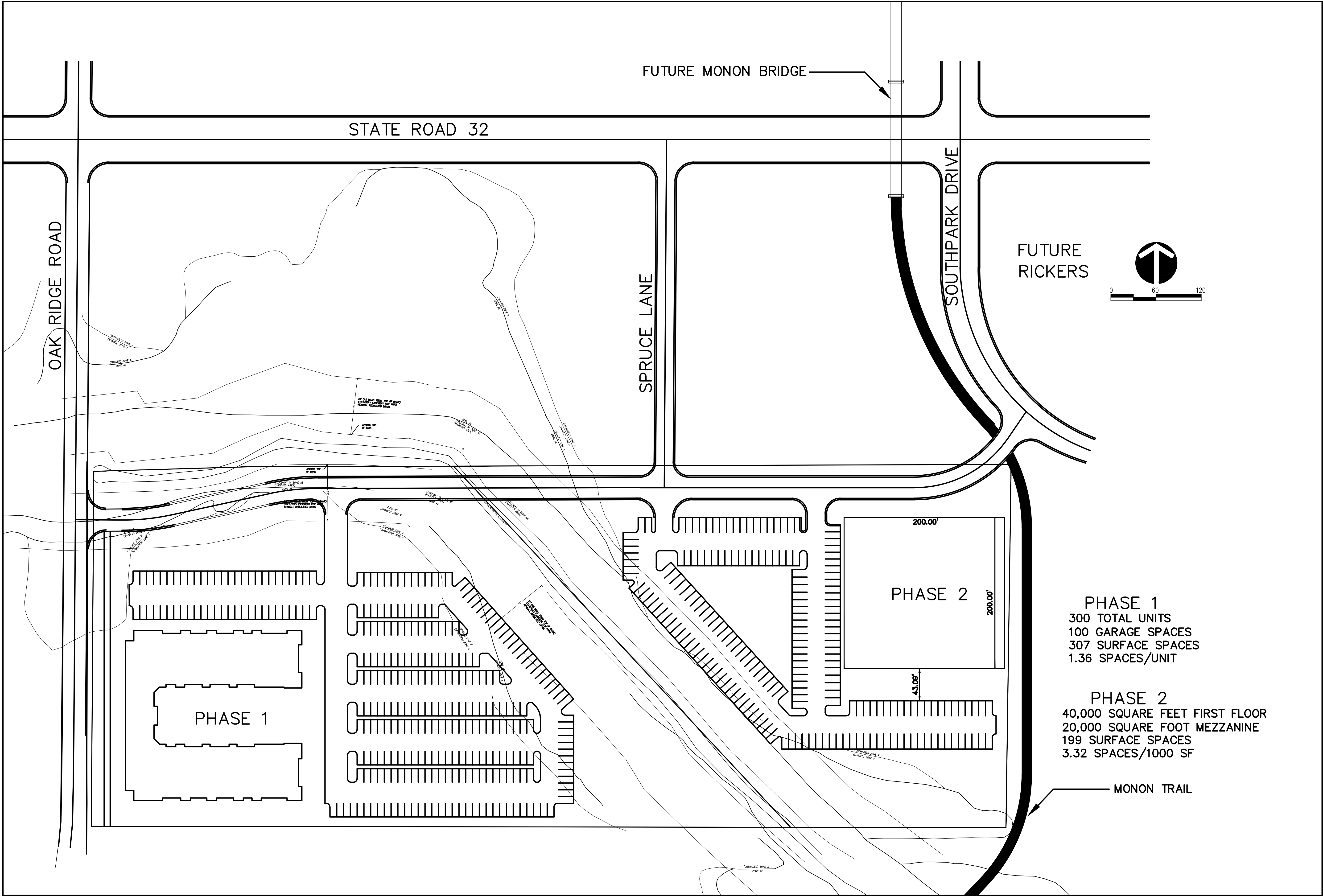


EXHIBIT C

Lot 1 - Layout B1 Buildings



Lot 1 - Layout B2 Building



Lot 2 Building



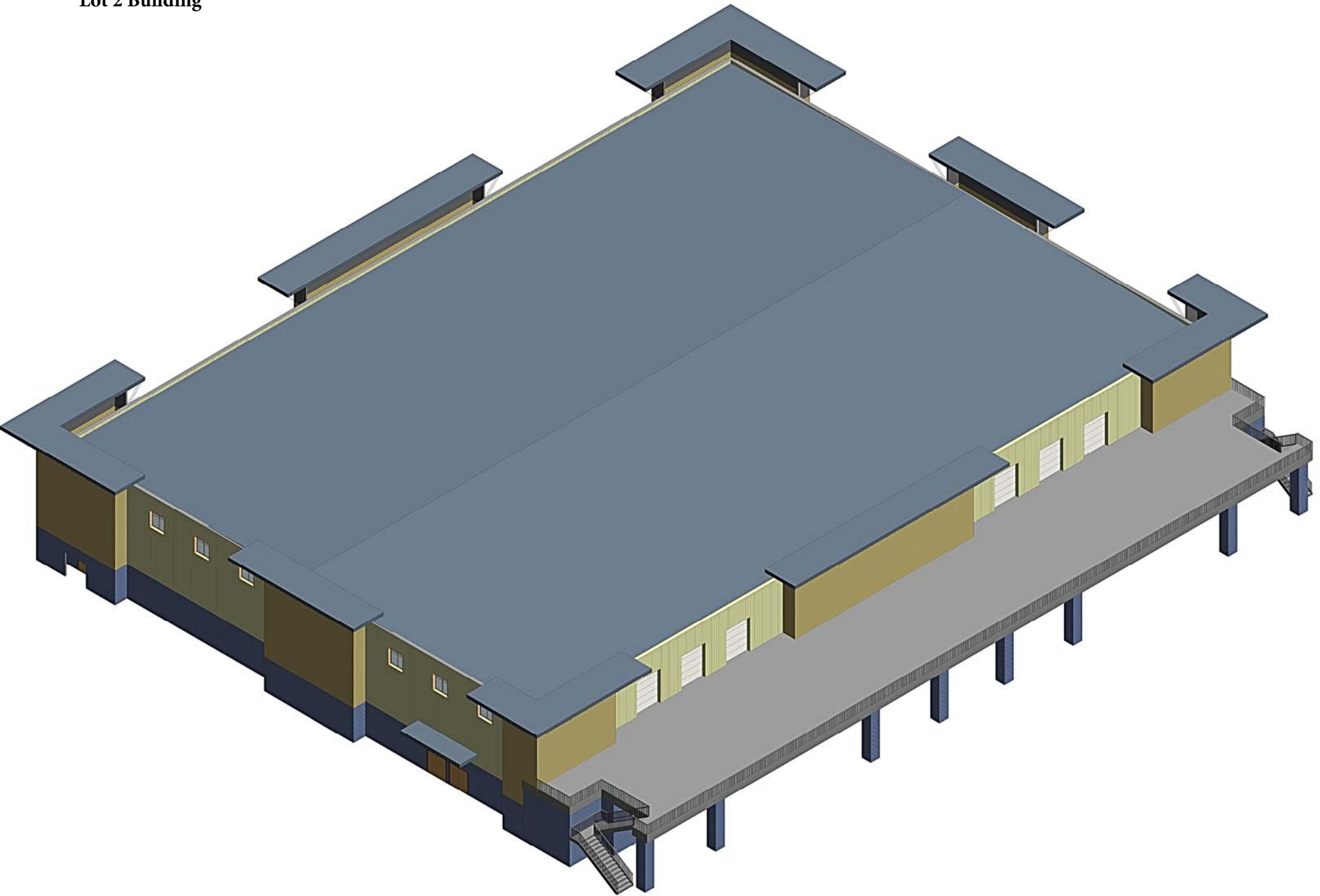
October 30, 2015

Lot 2 Building



October 30, 2015

Lot 2 Building



Lot 1 - Layout B1 Buildings



Lot 1 - Layout B2 Building



Lot 2 Building



October 30, 2015

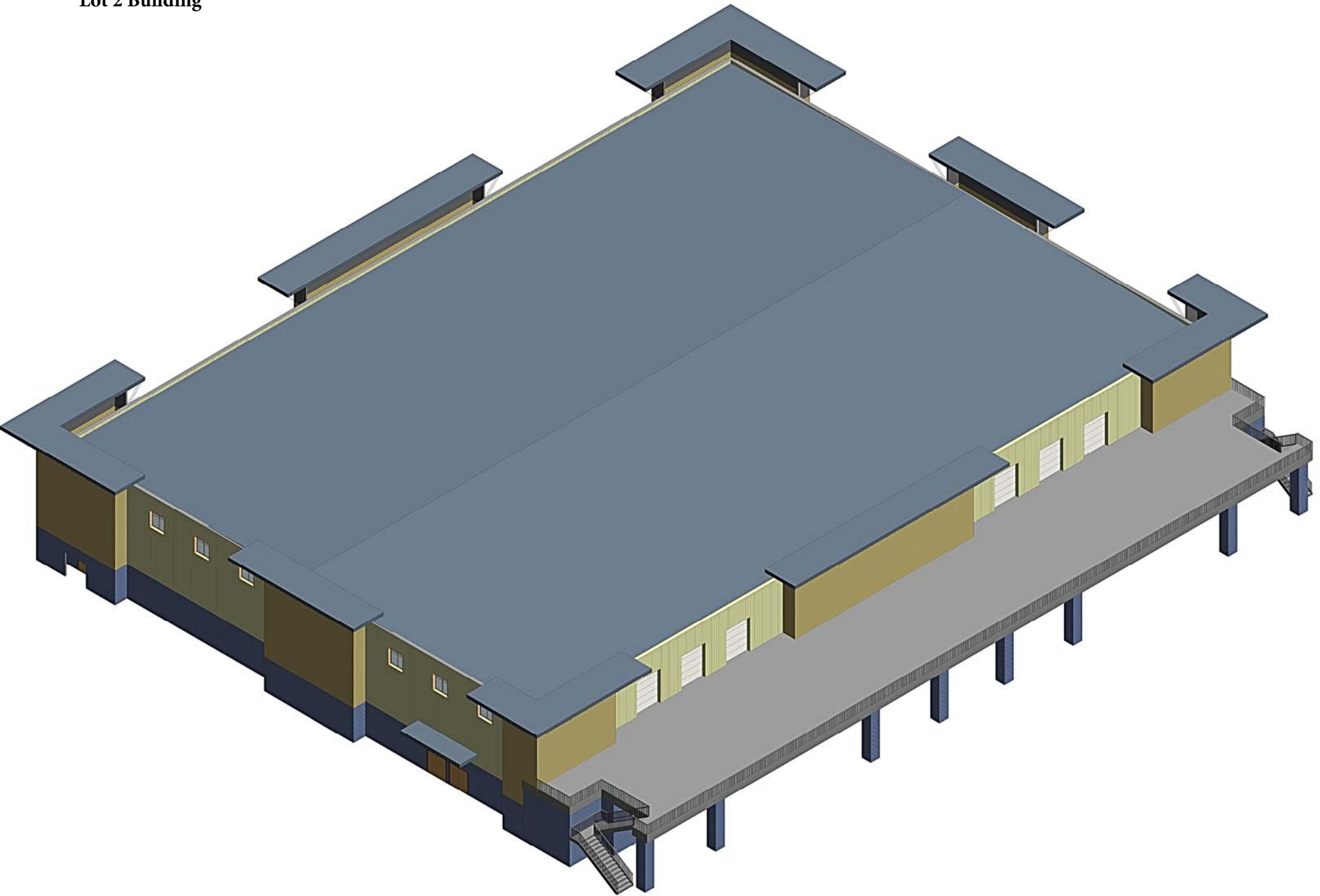


Lot 2 Building



October 30, 2015

Lot 2 Building





Westfield City Council Report

Ordinance Number:	15-27
APC Petition Number:	1509-PUD-18
Subject Site Address:	<i>East side of Oak Ridge Road, south of State Road 32</i>
Petitioner:	EdgeRock Development
Requested Action:	Petitioner requests a change in zoning of approximately 13.75 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to The Trails PUD District.
Current Zoning:	AG-SF1 and State Road 32 Overlay District
Current Land Use:	Residential/Vacant
Approximate Acreage:	13.75 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Conceptual Site Plans 4. Building Character Exhibit 5. The Trails PUD Ordinance, Ord. 15-27
Prepared By:	Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the August 10, 2015 City Council meeting. The petition received a public hearing at the September 8, 2015 Advisory Plan Commission (the "APC") meeting. The APC forwarded this petition with a favorable recommendation (Vote: 7-0) at its November 2, 2015 meeting. This petition is eligible for adoption consideration at the November 9, 2015 Council meeting.

PROCEDURAL

Public Hearing: Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held at the September 8, 2015 meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC'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.

PROJECT OVERVIEW

Location: This subject property (the “Property”) is approximately 13.75 acres +/- in size and is located on the east side of Oak Ridge Road, just south of State Road 32 (see Exhibit 2). The Midland Trace Trail abuts the property to the south and the Monon Trail abuts the property to the east. The Property is currently zoned AG-SF1 and it falls within the State Highway 32 Overlay District.

Project Overview: The Petitioner is requesting a change of zoning to a mixed-use Planned Unit Development (PUD) District to be known as “The Trails PUD” (the “Proposal”). As proposed, the project would be divided into two separate lots/districts. The western portion of the Proposal (“Lot 1”) defaults to the MF2: Multi-Family Medium Density District and State Highway 32 Overlay District standards and uses, with a few modifications. The PUD Ordinance provides for two alternative concept plans for developing Lot 1. One plan depicts a more traditional suburban multi-family development with several two or three-story buildings. The alternative plan is for a more urban design which includes a single building that is several stories tall (maximum of 120 feet). The maximum number of dwelling units would be limited to 300 units, as proposed.

The eastern portion of the Proposal (“Lot 2”) defaults to the General Business District and State Highway 32 Overlay District standards and uses, with a few modifications. The plans also depict a future bridge over the Anna Kendall Drain that would connect the east/west access roads for Lot 1 and Lot 2 together. Lot 2 fronts on the Monon Trail, and businesses that locate on Lot 2 could cater to trail users.

Both alternative concept plans depict a public east/west access road that would connect Oak Ridge Road to Wheeler Road and provides two ways to access Lot 1 and Lot 2.

The PUD Ordinance includes a building character exhibit which demonstrates a minimum quality and appearance of structures within the project.

Comprehensive Plan: The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Highway/Employment Corridor of State Highway 32. The Comprehensive Plan states that smaller-scale local office and service uses are appropriate along State Highway 32, and that retail uses which are subordinate to and supportive of the corridor’s office and service uses are appropriate. The 2011 Family Sports Capital Addendum II to the Comprehensive Plan anticipates supporting uses such as restaurants, offices, retail uses, higher density residential, and other supporting commercial uses will be located nearby the Grand Park Sports Campus. State Highway 32 (west of U.S.

Highway 31) has been redeveloping into a hospitality corridor, with a focus on providing supporting hospitality-type uses for the visitors to Grand Park.

MODIFICATIONS SINCE THE COUNCIL INTRODUCTION

1. Lot 2 Permitted Uses – “Multi-family” was removed as a potential land use for Lot 2 (the eastern lot).
2. Building Materials for Lot 2 – Architectural Insulated Panels was defined in the revised PUD Ordinance document as “an insulated metal panel with a foamed core and an exterior finish that simulates the look of stucco.” Additionally, the architectural standard for Lot 2 development was modified so that up to 67% of a building façade could be covered with the Architectural Insulated Panel material and 33% of the building façade is required to be a Masonry Material. A revised rendering of the proposed family entertainment center on Lot 2 was submitted and depicts the building materials ratio as described above (in Exhibit C of the PUD Ordinance, the material around the bottom level of the building would be masonry and the balance of the building would generally be Architectural Insulated Panels). The PUD Ordinance requires the design of the actual building(s) on the site to be consistent with the quality and character of the buildings depicted in the PUD Ordinance, Exhibit C.

The City’s typical standard for commercial developments and developments within the State Road 32 Overlay is a minimum of 60% of the façade is required to be covered with Masonry Material and no more than 25% of a façade can be covered with metal, Fiber Cement Siding, Polymeric Cladding, EFIS, stucco, or vinyl.

3. Maximum Building Height for Layout B2 – As discussed at the Public Hearing, the maximum building height for Layout B2 (the single building multi-family concept) was changed from the originally proposed 120 feet to 80 feet.
4. Monon Trail and Midland Trace Trail – As discussed at the Public Hearing, listing trail access as an optional amenity was removed from the amenity list and was added as a requirement for the development. In order to preserve the existing tree line, Lot 1 would have access to the Midland Trace Trail through the perimeter pathway along Oak Ridge Road only, and trees/vegetation along the Midland would be preserved. Lot 2 would have direct trail access to the Monon Trail.
5. Bridge between Lot 1 and Lot 2 – The alternative site plans have been modified to reflect the change that the bridge would be built when the rest of the frontage road is built.

RECOMMENDATIONS / ACTIONS

APC Recommendation

At its November 2, 2015, meeting, the APC forwarded a favorable recommendation of this petition to the Council (Vote of: 7 in favor, 0 opposed) with the following condition:

- That Section 3.2 of the PUD Ordinance be modified so that Multi-Family is not included as a permitted use on Lot 2.

The revision has been incorporated into the PUD Ordinance, as presented (see **Exhibit 5**).

City Council

Introduction: August 10, 2015

Eligible for Adoption: November 9, 2015

Submitted by: Kevin M. Todd, Senior Planner
Economic and Community Development Department

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

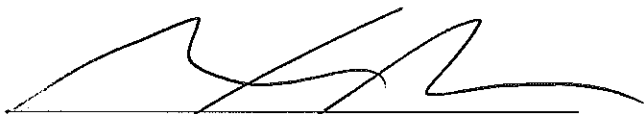
The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, September 8, 2015 to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana 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.	1509-PUD-18
Ordinance No.	15-27
Petitioner	EdgeRock Development
Description	Petitioner requests a change in zoning of approximately 13.75 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to The Trails PUD District.

On November 2, 2015, a motion was made and passed to send a favorable recommendation to the City Council regarding this petition (Vote: 7 in favor, 0 opposed) with the following condition:

- That Section 3.2 of the PUD Ordinance be modified so that Multi-Family is not included as a permitted use on Lot 2.

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



Matthew S. Skelton, Secretary

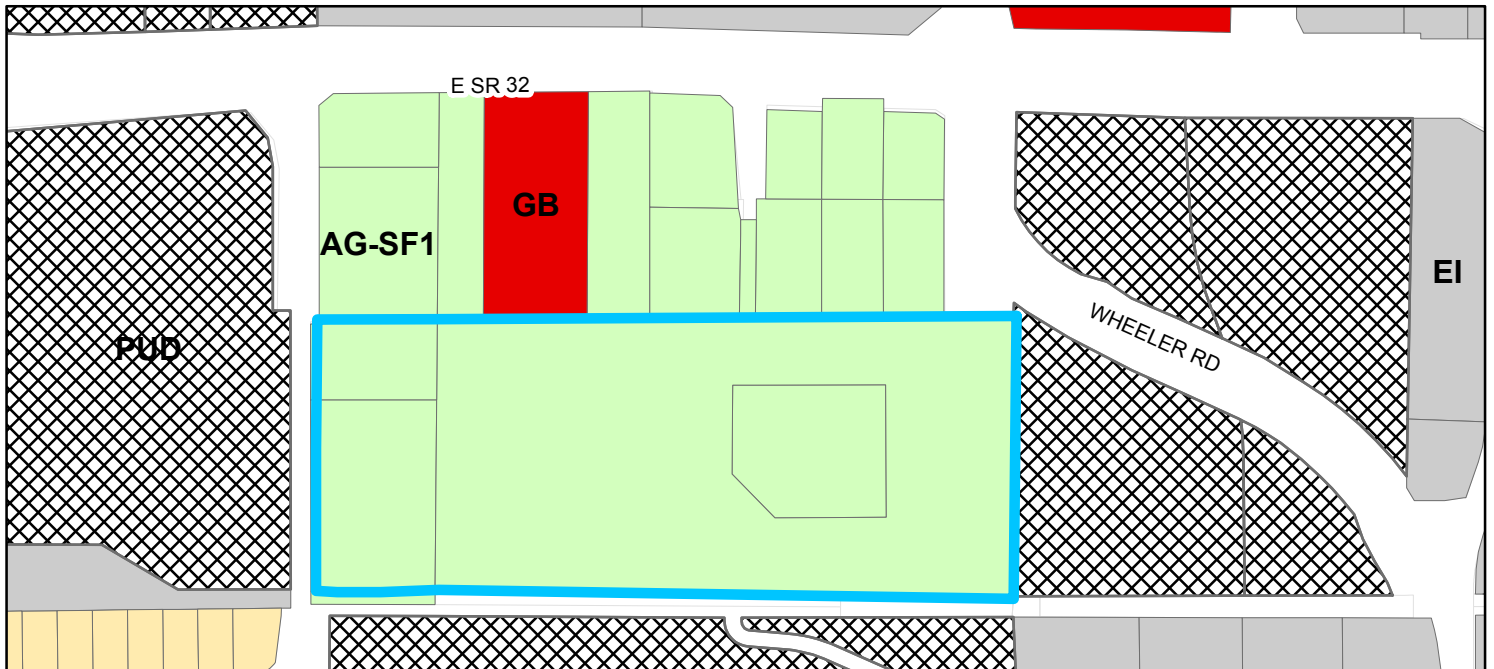
November 3, 2015

Date

Aerial Location Map



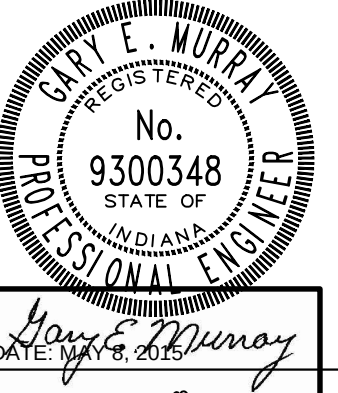
Zoning Map



Zoning

- | | |
|--|--------------------------------|
| AG-SF1 (Agriculture - Single Family - 1) | OI (Open Industrial) |
| EI (Enclosed Industrial) | PUD (Planned Unit Development) |
| GB (General Business) | SF-4 (Single Family - 4) |

Layout B1



NORTH
1307 W. 161st Street
Westfield, Indiana 46074

SOUTH
Purdue Technology Center of
Indianapolis
5225 Exploration Drive, Suite
Indianapolis, Indiana 46241

P: 317.399.1216
F: 317.399.1216
www.TERRAsitedev.com

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EDGEROCK DEVELOPMENT
733 EAST STATE ROAD 32
WESTFIELD, IN 46074

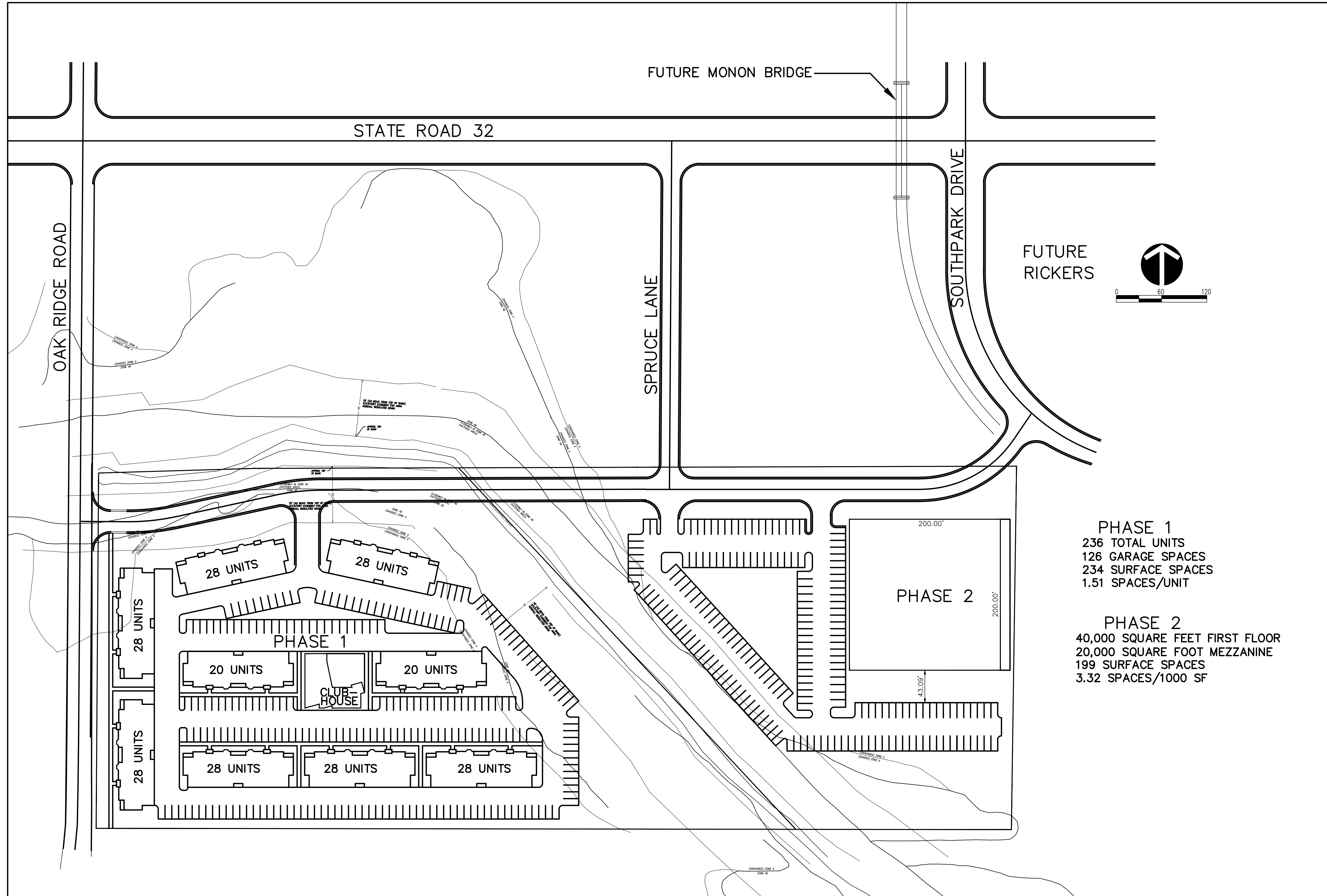
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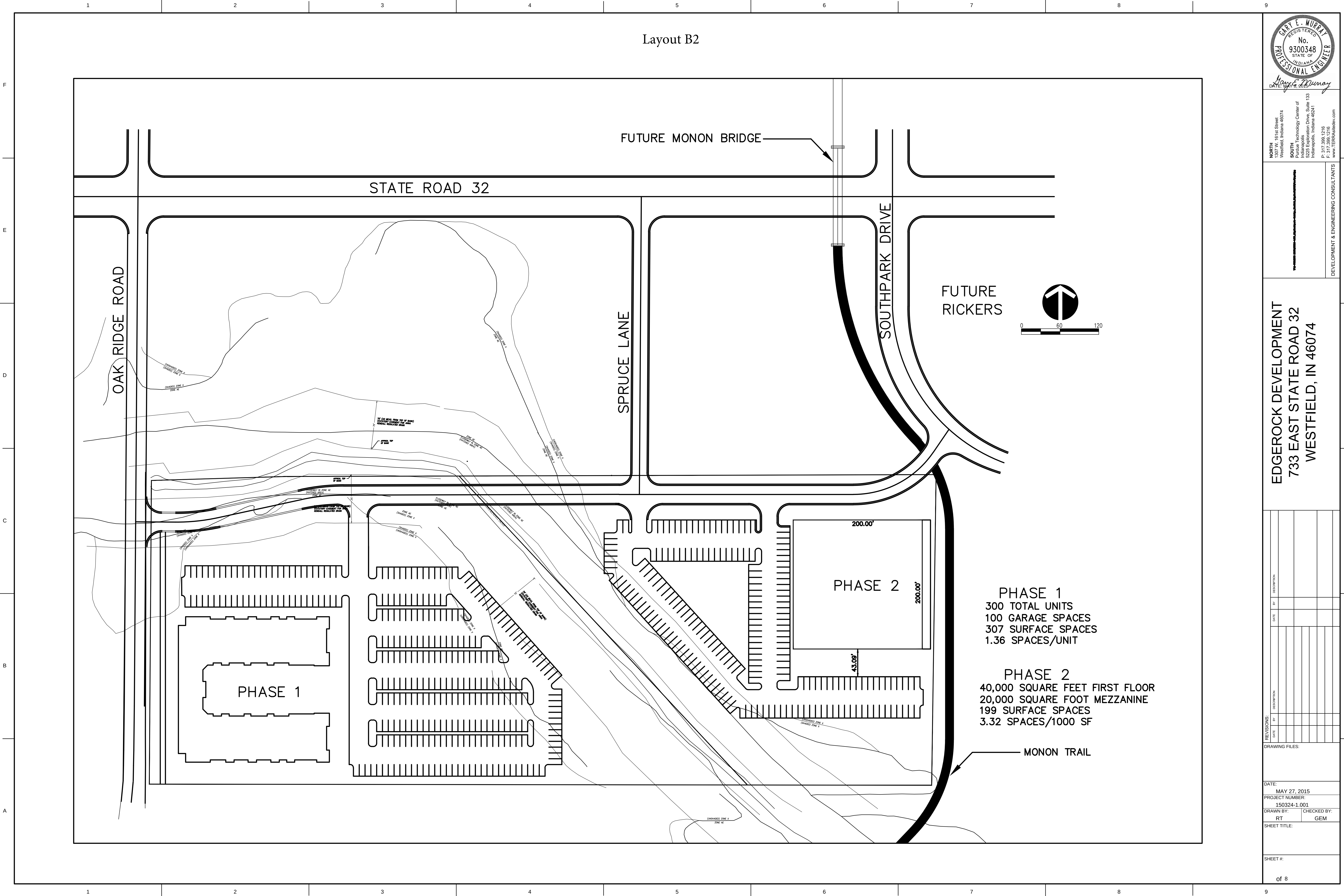
DRAWING FILES:

DATE:	
MAY 27, 2015	
PROJECT NUMBER:	
150324-1.001	
DRAWN BY:	CHECKED BY:
RT	GEM
SHEET TITLE:	

SHEET #:

of 8





SEAL

PROFESSIONAL ENGINEER

INDIANA

No. 9300348

REGISTERED

STATE OF

DATE: 5/27/2015

W. E. MURPHY

NORTH

1307 W. 161st Street

Westfield, Indiana 46074

SOUTH

Purdue Technology Center of

5225 Exploration Drive, Suite 133

Indianapolis, Indiana 46241

P: 317.399.1216

F: 317.399.1216

www.TERRASIDEV.com

EDGEROCK DEVELOPMENT

733 EAST STATE ROAD 32

WESTFIELD, IN 46074

DEVELOPMENT & ENGINEERING CONSULTANTS

REVISIONS:	DATE	BY	DESCRIPTION

DRAWING FILES:

DATE: MAY 27, 2015

PROJECT NUMBER: 150324-1.001

DRAWN BY: RT

CHECKED BY: GEM

SHEET TITLE:

SHEET #: 8 of 8

ORDINANCE NUMBER 15-##

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 15##-PUD-##**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 15##-PUD-##** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (##) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2015;

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

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

Section 1. Applicability of Ordinance.

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

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

- 2.1 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

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

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the GB: General Business District. The US Highway 31 Overlay District (Article 5.2) shall not apply to the Real Estate. The State Highway 32 Overlay District (Article 5.3) shall apply to the development of the Real Estate, except as otherwise modified herein.

Section 5. Permitted Uses. All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13, shall be permitted.

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 herein or superseded by the State Highway 32 Overlay District.

Section 7. **State Highway 32 Overlay District.** The standards of Article 5.3: State Highway 32 Overlay District (the “SR32 Overlay District”) shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 Article 5.3(J) Building Size Requirements: Shall apply; however, a minimum seven hundred (700) square foot outdoor seating area, as depicted in the Concept Plan, shall be credited toward this requirement.

7.2 Article 5.3(K) Architectural Design Requirements: Shall apply. In addition, the following shall apply:

A. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District’s intent and vision.

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

8.1 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified below:

A. Landscape Plan: The Landscaping Plan, attached hereto as **Exhibit D**, is hereby incorporated as the intended planting plan for the Real Estate.

B. Article 6.8(O)(1) Interior Parking Area Landscaping: Shall apply; however, the minimum Interior Parking Area Landscaping for the Real Estate shall be nine hundred (900) square feet, which shall be landscaped with a minimum aggregate of five (5) trees and twenty (20) shrubs.

C. Article 6.8(O)((2) Perimeter Parking Area Landscaping: Shall apply; however, the perimeter parking lot landscaping required along the north property line shall not be required until the Tournament Trail extension is constructed. At that time, the Property Owner shall install perimeter parking area landscaping in coordination with the City.

Section 9. **Infrastructure Standards.** The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see *Chapter 7: Subdivision Regulations*), unless otherwise approved by the Plan

Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS ## DAY OF _____, 2015.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Charles Lehman

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Charles Lehman

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 15-##** was delivered to the Mayor of Westfield
on the _____ day of _____, 2015, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-##**
this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-##**
this _____ day of _____, 2015.

J. Andrew Cook, Mayor

This document prepared by:

SCHEDULE OF EXHIBITS

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

EXHIBIT A
Legal Description of the Culver's Sun Park PUD District Real Estate

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 42 MINUTES 22 SECONDS WEST 576.00 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID QUARTER QUARTER SECTION NORTH 00 DEGREES 46 MINUTES 41 SECONDS EAST 30.00 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION NORTH 89 DEGREES 42 MINUTES 22 SECONDS WEST 180.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF AN ACCESS ROAD; THENCE ALONG SAID EASTERLY LINE NORTH 44 DEGREES 27 MINUTES 51 SECONDS WEST 28.16 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 41 SECONDS EAST 295.01 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 22 SECONDS EAST 200.01 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES 41 SECONDS WEST 315.01 FEET TO THE PLACE OF BEGINNING.

EXCEPT:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 88 DEGREES 48 MINUTES 00 SECONDS WEST 576.00 FEET ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 00 DEGREES 42 MINUTES 57 SECONDS WEST 30.00 FEET TO THE NORTH BOUNDARY OF S.R. 32 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 88 DEGREES 48 MINUTES 00 SECONDS WEST 180.01 FEET ALONG THE BOUNDARY OF SAID S.R. 32; THENCE NORTH 45 DEGREES 57 MINUTES 29 SECONDS WEST 14.08 FEET ALONG SAID BOUNDARY; THENCE NORTH 88 DEGREES 48 MINUTES 00 SECONDS EAST 190.01 FEET TO THE EAST LINE OF THE OWNERS' LAND; THENCE SOUTH 00 DEGREES 42 MINUTES 57 SECONDS EAST 10.00 FEET ALONG SAID EAST LINE OF THE OWNERS' LAND TO THE BOUNDARY OF S.R. 32 AND THE POINT OF BEGINNING AND CONTAINING 0.042 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN INSTRUMENT NUMBER 8919077.

ALSO EXCEPT THAT PART CONVEYED TO THE STATE OF INDIANA BY WARRANTY DEED RECORDED JULY, 17, 2007 AS INSTRUMENT NO. 2007040165, DESCRIBED AS FOLLOWS:
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 50 MINUTES 43 SECONDS WEST 576.07 FEET ALONG THE SOUTH LINE

Exhibit A

Pg. 1 of 2

OF SAID SECTION TO THE PROLONGED EAST LINE OF THE GRANTOR'S LAND; THENCE NORTH 00 DEGREES 38 MINUTES 07 SECONDS EAST 40.00 FEET ALONG SAID EAST LINE PROLONGED TO THE NORTH BOUNDARY OF S.R. 32 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 50 MINUTES 43 SECONDS WEST 189.81 FEET (190.01) FEET BY INSTRUMENT NUMBER 9327322) ALONG THE BOUNDARY OF SAID S.R. 32 TO THE NORTHEASTERN BOUNDARY OF THE INTERSECTION OF SAID S.R. 32 AND SUNPARK DRIVE; THENCE NORTH 44 DEGREES 00 MINUTES 56 SECONDS WEST 14.22 FEET ALONG THE BOUNDARY OF THE INTERSECTION OF SAID S.R. 32 AND SAID SUNPARK DRIVE TO THE EAST BOUNDARY OF SAID SUNPARK DRIVE; THENCE NORTH 00 DEGREES 38 MINUTES 07 SECONDS EAST 249.58 FEET ALONG THE BOUNDARY OF SAID SUNPARK DRIVE; THENCE SOUTH 89 DEGREES 21 MINUTES 40 SECONDS EAST 14.13 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 20 SECONDS WEST 194.80 FEET; THENCE SOUTH 47 DEGREES 31 MINUTES 04 SECONDS EAST 27.80 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 164.98 FEET TO THE EAST LINE OF GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 38 MINUTES 07 SECONDS WEST 46.59 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.285 ACRES, MORE OR LESS.

Exhibit A
Pg. 2 of 2

EXHIBIT B
CONCEPT PLAN

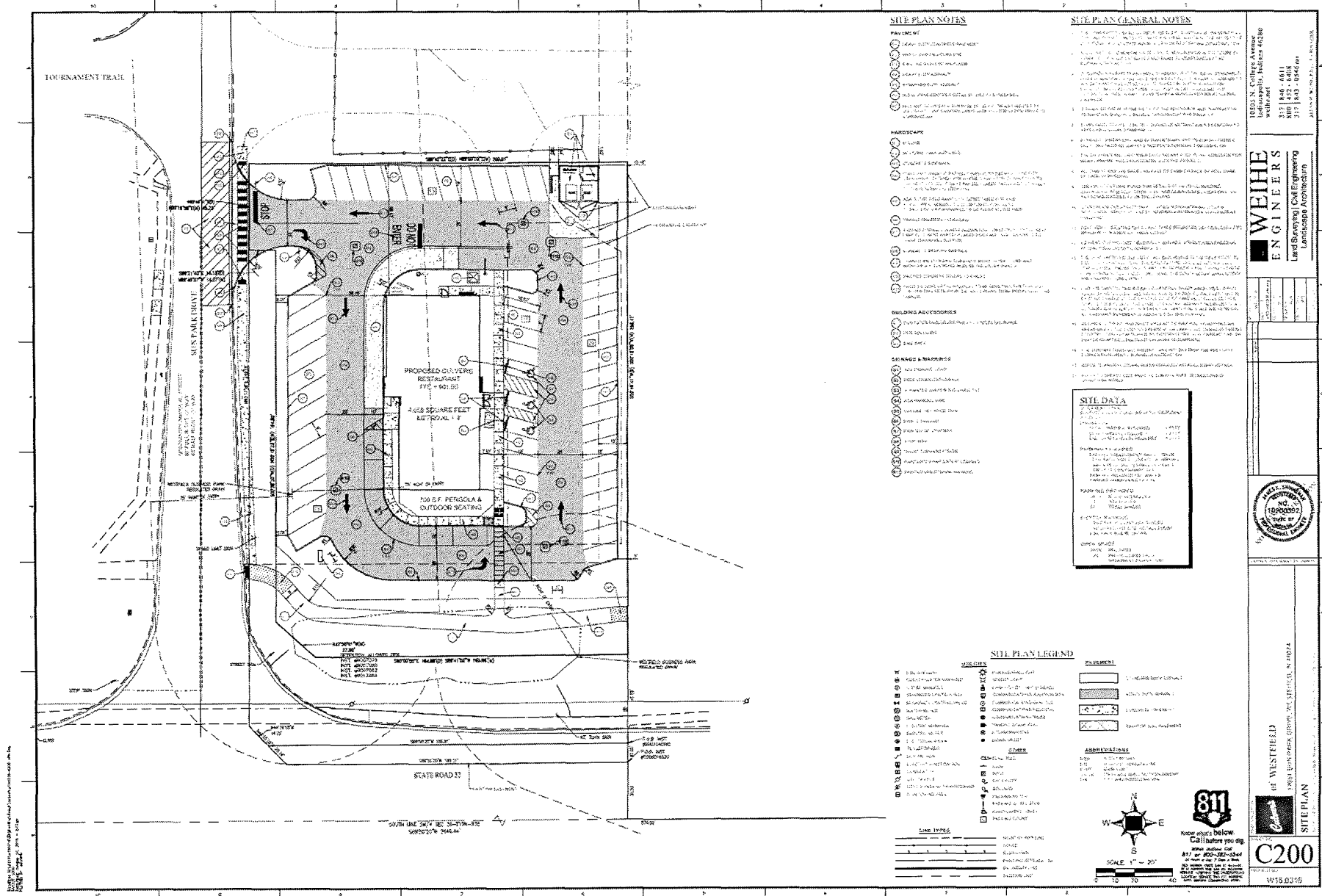
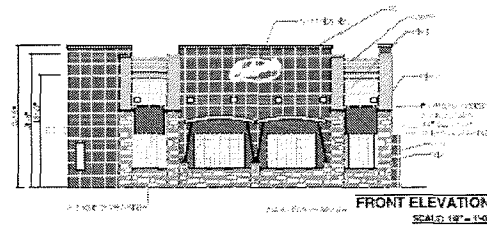
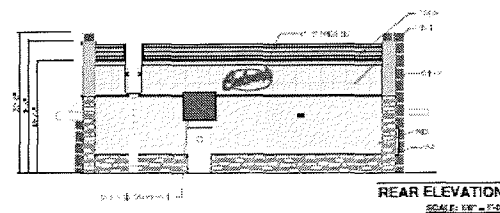
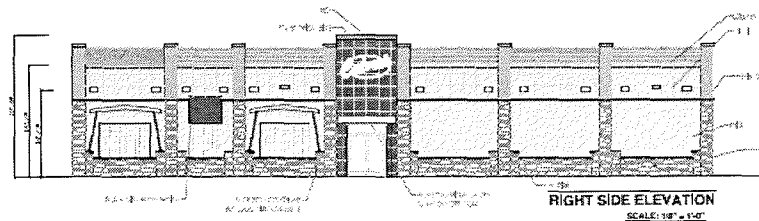
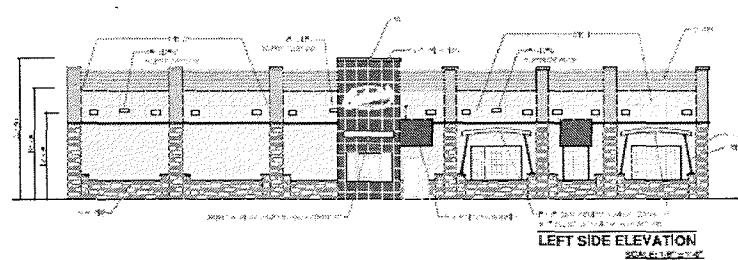
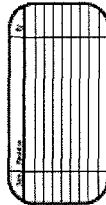
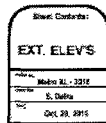


EXHIBIT C
CHARACTER EXHIBIT

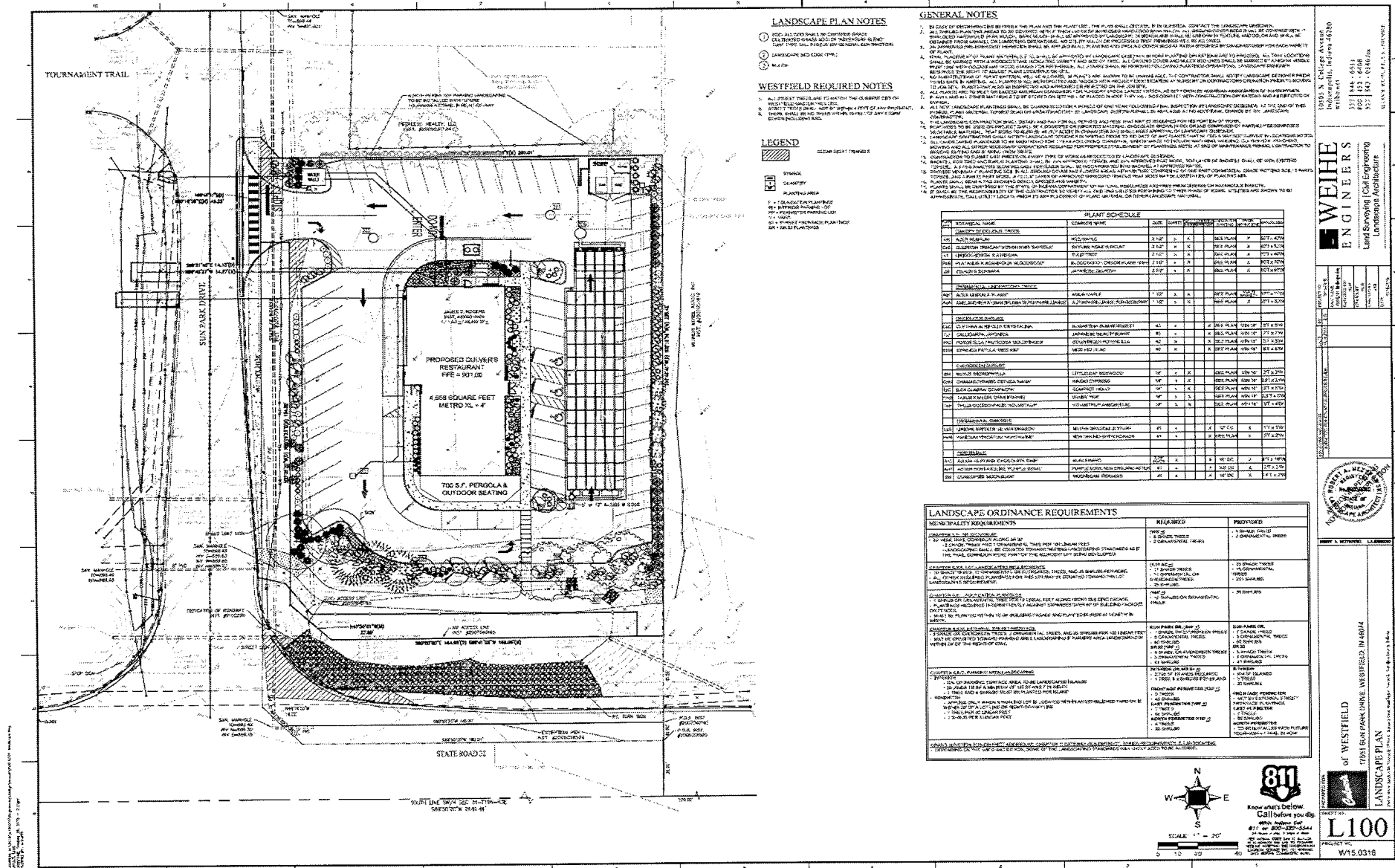
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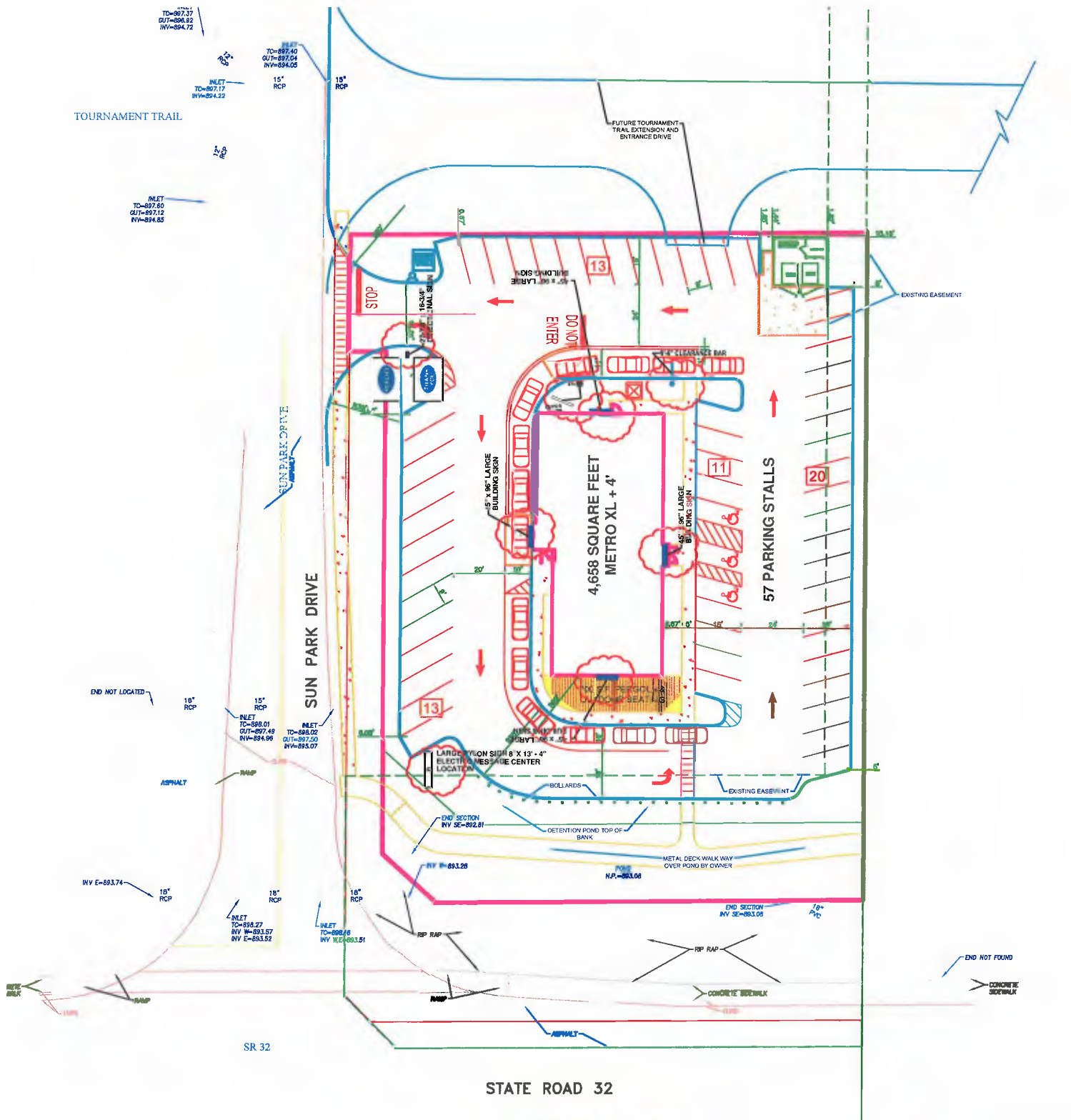
CULVER FRANCHISING SYSTEM, INC.
333 W 4th STREET, MARION, IN 46952
NEW CULVER'S
0 SUN PARK DRIVE, WESTFIELD, IN 46982



Sheet:
A-3

EXHIBIT D
LANDSCAPING PLAN





**PROPOSED CULVER'S RESTAURANT
WESTFIELD, IN. PLAN MIRRORED METRO L SHOWN**

LOT AREA APPROX. 48,499 SQ. FT. OPTION 5 BY CIVIL
RAME SWAN
SPH 09/23/15



Description of Culver's Sun Park PUD

Custard Kings, Inc. is a franchisee which develops and operates Culver's Restaurants. Petitioner recently purchased a 1.1 acre tract of property located at the northeast corner of SR 32 and Sun Park Drive, and desires to construct a Culver's Restaurant containing approximately 4658 square feet, plus an approximate 700 square foot outdoor seating area.

Because the subject property is located within boundaries of Highway 32 Overlay, and is only 1.1 acres in size, a PUD Ordinance has been created to allow for the development of the parcel. Details concerning the development of the Culver's Restaurant, including proposed development standards, site layout, landscaping and building renderings, are included with the PUD Ordinance and exhibits submitted with the Application.

ORDINANCE NUMBER 15-##

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO
THE TEXT OF THE BRIDGEWATER PLANNED UNIT DEVELOPMENT
ORDINANCE, BEING THAT OF ORDINANCES 06-49, ORDINANCE 08-05,
ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-05, ORDINANCE 10-08,
ORDINANCE 10-19, ORDINANCE 11-01, ORDINANCE 12-10, ORDINANCE 13-06,
ORDINANCE 13-08, AND ORDINANCE 14-02**

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1402-PUD-03), filed with the Commission requesting an amendment to Ordinance 06-49, enacted by the Town Council on October 9, 2006, and amended by (i) Ordinance 08-05, enacted by the City Council on February 11, 2008 (ii) Ordinance 09-17, enacted by the City Council on September 14, 2009; (iii) Ordinance 10-01, enacted by the City Council on February 8, 2010; (iv) Ordinance 10-05, enacted by the City Council on April 12, 2010; (v) Ordinance 10-08, enacted by the City Council on May 24, 2010; (vi) Ordinance 10-19, enacted by the City Council on September 13, 2009; (vii) Ordinance 11-01, enacted by the City Council on January 10, 2011; (viii) Ordinance 13-03, enacted by the City Council on February 11, 2013; (ix) Ordinance 13-06, enacted by the City Council on March 11, 2013; (x) Ordinance 13-08, enacted by the City Council on March 25, 2013, and Ordinance 14-02, enacted by the City Council on February 24, 2014 (collectively, the "Bridgewater PUD Ordinance");

WHEREAS, on _____, 2015 the Commission forwarded **Petition No. 15##-PUD-##** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (##) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2015;

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 Bridgewater PUD Ordinance and Title 16 of the Westfield Code of Ordinances are hereby amended as follows:

Section 1. **Addition of Permitted Use.** Section 8B, and Exhibit 10 of the Bridgewater PUD Ordinance is hereby further amended, but only with respect to adding the following as a permitted use: “Discount store in excess of 10,000 square feet of gross floor area, but not to exceed 20,000 square feet of gross floor area (hereinafter referred to as the “Large Discount Store”).

Section 2. **Location of the Discount Store.** The location of the Large Discount Store shall be located on a portion of Parcel M northwest of the intersection of 146th and Gray Road, which is legally described and depicted on Exhibit “A” attached hereto and incorporated by reference, and in substantial accordance with the site plan attached hereto and incorporated by reference as Exhibit “B”.

Section 3. **Development Standards.** The standards of Section 10 of the *Bridgewater PUD Ordinance: Development and Architectural Standards* shall apply to the development of the Large Discount Store, except as otherwise modified below.

3.1 In addition, the following shall also apply:

A. **Character Exhibit.** The Character Exhibit, attached hereto as **Exhibit C** is hereby incorporated as a compilation of images designed to capture the intended quality of the Large Discount Store to be constructed. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the Bridgewater PUD Ordinance’s intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of the Bridgewater PUD Ordinance, as amended. The Department’s decision may be appealed to the Plan Commission.

Section 4. Upon motion duly made and seconded, this Ordinance 15-__ was fully passed by members of the Council this __ day of ____, 2015. Further, this Ordinance 15-__ shall be in full force effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All portions of the Bridgewater PUD Ordinance that are in conflict with this Ordinance 15-__ are hereby amended. To the extent that this Ordinance 15-__ conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 15-__ shall prevail. In all other respects, the Bridgewater PUD Ordinance shall remain in effect and unchanged.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ## DAY OF _____, 2015.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Charles Lehman

Charles Lehman

Charles Lehman

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 15-##** was delivered to the Mayor of Westfield
on the _____ day of _____, 2015, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-##**
this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-##**
this _____ day of _____, 2015.

J. Andrew Cook, Mayor

This document prepared by:

SCHEDULE OF EXHIBITS

- Exhibit A Real Estate (Legal Description)
- Exhibit B Concept Plan
- Exhibit C Character Exhibit (Large Discount Store)

EXHIBIT A
REAL ESTATE

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principle Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence South 00 degrees 46 minutes 18 seconds East (basis of bearings per Instrument Number 200600005931, on file in the Office of the Recorder of Hamilton County, Indiana) 1,249.15 feet along the east line of said Southeast Quarter to the northeast corner of the 8.000-acre parcel conveyed in Instrument Number 2006062411, on file in the Office of said Recorder; thence South 89 degrees 46 minutes 53 seconds West 45.00 feet along the north line of said 8.000-acre parcel to the west right-of-way line of Gray Road as described in Instrument Number 2007038726, on file in the Office of said Recorder; thence South 00 degrees 46 minutes 18 seconds East 585.64 feet along said west right-of-way line to the southeast corner of Lot 4 in Bridgewater Marketplace, per plat thereof, recorded as Instrument Number 2013032283 in the Office of said Recorder, being the POINT OF BEGINNING; thence continuing South 00 degrees 46 minutes 18 seconds East 417.96 feet along said west right-of-way line to the north line of the parcel conveyed to Gray Road Property LLC in Instrument Number 200600059203, on file in the Office of said Recorder, the following three (3) courses are along the north and west lines thereof; 1)thence South 89 degrees 11 minutes 07 seconds West 294.73 feet; 2)thence South 14 degrees 34 minutes 58 seconds West 172.26 feet; 3)thence South 00 degrees 48 minutes 53 seconds East 163.72 feet to the north right-of-way line of 146th Street as described in said Instrument Number 2007038726; thence South 89 degrees 40 minutes 59 seconds West 113.86 feet along said north right-of-way line to the southeast corner of the parcel conveyed to ACV Livermore, LLC in Instrument Number 2008043004, on file in the Office of said Recorder, the following four (4) courses are along the east and north liens thereof; 1)thence northeasterly 57.64 feet along a non-tangent curve to the left having a radius of 91.50 feet and subtended by a long chord having a bearing of North 32 degrees 37 minutes 55 seconds East and a length of 56.69 feet; 2)thence North 13 degrees 23 minutes 30 seconds East 96.21 feet; 3)thence North 14 degrees 34 minutes 58 seconds East 92.72 feet; 4)thence South 89 degrees 11 minutes 07 seconds West 242.35 feet to the west line of the parcel conveyed to KRG Bridgewater, LLC in Instrument Number 200600005931, on file in the Office of said Recorder; thence North 00 degrees 48 minutes 53 seconds West 570.24 feet along said west line to the southwest corner of the parcel conveyed to BD Schools Real Estate, LLC in Instrument Number 2009018447, the following two (2) courses are along the south and east lines thereof; 1)thence North 89 degrees 11 minutes 11 seconds East 273.77 feet; 2)thence North 00 degrees 48 minutes 53 seconds West 49.73 feet to a southwest corner of said Lot 4, the following three (3) courses are along the south and west lines thereof; 1)thence North 89 degrees 11 minutes 07 seconds East 129.74 feet; 2)thence South 00 degrees 48 minutes 53 seconds East 103.16 feet; 3)thence North 89 degrees 11 minutes 04 seconds East 214.00 feet to the POINT OF BEGINNING. Containing 7.63 acres, more or less.

AND

Lots 1, 2 and 4 of Bridgewater Marketplace, per plat thereof, recorded as Instrument Number 2013032283 in the Office of said Recorder.

Exhibit "A"
Pg 1 of 2

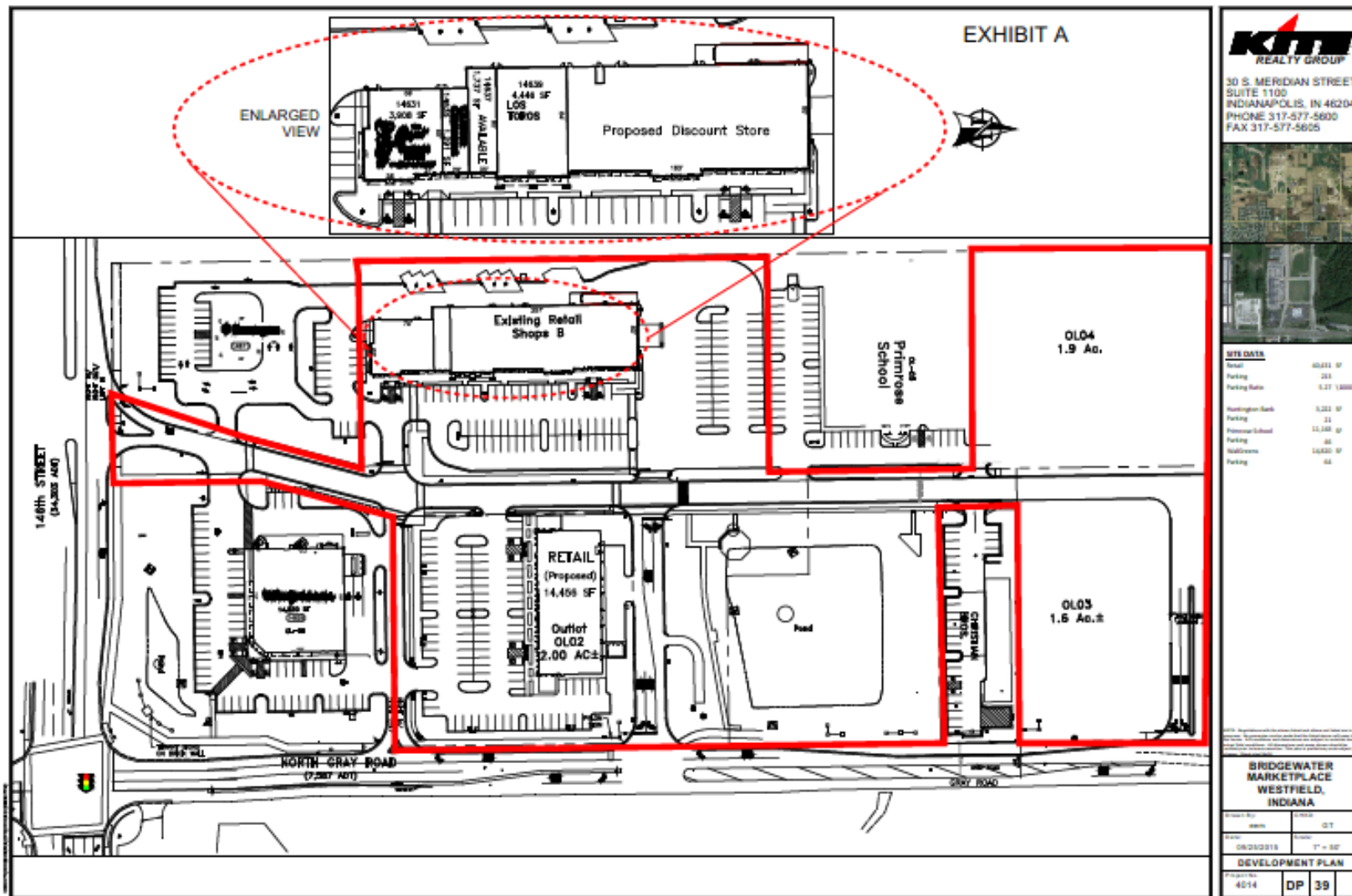


Exhibit "A"
Pg 2 of 2

2854437_1

EXHIBIT C

CHARACTER EXHIBIT (LARGE DISCOUNT STORE)



Exhibit C

SITE DATA

Lot Area	40,431 SF
Parking	213
Parking Ratio	5.27 / 1,000 sq ft
Huntington Bank	3,222 SF
Parking	21
Primrose School	11,363 SF
Parking	46
WestGreens	14,820 SF
Parking	64

BRIDGEWATER MARKETPLACE WESTFIELD, INDIANA

Drawn By: JMB Date: 09/25/2015 Scale: 1" = 50'

DEVELOPMENT PLAN

Project No: 4014 DP 39

2854437_1

Policy: PK 01-11
Policy Title: Westfield Parks & Recreation Special Event Policy
Policy Purpose: Establish Non-Park Special Event Protocol
Implementation Date: March 1, 2011
Revision Date: ~~January 1, 2016~~

CITY OF WESTFIELD
PARKS AND RECREATION DEPARTMENT
NON-CITY SPONSORED PUBLIC RENTAL EVENT POLICY

A. Purpose and Intent

1. The Westfield Parks and Recreation Department assists in bringing group events to Westfield that contribute to the community's quality of life. In the continuing efforts by the City to provide the public with quality recreational choices in well maintained, clean, and safe parks, Westfield has developed the following standard operating procedures to review requests for Special Events to be held in the City Parks.
2. Park facilities may be made available for non-park related uses consistent with the policies herein and subject to availability.

B. Definition

1. Public Rental Event.

" Public Rental Event" means a group activity including, but not limited to, a performance, meeting, assembly, contest, exhibit, ceremony, parade, athletic competition, reading, or picnic involving more people than an individual shelter rental could accommodate or a group activity in which a specific park space is requested to be reserved. Public Rental Events are not defined as casual park use by visitors or tourists, or individual shelter rental.

C. Uses

1. Priority shall be given to groups and individuals whose request reflects significant community interest and general value. The Westfield Parks Director or his/her designee will review and balance each request. The Westfield Parks Director or designee reserves the right to refuse rental/use.
2. Applicants wishing to use the park facilities shall meet requirements as outlined in the Eligible User Groups as developed by the Westfield Parks and Recreation Department.

C. Consideration

1. Scheduling priority will be given according to the order indicated below with Group 1 having the first priority and Group 4 having the last. Scheduling will be on a first come, first served basis within a group. A Group 1 organization may bump a lower priority group with a one month or greater notification.
2. In order to recover some of the costs associated with events, The Public Rental Event Public Safety and Maintenance Fees may be charged.
3. The Westfield Parks Director reserves the right to waive rental fees.
4. Facilities shall be available for only nonprofit uses. Any exceptions shall be at the sole discretion of the Westfield Parks Director or designee and shall be evaluated by the benefit to the public.
5. In an emergency, the Parks Department shall cooperate with recognized state or federal agencies in the use of all park facilities without charge, super-ceding all other scheduled events and uses.
6. Public Rental Events such as weddings or funerals shall be scheduled under exceptional conditions and as schedules allow.
7. City employees wishing to host a special event other than a shelter rental for individual use will adhere to this same policy.

F. Eligible User Groups

Group 1: Direct City Related Activities E.g. City Department meetings, classes, special events, or activities	No Rental Fee No Maintenance Fee No Public Safety Fee
Group 2: Joint Sponsored Events E.g. DWA, Washington Township Parks Department, Hamilton County Parks Department, Schools and Education Foundation, Library	No Rental Fee No Maintenance Fee No Public Safety Fee
Group 3: Civic and Service Organizations, Non-Profits E.g. Scouts, 4-H Clubs, Youth Athletics, Youth Organizations, Rotary, Lions, Kiwanis, Churches, Chamber of Commerce, other Community Groups	Rental Fee Maintenance Fee Public Safety Fee (if necessary)
Group 4: Private Businesses, Organizations, and Citizens Acceptable events will be determined by Parks & Recreation Director	Rental Fee Maintenance Fee Public Safety Fee (if necessary)

G. Application Procedure

1. All requests should be made in writing using the **Permit for Public Rental Event Use** form (Exhibit B) and submitted to the Westfield Parks and Recreation Administration Office at a minimum of 30 days prior to the requested event date. Applications are available online at the Westfield Parks and Recreation website below; at City Service Center – Customer Service and at the Westfield Parks and Recreation Administration Office.

<http://www.westfield.in.gov/parks>

Please note: if a large scale event (an event with estimated 500+ people in attendance) is being proposed, you may need as much as one year's preparation.

2. The application must state the specific time and date of the event as well as all facility needs to be furnished by the City.
3. The Westfield Parks Director will determine the merits of the application and availability of the location. A copy of the signed application will be given to the Westfield Fire Department, Westfield Police Department, and the Westfield Public Works Department for their comments regarding public safety and to determine if any public safety and maintenance fees will be charged.
4. Upon approval of the special event, all rental, maintenance and public safety fees will be invoiced with the due date indicated on the invoice.
5. All fees are final and nonrefundable. A refundable damage deposit of \$200 is required for all Public Rental events. If alcohol is served, the deposit increases to \$600. The damage deposit should be paid with a separate check from any rental and public safety fees. Renters agree to be responsible for any additional charges incurred or damages caused by renter's activities.
6. Upon receipt of certificate of insurance (please see Section H), and payment of damage deposit and fees, a copy of the approved application will be returned to serve as the permit.
7. Permits granted may be subject to cancellation at any time by the Westfield Parks Director or his/her designee.

H. Insurance and Liability

1. Any group using the Westfield City Parks for any purpose must provide a certificate of insurance showing proof of liability insurance in the amount of \$100,000 property damage per occurrence and \$1,000,000 bodily injury per occurrence naming the City of Westfield as an additional insured.

2. The requesting party shall protect and hold harmless the City of Westfield and its **elected officials, employees, staff and representatives, and each of them**, from any and all claims, suits, liabilities, damages or causes of action of any kind, provided such person was acting in the discharge of his/her duties.

I. Rules and Regulations

1. Applicants shall comply with all Rules of Park Operations set forth in – Ordinance 10-28 PK 02-11. A copy is posted on the Parks Department webpage and is available upon request.
2. Holders of permits shall confine their use strictly to the specific area approved and will not be permitted to use any other space, equipment or apparatus unless it is approved in the application.
3. The applicant and his/her organization shall be held strictly accountable for complying with the rules and regulations that govern use of the City Parks, and shall be responsible for damages, losses, or accidents, which might occur while the organization is using the site. If proper care is not exercised, the continued use of the City Parks may be denied.
4. The sponsoring organization must provide adequate supervision and must ensure visitors use only the areas approved for rental/use. The organization will also provide all necessary supporting personnel such as medical personnel, parking attendants, set up and cleanup crews. A Public Safety fee may be charged if these services are deemed necessary to be provided by the City.
5. It is the sole responsibility of the user to secure additional trash receptacles or have trash hauled away if park containers will not accommodate the needs of the event. Trash that is not disposed of properly or overfills a receptacle may result in a loss of deposit. The Westfield Parks and Recreation Administration will determine if the size of the event requires a rental of an outside dumpster. Dumpsters are only to be placed in designated areas approved by the Westfield Parks and Recreation Administration.
6. The sponsoring organization is required to provide portable restrooms if the special event will have attendance of over 500 persons. The requirement is one portable restroom per 500 attendees. At least one in every three rented must be handicap accessible. Delivery must be at the latest date and time possible prior to the event and removed from Park property no later than 24 hours after the event. Westfield Parks and Recreation Department is not responsible for any damage to portable restrooms. Portable restrooms are to be placed only in designated areas approved by Westfield Parks and Recreation Administration. Vendors are responsible for any water supply hoses.

7. Vehicles are not allowed on Park property that is not designated for parking. Deliveries or setup needs that require a vehicle to enter the park must be approved in advance by the Westfield Parks and Recreation Administration.
8. The sponsoring organization is responsible for providing information if tents are being proposed as part of the event set-up and for calling in utility locates to prevent interference with irrigation, fiber and utility infrastructures.
9. Users are encouraged to exercise Universal Precautions (Universal Precautions refers to the practice, in medicine, of avoiding contact with bodily fluids, by means of wearing medical gloves, goggles and face shields) and to have the necessary emergency first aid kits issued to their members.
10. A report of any personal injury must be submitted to the Westfield Parks and Recreation Administration Office by the person securing the permit within 24 hours after an injury.
11. Property damage must be reported immediately to the City representative on duty, and an itemized list of any property damage must be provided to the Westfield Parks and Recreation Administrative Office by the person securing the permit within 24 hours after any such damage.
12. No signs, displays, or materials may be attached, nailed or otherwise affixed to shelters, trees, buildings or existing signs.
13. For temporary signage at locations outside of the park, or road closures or blockages, the sponsoring organization must obtain an Encroachment Permit through the City of Westfield Community Development Department, which may carry an additional fee. The Encroachment Permit Application is available online at www.westfield.in.gov or at the City Service Center. Please allow ten (10) working days from receipt for approval.
14. No Park fixtures may be moved without consent of the Westfield Parks Director.
15. The use of special equipment, including but not limited to, cooking equipment, musical instruments, and public address systems and sports equipment will be reviewed per application.
16. Alcohol use is restricted and will be reviewed per application. All necessary licensing and insurance is required. If approved, the damage deposit increases from \$200 to \$600.
17. Use of the Park facilities will be terminated if the City determines the use is being diminished or compromised by the rental organization.
18. No group may monopolize more space and time than is needed to meet the needs of the approved event.

19. Failure to comply with these rules and regulation will be sufficient reason to cancel future privileges.
20. No Park Facility may be used for a special event without the presence of a City representative.

J. Fees and Charges

1. See Exhibit A.
Titled: CITY OF WESTFIELD PARKS AND RECREATION DEPARTMENT
Public Rental EVENT FEES AND CHARGES

**EXHIBIT A
CITY OF WESTFIELD
PARKS AND RECREATION DEPARTMENT
PUBLIC RENTAL EVENT FEES AND CHARGES
(PK 01-11)**

In order to recover some of the costs associated with events, when necessary, there may be additional charges for Public Safety and/or Maintenance Fees.

Asa Bales Park – North (205 W. Hoover Street) **\$150** for up to four (4) hours, **\$20** for each additional hour. Based upon the number of attendees, public safety fees may be charged.

Amenities include: three shelters, fourteen picnic tables, large permanent grill, drinking fountain, restrooms, Skate Park, playground, large open grass field, lots of trees, creek, paved trails and paved parking lot (twenty spaces). Asa Bales North is located across the street from Westfield High School, next to the Westfield Middle School, the Public Library and just two blocks from Freedom Trail Park.

Asa Bales Park – South (200 Camilla Court) **\$100** for up to four (4) hours, **\$20** for each additional hour. Based upon the number of attendees, public safety fees may be charged. Amenities include: playground, natural amphitheater, paved trail, lots of trees, creek, paved parking lot (eighteen spaces), and paved trail access from Union Street.

Freedom Trail Park Fields (500 Deer Walk Trace) **\$200** for up to four (4) hours, **\$20** for each additional hour. This includes use of three football fields. The fields can be rented individually for \$100 for up to four (4) hours, \$20 for each additional hour.

Freedom Trail Park Play Area (500 Deer Walk Trace) **\$150** for up to four (4) hours, **\$20** for each additional hour. Amenities include: all-inclusive playground, sensory garden, paved and gravel trails, prairie establishment, and a paved parking lot.

Hadley Park (100 W. Main Street) **\$40** for up to four (4) hours, **\$20** for each additional hour. Based upon the number of attendees, public safety fees may be charged. Hadley Park is a small intimate space ideal for small weddings or small gatherings. It is located in the center of downtown Westfield. Amenities include: a portico, benches, memorial brick walkway, beautiful gardens, and trees. It is adjacent to Asa Bales Park.

Quaker Park (17501 Dartown Road) **\$150** for up to four (4) hours, **\$20** for each additional hour. Based upon the number of attendees, public safety fees may be charged. Amenities include: Shelters 2, 3 & 4, eighteen picnic tables, playground, splash park, basketball goals, Midland Trace Trail, which includes Born Learning Trail, drinking fountain, permanent grill, restrooms, paved parking (44 spaces), large open grass field, trees, and creek. Shelter #1 cannot be included in special event rentals.

Simon Moon Park (2710 E. 171st Street) **\$100** for up to four (4) hours, **\$20** for each additional hour. Based upon the number of attendees, public safety fees may be charged. Anyone wanting to rent the shelter and use the Council Circle Fire Pit must apply as a special event. Amenities include: Shelter with six picnic tables, additional picnic tables on top of hill, sledding hill,

Council Circle with Fire Pit, Fire Host (park staff), wood and fuel for fire, fire maintenance and extinguishing of fire, trail connection to Midland Trace Trail, 2-5year old playground, 5-12 year old playground, drinking fountain, permanent grill, paved parking (eight spaces) and additional parking at the City Services Center.

Old Friends Cemetery Park (302 S. Union Street) **\$100** for up to four (4) hours, **\$20** for each additional hour. Based upon the number of attendees, public safety fees may be charged.

Amenities include: 1834 Historical Friends (Quaker) Cemetery in a beautiful serene setting in the heart of downtown Westfield, plaza, gazebo, Martha Doan Memorial Garden, stoned walkways, interpretive signage that shares Westfield's story, benches, drinking fountain, bike racks, adjacent to the Midland Trace Trail and Grand Junction Trail across the street.

Monon Trail - \$100 for up to four (4) hours, **\$20** for each additional hour. Based upon the number of attendees, public safety fees may be charged. Amenities include: 12-foot paved asphalt trails with two-foot stone shoulders, drinking fountain, benches, Greyhound Pass Trail Head (1155 E. Greyhound Pass) with parking, bike racks and restrooms, connection to Carmel/Indy Monon Trail and the Midland Trace Trail.

Midland Trace Trail - \$100 for up to four (4) hours, **\$20** for each additional hour. Based upon the number of attendees, public safety fees may be charged. Amenities include: Three sections of the trail now open (Carey Road to Union Street; Oak Ridge Road to Quaker Park and Springmill Road toward Ditch); 12-foot paved asphalt trails with two-foot stone shoulders, drinking fountains, benches, bike racks, connections to Simon Moon Park, Old Friends Cemetery Park, Grand Junction Trail/Natalie Wheeler Trail, Downtown Westfield and Quaker Park; parking available at Simon Moon Park and Quaker Park.

Natalie Wheeler Trail - \$100 for up to four (4) hours, **\$20** for each additional hour. Based upon the number of attendees, public safety fees may be charged. Amenities include: 12-foot paved asphalt trails, connecting to Grand Junction Trail, Cool Creek Park, future Cool Creek Trail extension and Liberty Park. Parking at Liberty Park and Cool Creek Park. North of 171st Street the amenities include: 10 foot paved asphalt/brick trail with granite shoulders, benches, landscaping and bio-swales; leisure urban feeling; connections to Midland Trace Trail, Old Friends Cemetery Park, Union Bible College, close proximity to Hadley Park and Asa Bales Park.

**PERMIT FOR PUBLIC RENTAL EVENT USE
WESTFIELD PARKS AND RECREATION DEPARTMENT**

ALL REQUESTS ARE TO BE SUBMITTED AT LEAST 30 DAYS PRIOR TO USE

(Exhibit B-Policy PK 01-11)

TODAY'S DATE: _____ ORGANIZATION: _____

EVENT LOCATION: _____ SPECIFIC AREA: _____

DATE(S): _____ HOURS: _____ APPROX. ATTENDANCE: _____

EVENT NAME: _____ EVENT PURPOSE: _____

Specify, in as much detail as possible, what will be required for the event. Include set up (tents, tables, chairs), technology needs, use of public address systems, power, and who is supplying and setting up this equipment. Also, include event signage. Attach a map of the event layout.

A Certificate of Liability Insurance in the amount of \$100,000 property damage per occurrence and \$1,000,000 bodily injury per occurrence naming the City of Westfield as additional insured required. Certificate is due with payment of damage deposit and fees.

A signed Permit for Event Use form must be on file with the Park Administration Office to confirm scheduling of your event.

REPRESENTATIVE **ALTERNATE CONTACT NAME & PHONE**

SIGNATURE OF REPRESENTATIVE **MAILING ADDRESS**

HOME PHONE **WORK PHONE** **CITY/STATE** **ZIP**

EMAIL **DATE**

FOR OFFICE USE ONLY:

DEPOSIT AMT: _____ DATE RECEIVED: _____ RENTAL FEE: _____ DATE RECEIVED: _____

PUBLIC SAFETY FEE: _____ DATE RECEIVED: _____ MAINTENANCE FEE: _____ DATE RECEIVED: _____

APPROVED/DENIED: _____

CERTIFICATE OF INSURANCE RECEIVED: _____ PERMIT NUMBER: _____

Policy: PK 05-11

Policy Title: Westfield Parks & Recreation Fee Schedule Exhibit A

Policy Purpose: Establish Fee Schedule for Westfield Parks & Recreation Department

Implementation Date: March 1, 2011

Revision Date: ~~January 1, 2016~~

**CITY OF WESTFIELD PARKS AND
RECREATION DEPARTMENT
FEE SCHEDULE
EXHIBIT A**

A. SINGLE SHELTER RENTALS

1. Shelters area located in Asa Bales Park; Quaker Park, and Simon Moon Park.
2. All park shelters are \$45.00 for 4 hours

B. PARK FACILITY RENTALS FOR EVENTS

1. In addition to renting a single shelter for a small event; Event Policy PK 01-11 details other permitted uses.
2. The fees are accessed by event per Event Policy PK 01-11.

C. PROGRAMMING FEES

1. Fees will range from \$5 to \$200 depending on the operating costs and processing fees associated with the program

D. ANNUAL FARM LAND RENTAL- OSBORNE PARK

1. \$150/acre for 20 acres

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.

November 09, 2015

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 27 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 9 day of November, 2015

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: 10/07/15..11/03/15

11/3/2015 3:27 PM

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WESTFIELDKsgagnon

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									
VEN000405	Citizens Energy Group	APP029254	10/8/2015	101001328	ADM-HEAT/GAS	Clinic House	6.20	57747	10/12/2015
VEN000405	Citizens Energy Group	APP029254	10/8/2015	101001328	ADM-HEAT/GAS	DWNA	6.20	57747	10/12/2015
VEN000405	Citizens Energy Group	APP029254	10/8/2015	101001328	ADM-HEAT/GAS	Women's Ministries	6.20	57747	10/12/2015
VEN000589	Duke Energy	APP029268	10/9/2015	101001341	ADM-ELECTRICITY	Clinic House	124.30	57775	10/12/2015
VEN000513	Davis/Vision	APP029328	10/5/2015	101001119	ADM-HEALTH AND DENTAL	ins	36.42	57888	10/15/2015
VEN000405	Citizens Energy Group	APP029362	10/16/2015	101001328	ADM-HEAT/GAS	Gas/Heat Admin	52.27	57900	10/16/2015
VEN000405	Citizens Energy Group	APP029362	10/16/2015	101001328	ADM-HEAT/GAS	Gas/Heat CSC	87.00	57900	10/16/2015
VEN000589	Duke Energy	APP029409	10/19/2015	101001341	ADM-ELECTRICITY	Electric	946.50	57913	10/21/2015
VEN001248	LifeServices EAP	APP029431	10/19/2015	101001119	ADM-HEALTH AND DENTAL	4th quart EAP	61.05	57914	10/21/2015
VEN000250	Verizon Wireless	APP029433	10/19/2015	101001332	ADM-CELLPAGERS/MOBILE	Cell phones	380.31	57917	10/21/2015
VEN001537	Payroll	APP029459	10/19/2015	101001111	ADM-SALARY	sal	9,329.65	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101001120	ADM-FICA AND MEDICARE	fica	546.55	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101001120	ADM-FICA AND MEDICARE	med	127.82	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101001121	ADM-PERF	perf	897.98	108101915	10/19/2015
VEN001548	Pepsi	APP029479	10/20/2015	101001223	ADM-OFFICE SUPPLIES	Water	76.18	57909	10/20/2015
VEN004252	John Cooper Concrete	APP029489	10/20/2015	101001343	ADM-BUILDING	City Hall Wash and seal	2,675.00		
VEN002346	R Adams Roofing Inc	APP029500	10/20/2015	101001343	ADM-BUILDING	Camilla Ct repair	481.02		
VEN001274	M J Insurance	APP029524	10/21/2015	101001122	ADM-WORKERS COMP	Workers Comp audit 11/1/14-1	2,230.00	57915	10/21/2015
VEN002017	Unifirst Corporation	APP029531	10/21/2015	101001343	ADM-BUILDING	Mats at City Services for 10/2	487.80		
VEN000678	Faegre Baker Daniels	APP029533	10/21/2015	101001330	ADM-ATTORNEY/CONSULT	Sale of Water Utility	163.00		
VEN000678	Faegre Baker Daniels	APP029533	10/21/2015	101001330	ADM-ATTORNEY/CONSULT	Sale of Water Utility	1,260.00		
VEN001988	Travelers	APP029534	10/21/2015	101001349	ADM-SERVICES	Barb Godby claim	1,637.00		
VEN000695	DWNA	APP029535	10/21/2015	101001349	ADM-SERVICES	Services for July Aug Sept	10,855.89		
VEN000412	City of Westfield Utility	APP029536	10/21/2015	101001342	ADM-WATER/SEWER	Storm city bldgs	60.00		
VEN001264	Love At First Sight	APP029538	10/21/2015	101001347	ADM-PROMOTIONS	Floral arrangement gift retire	80.00		
VEN000917	Humane Society for Hamilton Co	APP029539	10/8/2015	101001349	ADM-SERVICES	Strays	4,006.00	105101615	10/16/2015
VEN001250	Lincoln National Life Insurance Co	APP029557	10/21/2015	101001119	ADM-HEALTH AND DENTAL	oct 2015 life ins premium	9.39	57918	10/22/2015
VEN001011	Infimsource	APP029570	10/23/2015	101001119	ADM-HEALTH AND DENTAL	Cobra	46.09	57919	10/23/2015
VEN000312	Busy Bee Cleaning Service	APP029610	10/27/2015	101001343	ADM-BUILDING	Office cleaning at City Hall	425.00	57924	10/27/2015
VEN000534	Delta Dental	APP029667	10/29/2015	101001119	ADM-HEALTH AND DENTAL	ins	189.27	57932	10/29/2015
VEN000263	Bose Public Affairs Group LLC	APP029697	10/29/2015	101001349	ADM-SERVICES	Sept Services	3,500.00		
VEN002017	Unifirst Corporation	APP029701	10/30/2015	101001343	ADM-BUILDING	Mats for 10/23 and 10/16	324.70		

Purchase Invoice Register

City of Westfield

Report Date Range: 10/07/15..11/03/15

11/13/2015 3:27 PM

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WESTFIELDKaggon

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									
VEN0001637	Ray's Trash Service	APP029703	10/30/2015	101001349	ADM-SERVICES	HR shredding	31.35		
VEN0000931	Ice Miller LLP	APP029705	11/2/2015	101001381	ADM-CONSULTING	Retainer for Nov	5,000.00		
VEN0001953	Thomson West	APP029706	11/2/2015	101001330	ADM-ATTORNEY/CONSULT	West information for Aug	163.80		
VEN0001953	Thomson West	APP029706	11/2/2015	101001330	ADM-ATTORNEY/CONSULT	West information for Sept	163.80		
VEN0000739	Frontier	APP029715	11/2/2015	101001343	ADM-BUILDING	City Services	653.30	57934	11/3/2015
VEN0000739	Frontier	APP029715	11/2/2015	101001349	ADM-SERVICES	Alarm at City Hall	90.30	57934	11/3/2015
VEN0000927	IAC	APP029722	10/27/2015	101001334	ADM-TRAVEL/TRAINING/SE	2015 IAC annual conference	300.00		
VEN0000312	Busy Bee Cleaning Service	APP029750	11/3/2015	101001343	ADM-BUILDING	Office cleaning for City Service	2,740.25		
VEN0000678	Faegre Baker Daniels	APP029788	11/3/2015	101001330	ADM-ATTORNEY/CONSULT	Admin services	3,759.00		
VEN0001833	Stephenson Transmission LLC	APP029793	11/3/2015	101001360	ADM-VEHICLE REPAIR		230.80		
VEN0001537	Payroll	APP029809	11/3/2015	101001111	ADM-SALARY	sal	9,329.65		
VEN0001537	Payroll	APP029809	11/3/2015	101001120	ADM-FICA AND MEDICARE	fica	548.55		
VEN0001537	Payroll	APP029809	11/3/2015	101001120	ADM-FICA AND MEDICARE	med	127.82		
VEN0001537	Payroll	APP029809	11/3/2015	101001121	ADM-PERF	perf	897.98		
VEN0000052	Advantage HMO Health Plans	APP029813	11/3/2015	101001119	ADM-HEALTH AND DENTAL	ins	2,644.27	57936	11/3/2015
VEN0000589	Duke Energy	APP029815	11/3/2015	101001341	ADM-ELECTRICITY	DWNA	32.49		
VEN0000589	Duke Energy	APP029815	11/3/2015	101001341	ADM-ELECTRICITY	Clinic House	73.50		
Subtotal for Administration							67,899.65		
Police									
VEN0000434	Comcast Cable	APP029240	10/7/2015	101002349	POLICE-SERVICES	Monthly Statement	77.74	57761	10/12/2015
VEN0000312	Busy Bee Cleaning Service	APP029241	10/7/2015	101002343	POLICE-BUILDING MAINTEN	Janitorial 9-8 to 10-1	672.00	57740	10/12/2015
VEN0002336	Citizens Westfield	APP029253	10/8/2015	101002342	POLICE-WATERSEWER	Fire Line Charges	87.29	57757	10/12/2015
VEN0000685	FBINAA Of Indiana	APP029280	10/12/2015	101002347	POLICE-PROMOTIONS	Fall Business Meeting & lunch	15.00	57895	10/13/2015
VEN0000513	Davis/Vision	APP029328	10/15/2015	101002119	POLICE-HEALTH AND DENT	ins	413.84	57898	10/15/2015
VEN0001361	Mild America Elevator	APP029348	10/16/2015	101002343	POLICE-BUILDING MAINTEN		113.35		
VEN0000314	C.A.R. Clinic	APP029349	10/16/2015	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	605.54		
VEN0001245	Lexisnexis	APP029350	10/16/2015	101002350	POLICE-SUBSCRIPTIONS/D	Monthly Statement	82.50		
VEN0000976	Indiana Paging Network	APP029351	10/16/2015	101002332	POLICE-CELL/PAGERS/MOBI	Monthly Statement	79.73		
VEN0000478	Crown Trophy	APP029352	10/16/2015	101002347	POLICE-PROMOTIONS	Pen Set for CALEA Assessors	120.00		
VEN0000080	Almost Home Boarding Kennel	APP029353	10/16/2015	101002355	POLICE-K-9 MAINT	Boarding - Lopez	75.00		
VEN0002334	Westfield Training Facility	APP029354	10/16/2015	101002334	POLICE-TRAVEL/TRAINING/	2015 Operating Expenses	8,380.00		
VEN0000266	Bound Tree Medical	APP029355	10/16/2015	101002472	POLICE-EQUIP	Adult Detb Pads	231.45		

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Fund No. Fund Name									
101 General									
Police									
VEN000396	Cicero Veterinary Clinic	APP029356	10/16/2015	101002355	POLICE-K-9 MAINT	Yearly Exam - Gorky	246.44		
VEN000405	Citizens Energy Group	APP029362	10/16/2015	101002328	POLICE-HEAT/GAS	Gas/Heat	502.33	57900	10/16/2015
VEN000336	Citizens Westfield	APP029386	10/16/2015	101002342	POLICE-WATER/SEWER		30.00	57911	10/21/2015
VEN000589	Duke Energy	APP029409	10/19/2015	101002341	POLICE-ELECTRICITY	Electric	2,923.92	57913	10/21/2015
VEN000297	Westfield Chamber Of Commerce	APP029410	10/19/2015	101002347	POLICE-PROMOTIONS	Lantern Award Plaque	60.00		
VEN001615	Public Safety Medical Services	APP029411	10/19/2015	101002354	POLICE-PHYSICAL EXAM	New hire physical - Noreen H	1,117.81		
VEN004234	Agency360	APP029412	10/19/2015	101002350	POLICE-SUBSCRIPTIONS/D	Yearly Service for FTO Track	597.00		
VEN0003505	Smartstop Dry Cleaners	APP029413	10/19/2015	101002229	POLICE-UNIFORMS	Dry Cleaning 9-28 to 10-8	194.00		
VEN001942	The Uniform House, Inc	APP029414	10/19/2015	101002229	POLICE-UNIFORMS	Sergeant Chevron and Bars -	12.00		
VEN001377	Mike Slara	APP029415	10/19/2015	101002334	POLICE-TRAVEL/TRAINING/	Meal Reimbursement during	235.41	57906	10/19/2015
VEN001035	Interstate Battery	APP029416	10/19/2015	101002360	POLICE-VEHICLE REPAIR	Batteries	350.85		
VEN001942	The Uniform House, Inc	APP029417	10/14/2015	101002229	POLICE-UNIFORMS	Sergeant Chevrons - Grimes	24.00		
VEN001455	Noblesville Police Dept.	APP029418	10/19/2015	101002355	POLICE-K-9 MAINT	Dog food	190.90		
VEN000136	Applied Concepts Inc.	APP029419	10/19/2015	101002472	POLICE-EQUIP	Tahoe Mounts, antennas and	730.00		
VEN000136	Applied Concepts Inc.	APP029420	10/19/2015	101002334	POLICE-EQUIP	Tahoe Mounts and antennas	154.00		
VEN001841	Steve Todd	APP029431	10/19/2015	101002119	POLICE-HEALTH AND DENT	4th quart EAP	160.37	57907	10/19/2015
VEN001248	LifeServices EAP	APP029433	10/19/2015	101002332	POLICE-CELL/PAGERS/MOB	Cell phones	238.65	57914	10/21/2015
VEN002050	Verizon Wireless	APP029445	10/19/2015	101002226	POLICE-VEHICLE GAS/SUPP	Unleaded fuel for Sept	5,317.48	57917	10/21/2015
VEN001459	North Central Co-Op	APP029459	10/19/2015	101002111	POLICE-SALARY	sal	8,400.56		
VEN001537	Payroll	APP029459	10/19/2015	101002119	POLICE-HEALTH AND DENT	hsa	116,653.87	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101002120	POLICE-FICA AND MEDICAR	fica	83.32	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101002120	POLICE-FICA AND MEDICAR	med	6,962.42	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101002121	POLICE-PERF	perf	1,628.33	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101002122	POLICE-WORKERS' COMP	Workers Comp audit 11/1/14-1	18,515.91	108101915	10/19/2015
VEN001274	M J Insurance	APP029524	10/21/2015	101002119	POLICE-HEALTH AND DENT	oct 2015 life ins premium	23,599.00	57915	10/21/2015
VEN001250	Lincoln National Life Insurance Co	APP029557	10/23/2015	101002350	POLICE-SUBSCRIPTIONS/D	Yearly service for Field Traini	128.33	57918	10/22/2015
VEN004234	Agency360	APP029567	10/23/2015	101002334	POLICE-TRAVEL/TRAINING/	Meal Reimbursement ESU W	597.00		
VEN001686	Robert Dine	APP029568	10/23/2015	101002334	POLICE-TRAVEL/TRAINING/	Meal Reimbursement ESU We	221.87	57921	10/23/2015
VEN001138	Josh Harrell	APP029569	10/23/2015	101002119	POLICE-HEALTH AND DENT	Cobra	179.88	57920	10/23/2015
VEN001011	Infinisource	APP029570	10/23/2015	101002119	POLICE-HEALTH AND DENT	Cobra	180.17	57919	10/23/2015
VEN000314	C.A.R. Clinic	APP029573	10/23/2015	101002360	POLICE-VEHICLE REPAIR	Vehicle repairs	338.12		
VEN001815	Speedway Superamerica	APP029574	10/23/2015	101002226	POLICE-VEHICLE GAS/SUPP	Vehicle gas	454.53		

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Fund No. Fund Name									
101 General									
Police									
VEN000345	Cave and Company Printing	APP029575	10/23/2015	101002337	POLICE-PRINTING	Business cards - Grimes, Stu	182.65		
VEN001637	Ray's Trash Service	APP029576	10/23/2015	101002349	POLICE-SERVICES	Monthly Statement - Documen	26.13		
VEN000235	US Uniform and Supply	APP029578	10/23/2015	101002228	POLICE-UNIFORMS	Uniform pants - Tibbett	67.95		
VEN000080	Almost Home Boarding Kennel	APP029579	10/23/2015	101002355	POLICE-K-9 MAINT	K9 Boarding - Lopez	75.00		
VEN000080	Almost Home Boarding Kennel	APP029579	10/23/2015	101002355	POLICE-K-9 MAINT	K9 Boarding - Lopez	75.00		
VEN000469	Crawford Water Care	APP029664	10/29/2015	101002343	POLICE-BUILDING MAINTEN		244.66		
VEN000534	Delta Dental	APP029667	10/29/2015	101002119	POLICE-HEALTH AND DENT	ins	2,356.75	57932	10/29/2015
VEN000739	Frontier	APP029715	11/2/2015	101002335	POLICE-TELEPHONE	Elevator postage machine Chi	122.70	57934	11/3/2015
VEN003505	Smartstop Dry Cleaners	APP029745	11/3/2015	101002229	POLICE-UNIFORMS	Dry cleaning	153.00		
VEN002017	Unifirst Corporation	APP029746	11/3/2015	101002343	POLICE-BUILDING MAINTEN	Mat Rental	42.35		
VEN001942	The Uniform House, Inc	APP029747	11/3/2015	101002229	POLICE-UNIFORMS	Uniform boots - Martin	146.75		
VEN001062	Jack Laurie Floors LLC	APP029748	11/3/2015	101002343	POLICE-BUILDING MAINTEN	Carpet Cleaning	480.00		
VEN000312	Busy Bee Cleaning Service	APP029749	11/3/2015	101002343	POLICE-BUILDING MAINTEN	Janitorial 10-5 to 10-29	672.00		
VEN0001615	Public Safety Medical Services	APP029751	11/3/2015	101002354	POLICE-PHYSICAL EXAM	New hire physical - Tyler Dou	1,117.81		
VEN000080	Almost Home Boarding Kennel	APP029752	11/3/2015	101002355	POLICE-K-9 MAINT	K9 Boarding - Gorky	300.00		
VEN000080	Almost Home Boarding Kennel	APP029752	11/3/2015	101002355	POLICE-K-9 MAINT	K9 Boarding - Lopez	75.00		
VEN001459	North Central Co-Op	APP029790	11/3/2015	101002226	POLICE-VEHICLE GAS/SUPP	Unleaded fuel	7,679.53		
VEN001537	Payroll	APP029809	11/3/2015	101002111	POLICE-SALARY	sal	119,124.11		
VEN001537	Payroll	APP029809	11/3/2015	101002120	POLICE-FICA AND MEDICAR	fica	7,114.40		
VEN001537	Payroll	APP029809	11/3/2015	101002120	POLICE-FICA AND MEDICAR	med	1,963.87		
VEN001537	Payroll	APP029809	11/3/2015	101002121	POLICE-PERF	perf	18,781.85		
VEN000062	Advantage HMO Health Plans	APP029813	11/3/2015	101002119	POLICE-HEALTH AND DENT	ins	26,214.14	57936	11/3/2015
Subtotal for Police							388,697.54		

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Fund No. Fund Name									
101 General									
Economic and Community Development									
VEN000513	Davis/Vision	APP029328	10/15/2015	101003119	ECD-HEALTH AND DENTAL	ins	83.40	57888	10/15/2015
VEN001248	Lifeservices EAP	APP029431	10/19/2015	101003119	ECD-HEALTH AND DENTAL	4th quart EAP	66.60	57914	10/21/2015
VEN002050	Verizon Wireless	APP029433	10/19/2015	101003332	ECD-CELL/PAGERS/MOBILE	Cell phones	855.86	57917	10/21/2015
VEN001459	North Central Co-Op	APP029445	10/19/2015	101003226	ECD-VEHICLE GAS/SUPPLIE	Unleaded fuel for Sept	61.14		
VEN001537	Payroll	APP029459	10/19/2015	101003111	ECD-SALARY	sal	21,670.68	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101003120	ECD-FICA AND MEDICARE	fica	1,297.07	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101003120	ECD-FICA AND MEDICARE	med	303.35	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101003121	ECD-PERF	perf	2,976.07	108101915	10/19/2015
VEN002097	Westfield Chamber Of Commerce	APP029640	10/21/2015	101003347	ECD-PROMOTIONS	October chamber luncheon	30.00		
VEN001250	Lincoln National Life Insurance Co	APP029657	10/21/2015	101003119	ECD-HEALTH AND DENTAL	oct 2015 life ins premium	28.17	57918	10/22/2015
VEN001011	Infinisource	APP029670	10/23/2015	101003119	ECD-HEALTH AND DENTAL	Cobra	50.28	57919	10/23/2015
VEN000534	Delta Dental	APP029667	10/29/2015	101003119	ECD-HEALTH AND DENTAL	ins	293.03	57932	10/29/2015
VEN001459	North Central Co-Op	APP029790	11/3/2015	101003226	ECD-VEHICLE GAS/SUPPLIE	Unleaded fuel	55.89		
VEN001537	Payroll	APP029809	11/3/2015	101003111	ECD-SALARY	sal	21,546.21		
VEN001537	Payroll	APP029809	11/3/2015	101003120	ECD-FICA AND MEDICARE	fica	1,292.94		
VEN001537	Payroll	APP029809	11/3/2015	101003120	ECD-FICA AND MEDICARE	med	302.29		
VEN001537	Payroll	APP029809	11/3/2015	101003121	ECD-PERF	perf	2,976.07		
VEN000052	Advantage HMO Health Plans	APP029813	11/3/2015	101003119	ECD-HEALTH AND DENTAL	ins	4,668.27	57936	11/3/2015
Subtotal for Economic and Community Development							58,557.42		

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Fund No. Fund Name									
101 General									
ECD - Building									
VEN0000513	DavisVision	APPO29328	10/15/2015	101004119	BLDG-HEALTH AND DENTA	ins	29.56	57898	10/15/2015
VEN002050	Verizon Wireless	APPO29433	10/19/2015	101004332	BLDG-CELL/PAGERS/MOBIL	Cell phones	150.99	57917	10/21/2015
VEN001459	North Central Co-Op	APPO29445	10/19/2015	101004226	BLDG-VEHICLE GAS	Unleaded fuel for Sept	190.02		
VEN001537	Payroll	APPO29459	10/19/2015	101004111	BLDG-SALARY	sal	5,336.64	108101915	10/19/2015
VEN001537	Payroll	APPO29459	10/19/2015	101004120	BLDG-FICA AND MEDICARE	fica	312.38	108101915	10/19/2015
VEN001537	Payroll	APPO29459	10/19/2015	101004120	BLDG-FICA AND MEDICARE	med	73.04	108101915	10/19/2015
VEN001537	Payroll	APPO29459	10/19/2015	101004121	BLDG-PERF	perf	757.81	108101915	10/19/2015
VEN001250	Lincoln National Life Insurance Co	APPO29557	10/21/2015	101004119	BLDG-HEALTH AND DENTA	oct 2015 life ins premium	9.39	57918	10/22/2015
VEN000534	Delta Dental	APPO29667	10/29/2015	101004119	BLDG-HEALTH AND DENTA	ins	168.17	57932	10/29/2015
VEN001459	North Central Co-Op	APPO29790	11/3/2015	101004226	BLDG-VEHICLE GAS	Unleaded fuel	173.71		
VEN001537	Payroll	APPO29809	11/3/2015	101004111	BLDG-SALARY	sal	4,264.31		
VEN001537	Payroll	APPO29809	11/3/2015	101004120	BLDG-FICA AND MEDICARE	fica	256.31		
VEN001537	Payroll	APPO29809	11/3/2015	101004120	BLDG-FICA AND MEDICARE	med	59.95		
VEN001537	Payroll	APPO29809	11/3/2015	101004121	BLDG-PERF	perf	605.53		
VEN000052	Advantage HMO Health Plans	APPO29813	11/3/2015	101004119	BLDG-HEALTH AND DENTA	ins	1,991.36	57936	11/3/2015
Subtotal for ECD - Building							14,379.17		
Parks									
VEN000405	Citizens Energy Group	APPO29267	10/9/2015	101005328	PARKS-GAS HEAT	330 340 Main St	12.40	57750	10/12/2015
VEN000513	DavisVision	APPO29328	10/15/2015	101005119	PARKS-HEALTH AND DENT	ins	22.70	57898	10/15/2015
VEN002112	Westfield Pharmacy	APPO29371	10/16/2015	101005347	PARKS-PROMOTION	Volunteer celebration	270.00		
VEN002113	Westfield Playhouse	APPO29372	10/16/2015	101005347	PARKS-PROMOTION	Voices from the Past	1,000.00		
VEN002837	WWHS	APPO29373	10/16/2015	101005347	PARKS-PROMOTION	Voices from the Past	250.00		
VEN004237	Kelite and Company	APPO29374	10/16/2015	101005347	PARKS-PROMOTION	Annual volunteer celebration	1,170.00		
VEN001523	Party Time Rental	APPO29376	10/16/2015	101005347	PARKS-PROMOTION	WR4	809.92		
VEN001912	The Brickman Group	APPO29377	10/16/2015	101005349	PARKS-SERVICES	Entrance to City Services bldg	571.00		
VEN000589	Duke Energy	APPO29409	10/19/2015	101005341	PARKS-ELECTRIC	Electric	430.52	57913	10/21/2015
VEN001248	LifeServices EAP	APPO29431	10/19/2015	101005119	PARKS-HEALTH AND DENT	4th quart EAP	22.20	57914	10/21/2015
VEN002050	Verizon Wireless	APPO29433	10/19/2015	101005332	PARKS-CELL/PAGERS/MOBI	Cell phones	186.28	57917	10/21/2015
VEN001459	North Central Co-Op	APPO29445	10/19/2015	101005226	PARKS-VEHICLE GAS	Unleaded fuel for Sept	18.83		
VEN001537	Payroll	APPO29459	10/19/2015	101005111	PARKS-SALARY	sal	7,002.31	108101915	10/19/2015
VEN001537	Payroll	APPO29459	10/19/2015	101005120	PARKS-FICA AND MEDICAR	fica	425.98	108101915	10/19/2015
VEN001537	Payroll	APPO29459	10/19/2015	101005120	PARKS-FICA AND MEDICAR	med	99.62	108101915	10/19/2015

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Fund No. Fund Name									
101 General									
Parks									
VEN001537	Payroll	APP029459	10/19/2015	101005121	PARKS-PERF	perf	994.33	108101915	10/19/2015
VEN000312	Busy Bee Cleaning Service	APP029466	10/19/2015	101005349	PARKS-SERVICES	Main St office cleaning	260.00	57924	10/27/2015
VEN001008	Indy Pro Audio Production Ser	APP029485	10/20/2015	101005347	PARKS-PROMOTION	W/R4 stage deposit	1,575.00		
VEN000589	Duke Energy	APP029496	10/20/2015	101005341	PARKS-ELECTRIC	Midland Bridge	99.07	57913	10/21/2015
VEN000589	Duke Energy	APP029508	10/20/2015	101005341	PARKS-ELECTRIC	17415 Oak Ridge	13.47	57913	10/21/2015
VEN001250	Lincoln National Life Insurance Co	APP029557	10/21/2015	101005119	PARKS-HEALTH AND DENT	oct 2015 life ins premium	12.52	57918	10/22/2015
VEN001011	Infinsource	APP029570	10/23/2015	101005119	PARKS-HEALTH AND DENT	Cobra	16.76	57919	10/23/2015
VEN001879	T.M.T Inc	APP029581	10/23/2015	101005349	PARKS-SERVICES	Moving a tree in Simon Moon	115.00		
VEN002097	Westfield Chamber Of Commerce	APP029586	10/26/2015	101005334	PARKS-TRAVEL/TRAINING/S	November Chamber Luncheon	30.00		
VEN000381	Cherry Street Plaza LLC	APP029609	10/27/2015	101005386	PARKS-BUILDING LEASE	Westfield Parks and Rec Mon	1,630.85	102102715	10/27/2015
VEN000381	Cherry Street Plaza LLC	APP029609	10/27/2015	101005386	PARKS-BUILDING LEASE	Increase starting in March	49.43	102102715	10/27/2015
VEN004257	Jud Scott	APP029620	10/27/2015	101005349	PARKS-SERVICES	Visual Tree assessment Mill	875.00		
VEN000534	Delta Dental	APP029667	10/29/2015	101005119	PARKS-HEALTH AND DENT	ins	103.76	57932	10/29/2015
VEN000589	Duke Energy	APP029712	11/2/2015	101005341	PARKS-ELECTRIC	Midland Bridge	16.52		
VEN000794	Indy Portables	APP029774	11/3/2015	101005476	PARKS-EQUIP LEASES	166th 171st Jersey	230.88		
VEN000794	Indy Portables	APP029775	11/3/2015	101005476	PARKS-EQUIP LEASES	Handicap restroom	95.00		
VEN001459	North Central Co-Op	APP029790	11/3/2015	101005226	PARKS-VEHICLE GAS	Unleaded fuel	18.83		
VEN001537	Payroll	APP029809	11/3/2015	101005111	PARKS-SALARY	sal	7,002.31		
VEN001537	Payroll	APP029809	11/3/2015	101005120	PARKS-FICA AND MEDICAR	fica	425.98		
VEN001537	Payroll	APP029809	11/3/2015	101005120	PARKS-FICA AND MEDICAR	med	99.63		
VEN001537	Payroll	APP029809	11/3/2015	101005121	PARKS-PERF	perf	994.33		
VEN000052	Advantage HMO Health Plans	APP029813	11/3/2015	101005119	PARKS-HEALTH AND DENT	ins	1,338.45	57936	11/3/2015
Subtotal for Parks							28,288.38		
Informatics									
VEN000013	Davis/Vision	APP029328	10/15/2015	101007119	IT-HEALTH AND DENTAL	ins	65.98	57896	10/15/2015
VEN000729	Metronet	APP029364	10/16/2015	101007335	IT-TELEPHONE	Land lines and long distance	2,195.85	57903	10/16/2015
VEN000729	Metronet	APP029364	10/16/2015	101007335	IT-TELEPHONE	Land lines and long distance	58.35	57903	10/16/2015
VEN000729	Metronet	APP029364	10/16/2015	101007335	IT-TELEPHONE	Land lines and long distance	30.57	57903	10/16/2015
VEN000729	Metronet	APP029364	10/16/2015	101007335	IT-TELEPHONE	Land lines and long distance	389.06	57903	10/16/2015
VEN000729	Metronet	APP029364	10/16/2015	101007335	IT-TELEPHONE	Land lines and long distance	91.74	57903	10/16/2015
VEN000729	Metronet	APP029364	10/16/2015	101007335	IT-TELEPHONE	Land lines and long distance	30.36	57903	10/16/2015
VEN000729	Metronet	APP029364	10/16/2015	101007335	IT-TELEPHONE	Land lines and long distance	302.86	57903	10/16/2015

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Fund No. Fund Name									
101	General								
Informatics									
VEN003729	Metronet	APP028364	10/16/2015	101007335	IT-TELEPHONE	Land lines and long distance	218.96	57903	10/16/2015
VEN003729	Metronet	APP028364	10/16/2015	101007335	IT-TELEPHONE	Land lines and long distance I	760.00	57903	10/16/2015
VEN002044	Van Ausdall and Farrar	APP028370	10/16/2015	101007337	IT-PRINTING	Click charges	1,042.81		
VEN000348	CDW Government Inc	APP028426	10/19/2015	101007451	IT-COMPUTER/EQUIP	HP	322.18		
VEN000132	Apparatus	APP028427	10/19/2015	101007331	IT-CONSULTING	Billing for October	5,530.00		
VEN001248	LifeServices EAP	APP028431	10/19/2015	101007119	IT-HEALTH AND DENTAL	4th quart EAP	33.30	57914	10/21/2015
VEN002050	Verizon Wireless	APP028433	10/19/2015	101007332	IT-CELLULAR/PAGERS/MOBI	Air Cards	3,460.84	57917	10/21/2015
VEN002050	Verizon Wireless	APP028433	10/19/2015	101007332	IT-CELLULAR/PAGERS/MOBI	Cell phones	500.37	57917	10/21/2015
VEN001459	North Central Co-Op	APP028445	10/19/2015	101007226	IT-VEHICLE GAS	Unleaded fuel for Sept	125.58		
VEN001537	Payroll	APP028459	10/19/2015	101007111	IT-SALARY	sal	13,433.98	108101915	10/19/2015
VEN001537	Payroll	APP028459	10/19/2015	101007120	IT-FICA AND MEDICARE	fica	785.45	108101915	10/19/2015
VEN001537	Payroll	APP028459	10/19/2015	101007120	IT-FICA AND MEDICARE	med	183.71	108101915	10/19/2015
VEN001537	Payroll	APP028459	10/19/2015	101007121	IT-PERF	perf	1,907.64	108101915	10/19/2015
VEN000348	CDW Government Inc	APP028487	10/20/2015	101007389	IT-SOFTWARE LICENSING		1,461.81		
VEN001250	Lincoln National Life Insurance Co	APP028557	10/21/2015	101007119	IT-HEALTH AND DENTAL	oct 2015 life ins premium	18.78	57918	10/22/2015
VEN001011	Infinisource	APP028570	10/23/2015	101007119	IT-HEALTH AND DENTAL	Cobra	25.14	57919	10/23/2015
VEN000348	CDW Government Inc	APP028660	10/29/2015	101007451	IT-COMPUTER/EQUIP	Comp Equip	322.18		
VEN000796	Govconnection	APP028662	10/29/2015	101007451	IT-COMPUTER/EQUIP	4GB RAM	657.00		
VEN000534	Delta Dental	APP028667	10/29/2015	101007119	IT-HEALTH AND DENTAL	ins	357.44	57932	10/29/2015
VEN002044	Van Ausdall and Farrar	APP028699	10/30/2015	101007337	IT-PRINTING	Scanner	1,695.00		
VEN002012	U.S. Bank Equipment Finance	APP028702	10/30/2015	101007337	IT-PRINTING	Copy machine rental at Traini	89.48		
VEN000348	CDW Government Inc	APP028714	11/2/2015	101007451	IT-COMPUTER/EQUIP	Hirsch Controller Battery Back	1,438.20		
VEN002209	SBS Group	APP028770	11/3/2015	101007389	IT-SOFTWARE LICENSING	Annual software maint	6,498.00		
VEN000314	C.A.R. Clinic	APP028771	11/3/2015	101007226	IT-VEHICLE GAS	Ford Focus	211.94		
VEN000314	C.A.R. Clinic	APP028771	11/3/2015	101007360	IT-VEHICLE REPAIR	Ford Focus	435.01		
VEN000849	Hamilton County Treasurer	APP028772	11/3/2015	101007349	IT-SERVICES	2015 digital GIS project	5,421.00		
VEN002012	U.S. Bank Equipment Finance	APP028773	11/3/2015	101007337	IT-PRINTING	Copy machine rentals	1,342.06		
VEN001459	North Central Co-Op	APP028790	11/3/2015	101007226	IT-VEHICLE GAS	Unleaded fuel	114.80		
VEN001537	Payroll	APP028809	11/3/2015	101007111	IT-SALARY	sal	13,433.98		
VEN001537	Payroll	APP028809	11/3/2015	101007120	IT-FICA AND MEDICARE	fica	785.45		
VEN001537	Payroll	APP028809	11/3/2015	101007120	IT-FICA AND MEDICARE	med	183.68		
VEN001537	Payroll	APP028809	11/3/2015	101007121	IT-PERF	perf	1,907.64		

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Fund No.	Fund Name								
101	General								
Informatics									
VEN000052	Advantage HMO Health Plans	APP029813	11/3/2015	101007119	IT-HEALTH AND DENTAL	ins	5,223.25 57936		11/3/2015
Subtotal for Informatics							73,091.43		

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Fund No. Fund Name									
101 General									
Clerk Treasurer									
VEN000267	Boyce Forms/Systems	APP029290	10/13/2015	101008349	CT-SERVICES	Annual Data license	1,035.00	57897	10/13/2015
VEN000513	Davis/Vision	APP029328	10/15/2015	101008119	CT-HEALTH AND DENTAL	ins	65.98	57898	10/15/2015
VEN001573	Pitney Bowes	APP029346	10/16/2015	101008333	CT-POSTAGE	Rental for postage machine	180.00		
VEN001537	Payroll	APP029361	10/16/2015	101008331	CT-CONSULTING	Processing charges for period	3,076.57	102101615	10/19/2015
VEN001537	Payroll	APP029428	10/19/2015	101008331	CT-CONSULTING	Direct wire fee	10.00	107101915	10/19/2015
VEN001537	Payroll	APP029431	10/19/2015	101008119	CT-HEALTH AND DENTAL	4th quart EAP	33.30	57914	10/21/2015
VEN001248	LifeServices EAP	APP029433	10/19/2015	101008332	CT-CELLULAR/PAGERS/MO	Cell phones	303.31	57917	10/21/2015
VEN002050	Verizon Wireless	APP029459	10/19/2015	101008111	CT-SALARY	sal	14,274.65	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101008120	CT-FICA AND MEDICARE	fica	844.47	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101008120	CT-FICA AND MEDICARE	med	197.43	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101008121	CT-PERF	perf	1,661.71	108101915	10/19/2015
VEN001537	Payroll	APP029525	10/21/2015	101008331	CT-CONSULTING	Processing charges for period	554.40	109102115	10/21/2015
VEN001264	Love At First Sight	APP029538	10/21/2015	101008347	CT-PROMOTIONS	Flowers for Micha	59.00		
VEN001260	Lincoln National Life Insurance Co	APP029557	10/21/2015	101008119	CT-HEALTH AND DENTAL	oct 2015 life ins premium	18.78	57918	10/22/2015
VEN001011	Infinsource	APP029570	10/23/2015	101008119	CT-HEALTH AND DENTAL	Cobra	25.14	57919	10/23/2015
VEN000847	Hamilton County Recorder	APP029583	10/23/2015	101008349	CT-SERVICES	ordinances, warr deeds	253.00	103102315	10/23/2015
VEN000837	Hamilton County Auditor Courthouse	APP029584	10/23/2015	101008349	CT-SERVICES	transfers	20.00	104102315	10/23/2015
VEN001537	Payroll	APP029618	10/27/2015	101008331	CT-CONSULTING	Processing charges for period	891.56	101102715	10/27/2015
VEN000527	Debra Tolley	APP029665	10/29/2015	101008001	CT-UNAPPROPRIATED	SBOA conference	87.86	57931	10/29/2015
VEN000400	Cindy Gossard	APP029666	10/29/2015	101008001	CT-UNAPPROPRIATED	SBOA Conference	87.40	57930	10/29/2015
VEN000534	Della Dental	APP029667	10/29/2015	101008119	CT-HEALTH AND DENTAL	ins	314.13	57932	10/29/2015
VEN001469	O W Krohn and Associates	APP029669	10/29/2015	101008349	CT-SERVICES	Services for Sept	3,388.75		
VEN000267	Boyce Forms/Systems	APP029698	10/30/2015	101008223	CT-OFFICE SUPPLIES	Checks	301.83		
VEN001537	Ray's Trash Service	APP029704	10/30/2015	101008349	CT-SERVICES	Cross shredder	36.58		
VEN001537	Payroll	APP029809	11/3/2015	101008111	CT-SALARY	sal	14,327.22		
VEN001537	Payroll	APP029809	11/3/2015	101008120	CT-FICA AND MEDICARE	fica	847.73		
VEN001537	Payroll	APP029809	11/3/2015	101008120	CT-FICA AND MEDICARE	med	198.23		
VEN001537	Payroll	APP029809	11/3/2015	101008121	CT-PERF	perf	1,669.18		
VEN000052	Advantage HMO Health Plans	APP029813	11/3/2015	101008119	CT-HEALTH AND DENTAL	ins	2,872.78	57936	11/3/2015
Subtotal for Clerk Treasurer							47,635.99		

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Fund No. Fund Name									
101	General								
Mayor									
VEN000513	Davis/Vision	APP029328	10/15/2015	101009119	MAYOR-HEALTH AND DENT	ins	12.14	57898	10/15/2015
VEN002050	Verizon Wireless	APP029433	10/19/2015	101009332	MAYOR-CELL/PAGERS/MOB	Cell phones	590.32	57917	10/21/2015
VEN001537	Payroll	APP029459	10/19/2015	101009111	MAYOR-SALARY	sal	4,161.55	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101009120	MAYOR-FICA AND MEDICA	fica	253.35	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101009120	MAYOR-FICA AND MEDICA	med	59.25	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101009121	MAYOR-PERF	perf	590.94	108101915	10/19/2015
VEN000345	Cave and Company Printing	APP029498	10/20/2015	101009347	MAYOR-PROMOTIONS	Thank you cards	427.50		
VEN000973	Indiana Urban Mayors Caucus	APP029530	10/21/2015	101009347	MAYOR-PROMOTIONS	IN Mayors Caucus	900.00		
VEN002097	Westfield Chamber Of Commerce	APP029540	10/21/2015	101009347	MAYOR-PROMOTIONS	October chamber luncheon	15.00		
VEN001250	Lincoln National Life Insurance Co	APP029557	10/21/2015	101009119	MAYOR-HEALTH AND DENT	oct 2015 life ins premium	3.13	57918	10/22/2015
VEN000534	Delta Dental	APP029667	10/29/2015	101009119	MAYOR-HEALTH AND DENT	ins	50.16	57932	10/29/2015
VEN001537	Payroll	APP029809	11/3/2015	101009111	MAYOR-SALARY	sal	4,161.55		
VEN001537	Payroll	APP029809	11/3/2015	101009120	MAYOR-FICA AND MEDICA	fica	253.35		
VEN001537	Payroll	APP029809	11/3/2015	101009120	MAYOR-FICA AND MEDICA	med	59.25		
VEN001537	Payroll	APP029809	11/3/2015	101009121	MAYOR-PERF	perf	590.94		
VEN000552	Advantage HMO Health Plans	APP029813	11/3/2015	101009119	MAYOR-HEALTH AND DENT	ins	685.55	57936	11/3/2015
Subtotal for Mayor							12,813.98		
City Council									
VEN002103	Westfield Endowment	APP029264	10/9/2015	101010347	CITY COUNCIL-PROMOTION	Firefighters Combat Challeng	1,000.00	57865	10/12/2015
VEN002050	Verizon Wireless	APP029433	10/19/2015	101010332	CITY COUNCIL-CELL/PAGER	Cell phones	354.66	57917	10/21/2015
VEN001537	Payroll	APP029459	10/19/2015	101010111	CITY COUNCIL-SALARY	sal	17,916.67	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101010120	CITY COUNCIL-FICA AND M	fica	1,045.62	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101010120	CITY COUNCIL-FICA AND M	med	244.54	108101915	10/19/2015
VEN001795	Silly Safari Shows Inc	APP029537	10/21/2015	101010347	CITY COUNCIL-PROMOTION	WIL reindeer and eif	1,500.00		
VEN004256	Cindy Spoljaric	APP029615	10/27/2015	101010334	CITY COUNCIL-TRAVEL/TRA	IACT conference hotel	291.54		
VEN002097	Westfield Chamber Of Commerce	APP029791	11/3/2015	101010347	CITY COUNCIL-PROMOTION	October Chamber luncheon	25.00		
Subtotal for City Council							22,378.03		

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Fund No. Fund Name									
101 General									
Public Works									
VEN000513	Davis/Vision	APP029328	10/15/2015	101013119	PW-HEALTH AND DENTAL	ins	371.60	57898	10/15/2015
VEN000389	Duke Energy	APP029360	10/16/2015	101013341	PW-ELECTRIC	Mill St	20.41	57901	10/16/2015
VEN000389	Duke Energy	APP029409	10/19/2015	101013341	PW-ELECTRIC	Electric	3,045.22	57913	10/21/2015
VEN001248	LifeServices EAP	APP029431	10/19/2015	101013119	PW-HEALTH AND DENTAL	4th quart EAP	188.70	57914	10/21/2015
VEN002050	Verizon Wireless	APP029433	10/19/2015	101013332	PW-CELLULAR/PAGERS/MO	Cell phones	1,817.28	57917	10/21/2015
VEN001814	Spectrum Janitorial	APP029450	10/19/2015	101013224	PW-OPERATING SUPPLIES	Delimer	37.88		
VEN001537	Payroll	APP029459	10/19/2015	101013111	PW-SALARY	sal	64,359.00	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101013120	PW-FICA AND MEDICARE	fica	3,758.41	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101013120	PW-FICA AND MEDICARE	med	878.98	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101013121	PW-PERF	perf	9,055.33	108101915	10/19/2015
VEN001548	Pepsi	APP029479	10/20/2015	101013223	PW-OFFICE SUPPLIES	Water	11.72	57909	10/20/2015
VEN001274	M J Insurance	APP029524	10/21/2015	101013122	PW-WORKERS' COMP	Workers Comp audit 11/14-1	5,312.00	57915	10/21/2015
VEN001250	Lincoln National Life Insurance Co	APP029557	10/21/2015	101013119	PW-HEALTH AND DENTAL	oct 2015 life ins premium	106.42	57918	10/22/2015
VEN001011	Infirsource	APP029570	10/23/2015	101013119	PW-HEALTH AND DENTAL	Cobra	142.10	57919	10/23/2015
VEN002023	United States Postal Service	APP029647	10/29/2015	101013333	PW-POSTAGE	Postage for meter	1,400.00	57929	10/29/2015
VEN004253	Automatic Irrigation Supply	APP029652	10/29/2015	101013345	PW-EQUIP REPAIR	JDM P-Card error never went	92.58		
VEN002097	Westfield Chamber Of Commerce	APP029657	10/29/2015	101013347	PW-PROMOTIONS	Lantern Award Plaque	60.00		
VEN001440	Neopost	APP029658	10/29/2015	101013333	PW-POSTAGE	Meter rental	288.75		
VEN001912	The Brickman Group	APP029661	10/29/2015	101013345	PW-EQUIP REPAIR	Irrigation inspec repairs	1,279.00		
VEN000534	Delta Dental	APP029667	10/29/2015	101013119	PW-HEALTH AND DENTAL	ins	2,152.04	57932	10/29/2015
VEN001653	Regions Insurance Inc	APP029670	10/29/2015	101013339	PW-INSURANCE	Adding location	279.00		
VEN002336	Citizens Westfield	APP029713	11/2/2015	101013342	PW-WATER/SEWER	Temp Hyd	7.99	57935	11/3/2015
VEN004182	The Hoosier Co	APP029759	11/3/2015	101013224	PW-OPERATING SUPPLIES	Material	3,227.65		
VEN000942	Imagery LLC	APP029769	11/3/2015	101013223	PW-OFFICE SUPPLIES	Badges	43.12		
VEN001537	Payroll	APP029809	11/3/2015	101013111	PW-SALARY	sal	64,825.59		
VEN001537	Payroll	APP029809	11/3/2015	101013120	PW-FICA AND MEDICARE	fica	3,787.34		
VEN001537	Payroll	APP029809	11/3/2015	101013120	PW-FICA AND MEDICARE	med	885.76		
VEN001537	Payroll	APP029809	11/3/2015	101013121	PW-PERF	perf	8,942.02		
VEN000052	Advantage HMO Health Plans	APP029813	11/3/2015	101013119	PW-HEALTH AND DENTAL	ins	24,418.67	57936	11/3/2015
Subtotal for Public Works							200,794.56		

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Fund No. Fund Name									
101 General									
Communications									
VEN0000513	DavisVision	APP0293328	10/15/2015	101020119	COMM-INSURANCE	ins	29.56	57898	10/15/2015
VEN001248	LifeServices EAP	APP029431	10/19/2015	101020119	COMM-INSURANCE	4th quart EAP	22.20	57914	10/21/2015
VEN002050	Verizon Wireless	APP029433	10/19/2015	101020332	COMM- CELL PHONES	Cell phones	186.28	57917	10/21/2015
VEN001537	Payroll	APP029459	10/19/2015	101020111	COMM-SALARY	sal	7,018.26	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101020120	COMM-FICA	fica	421.43	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101020120	COMM-FICA	med	98.57	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101020121	COMM-PERF	perf	778.12	108101915	10/19/2015
VEN0004233	Indiana Office of Tourism Dev	APP029480	10/20/2015	101020331	COMM- CONSULT	Indiana Travel Guide 2016	1,060.00		
VEN0000942	Imagery LLC	APP029481	10/20/2015	101020331	COMM- CONSULT	Sept monthly hosting	150.00		
VEN0020297	Westfield Chamber Of Commerce	APP029482	10/20/2015	101020347	COMM-PROMOTIONS	Lantern Award Plaque	60.00		
VEN0003995	Prestige Performance II Inc	APP029483	10/20/2015	101020331	COMM- CONSULT	Welcome coaters	354.35		
VEN0003961	One Point	APP029484	10/20/2015	101020337	COMM-PRINTING	Grand Park pocket folder	1,518.00		
VEN0004251	Wounded Warrior Project	APP029486	10/20/2015	101020347	COMM-PROMOTIONS	Memorial day	3,140.00		
VEN001250	Lincoln National Life Insurance Co	APP029657	10/21/2015	101020119	COMM-INSURANCE	oct 2015 life ins premium	9.39	57918	10/22/2015
VEN001011	Infinisource	APP029670	10/23/2015	101020119	COMM-INSURANCE	Cobra	16.76	57919	10/23/2015
VEN0000534	Delta Dental	APP029667	10/29/2015	101020119	COMM-INSURANCE	ins	144.81	57932	10/29/2015
VEN001367	Midwest Toxicology Servic	APP029796	11/3/2015	101020224	COMM- OPER SUPP	New employee drug testing	50.00		
VEN0000345	Care and Company Printing	APP029797	11/3/2015	101020337	COMM-PRINTING	Westfield Welcome labels	118.86		
VEN0000480	CSI Signs	APP029798	11/3/2015	101020337	COMM-PRINTING	Dr Eisner sponsor sign	156.47		
VEN0022202	Keller Interactive Media	APP029799	11/3/2015	101020350	COMM-DUES MEMBERSHIP	Hosting	25.00		
VEN001537	Payroll	APP029809	11/3/2015	101020111	COMM-SALARY	sal	7,018.25		
VEN001537	Payroll	APP029809	11/3/2015	101020120	COMM-FICA	fica	421.43		
VEN001537	Payroll	APP029809	11/3/2015	101020120	COMM-FICA	med	98.57		
VEN001537	Payroll	APP029809	11/3/2015	101020121	COMM-PERF	perf	778.12		
VEN000052	Advantage HMO Health Plans	APP029813	11/3/2015	101020119	COMM-INSURANCE	ins	1,926.07	57936	11/3/2015
Subtotal for Communications							25,600.50		

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Fund No. Fund Name									
101 General									
Customer Service									
VEN000513	Davis/Vision	APP029328	10/15/2015	101021119	CUST SERVICE- INSURANC	ins	41.70	57898	10/15/2015
VEN002050	Verizon Wireless	APP029433	10/19/2015	101021332	CUSTOMER SERV- CELL PH	Cell phones	110.66	57917	10/21/2015
VEN001537	Payroll	APP029459	10/19/2015	101021111	CUST SERVICE- SAL	sal	8,478.53	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101021120	CUSTOMER SERV- FICA ME	fica	499.44	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101021120	CUSTOMER SERV- FICA ME	med	116.81	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101021121	CUSTOMER SERV- PERF	perf	1,203.95	108101915	10/19/2015
VEN001250	Lincoln National Life Insurance Co	APP029557	10/21/2015	101021119	CUST SERVICE- INSURANC	oct 2015 life ins premium	15.65	57918	10/22/2015
VEN000554	Delta Dental	APP029667	10/29/2015	101021119	CUST SERVICE- INSURANC	ins	218.33	57932	10/29/2015
VEN001367	Midwest Toxicology Servc	APP029696	10/29/2015	101021347	CUST SERV- PROMO	New employee drug test	50.00		
VEN001537	Payroll	APP029809	11/3/2015	101021111	CUST SERVICE- SAL	sal	7,194.04		
VEN001537	Payroll	APP029809	11/3/2015	101021120	CUSTOMER SERV- FICA ME	fica	418.11		
VEN001537	Payroll	APP029809	11/3/2015	101021120	CUSTOMER SERV- FICA ME	med	97.79		
VEN001537	Payroll	APP029809	11/3/2015	101021121	CUSTOMER SERV- PERF	perf	1,021.55		
VEN000052	Advantage HMO Health Plans	APP029813	11/3/2015	101021119	CUST SERVICE- INSURANC	ins	3,003.36	57936	11/3/2015
Subtotal for Customer Service							22,469.92		
Human Resources									
VEN000513	Davis/Vision	APP029328	10/15/2015	101022119	HR- INSURANCE	ins	24.28	57898	10/15/2015
VEN001537	Payroll	APP029459	10/19/2015	101022111	HR - SAL	sal	4,061.09	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101022120	HR- FICA MED	fica	236.21	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101022120	HR- FICA MED	med	55.25	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	101022121	HR - PERF	perf	576.68	108101915	10/19/2015
VEN001250	Lincoln National Life Insurance Co	APP029557	10/21/2015	101022119	HR- INSURANCE	oct 2015 life ins premium	6.26	57918	10/22/2015
VEN000554	Delta Dental	APP029667	10/29/2015	101022119	HR- INSURANCE	ins	100.32	57932	10/29/2015
VEN001537	Payroll	APP029809	11/3/2015	101022111	HR - SAL	sal	4,061.09		
VEN001537	Payroll	APP029809	11/3/2015	101022120	HR- FICA MED	fica	236.21		
VEN001537	Payroll	APP029809	11/3/2015	101022120	HR- FICA MED	med	55.24		
VEN001537	Payroll	APP029809	11/3/2015	101022121	HR - PERF	perf	576.68		
VEN000052	Advantage HMO Health Plans	APP029813	11/3/2015	101022119	HR- INSURANCE	ins	1,371.10	57936	11/3/2015
Subtotal for Human Resources							11,360.41		
Subtotal for Fund 101 General							973,966.98		

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Fund No. Fund Name									
201 Motor Vehicle Highway (MVH)									
Public Works									
VEN000405	Citizens Energy Group	APP029286	10/9/2015	201013349	MVH-SERVICES	Mill St	28.17	57749	10/12/2015
VEN000589	Duke Energy	APP029409	10/19/2015	201013341	MVH-ELECTRIC	Electric	1,444.75	57913	10/21/2015
VEN001459	North Central Co-Op	APP029445	10/19/2015	201013226	MVH-VEHICLE GAS/ SUPPL	Unleaded fuel for Sept	6,562.49		
VEN000859	Hare Chevrolet	APP029449	10/19/2015	201013360	MVH-VEHICLE REPAIR	Ford truck repair	746.00		
VEN001459	North Central Co-Op	APP029451	10/19/2015	201013226	MVH-VEHICLE GAS/ SUPPL	Premium DX	1,401.25		
VEN001182	Kings III America	APP029452	10/19/2015	201013349	MVH-SERVICES	Elevator phones 10/1-12/31	90.72		
VEN001384	Milestone Contractors LLP	APP029654	10/29/2015	201013231	MVH-SUBGRADE MATERIAL	Potholes	343.16		
VEN001622	Quality Truck and Trailer	APP029655	10/29/2015	201013345	MVH-EQUIP REPAIR	Sterling	245.30		
VEN001622	Quality Truck and Trailer	APP029655	10/29/2015	201013360	MVH-VEHICLE REPAIR	Truck repairs	880.33		
VEN004182	The Hoosier Co	APP029656	10/29/2015	201013472	MVH-EQUIP	161st Oak Ridge	954.35		
VEN001758	SealMaster Indianapolis	APP029753	11/3/2015	201013231	MVH-SUBGRADE MATERIAL	Crack pro	9,600.00		
VEN003839	Harding Materials Inc	APP029755	11/3/2015	201013231	MVH-SUBGRADE MATERIAL	Patching	85.56		
VEN001666	Reynold's Farm Equipment	APP029756	11/3/2015	201013345	MVH-EQUIP REPAIR	Saw repair	136.44		
VEN002036	USAutomatic Fire and Security	APP029757	11/3/2015	201013349	MVH-SERVICES	Signal breakdown	52.13		
VEN004137	Synovia Solutions	APP029761	11/3/2015	201013349	MVH-SERVICES	GPS lease invoice	72.00		
VEN001622	Quality Truck and Trailer	APP029762	11/3/2015	201013345	MVH-EQUIP REPAIR	Sterling Kw pick up repair	1,743.72		
VEN000975	Indiana Oxygen Company	APP029765	11/3/2015	201013345	MVH-EQUIP REPAIR	Acetylene and oxygen	26.94		
VEN002706	KJM Trucking Inc	APP029766	11/3/2015	201013231	MVH-SUBGRADE MATERIAL	Concrete	1,834.57		
VEN001459	North Central Co-Op	APP029767	11/3/2015	201013226	MVH-VEHICLE GAS/ SUPPL	Supplies	388.68		
VEN001464	Northside Garage Door System	APP029777	11/3/2015	201013349	MVH-SERVICES	Bldg B reset cable	86.00		
VEN001676	Riverview Hospital	APP029778	11/3/2015	201013349	MVH-SERVICES	CDL physical for 3 employees	195.00		
VEN001459	North Central Co-Op	APP029790	11/3/2015	201013226	MVH-VEHICLE GAS/ SUPPL	Unleaded fuel	5,997.61		
VEN000589	Duke Energy	APP029814	11/3/2015	201013341	MVH-ELECTRIC	Farr Hills	139.42		
Subtotal for Public Works							33,054.59		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							33,054.59		

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Fund No. Fund Name									
202 Local Road and Street (LRS)									
Public Works									
VEN001637	Ray's Trash Service	APP029456	10/19/2015	202013349	LRS-SERVICES	Bulk Trash Day	7,886.19		
VEN003683	Primary Horizon Inc	APP029471	10/20/2015	202013432	LRS-SIDEWALK	Drainage and Sidewalk desig	17,162.00		
VEN000659	Hare Chevrolet	APP029659	10/29/2015	202013472	LRS-EQUIPMENT	Silverado 2015	14,224.86		
VEN002623	KTI Dirtwork	APP029721	11/2/2015	202013432	LRS-SIDEWALK	Monon Trail at 161st concrete	2,750.00		
VEN004262	Indianapolis Recorder	APP029758	11/3/2015	202013432	LRS-SIDEWALK	Sidewalks	104.04		
VEN001368	Midwestern Electric	APP029760	11/3/2015	202013349	LRS-SERVICES	Stoplight repairs	412.00		
VEN001778	Shelby Materials	APP029764	11/3/2015	202013432	LRS-SIDEWALK	Countryside Hadleigh PassVill	922.50		
Subtotal for Public Works							43,461.59		
Subtotal for Fund 202 Local Road and Street (LRS)							43,461.59		

Fund No. Fund Name									
203 Fire Operating									
Fire									
VEN002336	Citizens Westfield	APP029253	10/8/2015	203012342	FIRE-WATER/SEWER	Fire Line Charges	87.29	57757	10/12/2015
VEN000405	Citizens Energy Group	APP029265	10/9/2015	203012328	FIRE-GAS/HEAT	Sia 83	159.02	57748	10/12/2015
VEN000513	Davis/Vision	APP029328	10/15/2015	203012119	FIRE-HEALTH AND DENTAL	ins	772.76	57898	10/15/2015
VEN001361	Mid America Elevator	APP029348	10/16/2015	203012343	FIRE-BUILDING MAINTENAN		113.35		
VEN001817	Spill 911 Inc	APP029357	10/16/2015	203012242	FIRE-HAZMAT	Loose Lite Dry	847.55		
VEN001817	Spill 911 Inc	APP029357	10/16/2015	203012242	FIRE-HAZMAT	Loose Lite Dry	17.20		
VEN000405	Citizens Energy Group	APP029362	10/16/2015	203012328	FIRE-GAS/HEAT	Gas/Heat	502.33	57900	10/16/2015
VEN000305	Smartstop Dry Cleaners	APP029365	10/16/2015	203012229	FIRE-UNIFORMS		26.00		
VEN0002622	Fire Department Training Network	APP029366	10/16/2015	203012334	FIRE-TRAVEL/TRAINING/SE		48.00		
VEN001942	The Uniform House, Inc	APP029367	10/16/2015	203012229	FIRE-UNIFORMS		86.77		
VEN000903	Hoosier Fire Equipment	APP029385	10/16/2015	203012472	FIRE-EQUIP		1,043.85		
VEN0002336	Citizens Westfield	APP029386	10/16/2015	203012342	FIRE-WATER/SEWER		30.00	57911	10/21/2015
VEN001459	North Central Co-Op	APP029388	10/16/2015	203012226	FIRE-VEHICLE GAS/SUPPLIE		2,636.35		
VEN0000691	Fifth Third Bank	APP029390	10/16/2015	203012473	FIRE-VEHICLE LEASES	pumper truck 2012	29,913.61	57902	10/16/2015
VEN0000589	Duke Energy	APP029409	10/19/2015	203012341	FIRE-ELECTRIC	Electric	4,869.63	57913	10/21/2015
VEN001248	LifeServices EAP	APP029431	10/19/2015	203012119	FIRE-HEALTH AND DENTAL	4th quant EAP	410.70	57914	10/21/2015
VEN0002050	Verizon Wireless	APP029433	10/19/2015	203012332	FIRE-CELL/PAGERS/MOBILE	Cell phones	665.63	57917	10/21/2015
VEN001459	North Central Co-Op	APP029445	10/19/2015	203012226	FIRE-VEHICLE GAS/SUPPLIE	Unleaded fuel for Sept	1,164.91		
VEN001557	Payroll	APP029459	10/19/2015	203012111	FIRE-SALARY	sai	198,140.14	108101915	10/19/2015

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Fund No. Fund Name									
203 Fire Operating									
Fire									
VEN001537	Payroll	APP029459	10/19/2015	203012120	FIRE-FICA AND MEDICARE	fica	11,772.30	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	203012120	FIRE-FICA AND MEDICARE	med	2,753.22	108101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	203012121	FIRE-PERF	perf	33,101.36	108101915	10/19/2015
VEN001201	Kyle Erickson	APP029470	10/20/2015	203012229	FIRE-UNIFORMS		50.00	57908	10/20/2015
VEN002372	Rush Truck Center	APP029490	10/20/2015	203012360	FIRE-VEHICLE MAINT		608.55		
VEN001250	Lincoln National Life Insurance Co	APP029557	10/21/2015	203012119	FIRE-HEALTH AND DENTAL	oct 2015 life ins premium	231.62	57918	10/22/2015
VEN001011	Infinisource	APP029570	10/23/2015	203012119	FIRE-HEALTH AND DENTAL	Cobra	310.06	57919	10/23/2015
VEN000412	City of Westfield Utility	APP029571	10/23/2015	203012342	FIRE-WATER/SEWER	Sla 83	60.00		
VEN000412	City of Westfield Utility	APP029571	10/23/2015	203012342	FIRE-WATER/SEWER	Sla 82	60.00		
VEN001459	North Central Co-Op	APP029623	10/27/2015	203012226	FIRE-VEHICLE GAS/SUPPLIE		1,373.16		
VEN000390	Chris Dickover	APP029624	10/27/2015	203012229	FIRE-UNIFORMS		50.00	57933	10/27/2015
VEN001637	Ray's Trash Service	APP029625	10/27/2015	203012349	FIRE-SERVICES		31.35		
VEN001062	Jack Laurie Floors LLC	APP029627	10/27/2015	203012343	FIRE-BUILDING MAINTENAN		375.00		
VEN0003505	Smartstop Dry Cleaners	APP029629	10/27/2015	203012229	FIRE-UNIFORMS		34.00		
VEN000483	Cummins Crosspoint LLC	APP029630	10/27/2015	203012360	FIRE-VEHICLE MAINT		450.15		
VEN0004254	Wondersign	APP029631	10/27/2015	203012349	FIRE-SERVICES		1,996.00		
VEN000469	Crawford Water Care	APP029664	10/29/2015	203012343	FIRE-BUILDING MAINTENAN		244.66		
VEN000554	Delta Dental	APP029667	10/29/2015	203012119	FIRE-HEALTH AND DENTAL	ins	4,663.80	57932	10/29/2015
VEN0003257	DAN YOUNG TIPTON	APP029673	10/30/2015	203012473	FIRE-VEHICLE LEASES		33,921.00		
VEN001817	Spill 911 Inc	APP029676	10/30/2015	203012242	FIRE-HAZMAT		98.96		
VEN0000373	Chase Equipment Finance Inc	APP029708	10/16/2015	203012473	FIRE-VEHICLE LEASES	lease	56,599.04	101110915	11/9/2015
VEN0000373	Chase Equipment Finance Inc	APP029709	10/23/2015	203012473	FIRE-VEHICLE LEASES	pumper truck 2010	45,013.74	101111915	11/19/2015
VEN000739	Frontier	APP029715	11/2/2015	203012349	FIRE-SERVICES	Elevator postage machine	122.72	57934	11/3/2015
VEN001846	Stoops Freightliner	APP029742	11/3/2015	203012360	FIRE-VEHICLE MAINT		62.16		
VEN002148	Wittmer Public Safety Group	APP029744	11/3/2015	203012272	FIRE-EQUIP		21.39		
VEN001459	North Central Co-Op	APP029790	11/3/2015	203012226	FIRE-VEHICLE GAS/SUPPLIE	Unleaded fuel	1,064.92		
VEN001537	Payroll	APP029809	11/3/2015	203012111	FIRE-SALARY	sal	176,299.04		
VEN001537	Payroll	APP029809	11/3/2015	203012120	FIRE-FICA AND MEDICARE	fica	10,418.16		
VEN001537	Payroll	APP029809	11/3/2015	203012120	FIRE-FICA AND MEDICARE	med	2,436.48		
VEN001537	Payroll	APP029809	11/3/2015	203012121	FIRE-PERF	perf	32,923.89		
VEN000052	Advantage HMO Health Plans	APP029813	11/3/2015	203012119	FIRE-HEALTH AND DENTAL	ins	50,147.86	57936	11/3/2015
Subtotal for Fire							708,859.68		

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Subtotal for Fund 203 Fire Operating							708,859.68		
Fund No.	Fund Name								
204	Park Impact								
Public Works									
VEN000203	BD Managed Services LLC	APP029768	11/3/2015	204005349	PARK IMPACT-SERVICES	Quaker Park	1,154.72		
VEN000348	CDW Government Inc	APP029795	11/3/2015	204005349	PARK IMPACT-SERVICES	Asa Baies project	3,676.56		
Subtotal for Public Works							4,831.28		
Subtotal for Fund 204 Park Impact							4,831.28		
Fund No.	Fund Name								
206	Parks Programming/Events								
Parks									
VEN002270	Midwest Taekwondo Academy	APP029369	10/16/2015	206005349	PARKS PROGRAM/SERVICE	September Taekwondo for 5p	43.00		
VEN002270	Midwest Taekwondo Academy	APP029369	10/16/2015	206005349	PARKS PROGRAM/SERVICE	September Taekwondo for 6p	59.00		
VEN004228	Nicole Keitsch	APP029375	10/16/2015	206005349	PARKS PROGRAM/SERVICE	Reim Keitsch preschool ballet	42.00		
VEN000794	Indy Portables	APP029378	10/16/2015	206005347	PARKS PROGRAM/PROMOT	GJD	300.00		
VEN003457	Teresa Evans	APP029391	10/16/2015	206005347	PARKS PROGRAM/PROMOT	Design flutter ads	150.00		
VEN002598	Creative Escape Inc	APP029472	10/20/2015	206005349	PARKS PROGRAM/SERVICE	October Paint a Story: The Ru	105.00		
VEN003468	Vicky Lindsay	APP029473	10/20/2015	206005349	PARKS PROGRAM/SERVICE	October Fiesta Cooking Class	100.00		
VEN003531	Rachelle A Higgins	APP029474	10/20/2015	206005349	PARKS PROGRAM/SERVICE	October Yoga By Candlelight	375.00		
VEN000726	Franciosi Fitness Performance	APP029475	10/20/2015	206005349	PARKS PROGRAM/SERVICE	Broadway Kidz Class for Sept	210.00		
VEN001397	Motions Inc	APP029476	10/20/2015	206005349	PARKS PROGRAM/SERVICE	September Balance & Strengt	210.00		
VEN001397	Motions Inc	APP029476	10/20/2015	206005349	PARKS PROGRAM/SERVICE	September Lego Robotics Cla	350.00		
VEN001397	Motions Inc	APP029476	10/20/2015	206005349	PARKS PROGRAM/SERVICE	September Mini Movers Class	140.00		
VEN001397	Motions Inc	APP029476	10/20/2015	206005349	PARKS PROGRAM/SERVICE	September Soccer for Parenl	245.00		
VEN001397	Motions Inc	APP029476	10/20/2015	206005349	PARKS PROGRAM/SERVICE	September Soccer in Motion	280.00		
VEN002924	Marilyn S Todd	APP029528	10/21/2015	206005349	PARKS PROGRAM/SERVICE	September Tee Ball for Paren	245.00		
VEN000942	Imagery LLC	APP029597	10/26/2015	206005347	PARKS PROGRAM/PROMOT	Number of enrollees for Octo	50.00		
VEN004258	Carrie Cadwell	APP029663	10/29/2015	206005349	PARKS PROGRAM/SERVICE	Jade Crystal Awards	302.35		
VEN001159	Kathleen Marsh	APP029694	11/2/2015	206005349	PARKS PROGRAM/SERVICE	Withdraw from Lego class	89.00		
VEN004260	wyi	APP029776	11/3/2015	206005347	PARKS PROGRAM/PROMOT	October Knitting is for Square	10.00		
Subtotal for Parks							4,505.35		
Subtotal for Fund 206 Parks Programming/Events							4,505.35		

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Fund No. Fund Name									
264 Road and Street Improvement (Road Impact)									
Public Works									
VEN001710	ROAW Corp	APP029347	10/16/2015	264013349	ROAD IMPACT-SERVICES	Towne Road PE	16,315.00		
VEN000010	A and F Engineering	APP029363	10/16/2015	264013309	ROAD IMPACT-CONSULTIN	Intersection Study for 169th a	8,620.00		
Subtotal for Public Works							24,935.00		
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							24,935.00		
Fund No. Fund Name									
268 Emergency Medical and Equip									
Fire									
VEN000266	Bound Tree Medical	APP029368	10/16/2015	268012224	EMS-OPERATING SUPPLIES		704.47		
VEN000126	Anthem Blue Cross Blue Shield	APP029382	10/16/2015	268012349	EMS-SERVICES		704.80		
VEN000266	Bound Tree Medical	APP029383	10/16/2015	268012224	EMS-OPERATING SUPPLIES		290.99		
VEN001823	St Vincent Hospital	APP029384	10/16/2015	268012472	EMS-EQUIPMENT		543.05		
VEN000065	Airgas Mid America	APP029387	10/16/2015	268012224	EMS-OPERATING SUPPLIES		301.95		
VEN001050	IU Health Ball Memorial Hospital	APP029488	10/20/2015	268012472	EMS-EQUIPMENT		302.88		
VEN000266	Bound Tree Medical	APP029491	10/20/2015	268012224	EMS-OPERATING SUPPLIES		24.18		
VEN000403	Ciproms Inc	APP029626	10/27/2015	268012349	EMS-SERVICES		1,931.44		
VEN000266	Bound Tree Medical	APP029628	10/27/2015	268012224	EMS-OPERATING SUPPLIES		362.91		
VEN002219	IMC Credit Services	APP029674	10/30/2015	268012224	EMS-OPERATING SUPPLIES		278.34		
VEN000266	Bound Tree Medical	APP029675	10/30/2015	268012224	EMS-OPERATING SUPPLIES		268.32		
Subtotal for Fire							5,714.33		
Subtotal for Fund 268 Emergency Medical and Equip							5,714.33		

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Fund No. Fund Name									
269 Training Facility Center									
Public Safety (Police and Fire)									
VEN000434	Comcast Cable	APP029434	10/19/2015	269014349	TRAINING FAC-SERVICES	Training Facility	247.35	57912	10/21/2015
VEN002048	Vectren	APP029489	10/20/2015	269014328	TRAINING FAC-HEAT/GAS		113.70	57916	10/21/2015
VEN000405	Citizens Energy Group	APP029509	10/20/2015	269014342	TRAINING FAC-WATER/SE	Training Facility	79.76	57910	10/21/2015
VEN000589	Duke Energy	APP029711	11/2/2015	269014341	TRAINING FAC-ELECTRIC	Training Facility	291.04		
VEN002048	Vectren	APP029743	11/3/2015	269014328	TRAINING FAC-HEAT/GAS		17.72		
VEN000434	Comcast Cable	APP029792	11/3/2015	269014350	TRAINING FAC-SUBSCRIPTI		237.35		
Subtotal for Public Safety (Police and Fire)							986.92		
Subtotal for Fund 269 Training Facility Center							986.92		
Fund No. Fund Name									
301 Eastside TIF									
RDC									
VEN000961	Indiana Dept Of Transportation	APP029529	10/21/2015	301018280	EASTSIDE TIF DEBT SERVIC	SIB loan pmt	236,290.90		
Subtotal for RDC							236,290.90		
Subtotal for Fund 301 Eastside TIF							236,290.90		
Fund No. Fund Name									
305 Grand Junction TIF									
RDC									
VEN001420	National Bank of Indianapolis	APP029408	10/14/2015	305018400	GRAND JUNCTION LAND PU	land	25,951.93	101101415	10/19/2015
VEN001481	Old National Bank	APP029421	10/19/2015	305018400	GRAND JUNCTION LAND PU	Nov rent	5,390.00	57926	10/27/2015
VEN001741	Sandee Enterprises LLC	APP029422	10/19/2015	305018400	GRAND JUNCTION LAND PU	Nov rent	7,012.94	57926	10/27/2015
VEN001530	Patsy M Kunz Revocable Trust	APP029423	10/19/2015	305018400	GRAND JUNCTION LAND PU	Nov rent	4,970.02	57927	10/27/2015
VEN001075	James Wood/Sandra Wood	APP029424	10/19/2015	305018400	GRAND JUNCTION LAND PU	Nov rent	17,717.86	57925	10/27/2015
Subtotal for RDC							61,042.75		
Subtotal for Fund 305 Grand Junction TIF							61,042.75		
Fund No. Fund Name									
307 2011 COIT Notes Bond and Interest									
Clerk Treasurer									
VEN000186	Bank Of New York Mellon	APP029389	10/16/2015	307008381	2011 COIT BAN-INTEREST	income tax bond note 2011	175,000.00	57899	10/16/2015
Subtotal for Clerk Treasurer							175,000.00		
Subtotal for Fund 307 2011 COIT Notes Bond and Interest							175,000.00		

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Fund No. Fund Name									
313 2012 and 2013 COIT BAN Construction									
Grand Park									
VEN000517	Daystar Directional Drilling	APP029429	10/19/2015	313015474	2012-13 COIT BAN-CONSTR	711 E 191st	4,690.00		
VEN001716	Runyon Equipment Rental	APP029441	10/19/2015	313015474	2012-13 COIT BAN-CONSTR	Dozer	611.40		
VEN002344	Gared Sports	APP029572	10/23/2015	313015474	2012-13 COIT BAN-CONSTR	Two new lacrosse goals	1,000.00		
Subtotal for Grand Park							6,301.40		
Subtotal for Fund 313 2012 and 2013 COIT BAN Construction							6,301.40		
Fund No. Fund Name									
511 Facade Improvement Grant									
Economic and Community Development									
VEN004235	Associated Dealers Supply Inc	APP029446	10/19/2015	511003349	FACADE IMPROV GRANT-S	ADS improvement	5,000.00		
VEN004250	The Italian House on Park	APP029720	10/20/2015	511003349	FACADE IMPROV GRANT-S	Scott Wolf The Italian House	5,000.00		
Subtotal for Economic and Community Development							10,000.00		
Subtotal for Fund 511 Facade Improvement Grant							10,000.00		
Fund No. Fund Name									
640 Sports Campus Operating									
Grand Park									
VEN000589	Duke Energy	APP029250	10/8/2015	640015341	SPORTS CAMPUS-ELECTRI	Grand Park General	5,412.88	1150	10/12/2015
VEN000589	Duke Energy	APP029250	10/8/2015	640015341	SPORTS CAMPUS-ELECTRI	Grand Park Diam	2,652.10	1150	10/12/2015
VEN000589	Duke Energy	APP029250	10/8/2015	640015341	SPORTS CAMPUS-ELECTRI	Grand Park Field	2,697.15	1150	10/12/2015
VEN000739	Frontier	APP029251	10/8/2015	640015224	SPORTS CAMPUS-OPERATI	Grand Park	216.56	1151	10/12/2015
VEN000739	Frontier	APP029251	10/8/2015	640015224	SPORTS CAMPUS-OPERATI	Grand Park	226.99	1151	10/12/2015
VEN000739	Frontier	APP029251	10/8/2015	640015224	SPORTS CAMPUS-OPERATI	Grand Park	226.99	1151	10/12/2015
VEN000236	Citizens Westfield	APP029252	10/8/2015	640015341	SPORTS CAMPUS-ELECTRI	Grand Park water general	150.84	1149	10/12/2015
VEN000236	Citizens Westfield	APP029252	10/8/2015	640015341	SPORTS CAMPUS-ELECTRI	Grand Park sewer general	171.84	1149	10/12/2015
VEN000236	Citizens Westfield	APP029252	10/8/2015	640015341	SPORTS CAMPUS-ELECTRI	Grand Park sewer Diam	487.04	1149	10/12/2015
VEN000236	Citizens Westfield	APP029252	10/8/2015	640015341	SPORTS CAMPUS-ELECTRI	Grand Park sewer Field	365.28	1149	10/12/2015
VEN000236	Citizens Westfield	APP029252	10/8/2015	640015341	SPORTS CAMPUS-ELECTRI	Grand Park water Diam	556.68	1149	10/12/2015
VEN000236	Citizens Westfield	APP029252	10/8/2015	640015341	SPORTS CAMPUS-ELECTRI	Grand Park water Field	459.28	1149	10/12/2015
VEN000970	Indiana Golf Car	APP029430	10/19/2015	640015343	SPORTS CAMPUS-BLDG MA	Service Call	505.08		
VEN004134	Repro Grahix Inc	APP029432	10/19/2015	640015224	SPORTS CAMPUS-OPERATI	GP Hard Hat	396.68		
VEN002613	Emco Inc	APP029442	10/19/2015	640015349	SPORTS CAMPUS-SERVICE	Grand Park	1,197.64		
VEN003777	Avaya	APP029443	10/19/2015	640015224	SPORTS CAMPUS-OPERATI	Grand Park	2,312.75		

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
640 Sports Campus Operating									
Grand Park									
VEN004183	WWS Transportation	APP029444	10/19/2015	640015349	SPORTS CAMPUS-SERVICE	Grand Park	63.60		
VEN001637	Ray's Trash Service	APP029448	10/19/2015	640015343	SPORTS CAMPUS-BLDG MA	711 E 191st 9/14	402.03		
VEN002357	OnSite Services of North Central	APP029503	10/20/2015	640015349	SPORTS CAMPUS-SERVICE	August service	56.23		
VEN002357	OnSite Services of North Central	APP029504	10/20/2015	640015349	SPORTS CAMPUS-SERVICE	Services for Sept	113.40		
VEN002228	Indiana Sports Properties	APP029505	10/20/2015	640015349	SPORTS CAMPUS-SERVICE	Sales commission for August	16,285.20		
VEN001912	The Brickman Group	APP029506	10/20/2015	640015349	SPORTS CAMPUS-SERVICE	Field Care	88,912.00		
VEN001912	The Brickman Group	APP029506	10/20/2015	640015349	SPORTS CAMPUS-SERVICE	Field Marking	8,652.50		
VEN001912	The Brickman Group	APP029506	10/20/2015	640015349	SPORTS CAMPUS-SERVICE	Synthetic Fields Maint	2,467.00		
VEN001912	The Brickman Group	APP029506	10/20/2015	640015349	SPORTS CAMPUS-SERVICE	Irrg Services	2,680.00		
VEN001912	The Brickman Group	APP029507	10/20/2015	640015349	SPORTS CAMPUS-SERVICE	Fertilize common areas	2,295.00		
VEN001912	The Brickman Group	APP029507	10/20/2015	640015349	SPORTS CAMPUS-SERVICE	Fertilize common areas	2,205.00		
VEN002228	Indiana Sports Properties	APP029779	11/3/2015	640015343	SPORTS CAMPUS-BLDG MA	Turf issues Concession 4 and	7,981.00		
VEN001912	The Brickman Group	APP029780	11/3/2015	640015349	SPORTS CAMPUS-SERVICE	Over seed common areas	5,636.36		
VEN001912	The Brickman Group	APP029781	11/3/2015	640015349	SPORTS CAMPUS-SERVICE	Irrg Services	983.92		
VEN001912	The Brickman Group	APP029782	11/3/2015	640015349	SPORTS CAMPUS-SERVICE	Irrg Services	1,024.08		
VEN001912	The Brickman Group	APP029782	11/3/2015	640015349	SPORTS CAMPUS-SERVICE	Lawn Care	3,486.84		
VEN001912	The Brickman Group	APP029782	11/3/2015	640015349	SPORTS CAMPUS-SERVICE	Lawn Care	3,629.16		
VEN001912	The Brickman Group	APP029782	11/3/2015	640015349	SPORTS CAMPUS-SERVICE	Maint Janitorial	19,543.50		
VEN001912	The Brickman Group	APP029782	11/3/2015	640015349	SPORTS CAMPUS-SERVICE	Maint Janitorial	25,906.50		
VEN001912	The Brickman Group	APP029783	11/3/2015	640015343	SPORTS CAMPUS-BLDG MA	Carpet cleaning for both HQ b	701.00		
VEN002613	Ermco Inc	APP029784	11/3/2015	640015343	SPORTS CAMPUS-BLDG MA	Grand Park	316.50		
VEN002228	Indiana Sports Properties	APP029785	11/3/2015	640015349	SPORTS CAMPUS-SERVICE	November fee	21,500.00		
VEN004183	WWS Transportation	APP029786	11/3/2015	640015349	SPORTS CAMPUS-SERVICE	Bus service at Grand Park	315.36		
VEN000921	Huston Electric	APP029787	11/3/2015	640015343	SPORTS CAMPUS-BLDG MA	Repaired light for temp fix	1,395.00		
VEN000921	Huston Electric	APP029787	11/3/2015	640015343	SPORTS CAMPUS-BLDG MA	Removed damaged light	1,315.00		
VEN000678	Faegre Baker Daniels	APP029789	11/3/2015	640015349	SPORTS CAMPUS-SERVICE	Sports Campus	1,293.00		
Subtotal for Grand Park							267,187.97		
Subtotal for Fund 640 Sports Campus Operating							267,187.97		

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Fund No. Fund Name									
641 Supplemental Reserv									
Administration									
VEN001537	Payroll	APP029459	10/19/2015	641001349	SUPPLE RESERV CONTR S	fica	23.34	106101915	10/19/2015
VEN001537	Payroll	APP029459	10/19/2015	641001349	SUPPLE RESERV CONTR S	med	5.46	106101915	10/19/2015
VEN000401	Cindy Olson	APP029497	10/20/2015	641001349	SUPPLE RESERV CONTR S	reimb miles / census	93.00		
VEN000480	CSI Signs	APP029532	10/21/2015	641001349	SUPPLE RESERV CONTR S	Census banners	195.00		
VEN000103	American Structurepoint Inc	APP029695	10/29/2015	641001349	SUPPLE RESERV CONTR S	Pump station at 31 32	765.00		
VEN000345	Cave and Company Printing	APP029707	11/2/2015	641001349	SUPPLE RESERV CONTR S	Census labels	177.46		
VEN000480	CSI Signs	APP029710	11/2/2015	641001349	SUPPLE RESERV CONTR S	Census signs	845.49		
Subtotal for Administration							2,104.75		
Subtotal for Fund 641 Supplemental Reserv							2,104.75		

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Fund No. Fund Name									
651 Infrastructure Improv									
Public Works									
VEN000589	Duke Energy	APP029359	10/16/2015	651013474	INFRASTRUCTURE IMPRO	Trail Connections 2015 RAW -	10,300.00	57904	10/16/2015
VEN003336	Franklin Property Matters	APP029379	10/16/2015	651013474	INFRASTRUCTURE IMPRO	Relocation Assistance for 2 M	6,000.00		
VEN002019	United Consulting Engineers	APP029380	10/16/2015	651013474	INFRASTRUCTURE IMPRO	161st and Oakridge inspectio	23,885.90		
VEN002019	United Consulting Engineers	APP029381	10/16/2015	651013474	INFRASTRUCTURE IMPRO	Midland Monon Trail Anna Ke	3,000.00		
VEN003419	Doie and Associates Contracting	APP029392	10/16/2015	651013474	INFRASTRUCTURE IMPRO	Mill St. Parcel Clearing	30,400.00		
VEN002019	United Consulting Engineers	APP029394	10/16/2015	651013474	INFRASTRUCTURE IMPRO	161st and Oakridge inspectio	14,917.66		
VEN002234	Land Collective LLC	APP029398	10/16/2015	651013474	INFRASTRUCTURE IMPRO	Junction Ds and CDs - rema	100,000.00		
VEN002234	Land Collective LLC	APP029399	10/16/2015	651013474	INFRASTRUCTURE IMPRO	Junction Ds and CDs - rema	100,000.00		
VEN002019	United Consulting Engineers	APP029465	10/19/2015	651013474	INFRASTRUCTURE IMPRO	Monon Trail over SR 32 and T	10,220.00		
VEN000352	Central Indiana Mitigation Providers LLC	APP029467	10/19/2015	651013474	INFRASTRUCTURE IMPRO	Midland Monon Trail Anna Ke	5,000.00		
VEN004240	Wayne Stapleton	APP029492	10/20/2015	651013474	INFRASTRUCTURE IMPRO	Westfield Boulevard Extensio	11,200.00		
VEN003977	James Pictor	APP029493	10/20/2015	651013474	INFRASTRUCTURE IMPRO	Monon 7 RWV Acq. Parcel 33	7,900.00		
VEN004239	Jason J Clark	APP029494	10/20/2015	651013474	INFRASTRUCTURE IMPRO	Monon 7 RWV Acq. Parcel 16	28,200.00		
VEN001521	Parsons Brinckerhoff Inc	APP029611	10/27/2015	651013474	INFRASTRUCTURE IMPRO	Monon 7 RWV Acq. Parcel 36	6,965.00		
VEN002019	United Consulting Engineers	APP029616	10/27/2015	651013474	INFRASTRUCTURE IMPRO	Oak Trace Safe Road to Scho	4,883.11		
VEN000103	American Structurepoint Inc	APP029617	10/27/2015	651013474	INFRASTRUCTURE IMPRO	Monon Trail over SR 32 and T	1,000.00		
VEN003838	Harding Group Inc	APP029650	10/29/2015	651013474	INFRASTRUCTURE IMPRO	PE and RWV Services for Oak	17,435.00		
VEN000562	DLZ	APP029684	10/30/2015	651013474	INFRASTRUCTURE IMPRO	2015 Fall Resurfacing	98,104.13		
VEN000562	DLZ	APP029754	11/3/2015	651013474	INFRASTRUCTURE IMPRO	Monon 7 RWV Contract	11,719.88		
VEN003033	Leah Vincent	APP029763	11/3/2015	651013474	INFRASTRUCTURE IMPRO	Monon Trail - Phase 6 - CE (I	18,948.10		
VEN003033	Leah Vincent	APP029763	11/3/2015	651013474	INFRASTRUCTURE IMPRO	16102 Oak Ridge replacemen	68,821.79		
VEN003033	Leah Vincent	APP029763	11/3/2015	651013474	INFRASTRUCTURE IMPRO	16102 Oak Ridge closing cost	216.00		
Subtotal for Public Works							579,116.57		
Subtotal for Fund 651 Infrastructure Improv							579,116.57		

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Fund No.	Fund Name								
701	Payroll								
Clerk Treasurer									
VEN000163	Aul Retirement	APP029239	10/7/2015	701008931	PAYROLL-401A MATCHING-	retirement, loan	16,042.93	101100715	10/9/2015
VEN000008	77 Police and Fire Fund	APP029269	10/9/2015	701008133	PAYROLL-PERF	non civilian perf	46,783.99	101100915	10/10/2015
VEN001550	PERF	APP029270	10/9/2015	701008133	PAYROLL-PERF	civilian perf	35,696.25	102100915	10/10/2015
VEN000513	Davis/Vision	APP029327	10/15/2015	701008930	PAYROLL-INS. DED	ins	17.42	16410	10/15/2015
VEN001537	Payroll	APP029458	10/19/2015	701008110	PAYROLL-NET SALARIES	net sal	340,016.75	104102015	10/20/2015
VEN000920	Huntington National Bank	APP029461	10/19/2015	701008131	PAYROLL-EMPLOYERS FIC	fica	29,239.48	101101915	10/19/2015
VEN000920	Huntington National Bank	APP029461	10/19/2015	701008132	PAYROLL-EMPLOYERS ME	med	6,838.26	101101915	10/19/2015
VEN000920	Huntington National Bank	APP029461	10/19/2015	701008921	PAYROLL-FEDERAL WITHH	fed	58,826.07	101101915	10/19/2015
VEN000920	Huntington National Bank	APP029461	10/19/2015	701008922	PAYROLL-EMPLOYEE FICA	med	6,833.32	101101915	10/19/2015
VEN000920	Huntington National Bank	APP029461	10/19/2015	701008922	PAYROLL-EMPLOYEE FICA	fica	29,239.54	101101915	10/19/2015
VEN000959	Indiana Dept Of Revenue	APP029462	10/19/2015	701008923	PAYROLL-STATE WITHHOL	state	14,955.14	103102015	10/20/2015
VEN000959	Indiana Dept Of Revenue	APP029462	10/19/2015	701008923	PAYROLL-STATE WITHHOL	coit	5,065.35	103102015	10/20/2015
VEN002177	Indiana Members Credit Union	APP029477	10/20/2015	701008930	PAYROLL-INS. DED	hsa	83.32	16411	10/20/2015
VEN000948	IN Family and Social Services Admin	APP029485	10/20/2015	701008140	PAYROLL-SUPPORT WITHH	child support	2,126.42	102102015	10/20/2015
VEN000703	Fire Fighters Credit Union	APP029541	10/21/2015	701008141	PAYROLL-UNION DUES	union dues	1,862.79	16412	10/21/2015
VEN001583	Police and Firemen's Insurance	APP029542	10/21/2015	701008930	PAYROLL-INS. DED	ins	70.85	16413	10/21/2015
VEN001864	Supporting heroes	APP029543	10/21/2015	701008991	PAYROLL-MISC	contributions	120.88	16414	10/21/2015
VEN000163	Aul Retirement	APP029556	10/22/2015	701008931	PAYROLL-401A MATCHING-	Emp Contrib and loan pmts	16,042.93	102102215	10/22/2015
VEN001550	PERF	APP029590	10/26/2015	701008133	PAYROLL-PERF	civilian perf	35,657.39	102102615	11/3/2015
VEN000008	77 Police and Fire Fund	APP029591	10/26/2015	701008133	PAYROLL-PERF	non civilian perf	46,783.99	101102615	11/3/2015
VEN000534	Delta Dental	APP029668	10/29/2015	701008930	PAYROLL-INS. DED	ins	2,691.16	16415	10/29/2015
VEN000948	IN Family and Social Services Admin	APP029803	11/3/2015	701008140	PAYROLL-SUPPORT WITHH	child support	2,126.42		
VEN000703	Fire Fighters Credit Union	APP029804	11/3/2015	701008141	PAYROLL-UNION DUES	union dues	1,862.79	16416	11/3/2015
VEN001864	Supporting heroes	APP029805	11/3/2015	701008991	PAYROLL-MISC	contributions	120.88	16418	11/3/2015
VEN001583	Police and Firemen's Insurance	APP029806	11/3/2015	701008930	PAYROLL-INS. DED	ins	70.85	16417	11/3/2015
VEN000052	Advantage HMO Health Plans	APP029811	11/3/2015	701008110	PAYROLL-NET SALARIES	net sal	312,415.73		
		APP029812	11/3/2015	701008930	PAYROLL-INS. DED	ins	4,637.71	16419	11/3/2015
Subtotal for Clerk Treasurer							1,020,228.61		
Subtotal for Fund 701 Payroll							1,020,228.61		

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Fund No. Fund Name									
900 Stormwater									
Stormwater									
VEN004246	Brenda Virtue	APP029435	10/19/2015	900016370	STORMWATER-REFUND	OP	148.07		
VEN004242	Elizabeth Miles	APP029436	10/19/2015	900016370	STORMWATER-REFUND	OP	300.00		
VEN004245	Bonnie Fisher Morris	APP029437	10/19/2015	900016370	STORMWATER-REFUND	OP	209.61		
VEN004244	Wendy and Janson Straw	APP029438	10/19/2015	900016370	STORMWATER-REFUND	OP	420.01		
VEN004243	Susan Kantz	APP029439	10/19/2015	900016370	STORMWATER-REFUND	OP	293.12		
VEN004241	Lisa Sapp	APP029440	10/19/2015	900016370	STORMWATER-REFUND	OP	475.76		
VEN000608	Eco-Infrastructure Solution	APP029447	10/19/2015	900016433	STORM-INFRASTRUCTURE	Hydro sink holes	707.50		
VEN004247	Dannell Williams	APP029453	10/19/2015	900016370	STORMWATER-REFUND	OP	127.80		
VEN004248	Vera Mae Gunn	APP029454	10/19/2015	900016370	STORMWATER-REFUND	OP	107.25		
VEN004249	Zia Kazi and Shazia Shaikh	APP029455	10/19/2015	900016370	STORMWATER-REFUND	OP	654.66		
VEN001537	Payroll	APP029460	10/19/2015	900016111	STORM-SALARY	sal	888.00	102102015	10/20/2015
VEN001537	Payroll	APP029460	10/19/2015	900016120	STORM-FICA AND MEDICAR	fica	55.06	102102015	10/20/2015
VEN001537	Payroll	APP029460	10/19/2015	900016120	STORM-FICA AND MEDICAR	med	12.88	102102015	10/20/2015
VEN001537	Payroll	APP029460	10/19/2015	900016121	STORM-PERF	perf	126.10	102102015	10/20/2015
VEN000517	Daystar Directional Drilling	APP029511	10/20/2015	900016434	STORM-STORMWATER MIS	6 sumpline repairs in Centenn	5,100.00		
VEN000608	Eco-Infrastructure Solution	APP029651	10/29/2015	900016434	STORM-STORMWATER MIS	Little Eagle Creek	942.50		
VEN000608	Eco-Infrastructure Solution	APP029651	10/29/2015	900016434	STORM-STORMWATER MIS	Amberleaf Trail	827.50		
VEN002424	IUPPS	APP029653	10/29/2015	900016309	STORM-CONSULTING FEES	Monthly tickets	1,069.70		
VEN004267	Tracy Hughes	APP029716	11/2/2015	900016370	STORMWATER-REFUND		375.84		
VEN004266	Bryan Ferreira	APP029717	11/2/2015	900016370	STORMWATER-REFUND	OP	531.71		
VEN004265	Richard Hehner	APP029718	11/2/2015	900016370	STORMWATER-REFUND	OP	80.00		
VEN004264	Amy Lowe	APP029719	11/2/2015	900016370	STORMWATER-REFUND	OP	382.61		
VEN001537	Payroll	APP029810	11/3/2015	900016111	STORM-SALARY	sal	888.00		
VEN001537	Payroll	APP029810	11/3/2015	900016120	STORM-FICA AND MEDICAR	fica	55.06		
VEN001537	Payroll	APP029810	11/3/2015	900016120	STORM-FICA AND MEDICAR	med	12.88		
VEN001537	Payroll	APP029810	11/3/2015	900016121	STORM-PERF	perf	126.10		
Subtotal for Stormwater							14,917.72		
Subtotal for Fund 900 Stormwater							14,917.72		

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Fund No. Fund Name

950 Trash

Trash

VEN001637 Ray's Trash Service

VEN002155 Worrell

VEN001637 Ray's Trash Service

Subtotal for Trash

Subtotal for Fund 950 Trash

Posted Invoices Total

271,372.16

4,443,878.55

Credit Memos

Vendor No. Vendor Name

Ct. Memo No. Date

GL Acct.

GL Account Name

Description

Amount

Fund No. Fund Name

101 General

Police

VEN001555 Pet Supplies Plus

Subtotal for

Subtotal by Fund 101 General

Credit Memo Total

ACP000664

10/12/2015

101002355

Police-K-9 Maint

Police-K-9 Maint

201.88

201.88

201.88

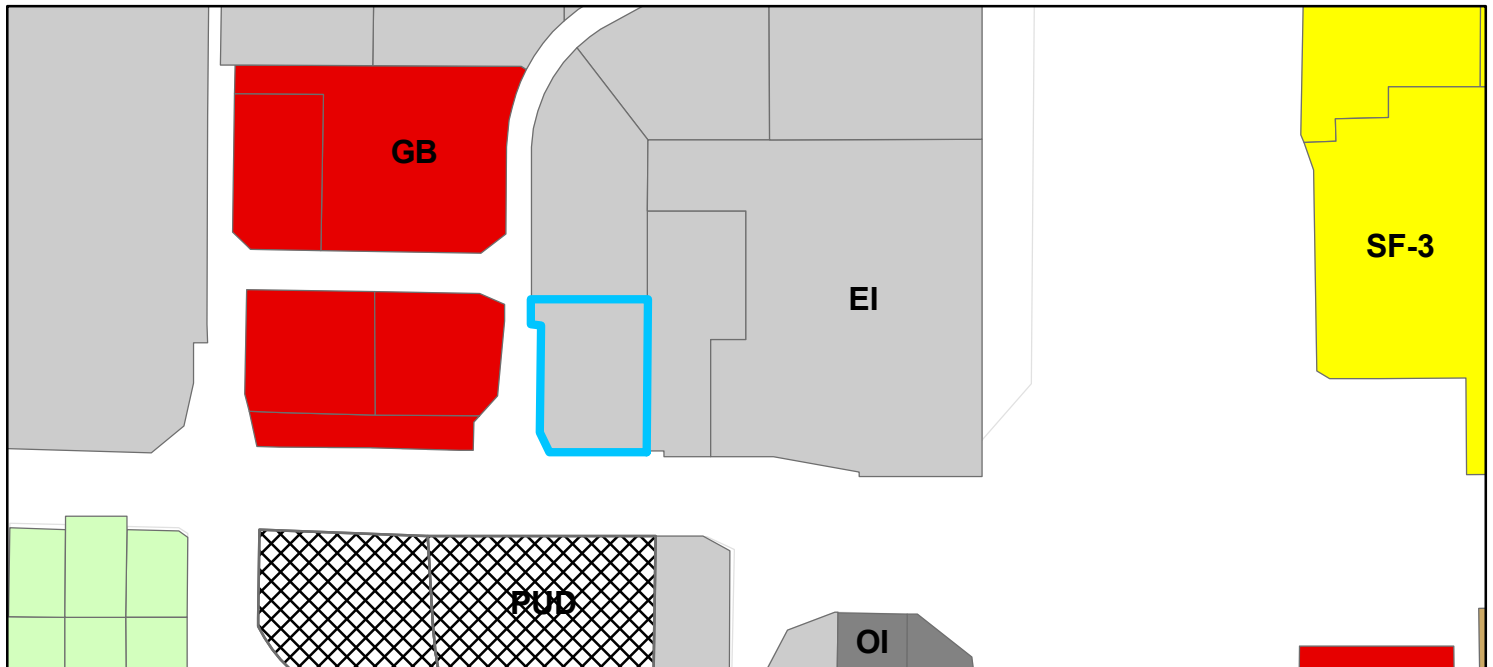
201.88

Aerial Location Map

 Site



Zoning Map



Zoning

	AG-SF1 (Agriculture - Single Family - 1)		GB (General Business)		PUD (Planned Unit Development)
	EI (Enclosed Industrial)		MF-1 (Multiple Family - 1)		SF-3 (Single Family - 3)
			OI (Open Industrial)		

EXHIBIT A

CITY OF WESTFIELD

City Services – Administration Rates and Charges For Residential Solid Waste Removal Services

Section A. Constant Charges.

Section A.1	Collection Fee	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
		\$11.32	\$11.55	\$11.78	\$12.02	\$12.26

Section A.2	Disposal Fee	Included in Collection Fee above
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Section B. Other Charges. In addition to the fees set forth above, all customers located within the corporation limits of the City shall be billed the following charges when deemed appropriate.

Section B.1	<u>Administrative Account Change Fee.</u> All customers shall be subject to an administrative account change of \$10.00 when the customer requests changes to be made to their account; for example: Set-up fee, name change, billing address change, etc.
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Section B.2	<u>Administrative Fee.</u> All customers shall be subject to a monthly administrative fee to recoup administrative costs associated with management and billing. At no time shall this fee exceed two dollars (\$2) per month.
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2016: \$1.00

Section B.3	<u>Service Cycle.</u> All customers will pay for service quarterly in advance. On a new start your first bill will be prorated to include the prior month(s) in the previous quarter.
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Section B.4	<u>User rates and charges.</u>
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1. The rates and charges for associated trash/recycling service and fees will be billed to the owner of record of the property served, unless otherwise requested by the owners, but such billing accommodation will not relieve the owner from liability if payment is not made as required. Any owners of property served, shall have the right to examine the collection records of the City for the purpose of determining whether the rates and charges have

been paid by other persons, provided that such examination shall be made in the office in which the records are kept and during the hours that the office is open for business.

2. All bills shall be due and payable as indicated on the bill. Bills unpaid after the due date shall include a collection charge of ten (10) percent on unpaid billing.

Section C. Charges and Penalties

1. All customers submitting checks returned as non-negotiable or deemed to have insufficient funds will be charged \$27.00. Said fee will be added to the proceeding billing cycle and become part of the balance due.
2. In addition to any other penalty provided by the Westfield Code of ordinances, any delinquent charges and/or fees may be collected through the Noblesville City Court, the Hamilton County Circuit or Superior Courts and be subject to the addition of court costs and any attorney fees necessary for the collection thereof.

Section D. Miscellaneous

1. The City may recognize any credit or suspension of services designated by the Provider of Services and will bill the property accordingly. However, the City shall not be required to issue a credit for less than \$5.00.

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**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 13-2015**

**RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION
AMENDING THE DECLARATORY RESOLUTION OF
THE SPRING MILL STATION ECONOMIC DEVELOPMENT AREA
TO CREATE THE SPRING MILL STATION SWC ECONOMIC
DEVELOPMENT SUB-AREA AND ALLOCATION SUB-AREA**

WHEREAS, on July 21, 2014, the Redevelopment Commission adopted its Resolution No. 3-2014 (the “Declaratory Resolution”) establishing the Spring Mill Station Economic Development Area as an economic development area under the Act; and,

WHEREAS, the Redevelopment Commission prior to its adoption of the Declaratory Resolution prepared an economic development plan (the “Spring Mill Station Economic Development Plan”) for the Spring Mill Station Economic Development Area, which Spring Mill Station Economic Development Plan is attached to and incorporated into the Declaratory Resolution by reference as Exhibit A thereto; and,

WHEREAS, the Redevelopment Commission prior to its adoption of the Declaratory Resolution caused to be prepared:

- 1) Maps and plats showing:
 - a. The boundaries of the area in which property would be acquired for, or otherwise affected by, the establishment of a redevelopment project area;
 - b. The location of the various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning or redevelopment of the area, and any parcels of property to be excluded from the acquisition or otherwise excluded from the effects of the establishment of the redevelopment project area;
 - c. The parts of the area acquired, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds and other public purposes under the Plan (as defined herein); and
- 2) Lists of the owners of the various parcels of property proposed to be acquired, if any; and
- 3) An estimate of the cost of acquisition, redevelopment and economic development.

WHEREAS, the Redevelopment Commission prior to its adoption of the Declaratory Resolution caused to be prepared a factual report (the “Report”) in support of the findings

contained in the Declaratory Resolution, which the Report is attached to and incorporated into the Declaratory Resolution by reference as Exhibit B thereto; and,

WHEREAS, the Declaratory Resolution established an allocation area (the “Original Allocation Area”) within the Spring Mill Station Economic Development Area in accordance with Indiana Code 36-7-14-39 which had boundaries coterminous with the boundaries of the Original Allocation Area; and,

WHEREAS, as required by the Act, the Redevelopment Commission submitted the Declaratory Resolution to the Westfield-Washington Advisory Plan Commission (the “Plan Commission”) and, on August 4, 2014, the Plan Commission adopted its Order Number 14-02 approving the Declaratory Resolution and the proposed Spring Mill Station Economic Development Plan to create the Spring Mill Station Economic Development Area; and,

WHEREAS, pursuant to the Act, the Plan Commission submitted its Order Number 14-02 to the Common Council for its approval; and

WHEREAS, on August 11, 2014, the Common Council adopted its Resolution No. 14-121 approving the (i) Order of the Plan Commission, (ii) Declaratory Resolution, and the (iii) Spring Mill Station Economic Development Plan, and,

WHEREAS, the Redevelopment Commission published notice in *The Indianapolis Star* on August 1, 2014 and *The Times* on August 1, 2014, of the adoption and substance of the Declaratory Resolution in accordance with Indiana Code 36-7-14-17.5 and Indiana Code 5-3-1 which public notice also gave notice of a public hearing on the proposed confirmation of the Declaratory Resolution to be considered by the Redevelopment Commission and the opportunity to have remonstrances and objections heard by the Redevelopment Commission; and,

WHEREAS, the public notice described in the preceding paragraph was also filed at least 10 days prior to August 18, 2014, being the date fixed by the Redevelopment Commission for its public hearing, in the office of the Plan Commission, the Westfield Board of Zoning Appeals, the Westfield Building Commissioner, the Westfield Board of Public Works and the Westfield Board of Parks and Recreation, and any other departments, bodies or officers having to do with City planning, variances from zoning ordinances, land use or the issuance of building permits; and,

WHEREAS, copies of the public notice and a tax impact statement as required by Indiana Code 36-7-14-17(c) were also filed with the officer authorized to fix budgets, tax rates and tax levies under Indiana Code 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Spring Mill Station Economic Development Area, together with a statement disclosing the impact of such on the proposed Spring Mill Station Economic Development Area at least 10 days prior to August 18, 2014, being the date fixed by the Redevelopment Commission for its public hearing; and,

WHEREAS, prior to the adoption of its Confirmatory Resolution No. 5-2014 at its meeting on August 18, 2014, and at such meeting, the Redevelopment Commission conducted a

public hearing at which the Redevelopment Commission heard all persons interested in the proceedings and considered all written remonstrances and objections that were filed, if any; and,

WHEREAS, the Redevelopment Commission has investigated, studied and surveyed creating a sub-allocation area from the Original Allocation Area; and

WHEREAS, the Redevelopment Commission now proposes to amend the Declaratory Resolution; and,

WHEREAS, the parcel identified in Exhibit A to this resolution attached hereto and made a part hereof is hereby designated as a “sub-area” of the Spring Mill Station Economic Development Area for economic development purposes, which shall be known as the “Spring Mill Station SWC Economic Development Sub-Area” and the “Spring Mill Station SWC Allocation Sub-Area” and shall hereafter constitute a separate and additional “allocation area” within the Spring Mill Station Economic Development Area pursuant to and in accordance with Indiana Code 36-7-14-39; and

WHEREAS, the Redevelopment Commission has prepared an economic development plan for the Spring Mill Station SWC Economic Development Sub-Area (the “Spring Mill Station SWC Economic Development Sub-Area Plan”), which Spring Mill Station SWC Economic Development Sub-Area Plan is attached hereto as Exhibit B and incorporated by reference in this resolution; and

WHEREAS, the Redevelopment Commission has caused to be prepared:

- (1) Maps and plats showing:
 - (A) the boundaries of Spring Mill Station SWC Economic Development Sub-Area in which property would be acquired for, or otherwise affected by, the establishment of a redevelopment project area;
 - (B) the location of the various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning, or redevelopment of the area, and any parcels of property to be excluded from the acquisition or otherwise excluded from the effects of the establishment of the redevelopment project area;
 - (C) the parts of Spring Mill Station SWC Economic Development Sub-Area acquired, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the Spring Mill Station SWC Economic Development Sub-Area Plan; and
- (2) Lists of the owners of the various parcels of property or portions thereof proposed to be acquired, if any are known at this time;
- (3) An estimate of the cost of acquisition, redevelopment and economic development of Spring Mill Station SWC Economic Development Sub-Area.

WHEREAS, the Redevelopment Commission has caused to be prepared a factual report (the “Spring Mill Station SWC Economic Development Sub-Area Factual Report”) in support of the findings contained in this resolution, which Spring Mill Station SWC Economic Development Sub-Area Factual Report is attached hereto as Exhibit C and incorporated by reference in this resolution;

WHEREAS, after being fully advised in the matter,

NOW, THEREFORE, BE IT RESOLVED by the Westfield Redevelopment Commission, as follows:

1. The Redevelopment Commission has selected as a sub-economic development area an area within its corporate boundaries, which area the Redevelopment Commission is hereby designating as the Spring Mill Station SWC Economic Development Sub-Area referred to herein as “Spring Mill Station SWC Economic Development Sub-Area”, and which Spring Mill Station SWC Economic Development Sub-Area is described in Exhibit A.

2. The Redevelopment Commission finds that the Spring Mill Station SWC Economic Development Sub-Area Plan for Spring Mill Station SWC Economic Development Sub-Area:

- a. Promotes significant opportunities for the gainful employment of the citizens of the City;
- b. Attracts major new business enterprises to the City;
- c. Benefits the public health, safety, morals and welfare of the citizens of the City;
- d. Increases the economic well-being of the City and the State of Indiana; and
- e. Serves to protect and increase property values in the City and State of Indiana.

3. The Redevelopment Commission finds that the Spring Mill Station SWC Economic Development Sub-Area Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed the Redevelopment Commission under Indiana Code 36-7-14 because of:

- a. The lack of local public improvements;
- b. Multiple ownership of land; and
- c. Other similar conditions, specifically, the undeveloped and rural nature of the area nearby and the City’s ability to compete for private development.

4. The Redevelopment Commission finds that the accomplishment of the Spring Mill Station SWC Economic Development Sub-Area Plan will be of public utility and benefit as measured by:

- a. The attraction and retention of permanent jobs;

- b. An increase in the property tax base;
- c. Improved diversity of the economic base; and
- d. Other similar benefits that specifically serve as a basis for making future public capital expenditures.

5. The Redevelopment Commission proposes to acquire, if needed, interests in real property within the boundaries of Spring Mill Station SWC Economic Development Sub-Area as shown in the Spring Mill Station SWC Economic Development Sub-Area Plan.

6. The Spring Mill Station SWC Economic Development Sub-Area Plan for Spring Mill Station SWC Economic Development Sub-Area conforms to other development and redevelopment plans for the City.

7. The Redevelopment Commission estimates that the cost of implementing the Spring Mill Station SWC Economic Development Sub-Area Plan are not expected to exceed Twenty-Seven Million (\$27,000,000) Dollars.

8. The Redevelopment Commission finds that no residents of Spring Mill Station SWC Economic Development Sub-Area will be displaced by any project resulting from the Spring Mill Station SWC Economic Development Sub-Area Plan and, therefore, the Redevelopment Commission finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

9. The portions of the Spring Mill Station SWC Economic Development Sub-Area identified in this resolution as the “Spring Mill Station Apartments Project” (i) will assist in effectuating the Spring Mill Station Economic Development Sub-Area Plan by permitting the development and redevelopment of the portion of the Spring Mill Station Economic Development Sub-Area known as the “Spring Mill Station Apartments Project”, (ii) will not result in the displacement of any residents of the Spring Mill Station Economic Development Sub-Area, and (iii) conforms with the comprehensive plan for development of the City, by permitting the orderly development of the Spring Mill Station Apartments Project as a part of the Spring Mill Station SWC Economic Development Sub-Area.

10. This paragraph shall be considered the allocation provision for the purposes of Indiana Code 36-7-14-39. The entire Spring Mill Station SWC Economic Development Sub-Area more specifically described in Exhibit A to this resolution shall constitute a sub-allocation area as defined in Indiana Code 36-7-14-39 to be known as the Spring Mill Station SWC Allocation Sub-Area (the “Spring Mill Station SWC Allocation Sub-Area”). The Redevelopment Commission, pursuant to the requirements of Indiana Code 36-7-14-39(b), after examining the Spring Mill Station SWC Economic Development Plan, Factual Report attached to this Resolution as Exhibit C, and taking testimony, further finds that the adoption of the allocation provisions of the Act will result in new property taxes in the Spring Mill Station SWC Allocation Sub-Area that would not have been generated but for the adoption of the allocation provisions. Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Spring Mill Station SWC Allocation Sub-Area shall be allocated and distributed in

accordance with Indiana Code 36-7-14-39. The base assessment date for property in the Spring Mill Station SWC Allocation Sub-Area shall be March 1, 2015. The allocation provisions of Section 39 of the Act shall, with respect to the Spring Mill Station SWC Allocation Sub-Area, expire on the date which is twenty-five (25) years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues with respect to the parcel described on Exhibit A of this resolution. The Redevelopment Commission directs the presiding officer to notify the Indiana Department of Local Government Finance of the designation of Spring Mill Station SWC Allocation Sub-Area as an allocation area.

11. The Original Allocation Area and Spring Mill Station SWC Allocation Sub-Area are, for purposes of the Act, separate allocation areas within the Spring Mill Station Economic Development Area and the Spring Mill Station SWC Economic Development Sub-Area.

12. The Redevelopment Commission hereby determines that one hundred percent (100%) of the captured assessed value within Spring Mill Station SWC Allocation Sub-Area for all tax years during the term of the Spring Mill Station SWC Allocation Sub-Area shall be used by the Redevelopment Commission in its discretion, pursuant to the Act, including to provide adequate debt service coverage for bonds or bond anticipation notes or other forms of indebtedness issued to finance infrastructure and other projects for the Spring Mill Station SWC Economic Development Sub-Area.

13. All of the rights, powers, privileges, and immunities that may be exercised by the Redevelopment Commission in a Redevelopment Area or Urban Renewal Area may be exercised by the Redevelopment Commission in the Spring Mill Station SWC Economic Development Sub-Area, subject to the limitations in Indiana Code 36-7-14-43.

14. The presiding officer of the Redevelopment Commission is hereby authorized and directed to submit this resolution, the Spring Mill Station Economic Development Area Plan, and the Spring Mill Station SWC Economic Development Sub-Area Report to the Plan Commission for its approval.

15. The Redevelopment Commission also directs the presiding officer to publish notice of the adoption and substance of this resolution in accordance with Indiana Code 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the Board of Public Works, the Park Board, the building commissioner and any other departments or agencies of the City concerned with City planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Redevelopment Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under Indiana Code 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Spring Mill Station SWC Allocation Sub-Area.

16. The Redevelopment Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the Spring Mill Station SWC Allocation Sub-Area, including the following:

- A. The estimated economic benefit and costs incurred by the Spring Mill Station SWC Allocation Sub-Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and
- B. The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Spring Mill Station SWC Allocation Sub-Area. A copy of this statement shall be forwarded to each such taxing unit with a copy of the notice required under Section 17 of the Act at least ten (10) days before the date of the public hearing described in Section 15 of this resolution.

17. The Redevelopment Commission further directs the presiding officer to submit this resolution to the Common Council of the City for its approval of the establishment of the Spring Mill Station SWC Economic Development Sub-Area and the Spring Mill Station SWC Allocation Sub-Area.

18. Upon consideration of the evidence and findings presented to the Redevelopment Commission, the Redevelopment Commission hereby finds the Amendment to the Declaratory Resolution (the “2015 Amendatory Declaratory Resolution”), will benefit the public health and welfare of the citizens of the City and the State of Indiana and is reasonable and appropriate when considered in relation to the Declaratory Resolution and the purposes of the Act, and hereby approves the 2015 Amendatory Declaratory Resolution.

19. The Redevelopment Commission hereby amends the Declaratory Resolution by creating the Spring Mill Station SWC Economic Development Sub-Area and the Spring Mill Station SWC Allocation Sub-Area within the original Spring Mill Station Economic Development Area and the Spring Mill Station Allocation Area respectively.

20. The Redevelopment Commission hereby finds that the proposed amendments contained in this 2015 Amendatory Declaratory Resolution conform to the Comprehensive Plan for the City.

21. This 2015 Amendatory Declaratory Resolution shall constitute an amendment to the Declaratory Resolution and is incorporated into the original Plan by this reference thereto.

22. In all other respects, the Declaratory Resolution and the original Plan each as further amended by this 2015 Amendatory Declaratory Resolution, shall remain in full force and effect.

23. The Redevelopment Commission may exercise its authority pursuant to the Act for the purpose contemplated by this 2015 Amendatory Declaratory Resolution, including but

not limited to the development and redevelopment within the Sub-Area, all for the purposes set forth herein.

24. This 2015 Amendatory Declaratory Resolution shall be effective upon its adoption and passage.

[Remainder of page intentionally left blank.]

ADOPTED AND PASSED THIS 28th DAY OF OCTOBER, 2015,
BY A VOTE OF ____ IN FAVOR AND ____ OPPOSED, BY THE
WESTFIELD REDEVELOPMENT COMMISSION, HAMILTON COUNTY, INDIANA.

By: _____
Joseph Plankis, President

By: _____
Joseph E. Ingalls, Vice President

By: _____
Scott Robison, Secretary

By: _____
Jill Doyle, Member

By: _____
Doug Holtz, Member

ATTEST:

Andrew Murray

This resolution prepared by:

James T. Crawford, Jr., Attorney at Law
Krieg DeVault LLP
12800 North Meridian Street, Suite 300
Carmel, IN 46032
317-238-6239

KD_7662517_1.DOC

Exhibit A

**LEGAL DESCRIPTION OF SPRING MILL STATION SWC
ECONOMIC DEVELOPMENT SUB-AREA AND OF
SPRING MILL STATION SWC ALLOCATION SUB-AREA**

A part of the Northeast Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East located in Washington Township, Hamilton County, Indiana being more specifically described as follows:

BEGINNING at the northwest corner of the Northeast Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East; thence South 00 degrees 14 minutes 59 seconds West 1311.37 feet to the southwest corner of the Northeast Quarter of said Southeast Quarter; thence North 89 degrees 35 minutes 49 seconds East 657.25 feet (39 5/6 rods) on and along the south line of the Northeast Quarter of said Southeast Quarter; thence North 00 degrees 14 minutes 57 seconds East 1312.55 feet to a point on the north line of the Northeast Quarter of said Southeast Quarter, said point being 657.25 feet (39 5/6 rods) east of the Point of Beginning; thence South 89 degrees 29 minutes 38 seconds West 657.25 feet (39 5/6 rods) to the POINT OF BEGINNING. Containing 19.79 acres, more or less.

Exhibit A

**PARCELS CONSTITUTING
SPRING MILL STATION SWC ECONOMIC DEVELOPMENT SUB-AREA
AND SPRING MILL STATION SWC ALLOCATION SUB-AREA**

Object	Parcel No.	Deeded Owner	Address
	08-09-10-00-00-017.000	Westfield Washington School Corp	

Exhibit A

MAP CONSTITUTING SPRING MILL STATION SWC ECONOMIC DEVELOPMENT SUB-AREA AND SPRING MILL STATION SWC ALLOCATION SUB-AREA

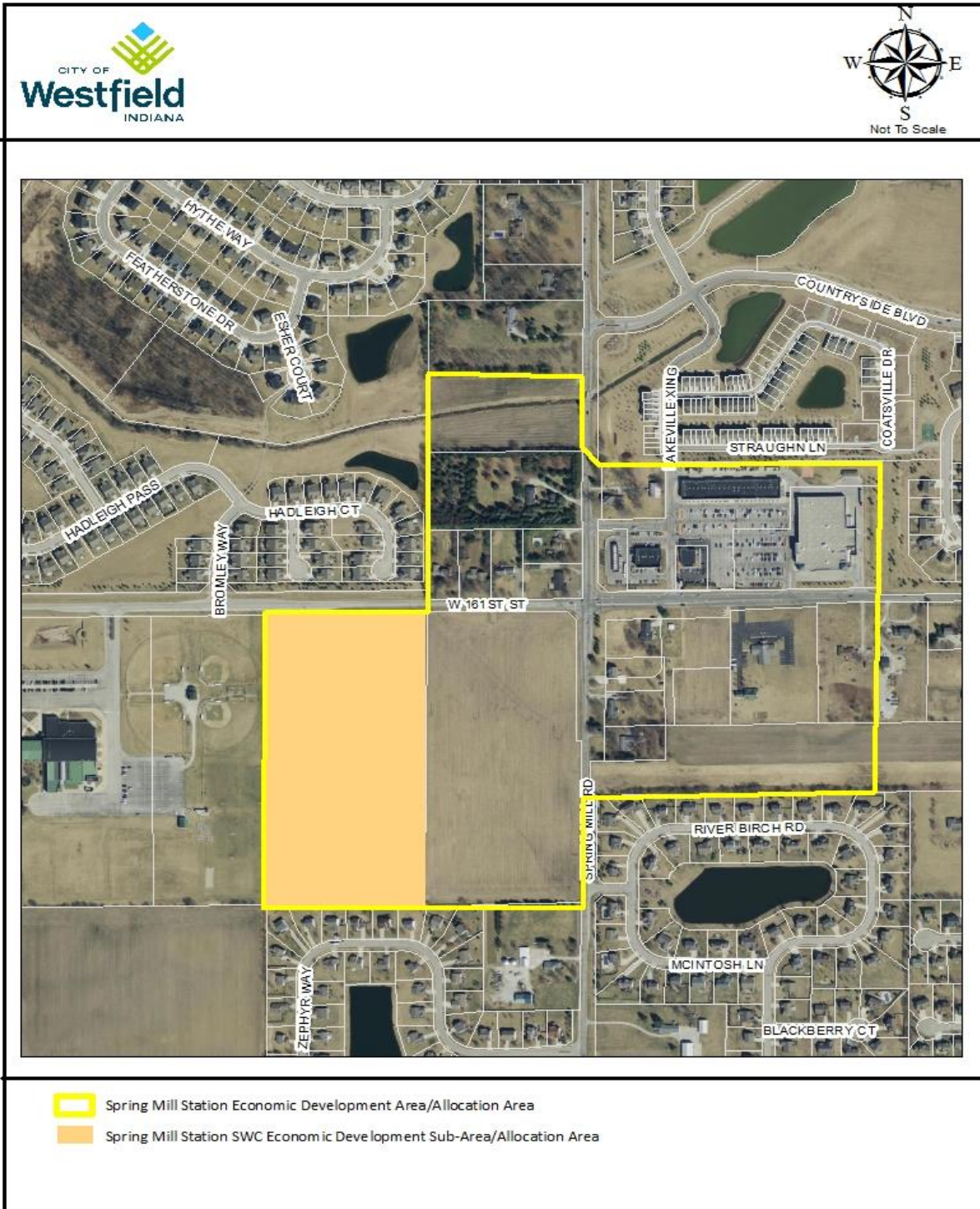


Exhibit B

WESTFIELD REDEVELOPMENT COMMISSION SPRING MILL STATION SWC ECONOMIC DEVELOPMENT SUB-AREA PLAN

Purpose and Introduction.

This document creates the Spring Mill Station SWC Economic Development Sub-Area Plan (the “Plan”) for the Spring Mill Station SWC Economic Development Sub-Area (the “Sub-Area”) for the City of Westfield, Indiana (the “City”).

The City wishes to provide for development of a portion of the previously approved Spring Mill Station Comprehensive Plan Amendment (the “Spring Mill Station Plan”).

The Spring Mill Station SWC Sub-Area Plan (the “Spring Mill Station SWC Sub-Area Plan”) is the development of a market rate multi-family residential rental project (the “Spring Mill Station Apartments Project”) including a round-about at the intersection of Spring Mill Road and 161st Street.

The development of the Sub-Area will lead to new permanent jobs, an increase in the real property tax base within the Sub-Area and diversify the City’s economic base.

The Plan and Sub-Area are intended for approval by the Westfield Redevelopment Commission, the Westfield-Washington Township Advisory Plan Commission and the Westfield City Council, in conformance with IC § 36-7-14.

Plan Objectives.

The purposes of this Plan are to benefit the public health, safety, morals and welfare of the citizens of the City; increase the economic well-being of the City and the State of Indiana and serve to protect and increase property values in the City and the State of Indiana. The Plan is designed to do the following:

1. Promote significant opportunities for the gainful employment of citizens of the City.
2. Assist in the attraction of new business enterprises to the City.
3. Provide for local public improvements in the Area.
4. Attract permanent jobs.
5. Increase the property tax base.
6. Improve the diversity of the economic base of the City.

The factual report attached as Exhibit C to the Redevelopment Commission’s Resolution No. 13-2015 (the “2015 Amendatory Declaratory Resolution”) contains the supporting data for the above declared purposes of the Plan.

Description of Project Area.

The Sub-Area is located in the City and is legally described in Exhibit A to the 2015 Amendatory Declaratory Resolution. The Sub-Area includes the parcels identified in Exhibit A to the 2015 Amendatory Declaratory Resolution to which the Plan is attached.

Project Description.

The economic development of the Sub-Area will include but not be limited to the following improvements in, serving or benefiting the Area (the “Projects”):

1. Road improvements within and/or serving the Area.
2. Road construction within and/or serving the Area.
3. Repair of existing road and utility infrastructure.
4. Construction of private facilities.
5. Expansion or extension of utility facilities as well as recapitalization cost for facilities that serve the Sub-Area.
6. Construction and improvements to drainage and retention facilities.
7. Construction and improvement of public amenities within or serving the Sub-Area shall include, but not be limited to, trailheads, playgrounds, plazas, parks, benches, water fountains and bike racks.
8. Construction and improvement of parking facilities.
9. Installation and maintenance of landscaping within the Sub-Area.
10. Expansion or extension of fiber optic network to serve the Sub-Area.

Acquisition of Property.

The Westfield Redevelopment Commission has no present plans to acquire real property other than right-of-way necessary for road improvements. The Westfield Redevelopment Commission shall follow procedures in IC § 36-7-14-19 in future acquisition of property.

Procedures with respect to the Project

In accomplishing the Projects, the Westfield Redevelopment Commission may proceed with the Projects before the acquisition of all interests in land, if any are later determined to be needed, in the Area.

All contracts for material or labor in the accomplishment of the Projects shall be let under IC § 36-1, if applicable.

In the planning and rezoning of real property acquired or to be used in the accomplishment of the Plan; the opening, closing, relocation and improvement of public ways; and the construction, relocation and improvement of sewers and utility services; the Westfield Redevelopment Commission shall proceed in the same manner as private owners of the property. The Westfield

Redevelopment Commission may negotiate with the proper officers and agencies of the City to secure the proper orders, approvals and consents.

Any construction work required in connection with the Projects may be carried out by the appropriate municipal or county department or agency. The Westfield Redevelopment Commission may carry out the construction work if all plans, specifications and drawings are approved by the appropriate department or agency and the statutory procedures for the letting of the contracts by the appropriate department or agency are followed by the Westfield Redevelopment Commission.

The Westfield Redevelopment Commission may pay any charges or assessments made on account of orders, approval, consents and construction work with respect to the Projects or may agree to pay these assessments in installments as provided by statute in the case of private owners.

None of the real property acquired for the Projects may be set aside and dedicated for public ways, parking facilities, sewers, levees, parks or other public purposes until the Westfield Redevelopment Commission has obtained the consents and approval of the department or agency under whose jurisdiction the property will be placed.

Disposal of Property

The Westfield Redevelopment Commission may dispose of real property acquired, if any, by sale or lease to the public after causing to be prepared two (2) separate appraisals of the sale value or rental value to be made by independent appraisers. However, if the real property is less than five (5) acres in size and the fair market value of the real property or interest has been appraised by one (1) independent appraiser at less than Ten Thousand Dollars (\$10,000), the second appraisal may be made by a qualified employee of the Department of Redevelopment.

The Westfield Redevelopment Commission will prepare an offering sheet and will maintain maps and plats showing the size and location of all parcels to be offered. Notice will be published of any offering in accordance with IC § 5-3-1. The Westfield Redevelopment Commission will follow the procedures of IC § 36-7-14-22 in making a sale or lease of real property acquired.

Financing of the Projects

It is the intention of the Westfield Redevelopment Commission to issue bonds or other forms of indebtedness, if necessary, payable from incremental ad valorem property taxes allocated under IC § 36-7-14-39 and other sources in order to raise money for completion of the Projects in the Area. The amount of these bonds or other forms of indebtedness may not exceed the total, as estimated by the Westfield Redevelopment Commission of all expenses reasonably incurred in connection with the Projects, including:

1. The total cost of all land, rights-of-way, and other property to be acquired and developed.

2. All reasonable and necessary architectural, engineering, construction, equipment, legal, financing, accounting, advertising, bond discount and supervisory expense related to the acquisition and development of the Projects or the issuance of bonds.
3. Interest on the bonds or other forms of indebtedness (not to exceed 5 years from the date of issuance) and a debt service reserve to the extent that the Westfield Redevelopment Commission determines that a debt service reserve is reasonably required.
4. Expenses that the Westfield Redevelopment Commission is required or permitted to pay under IC § 8-23-17.

In the issuance of bonds or other forms of indebtedness, the Westfield Redevelopment Commission will comply with IC § 36-7-14-25.1, if applicable.

As an alternative to the issuance of bonds or in conjunction with it, the Westfield Redevelopment Commission may enter into a lease of any property that could be financed with the proceeds of bonds under IC § 36-7-14 which lease is subject to the provisions of IC § 36-7-14-25.2 and IC § 36-7-14-25.3 or pledge incremental ad valorem property taxes allocated under IC § 36-7-14-39 and other sources to the repayment of bonds issued pursuant to IC § 36-7-12.

Amendment of the Spring Mill Station Economic Development Plan and the Spring Mill Station SWC Economic Development Sub-Area Plan

By following the procedures specified in IC § 36-7-14-17.5, the Redevelopment Commission may amend the Original Plan for the Spring Mill Station EDA and the Plans for the Spring Mill Station SWC Economic Development Sub-Area. However, any enlargement of the boundary of the Spring Mill Station EDA or the Spring Mill Station Economic Development Sub-Area must be approved by the Westfield City Council pursuant to IC § 36-7-14-41.

Exhibit C

WESTFIELD REDEVELOPMENT COMMISSION

FACTUAL REPORT IN SUPPORT OF FINDINGS OF FACT CONTAINED IN AMENDATORY DECLARATORY RESOLUTION NO. 13-2015, RELATED TO THE SPRING MILL STATION ECONOMIC DEVELOPMENT AREA AND THE SPRING MILL STATION SWC ECONOMIC DEVELOPMENT SUB-AREA

This report is prepared to support the Amendatory Declaratory Resolution No. 13-2015 adopted on October 28, 2015 (the “2015 Amendatory Declaratory Resolution”).

1. The Westfield Redevelopment Commission (the “Redevelopment Commission”) has investigated, studied and surveyed additional economic development areas within the corporate boundaries of the City of Westfield (the “City”).
2. The Redevelopment Commission has selected Spring Mill Station SWC Economic Development Sub-Area (the “Sub-Area”) as a separate economic development area to be developed under IC § 36-7-14 and IC § 36-7-25 et seq., and all acts supplemental and amendatory thereto (the “Act”).
3. The Redevelopment Commission proposes to establish the Sub-Area, as described in Exhibit A attached to the Redevelopment Commission’s 2015 Amendatory Declaratory Resolution.
4. The Redevelopment Commission has prepared an economic development plan (the “Plan”) for the Sub-Area.
5. The Redevelopment Commission has caused to be prepared:
 - a. Maps and plats showing:
 - i. the boundaries of the Sub-Area in which property would be acquired for, or otherwise affected by, the establishment of a redevelopment project area;
 - ii. the location of the various parcels of property, streets, alleys and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning or redevelopment of the Sub-Area, and any parcels of property to be excluded from the acquisition or otherwise excluded from the effects of the establishment of the redevelopment project area;
 - iii. the parts of the Sub-Area acquired, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds and other purposes under the Plan.

- b. Lists of the owners of the various parcels of property proposed to be acquired, if any are known at this time;
 - c. An estimate of the cost of acquisition, redevelopment and economic development of the Sub-Area.
- 6. The proposed Plan for the Area and the Sub-Area will promote significant opportunities for the gainful employment and benefit to citizens of the City. The Plan describes the development of commercial, retail and multi-family facilities creating new job opportunities, as well as infrastructure improvements that will spur the potential for new development in and around the Area and the Sub-Area.
- 7. The Plan details new public and private projects that are anticipated to be developed and constructed within the Area and the Sub-Area over the coming months and years. The Plan also estimates that the estimated tax revenue generated will result in at least \$500,000 annually by the end of 25 years in additional tax revenue to the City. Further, the projects described within the Plan are not all-inclusive. Other development is anticipated throughout the Area and the Sub-Area subject to the City's ability to construct the necessary road and infrastructure improvements noted in the Plan and the rate of private investment within the Area and the Sub-Area.
- 8. The Plan will assist in the attraction of new business enterprises and facilitate the orderly development of the City's targeted areas for commercial development. Road, building, utility and walkway projects, as well as other infrastructure and equipment acquisition will facilitate the continued orderly development of major projects within the Area and the Sub-Area. The projects may include general office, medical office, grocery, drug stores, restaurants and other similar retail uses.
- 9. The planning and redevelopment of the Sub-Area will benefit the public health, safety and welfare; increase the economic well-being of the City and the State of Indiana and serve to protect and increase property values in the City and the State of Indiana by promoting development with the construction of roads, utilities and other infrastructure improvements in, serving or benefiting the Area, thereby encouraging development and increasing property values.
- 10. The proposed Sub-Area will enhance the public health, safety and welfare of the City from a public safety standpoint by improving traffic flow into and out of the Area and providing capacity for new development to occur. The area will also incorporate key elements of the City of Westfield Thoroughfare Plan herein.
- 11. The current revenues of the City alone are insufficient to generate the financing necessary to support the economic development of the Sub-Area contemplated by the Redevelopment Commission. Therefore, the Redevelopment Commission finds it is apparent that another form of revenue be generated or created in order to help the City facilitate successful economic development in the proposed Sub-Area.

12. The City has other limited means of funding the necessary roads and infrastructure needs to facilitate the orderly development of the Area and the Sub-Area. The establishment of the Area will provide the means to accomplish the Plan. The expected projects outlined in the Plan for the Sub-Area could result in an estimated \$20,000,000 in assessed value. Expected improvements for 161st Street and Spring Mill Road intersection include a roundabout, road improvements, pedestrian paths and enhanced pedestrian crossings, right-of-way acquisition, street furniture, and other related improvements.
13. The accomplishment of the Plan's initial objectives for the Sub-Area will be of public utility and benefit as measured by:
 - a. The attraction of new permanent jobs;
 - b. The increase in real property tax base within the Sub-Area; and
 - c. The possibility of improved diversity of the economic base by the addition of commercial, retail and industrial development, thereby diversifying the City's economic base.
14. The Plan for the Sub-Area cannot be achieved by regulatory processes or by ordinary operation of private enterprise without resort to the Act because of the lack of local public improvements and the lack of regulatory process available to build the infrastructure that will facilitate and encourage the economic development growth contemplated in the Plan.
15. The Westfield Redevelopment Commission estimates that it may need to issue bonds or enter into lease financings in the estimated aggregate principal amount of approximately \$1,500,000 in order to implement some of the Plan's initial projects referenced in item 12 above as public investments. It is anticipated that the Plan will require several, additional projects. As additional tax increment materializes within the Sub-Area, future projects can be addressed.

Westfield City Council October 12, 2015

The Westfield City Council met in regular session on Monday October 12, 2015 at the Westfield City Hall. Members present were Chuck Lehman, Jim Ake, Steve Hoover, Bob Smith, Bob Horkay, Cindy Spoljaric, and Rob Stokes. Also present were Clerk-Treasurer Cindy Gossard, Mayor Andy Cook and City Attorney Brian Zaiger.

Mayor Cook called the meeting to order at 7:00 p.m.

Approval of Minutes:

Steve Hoover made a motion to approve September 28, 2015. Cindy Spoljaric seconded. Vote: Yes-7; No-0. Motion carries.

Guest:

None

Claims:

Jim Ake made a motion to approve the claims as presented. Bob Smith seconded. Vote: Yes-7; No-0. Motion carries.

Miscellaneous Business/Special Presentations

None

Old Business:

Ordinance 15-28: Chatham Hills PUD

Council Introduction – September 15, 2015

APC Public Hearing – October 5, 2015

APC Recommendation – October 5, 2015

Adoption Consideration - October 12, 2015

Pam Howard presented this item showing the designated four parcels requested to be incorporated into the PUD.

Rob Stokes made a motion to approve Ordinance 15-28 as presented. Steve Hoover seconded. Vote: Yes-7; No-0. Motion carries.

Ordinance 15-29: Bridgewater PUD Amendment

Council Introduction – September 14, 2015

APC Public Hearing – October 5, 2015

APC Recommendation – October 5, 2015

Adoption Consideration – October 12, 2015

Amanda Rubadue presented this, explaining the items that are being requested in the amendment.

Cindy Spoljaric made a motion to approve Ordinance 15-29 as presented. Bob Horkay seconded. Vote: Yes-7; No-0. Motion carries.

Resolution 15-119: Gateway Sub-district/Comprehensive Plan Amendment

Council Introduction – August 10, 2015

APC Public Hearing – September 8, 2015

APC Recommendation – October 5, 2015

Adoption Consideration – October 12, 2015

Kevin Todd presented this item explaining the modifications being requested in this amendment.

Bob Horkay made a motion to approve Resolution 15-119 as presented. Jim Ake seconded. Vote: Yes-7; No-0. Motion carries.

Ordinance 15-30: 2016 Budget

Council Introduction – September 14, 2015

Public Hearing – September 28, 2015

Adoption Consideration – October 12, 2015

President Lehman stated this proposed Ordinance has a balanced budget and is part of an ongoing yearly process done by local governments.

Bob Horkay made a motion to approve Ordinance 15-30 as presented. Bob Smith seconded. Vote: Yes-6; No-0; 1-Abstain (C Spoljaric) Motion carries.

Ordinance 15-33: Bond and Additional Appropriation/GO Bond

Council Introduction – September 28, 2015

Adoption Consideration – October 12, 2015

President Lehman explained this is an obligation bond that would be for 2 years, and not to exceed \$2 million dollars.

Bob Smith made a motion to approve Ordinance 15-33 as presented. Bob Horkay seconded. Vote: Yes-7; No-0. Motion carries.

Ordinance 15-31: 2016 Salary Ordinance

Council Introduction – September 28, 2015

Adoption Consideration – October 12, 2015

President Lehman explained this is part of the yearly budget process performed by local governments.

Rob Stokes made a motion to approve Ordinance 15-31 as presented. Steve Hoover seconded. Vote: Yes-7; No-0. Motion carries.

New Business:

Ordinance 15-34: Bridgewater PUD District Amendment-Bridgewater Parks Community

Council Introduction – October 12, 2015

APC Public Hearing – November 2, 2015

APC Recommendation – November 16, 2015

Adoption Consideration – December 14, 2015

Andrew Murray presented this item explaining the changes to this Ordinance.

Jon Dobosiewicz, with Nelson and Frankenberger answered questions from Council concerning the maintenance building and the architectural standards.

This item was sent on to APC

Ordinance 15-37: Centennial North PUD District Amendment-West Rail at the Station

Council Introduction- October 12, 2015

APC Public Hearing – November 2, 2015

APC Recommendation – November 16, 2015

Adoption Consideration- December 14, 2015

Andrew Murray presented this item stating the amendment involves 108 acres containing 183 single-family lots.

David Compton from Beazer Homes spoke detailing the open spaces, planting areas, and amenities that are within the community.

Jon Dobosiewicz spoke stating this is a request from Beazer Homes to adjust the current development standards (lot layout).He discussed the architecture standards, and the connectivity of the community to local points of interest.

This item moves on to APC

Ordinance 15-36: Bridgewater PUD Amendment-Parcel J

This item has been continued as requested by Petitioner

Ordinance 15-35: Bridgewater PUD Amendment

Council Introduction – October 13, 2015

APC Public Hearing – November 2, 2015

APC Recommendation – November 16, 2015

Adoption Consideration – December 14, 2015

Kevin Todd presented this item stating the amendment is requesting the area be redesigned to incorporate single family home use.

Jon Dobosiewicz spoke discussing style of the homes, price point, and landscaping design.

Resolution 15-126: Confirming Establishment of Economic Revitalization Area for West Side of South Park Drive

Council Introduction – October 12, 2015

Public Hearing October 12, 2015

Adoption Consideration – October 12, 2015

Kevin Todd presented this item stating this was a statutory process prior to tax abatement consideration.

Public Hearing: open 7:46

Linda Nass spoke voicing concerns that she, as well as the 161st neighbor's association has.

Public Hearing: closed 7:51

Jim Ake made a motion to approve Resolution 15-126 as presented. Steve Hoover seconded. Vote: Yes-7; No-0. Motion carries.

Resolution 15-127: Real Property Tax Abatement at 16450 South Park Street

Council Introduction – October 12, 2015

Adoption Consideration- October 12, 2015

Kevin Todd presented this item explaining this is a request from Duramark Technologies for a 10 year phased tax abatement.

Bill Bussik, founder and CEO of Duramark Technologies gave background of his company and stated growth of company was the need for this new space.

Bob Smith made a motion to approve Resolution 15-127 as presented. Jim Ake seconded. Vote: Yes-7; No-0. Motion carries.

Ordinance 15-38: 2015 Salary Ordinance Amendment

Council Introduction – October 12, 2015

Adoption Consideration –November 9, 2015

President Lehman explained this will be back for approval at the next meeting.

Resolution 15-124: Appealing Maximum Levy

Council Introduction – October 12, 2015

Adoption Consideration – October 12, 2015

Todd Burtron presented this item stating the need for the City to petition to the Department of Local Government Finance for an appeal to the maximum levy to maintain a sustainable budget.

Bob Horkay made a motion to approve Resolution 15-124 as presented. Jim Ake seconded. Vote: Yes-7; No-0. Motion carries.

CITY COUNCIL COMMENTS:

Steve Hoover gave APC update

Bob Smith Façade Committee accepted a bid will need to ask for additional appropriation

MAYOR COMMENTS:

Thanked Melody for putting on the Grand Junction Derby as it went well

Census Workers needed

Halloween hours will be 5-8 PM

Grand Park had 1.4 million visits this year

Update on completed and upcoming PW projects

With no further business the meeting was adjourned at 8:25 p.m.

Clerk-Treasurer

President

EXHIBIT B CONCEPT PLAN

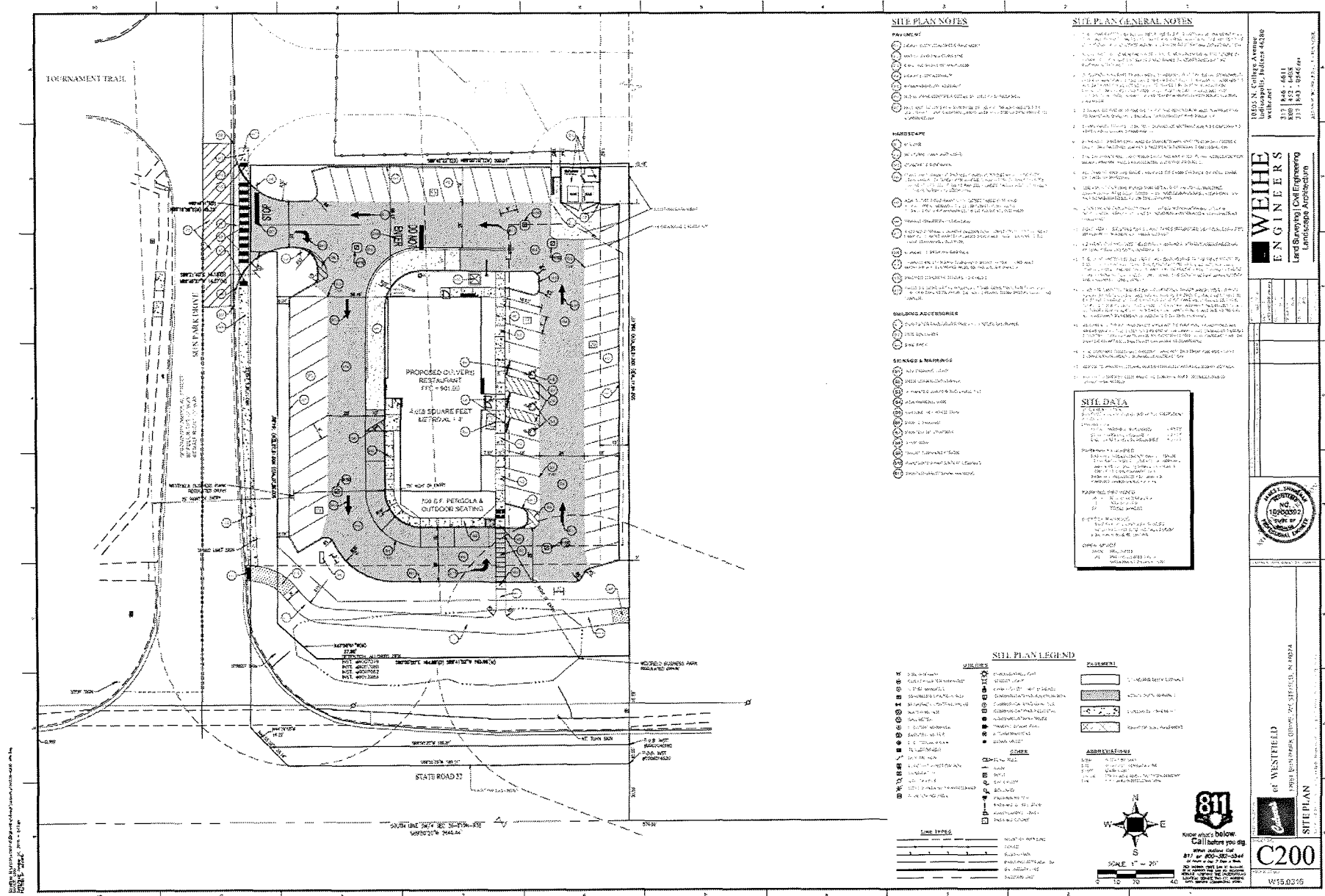


EXHIBIT D
LANDSCAPING PLAN

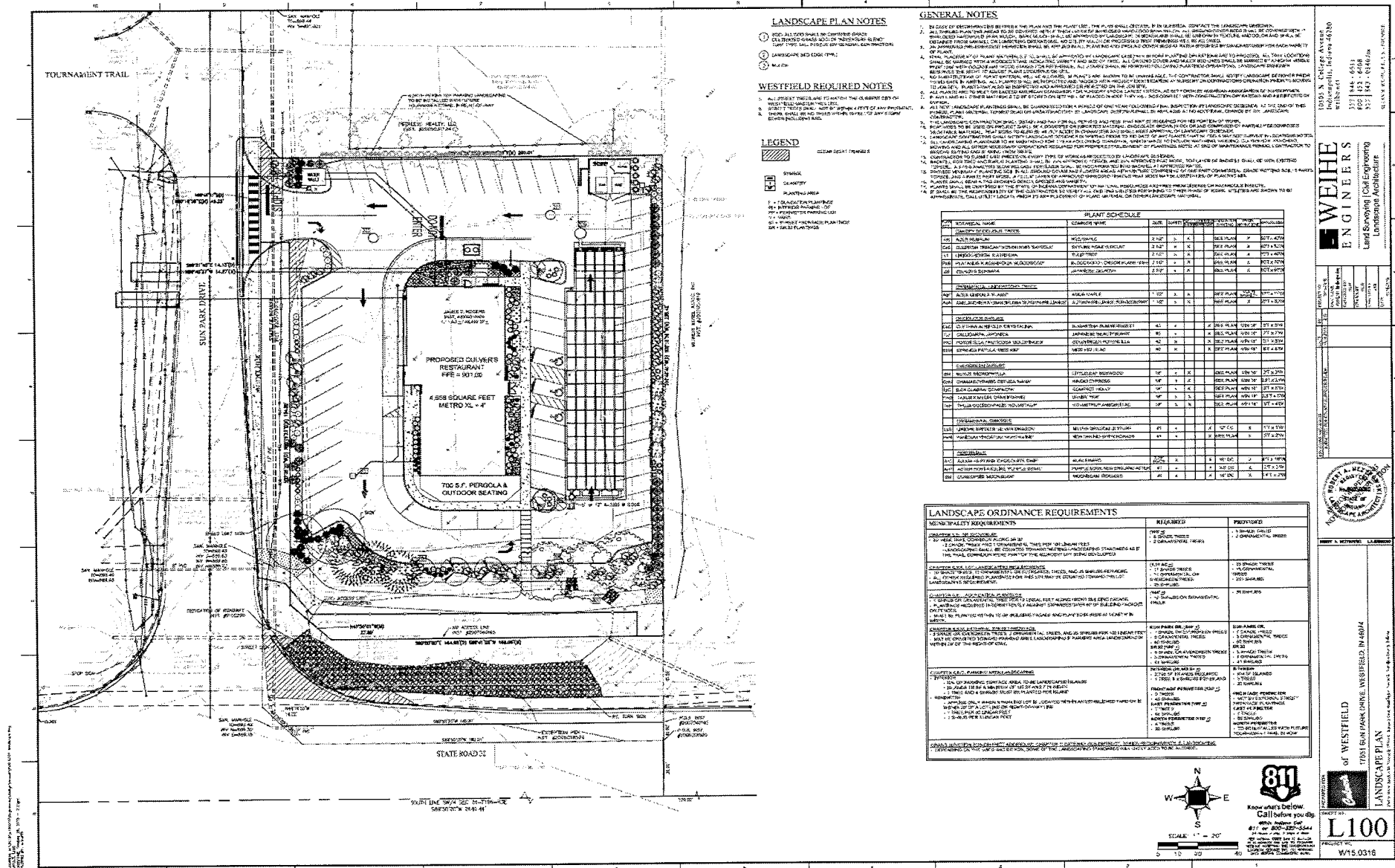
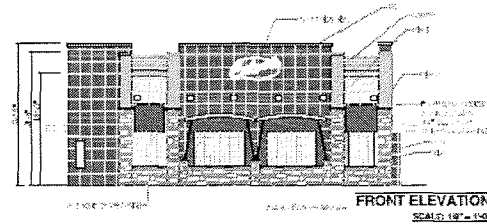
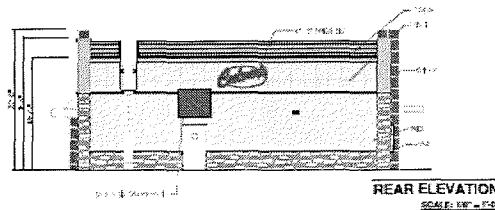
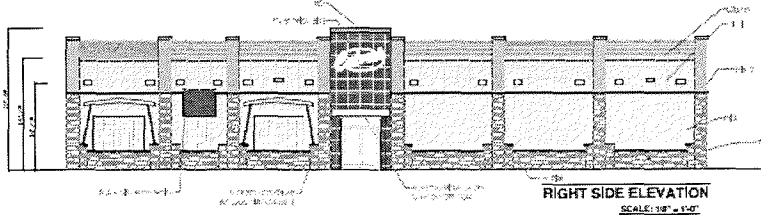
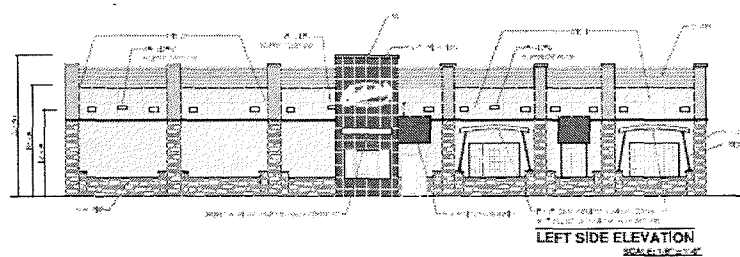


EXHIBIT C **CHARACTER EXHIBIT**



FINISH MATERIALS SCHEDULE	
NO.	DESCRIPTION
1	2 1/2\"/>



NO.	DESCRIPTION
1	2 1/2\"/>

Culver's

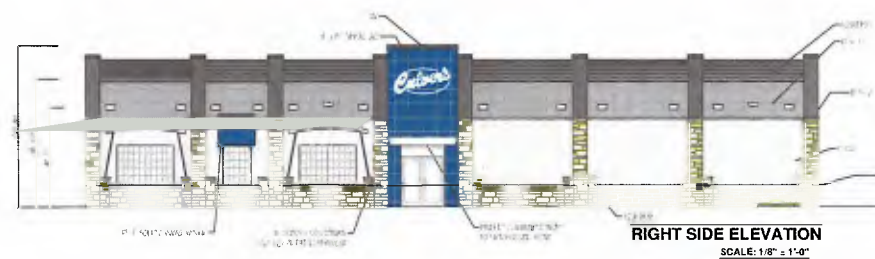
CULVER FRANCHISING SYSTEM, INC.
333 W 4th STREET, MARION, IN 46952
NEW CULVER'S
0 SUN PARK DRIVE, WESTFIELD, IN 46982

EXT. ELEV'S	
DATE	March 21, 2018
BY	S. Diller
REV	Oct 28, 2015

Sheet
A-3



FINISH MATERIALS-BUILDING EXTERIOR MATERIALS	
METAL CLADDING	
1. 1/2" x 12" Alpha 1175, Blue Screen System, Blue Painted/White Gutter for Panels	
2. 1/2" x 12" Alpha 1175, Blue Screen System, Blue Painted/White Gutter for Panels	
STONE	
1. Manufacture Stone/Granite, Random, Dark, Green/Black Color, Ages	
SPECIALTY METAL	
1. 1/2" x 12" x 1/2" Aluminum, 1175, Blue Screen System, Blue Painted/White Gutter for Panels	
2. 1/2" x 12" x 1/2" Aluminum, 1175, Blue Screen System, Blue Painted/White Gutter for Panels	
OTHER	
1. 1/2" x 12" x 1/2" Aluminum, 1175, Blue Screen System, Blue Painted/White Gutter for Panels	
2. 1/2" x 12" x 1/2" Aluminum, 1175, Blue Screen System, Blue Painted/White Gutter for Panels	



MAINTENANCE: There is no maintenance for the exterior use of Culver's Franchising System, Inc. and sub-leased building. The exterior is the responsibility of the owner. No part of this plan or drawing may be duplicated or reproduced without permission of Culver's Franchising System, Inc.

Rev	
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Culver's Franchising System, Inc.
1240 Water Street
Prairie du Sac, WI 53578
608-643-7988



CULVER FRANCHISING SYSTEM, INC.
333 W 4th STREET, MARION, IN 46952
NEW CULVER'S
0 SUN PARK DRIVE, WESTFIELD, IN 46982

Sheet Contents:	
EXT. ELEV'S	
Project:	Marion 21 - 2016
Drawn by:	S. Oakes
Check:	Oct. 20, 2016

Sheet
A-3