

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_10_10_2016

Monday, October 10, 2016 at 07:00 PM

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, October 10, 2016 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

AGENDA

Pledge of Allegiance

Invocation

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:

Documents: [Meeting Minutes 9-26-16](#)

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:

Documents: [Docket](#)

Approval of Claims

Miscellaneous Business/Special Recognition:

Public Safety Update: Given by Joel Rush

Old Business:

Ordinance 16-12: Harmony PUD District Amendment (Commercial Area)

Council Introduction: May 9, 2016

APC Public Hearing: June 6, 2016

APC Public Comment: August 1, 2016

APC Recommendation: September 6, 2016

Adoption Consideration: October 10, 2016

Documents: [Ordinance 16-12](#) | [Concept Plan](#) | [Staff Report](#) | [Elevation Comparison](#)

New Business:

Ordinance 16-41: Grand Park Fieldhouse Planned Unit Development (PUD) District Amendment

Council Introduction: October 10, 2016

APC Public Hearing: November 7, 2016

APC Recommendation: November 21, 2016

Adoption Consideration: December 12, 2016

Documents: [Ordinance 16-41](#) | [Location Map](#) | [Narrative Statement](#) | [Ordinance 15-04](#)

Ordinance 16-42: Scofield Farms Planned Unit Development (PUD) District

Council Introduction: October 10, 2016

APC Public Hearing: November 7, 2016

APC Recommendation: November 21, 2016

Adoption Consideration: December 12, 2016

Documents: [Ordinance 16-42](#) | [Location Map](#) | [Concept Plan](#)

Ordinance 16-43: Amend the Materiality Threshold of Ordinances 99-03 and 16-22

Council Introduction: October 10, 2016

Adoption Consideration: October 24, 2016

Documents: [Ordinance 16-43](#)

Ordinance 16-34: Enclave & Springs Planned Unit Development (PUD) Amendment

APC Public Hearing: September 6, 2016

APC Recommendation: October 3, 2016

Adoption Consideration: October 10, 2016

Documents: [Ordinance 16-34](#) | [Staff Report](#) | [Concept Plan](#)

Interlocal Agreement By and Between Hamilton County, Indiana, and the City of

Westfield, Regarding Funding and Administrative Provisions of the Youth Assistance Program

Council Introduction: October 10, 2016

Adoption Consideration: October 10, 2016

Documents: [Interlocal Agreement](#)

Appointment of Oversight Committee Members

City Council Comments

Mayor Comments

Adjourn

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

Working Meeting

ORDINANCE NUMBER 16-12

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE HARMONY 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. 12-14, The Harmony Planned Unit Development District (the "Harmony PUD Ordinance") on January 14, 2013;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1606-PUD-07**), requesting an amendment to the Harmony PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1606-PUD-07** 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 September 14, 2016;

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 Harmony PUD Ordinance and Unified Development Ordinance (the "UDO") are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Harmony PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Harmony PUD Ordinance; and (iii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as

modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Harmony PUD Ordinance, as amended.

- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.3 All provisions and representations of (i) the UDO or (ii) The Harmony PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance or The Harmony PUD Ordinance shall have the meanings ascribed to them in the UDO.

- 2.1 Illustrative Character Exhibit - GetGo: The architectural building elevations, attached hereto as **Exhibit C.**
- 2.2 Illustrative Character Exhibit - CVS: The architectural building elevations, attached hereto as **Exhibit D.**
- 2.3 Concept Plan, Area C (GetGo): The plan for the development of Area C of the Mixed Use District of the Harmony PUD Ordinance, including but not limited to landscaping, sidewalks and amenities to enhance pedestrian comfort, attached hereto as **Exhibit B.**

Section 3. **Concept Plan.** The Area C (GetGo) Concept Plan is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan with respect to Area C of the Mixed Use District of the Harmony PUD Ordinance. If developed for a Gasoline Service Station, then Area C shall be developed in substantial compliance with the Area C (GetGo) Concept Plan.

Section 4. **Development Standards.** The standards applicable to the Mixed Use District of the Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- 4.1 Permitted Uses: Section 2.2 of the Harmony PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.
 - A. Fast Food Restaurants shall be prohibited on the Real Estate.
 - B. The provisions of Section 2.2.B of the Harmony PUD Ordinance shall be deleted.
 - C. One (1) Gasoline Service Station shall be permitted within Area C. Said Gasoline Service Station shall only be open and operating between the hours of 5:00 A.M. and twelve midnight. In the event a Gasoline Service Station is in operation on the property zone under Ordinance 12-24 (the “Town

West Station”) with hours between twelve midnight and 5:00 A.M. the limitation of hours in this Section 4.1(C) shall be reduced and operation shall be permitted at the same hours as the hours permitted for the Towne West Station.

4.2 Minimum Building Setback Lines: Section 2.3(B)(3) of the Harmony PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.

A. Front Yard:

- i. Mixed Use District Interior Streets: 20 feet (10 feet setback from Private Street connecting Ditch Road and Waterleaf Drive)
- ii. Area C South Property Line: 10 feet

B. Side and Rear Yards (Interior to Mixed Use District): 0 feet

Section 5. Landscaping Standards. Article 5 (Landscaping Standards) of the Harmony PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.

A. The Mixed-Use District shall comply with the UDO’s External Street Frontage Landscaping Requirements (Article 6.8(M)(2)) along Ditch Road and 146th Street (old and new), which shall replace and supersede the Landscape Buffer A and Landscape Buffer B requirements of the Harmony PUD Ordinance.

- i. Sidewalks and drive aisles may encroach into External Street Frontage Landscaping in Area C and landscape materials may be provided within the adjacent right-of-way subject to approval by the County Highway Department, provided the site is developed in substantial compliance with the Area C (GetGo) Concept Plan and the required plantings are otherwise provided.
- ii. The screen wall adjacent to the drive aisle, as illustrated on the Area C (GetGo) Concept Plan, shall meet the applicable Street Frontage Plantings required across the segment of the screen wall adjacent to the drive aisle.

B. Amendments to a landscape plan approved as part of an Overall Development Plan for the Real Estate may be approved as part of a Lot or Block’s Detailed Development Plan.

Section 6. Sign Standards. The standards of the Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

A. Gasoline Service Station Use:

- i. A Gasoline Service Station shall be permitted signs in

accordance with the UDO for an Individual Non-Residential Use.

- ii. Signage shall be prohibited on the Gasoline Service Station canopy.

- B. Wall Signs: All wall signs shall only be externally lit with decorative lighting (e.g., gooseneck style fixtures).

Section 7. Architectural Design Standards. Section 2.3(A)(1) of the Harmony PUD Ordinance shall apply to the development of the Real Estate. In addition, Buildings shall utilize a “Village Design Theme”, as follows:

- 7.1 Defined Architectural Design: A Village Design Theme shall be consistent with a Defined Architectural Design applicable to the single family homes within the Harmony PUD District, as set forth in Section 3.4(3) Architectural Standards; Defined Architectural Designs. The Defined Architectural Designs include Adam (Colonial), Georgian, Italianate, Shingle, Folk Victorian, Colonial Revival, Tudor, Craftsman. Significant architectural elements to determine consistency with a Defined Architectural Design include:

- A. Window design (e.g., enhanced trim, pane size and type) and alignment/location;
- B. Building massing (pedestrian scaled with façade projections and recessions);
- C. Roof type and pitch (inclusion of shed roofs, dormers with faux windows and/or decorative gables when architecturally appropriate);
- D. Large roof overhangs that are primarily pitched and not flat;
- E. Enhanced cornice treatment;
- F. Enhanced and inviting entryways with pedestrian cover and “porch like” treatment (e.g., inclusion of columns with masonry bases);
- G. Variety of building materials, patterns and colors;
- H. Emphasized trim at corner breaks, around windows and within gables; and
- I. Enhanced foundation plantings and planters to soften building facades.

- 7.2 Established Benchmark Exhibits: The Character Exhibit – CVS and Character Exhibit – GetGo comply with and hereby establish benchmark examples of the Village Design Theme.

- 7.3 Conflicting Standards: It is hereby acknowledged that design elements that embody a Village Design Theme may be in conflict with the architectural standards set forth

in Section 2.3(A)(1) of the Harmony PUD Ordinance. If a proposed building elevation embodies a Defined Architectural Design, as set forth above, and is an architectural style that complements the Established Benchmark Exhibits, then the Plan Commission has the authority to approve a building elevation that doesn't comply with Section 2.3(A)(1) of the Harmony PUD Ordinance.

Section 8. **Additional Standards.** The following additional standards shall apply to Area C.

- 8.1 Right-of-Way Tree Preservation: The existing trees in the right-of-way abutting the south property line of Area C, located west of the building, shall not be disturbed by the development of Area C, except as otherwise required by a government agency, utility agency or to accommodate ingress/egress into Area C. The following shall apply to meet this standard:
- A. Tree Inventory: A tree inventory and tree preservation plan shall be required and approved as part of the Detailed Development Plan for Area C, in accordance with Article 6.8(E) Landscaping Standards; Preservation and Replacement of Trees of the UDO.
 - B. Tree Protection: During the site development of Area C, tree protection in accordance with Article 6.8(E)(7) Landscaping Standards; Preservation and Replacement of Trees; Tree Protection of the UDO shall be required.
 - C. Replacement: If any tree designated on the tree inventory dies as a result of the site development, then the property owner shall replace such tree with a tree(s) of equal tree preservation value within one hundred and eighty (180) days, and subject to approval by the Hamilton County Highway Department.
- 8.2 Outdoor Audio Systems: An outdoor audio system for a Gasoline Service Station shall be restricted to communication between the attendee and patrons at the pump, and emergency situations.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 16-12** was delivered to the Mayor of Westfield

on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-12**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-12**

this _____ day of _____, 2016.

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

Harmony PUD - 2016 Mixed Use District TA 7 092916

SCHEDULE OF EXHIBITS

- Exhibit A Real Estate (Legal Description)
- Exhibit B Concept Plan – Area C (GetGo)
- Exhibit C Illustrative Character Exhibit – GetGo
- Exhibit D Illustrative Character Exhibit - CVS

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

A part of the Southeast Quarter and Southeast Quarter of Section 16, Township 18 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

TRACT 1:

Commencing at the southeast Corner of said Southeast Quarter; thence South 89 degrees 25 minutes 04 seconds West (basis of bearing = ALTA/ACSM land title survey by The Schneider Corporation, Job No. 4934.001, dated March 10, 2004) along the South line of said Southeast Quarter a distance of 1,352.44 feet to the southwest corner of said Quarter Quarter Section; thence North 00 degrees 18 minutes 09 seconds West along the West line of said Quarter Quarter a distance of 179.67 feet to the POINT OF BEGINNING, said point also being the northwest corner of Parcel 1 as described in Instrument No. 2013064140 in the Office of the Recorder of Hamilton County, Indiana, (the following eight (8) courses being along the northerly and westerly lines of said Parcel 1); (1) North 89 degrees 25 minutes 36 seconds East 78.48 feet to a point on a tangent curve to the left having a radius of 925.00 feet, the radius point of which bears North 00 degrees 34 minutes 24 seconds West; (2) easterly along said curve an arc distance of 300.26 feet to a point which bears South 19 degrees 10 minutes 18 seconds East from said radius point; (3) North 70 degrees 49 minutes 42 seconds East 299.12 feet to a point on a tangent curve to the right having a radius of 1,075.00 feet, the radius point of which bears South 19 degrees 10 minutes 18 seconds East; (4) easterly along said curve an arc distance of 340.96 feet to a point which bears North 00 degrees 59 minutes 58 seconds West from said radius point; (5) North 89 degrees 00 minutes 02 seconds East 134.39 feet; (6) North 60 degrees 22 minutes 18 seconds East 175.44 feet; (7) North 00 degrees 12 minutes 08 seconds West 615.00 feet; (8) North 89 degrees 47 minutes 52 seconds East 75.00 feet to the East line of said Southeast Quarter; thence North 00 degrees 12 minutes 08 seconds West a distance of 238.05 feet to the northeast corner of said Quarter Quarter Section; Quarter Section; thence South 89 degrees 21 minutes 22 seconds West along the North line of said Quarter Quarter a distance of 1,354.74 feet to the northwest corner of said Quarter Quarter; thence South 00 degrees 18 minutes 09 seconds East along the West line of said Quarter Quarter a distance of 1,136.91 feet to the POINT OF BEGINNING, containing 30.21 acres of land, more or Quarter a distance of 1,136.91 feet to the POINT OF BEGINNING, containing 30.21 acres of land, more or less.

TRACT 2:

Commencing at the southeast corner of said Southeast Quarter; thence South 89 degrees 25 minutes 04 seconds West (basis of bearing = ALTA/ACSM land title survey by The Schneider Corporation, Job No. 4934.001, dated March 10, 2004) along the South line of said Southeast Quarter a distance of 1,109.75 feet to the POINT OF BEGINNING, said point also being on the southwest corner of Parcel 1A as described in Instrument No. 2013064140 in the Office of the Recorder of Hamilton County, Indiana; thence continuing South 89 degrees 25 minutes 04 seconds West along said South line a distance of 242.69 feet to the southwest corner of said Quarter Quarter Section; thence North 00 degrees 18 minutes 09 seconds West Quarter Section; thence North 00 degrees 18 minutes 09 seconds West along the West line of said Quarter Quarter a distance of 29.67 feet to the southwest corner of Parcel 1 as described in Quarter a distance of 29.67 feet to the southwest corner of Parcel 1 as described in said Instrument No. 2013064140, (the following five (5) courses being along the southerly lines of said Parcel 1); (1) North 89 degrees 25 minutes 36 seconds East 79.18 feet to a point on a tangent curve to the left having a radius of 1,075.00 feet, the radius point of which bears North 00 degrees 34 minutes 24 seconds West; (2) easterly along said curve an arc distance of 348.95 feet to a point which bears South 19 degrees 10 minutes 18 seconds East from said radius point; (3) North 70 degrees 49 minutes 42 seconds East 299.12 feet to a point on a tangent curve to the right having a radius of 925.00 feet, the radius point of which bears South 19 degrees 10 minutes 18 seconds East; (4) easterly along said curve an arc distance of 293.38 feet to a point which bears North 00 degrees 59 minutes 58 seconds West from said radius point; (5) North 89 degrees 00 minutes 02 seconds East 132.11 feet to the westerly line of said Parcel 1A, (the following four (4) courses being along the westerly and northerly lines of said Parcel 1A); (1) South 21 degrees 01 minute 23 seconds West 128.61 feet; (2) South 12 degrees 10 minutes 30 seconds East 77.30 feet; (3) South 89 degrees 25 minutes 04 seconds West 729.61 feet; (4) South 73 degrees 23 minutes 28 seconds West 126.77 feet to the Point of Beginning, containing 2.61 acres of land, more or less.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)



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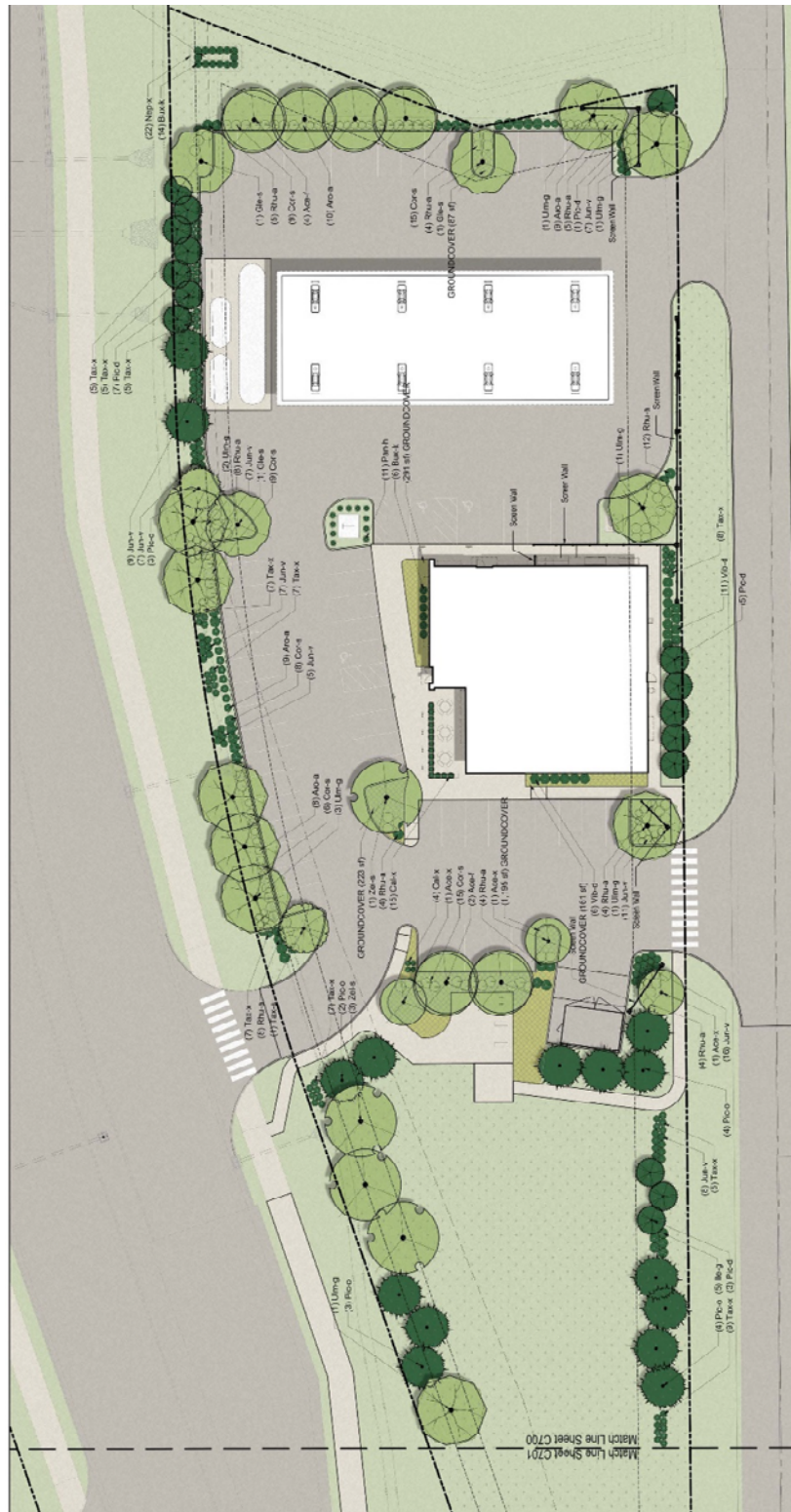


EXHIBIT C

ILLUSTRATIVE CHARACTER EXHIBIT - GETGO

(Page 1 of 4)



Giant Eagle GetGo - Harmony, IN

27 September, 2016



Giant Eagle GetGo - Harmony, IN

27 September, 2016

EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT - GETGO
(Page 2 of 4)



Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 1

27 September, 2016



Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 2

27 September, 2016

EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT - GETGO
(Page 3 of 4)



Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 3

27 September, 2016



Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 4

27 September, 2016

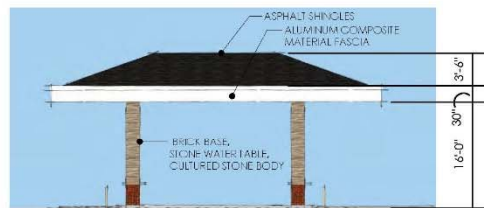
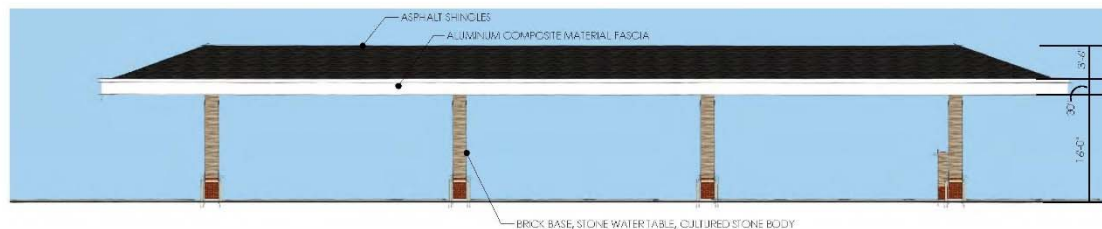
EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT - GETGO
(Page 4 of 4)



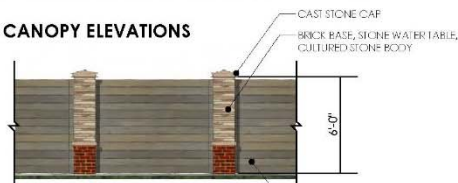
Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 5

27 September, 2016



FUEL CANOPY ELEVATIONS



TYPICAL SCREEN WALL ELEVATION



Giant Eagle GetGo - Harmony, IN

TRASH ENCLOSURE ELEVATIONS

27 September, 2016

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT - CVS
(Page 1 of 3)



FRONT ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



REAR ELEVATION (BACK)
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (3RD SIDE ARCHITECTURE)
SCALE: 1/8" = 1'-0"

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT - CVS
(Page 2 of 3)



BUILDING PERSPECTIVE
VIEW FROM NORTH EAST CORNER OF SITE, LOOKING SOUTH WEST

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT - CVS
(Page 3 of 3)



BUILDING PERSPECTIVE
VIEW FROM INTERSECTION OF DITCH RD. & 146TH ST.

PROJECT DATA	
PARKING PROVIDED	68 SPACES
PARKING REQUIRED	1 SPACE PER 300 SF, 43 TOTAL REQUIRED SPACES
LOADING AREA PROVIDED	2 LOADING ZONE PROVIDED
LOADING AREA REQUIRED	2 LOADING ZONE REQUIRED
LAND INFORMATION	
LAND LOT / DISTRICT	WILL BE PROVIDED BY OVERALL DEVELOPER
PARCEL NUMBERS	N/A
BOUNDARY SURVEY	A BOUNDARY SURVEY WILL NEED TO BE PROVIDED
TOPOGRAPHICAL SURVEY	A TOPOGRAPHICAL SURVEY WILL NEED TO BE PROVIDED
ENVIRONMENTAL REPORT (PHASE 1)	WILL BE COMPLETED BY DEVELOPER
GEOTECHNICAL REPORT	WILL BE PROVIDED BY DEVELOPER
DETENTION EVALUATION	PROVIDED BY OVERALL DEVELOPMENT
CUT / FILL EVALUATION (APPROX)	MINIMAL CUT / FILL QUANTITIES ARE ANTICIPATED
OFF SITE IMPROVEMENTS	N/A
EASEMENTS	INVESTIGATION OF EXISTING DRAGAGE EASEMENT IS REQUIRED TO UNDERSTAND IF VACATION OR RELOCATION IS AN OPTION.

EXISTING ZONING	PUD
ADJACENT ZONING	PUD
CONDITIONS OF REZONING	UNKNOWN
BUILDING HEIGHT LIMIT	UNKNOWN

DRIVE THRU ALLOWED	PERMITTED
24 - HOUR SERVICE ALLOWED	PERMITTED
BEER / WINE SALES ALLOWED	PERMITTED
MINUTE CLINIC ALLOWED AND PERMITTED USE	PERMITTED
SIGNAGE LOCATION & REQUIREMENTS	COORDINATED WITH SIGN VENDOR

EXTERNAL REQUIREMENTS	EXTERNAL LANDSCAPING WILL NEED TO BE PROVIDED
INTERNAL REQUIREMENTS	INTERNAL LANDSCAPING WILL NEED TO BE PROVIDED
EXISTING TREES	NONE
PROPOSED TREES	PUD REQ'D = 1 EVERGREEN PER 30' ALONG 146TH STREET AND DITCH ROAD 100 PROVIDED: (530' x 10') 10 EVERGREEN TREES 10 SHRUB: 10 SHRUB, 10 ORNAMENTAL/EVERGREEN PER ACRE OF GREEN SPACE INTERIOR PROVIDED: (604' ACRE GREEN SPACE) 6 SHADE, 6 ORNAMENTALS FOUNDATION PLANTS REQ'D: 1 ORNAMENTAL OR SHRUB PER 12' LF OF BLDG FOUNDATION PROVIDED: (475' LF BLDG) 20 ORNAMENTALS, 20 SHRUBS

CURB CUT EVALUATION	TWO FULL ACCESS DRIVE WAYS WILL BE PROVIDED ON WATERLEAF DRIVE. ONE RIGHT IN AND RIGHT OUT ACCESS WILL BE PROVIDED ON DITCH ROAD. ONE RIGHT IN AND RIGHT OUT ACCESS WILL BE PROVIDED ON 146TH STREET.
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	RIGHT IN / RIGHT OUT ENTRANCES.
LINES OF SITE	UNOBSTRUCTED
MAJOR ROAD JURISDICTION	DITCH ROAD
MINOR ROAD JURISDICTION	146TH STREET

STORM AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
ELECTRIC AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
TELEPHONE AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
CABLE AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
WATER AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
SEWER AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
GAS AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT

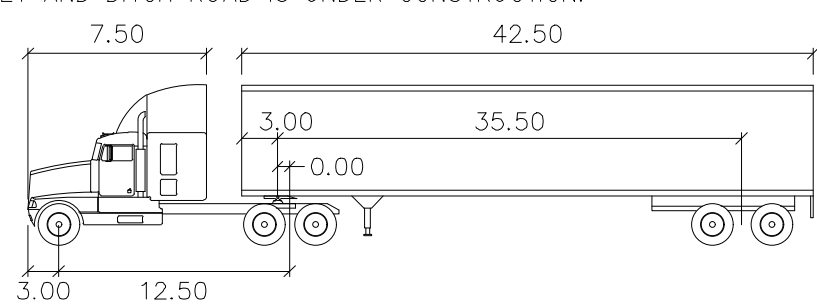
SITE AREA	1.92 ACRES ± (83,598 S.F.)	HEAVY DUTY ASPHALT	4,017 S.Y. ±
PERVIOUS AREA	0.60 ACRES ± (26,136 S.F.)	LIGHT DUTY ASPHALT	1,280 S.Y. ±
IMPERVIOUS AREA	1.32 ACRES ± (57,462 S.F.)	CURB	2,589 L.F. ±
MAXIMUM IMPERVIOUS AREA	N/A	SIDEWALK	765 L.F. ±
BUILDING AREA	12,900 S.F.	CUT / FILL QUANTITIES	15,100 C.Y. IMPORT
BUILDING DENSITY	12,900 S.F. (BLDG) 83,598 S.F. (RLOT)	ASPHALT PATH	435 S.Y. ±
	= 15%	CURB AND GUTTER	1,065 L.F. ±
MAXIMUM BUILDING DENSITY	N/A	RIGHT OF WAY ASPHALT	1153 S.Y. ±

HEAVY DUTY ASPHALT	4,017 S.Y. ±
LIGHT DUTY ASPHALT	1,280 S.Y. ±
CURB	2,589 L.F. ±
SIDEWALK	765 L.F. ±
CUT / FILL QUANTITIES	±1,500 C.Y. IMPORT
ASPHALT PATH	435 S.Y. ±
CURB AND GUTTER	1,065 L.F. ±
RIGHT OF WAY ASPHALT	1153 S.Y. ±

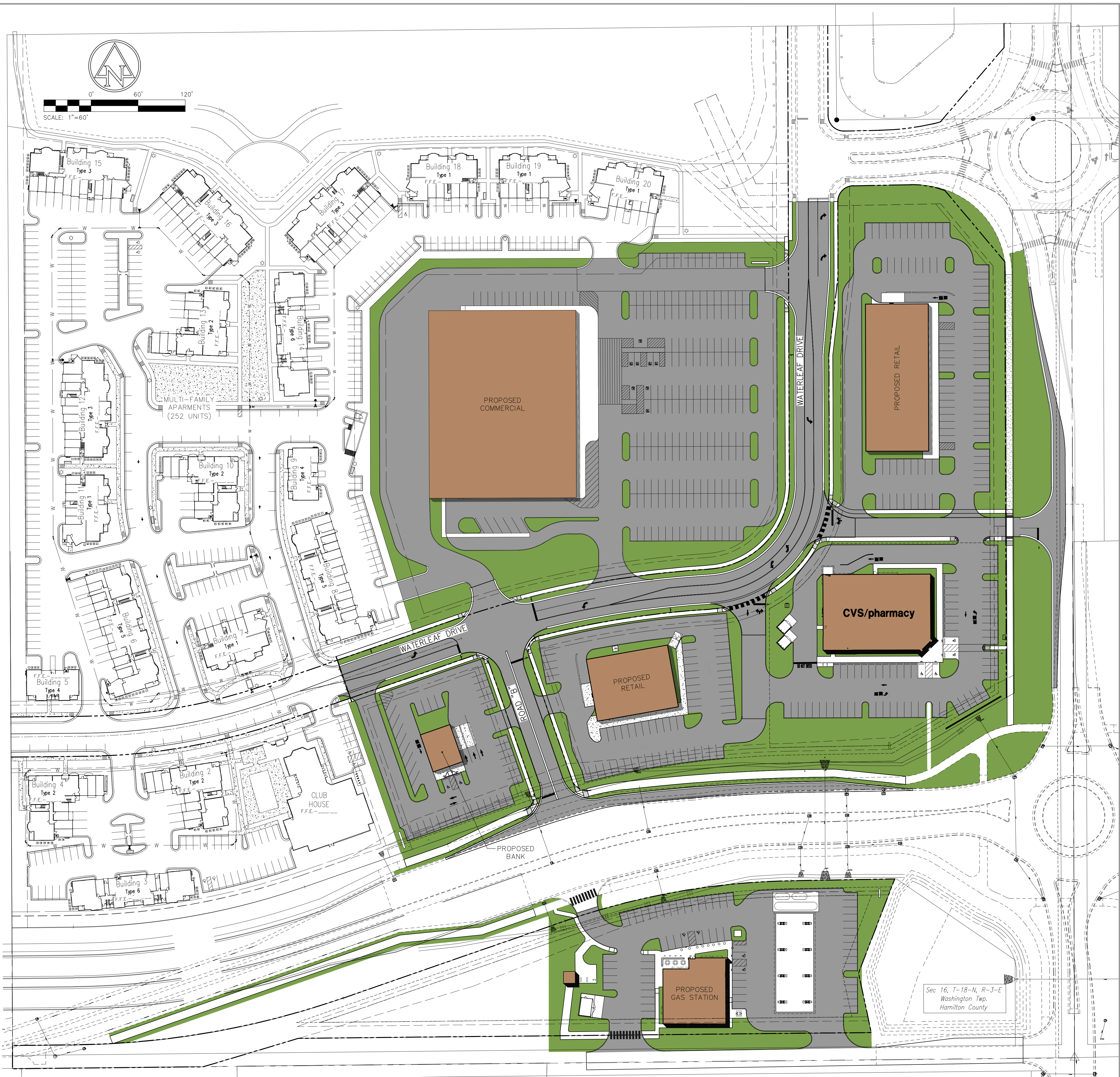
	DIRECTIONAL ARROWS, PAINTED WHITE		HEAVY DUTY ASPHALT PAVEMENT
	WORDS "DRIVE THRU" & "ONE WAY", PAINTED WHITE		RIGHT-OF-WAY ASPHALT PAVEMENT
	ADA ACCESSIBLE PARKING SPACE		CONCRETE PAVEMENT / SIDEWALK
	CONCRETE TRANSFORMER PAD		
	ORNAMENTAL TREE		SHADE TREE
	EVERGREEN TREE		

1. SITE INFORMATION WAS PROVIDED FROM DEVELOPMENT PLAN DRAWING.
2. PROPERTY LINES, BUILDING SETBACKS, AND EASEMENTS TAKEN FROM A DEVELOPMENT PLAN DRAWING AND WILL NEED TO BE VERIFIED WITH CURRENT TOPOGRAPHIC AND BOUNDARY SURVEY.
3. BASED UPON SITE GEOMETRY A WB-50 IS THE LARGEST VEHICLE THAT CAN BE UTILIZED.
4. PERMANENT DRAINAGE EASEMENT WILL NEED TO BE RELOCATED TO AVOID BUILDING.
5. SITE MUST COMPLY WITH HARMONY PUD, BUILDING MUST COMPLY WITH HARMONY PUD AND SR32 OVERLAY DISTRICT ARCHITECTURAL STANDARDS.
6. RIGHT IN AND RIGHT OUT ACCESS ON TO DITCH ROAD WILL NEED TO BE APPROVED BY THE CITY OF WESTFIELD.
7. RIGHT IN / RIGHT OUT ACCESS @ 146TH STREET WILL NEED TO BE APPROVED BY THE HAMILTON COUNTY COMMISSIONERS AND HIGHWAY DEPARTMENT.

1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.
2. ALL DIMENSIONS ARE TO OUTSIDE OF BRICK OR FACING MATERIAL WHERE APPLICABLE.
3. CVS MUST DELIVER IN TRUCKS NOT LONGER THAN 50'-0" DUE TO SITE GEOMETRY.
4. ALL ELEVATIONS SHOWN AT INTERSECTION AND ENTRANCES ARE ASSUMED TO BE AT THE SAME ELEVATION. SINCE INTERIOR ACCESS ROAD IS NOT DESIGNED AND THE INTERSECTION OF 146TH STREET AND DITCH ROAD IS UNDER CONSTRUCTION.



WB-50	feet			ACCEPTABLE GRADES:
Tractor Width	: 8.00	Lock to Lock Time	: 6.0	ENTRANCE 7%
Trailer Width	: 8.50	Steering Angle	: 17.7	UNLOADING TRUCK 4%
Tractor Track	: 8.00	Articulating Angle	: 70.0	HANDICAP PATH < 2%
Trailer Track	: 8.50			PARKING 1 1/2-5%



STORE NUMBER: XXXXX

WESTFIELD, INDIANA

DEAL TYPE:

CS PROJECT NUMBER: 89946

ARCHITECT OF RECORD

CONSULTANT:



AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, INDIANA 46256
p:(317) 547-5580 f:(317) 543-0270
www.structurepoint.com

DEVELOPER:

TMC Indiana 2, LLC
501 Pennsylvania Parkway, Ste. 160
Indianapolis, Indiana 46280
Phone (317) 574-7333
Fax (317) 574-7336
Contact: Craig Forgey

SEAL:

REVISIONS:

PLANNING MGR: AR

DRAWING BY: RCB\PE

DATE: 07/21/201

JOB NUMBER: 2015.01305

TLE:

SCHEMATIC SITE PLAN

SHEET NUMBER:

SK-2

COMMENTS:
NOT RELEASED FOR CONSTRUCTION



FRONT ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"

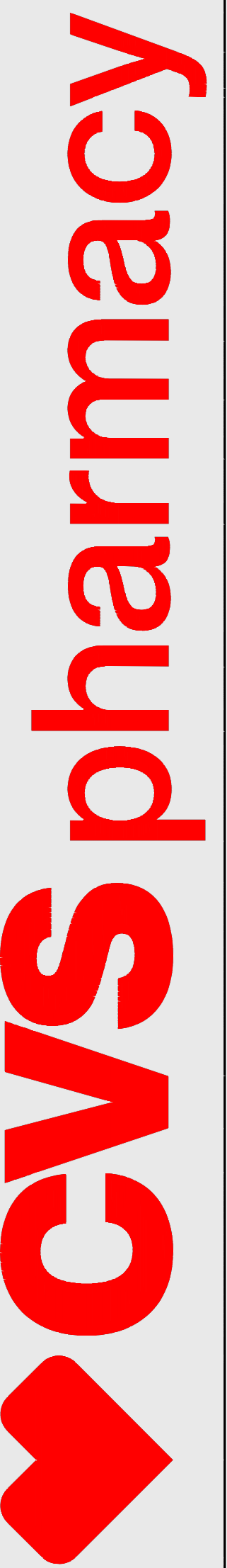


REAR ELEVATION (BACK)
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (3RD SIDE ARCHITECTURE)
SCALE: 1/8" = 1'-0"

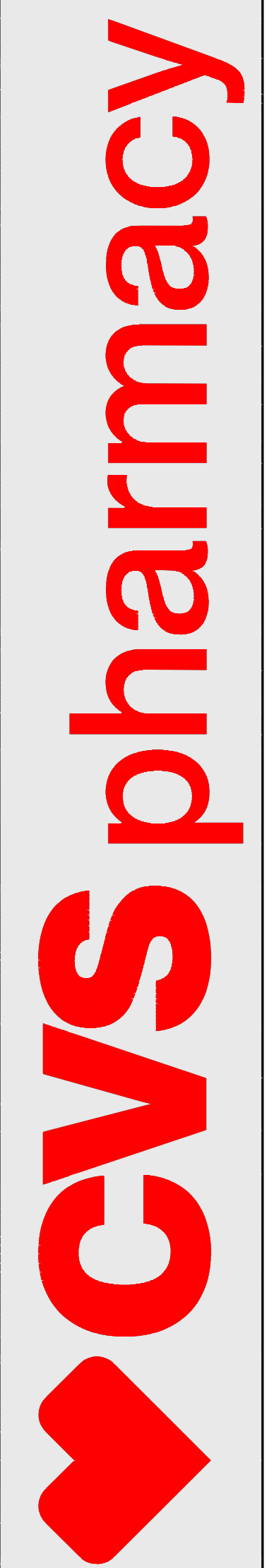
CVS 10983 146TH ST. & DITCH RD. WESTFIELD, IN





BUILDING PERSPECTIVE
VIEW FROM NORTH EAST CORNER OF SITE. LOOKING SOUTH WEST

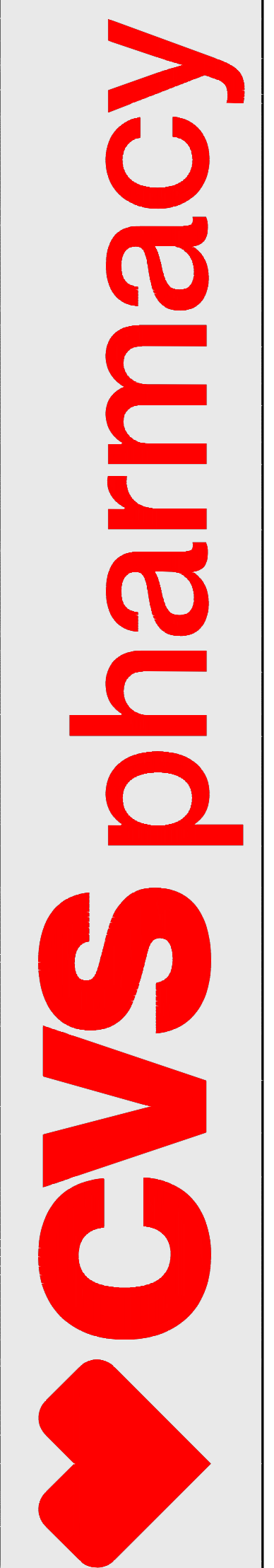
CVS 10983 146TH ST. & DITCH RD. WESTFIELD, IN





BUILDING PERSPECTIVE
VIEW FROM INTERSECTION OF DITCH RD. & 146TH ST.

CVS 10983 146TH ST. & DITCH RD. WESTFIELD, IN





ORDINANCE CHART

Zoning: PUD Harmony_Mixed Use District

Per PUD requirements

BUFFERS

Requirement:

East: No Buffers required
West: No Buffers required
North: Landscape Buffer B; 10' width;
1 evergreen tree + 5 evergreen shrubs/ 30 lf
South: Landscape Buffer A; 20' width;
1.5 evergreen trees + 5 evergreen shrubs/ 30 lf

Required:

North: 461 l.f.; 15 evergreen trees + 77 evergreen shrubs
South: 525 l.f.; 21 evergreen trees + 69 evergreen shrubs

Provided:

North: 15 evergreen trees + 77 evergreen shrubs
South: 150 l.f. of screen wall + 14 evergreen trees + 58 evergreen shrubs

PER UDO REQUIREMENTS

GENERAL SCREENING

Heating and Cooling: Completely screened from view
Dumpster and Loading Areas: 6' high opaque wall.

STREET TREES: By Overall Development

MINIMUM LOT LANDSCAPING REQUIREMENTS: 2.61 acres

Requirement: 10 Shade Trees + 10 Ornamental or Evergreen + 25 Shrubs/acre

Required: 27 Shade Trees + 27 Ornamental/Evergreen Trees + 66 Shrubs

Provided: 27 Shade Trees + 38 Ornamental/Evergreen Trees + 324 Shrubs

FOUNDATION PLANTINGS

Requirement:

Front Facades: 1 shrub or ornamental tree/12 l.f.
Side and Rear: Break up walls with plantings every 40 l.f.

Required:

Front Facades: 80 l.f.; 7 ornamental trees or shrubs
Side and Rear: 234 l.f.; 5 areas of plantings

Provided:

Front Facades: 12 shrubs
Side and Rear: West and South Facade broken with plantings

MONUMENT SIGNS

Requirements: s.f. of planting bed equal to one (1) side of the Monument Sign

Required: Unknown at this time.

Provided: 220 s.f. of planting bed

INTERIOR PARKING = 64 spaces/30,346 sf

Requirement: 10% in islands; 1 Tree + 4 Shrubs per island.

Required: 3,035 s.f. of islands.

Provided: 3,054 s.f. in 12 islands; 11 trees (2 trees provided elsewhere on site to accommodate Utilities) + 57 shrubs

PERIMETER PARKING: 363 l.f.

Requirement: 1 Tree/30 lf + 1 Shrub/3 lf parking area

Required:

East: 16 spaces @ 9 width = 144 l.f.; 5 trees + 48 shrubs
North: 16 spaces @ 9 width = 146 l.f.; 5 trees + 48 shrubs
West: 5 spaces @ 9 width = 45 l.f.; 2 trees + 15 shrubs

Provided:

East: 16 spaces @ 9 width = 144 l.f.; 5 trees + 48 shrubs
North: 16 spaces @ 9 width = 144 l.f.; 5 trees + 48 shrubs
West: 5 spaces @ 9 width = 45 l.f.; 2 trees + 15 shrubs

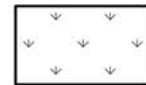
GENERAL LANDSCAPE & PLANTING NOTES

- Plant material to be installed and maintained by a qualified and experienced landscape installer.
- All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. Stake all plant locations for review and approval by the Landscape Architect before planting. On-site adjustments may be required. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
- Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
- Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
- All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or other treatment.
- The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for lawn areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
- Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
- Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
- Maintain all plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
- Satisfactory Seeded Lawn: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 3 by 3 inches. Reestablish lawns that do not comply with requirements and continue maintenance until lawns are fully satisfactory to the Owner.



0' 20' 40'
SCALE: 1"=20'

HATCH LEGEND



Areas to receive Lawn



7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com



12 S Main St, Ste 200 | Fortville, IN 46040
317-495-6900 | www.context-design.com

GETGO
HARMONY



CERTIFIED BY

ISSUANCE INDEX

DATE:

07-21-2016

PROJECT PHASE:

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2015.01305

PLANTING PLAN

C700





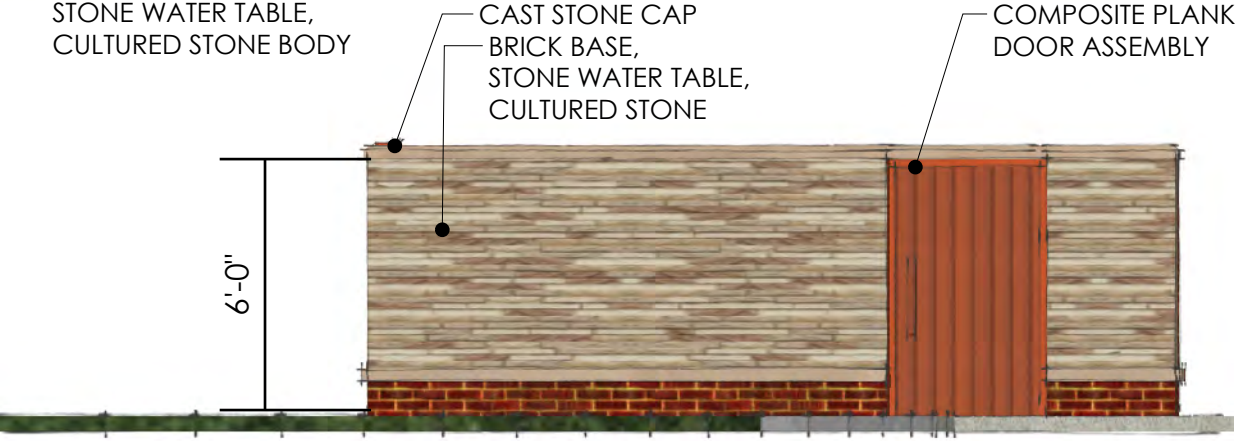
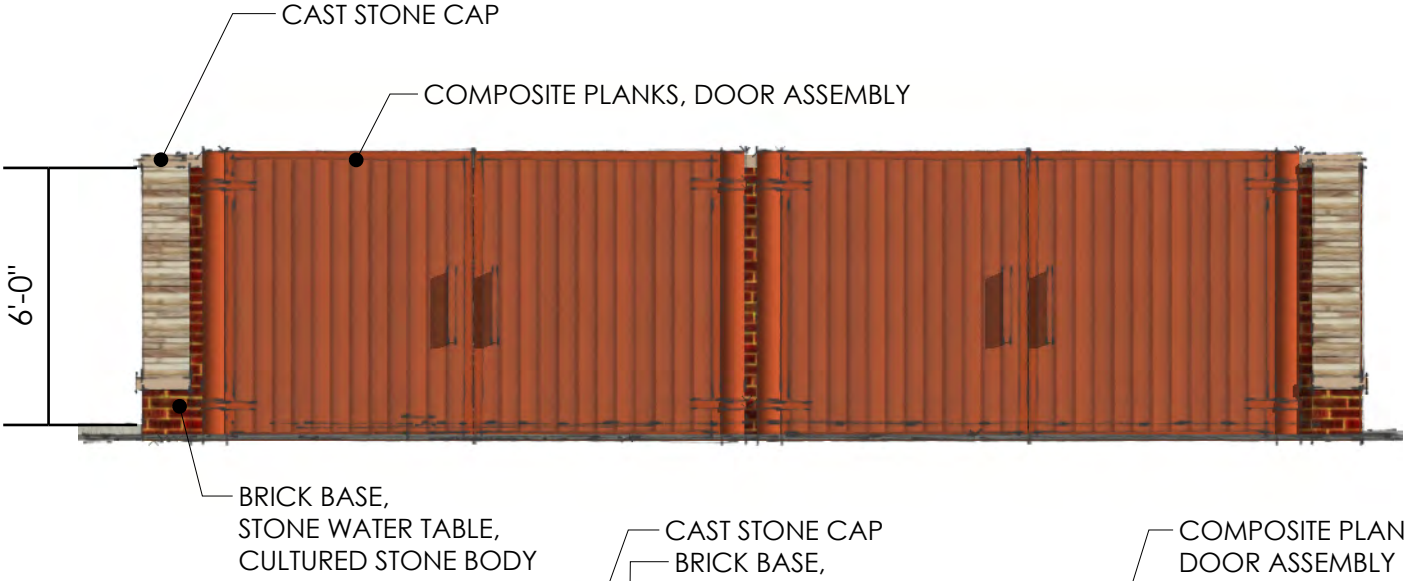
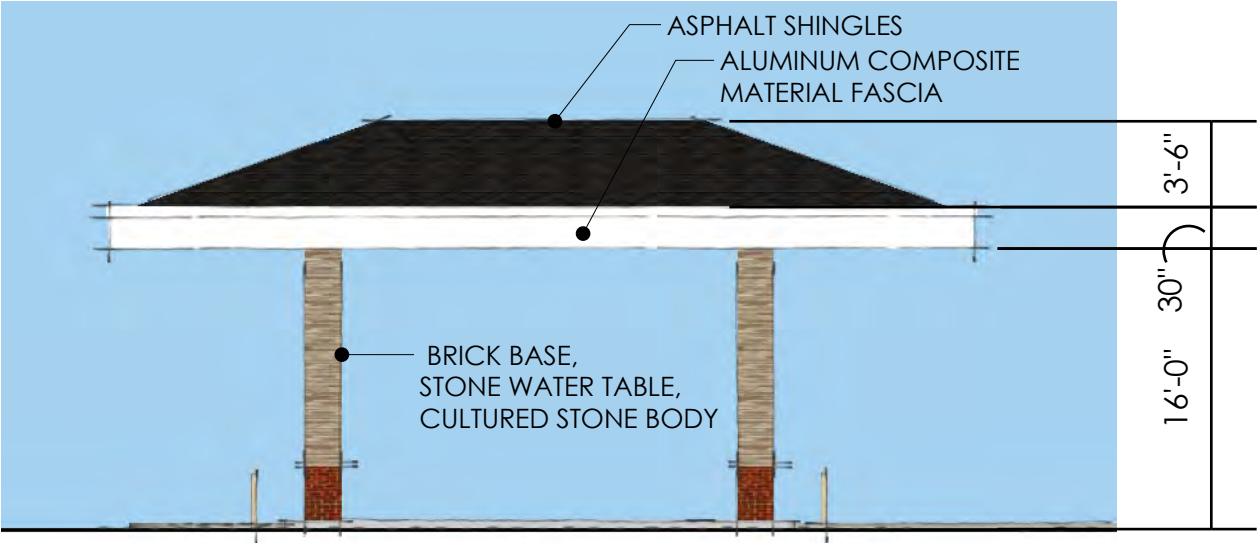
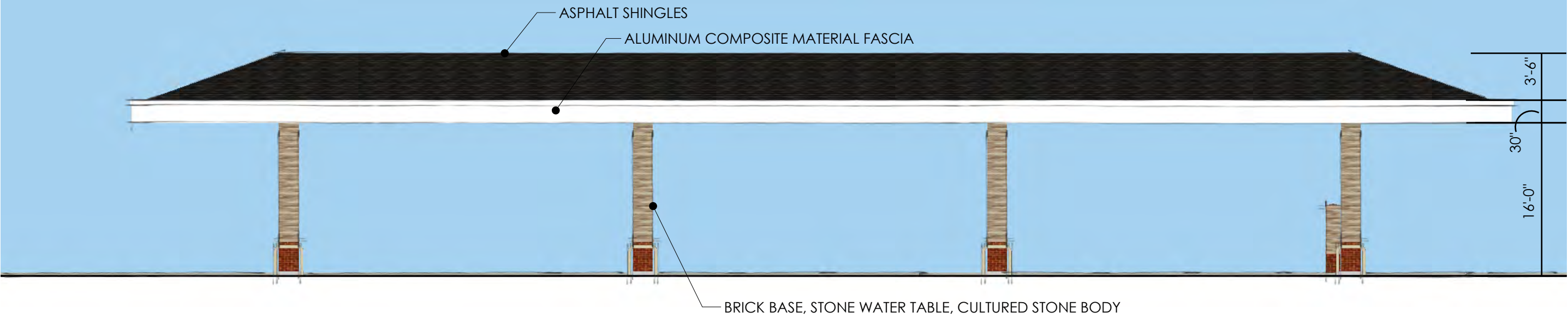




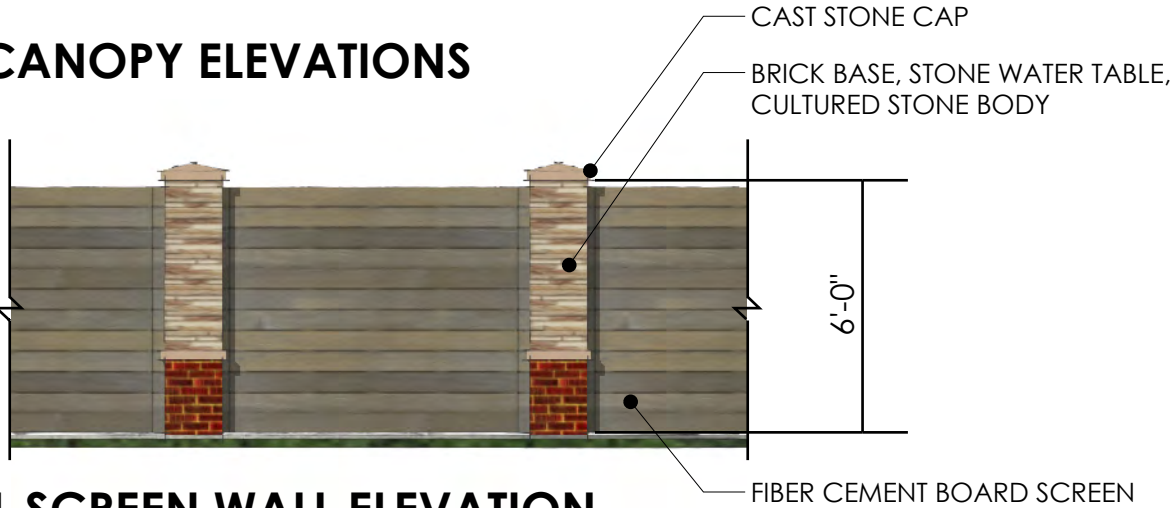








FUEL CANOPY ELEVATIONS



TYPICAL SCREEN WALL ELEVATION

TRASH ENCLOSURE ELEVATIONS

ORDINANCE NUMBER 16-41

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 “_____ **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. 16##-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 _____, 2016;

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

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

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

Section 4. Development Standards. The standards of Chapter 6 Development Standards shall apply to the development of the District, except as otherwise modified below.

It is our intention to place (paint) signage for the St. Vincent's Sports Performance Center on the North façade of the building, and, to place the Jonathan Byrd's Fieldhouse logo on the East, West, and, South facades of the building.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ## DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 16-##** was delivered to the Mayor of Westfield

on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-##**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-##**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

This document prepared by:

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Sign Plan

EXHIBIT A
REAL ESTATE

A part of Lot 3, Grand Park Subdivision - Secondary Plat as recorded per Instrument Number 2014-57320, in the Office of the Recorder of Hamilton County, Indiana, described as follows: Beginning at the southeast corner of Common Area "E" of said Grand Park Subdivision: thence North 00 degrees 12 minutes 07 seconds West 705.96 feet along the east line of said Common Area "E" to the northeast corner thereof; thence South 89 degrees 43 minutes 01 seconds East 499.62 feet; thence South 00 degrees 12 minutes 07 seconds East 701.73 feet to a point 60.00 feet, by perpendicular measurement, from the south line of the Southeast Quarter of Section 26, Township 19 North, Range 3 East, said point being on the northerly right-of-way of East 186th Street; thence South 89 degrees 47 minutes 53 seconds West 499.60 feet along said northerly right-of-way to the point of beginning and containing 8.073 acres, more or less.

EXHIBIT B
CONCEPT PLAN

Please see attached graphical representations of the signage plan.

Page 1 is the proposed signage concept for the St. Vincent's Sports Performance Center.

Page 2 is the proposed signage concept for Jonathan Byrd's Fieldhouse.

16'-11 3/4"

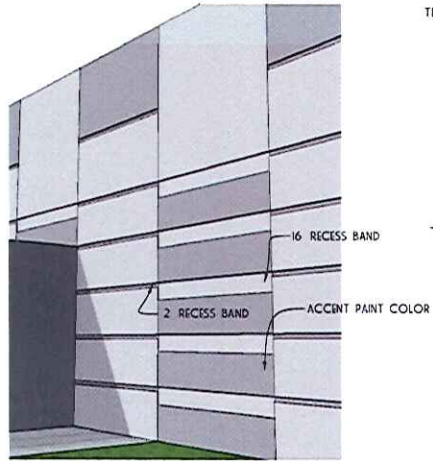
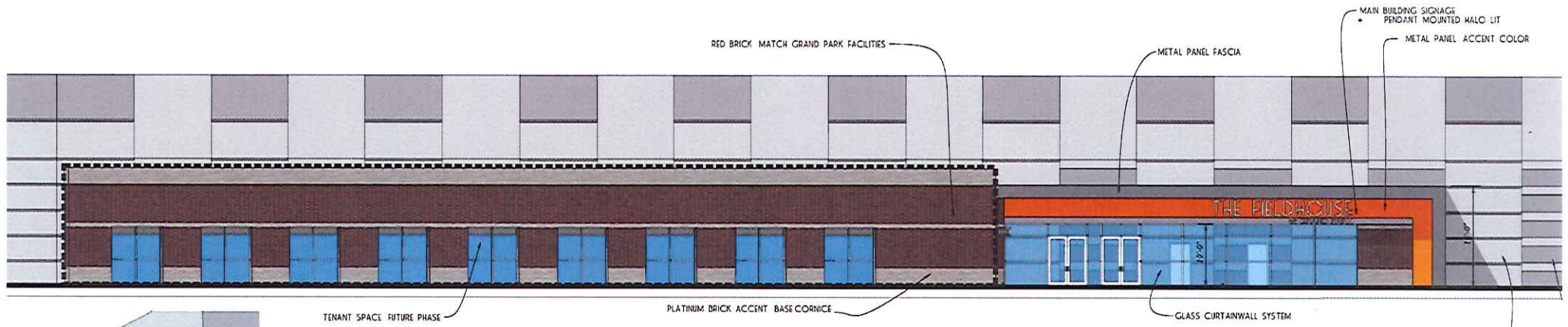
4'-4"



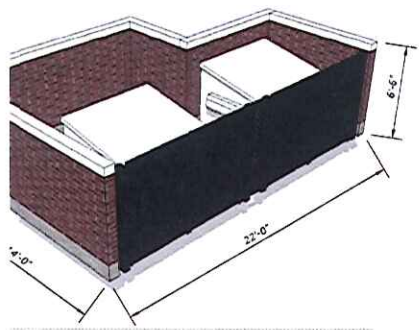
16"
V

STALEY SIGNS
 SINCE 1908
 P.O. Box 515 Indianapolis, Indiana 46206
 Tel: 317.637.4567 • Fax: 317.221.0123
<http://www.staleysigns.com/>

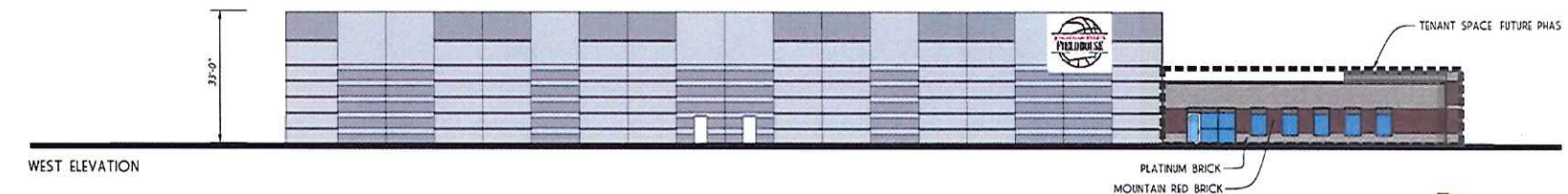
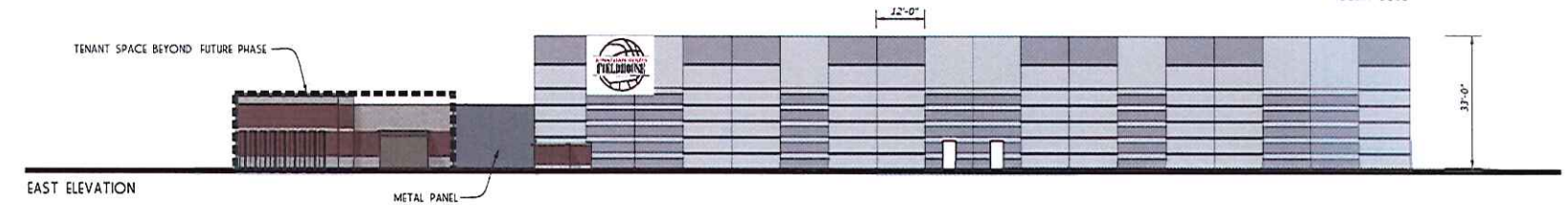
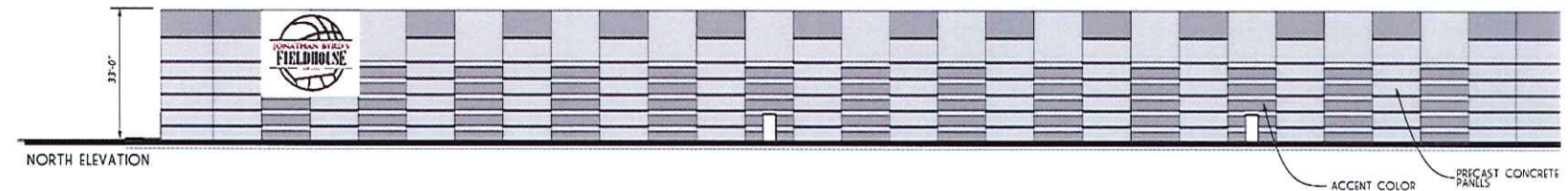
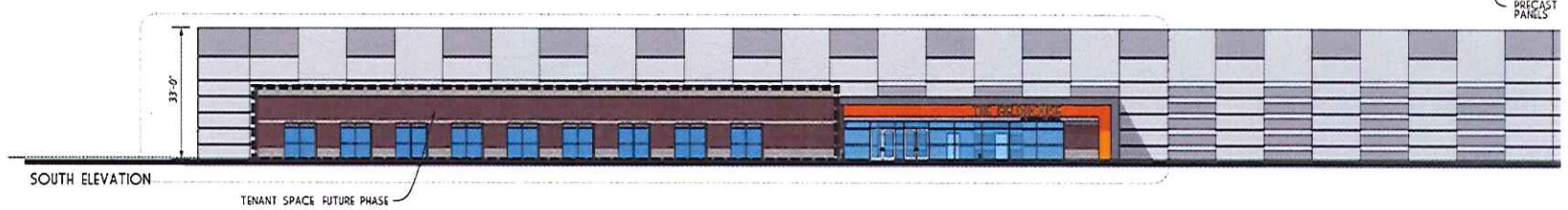
This rendering is © Staley Signs, Inc., submitted for use in connection with the stated project. Display, Distribution or Duplication without prior written consent is strictly prohibited.			
Customer: St. Vincent Sports Performance		Notes: • Colors shown are representative only, and are not intended for purposes of exact matching.	Page 1 of 1
Project: Elevation Flat Cut Out Letters			Option: A
Date: 08-31-2016	Rep: D. Staley Jr.		Scale: 3/32”=1’-0”
Rev: 0: 00-00-0000 / Name			



CLOSE-UP DETAIL



CLOSURE



ELEVATIONS CURRENT & FUTURE

FIELDHOUSE AT GRAND PARK

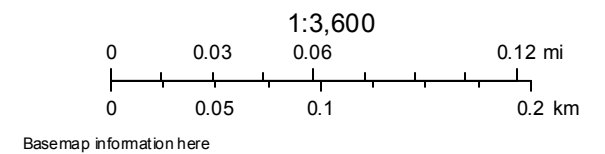
AMERICAN STRU

Location Map



September 30, 2016

 Parcels



Narrative Statement for Jonathan Byrd's Fieldhouse Signage Project

It is our intent to place signage for the St. Vincent's Sports Performance Center of the North facing façade of the building, and, the Jonathan Byrd's Fieldhouse logo on the East, West, and South facing facades of the building. The building is located at 200 E. 186th Street, Westfield, Indiana, 46074.

The signage for the St. Vincent's Sports Performance Center will be approximately 17' x 5'.

The signage for the Jonathan Byrd's Fieldhouse will be approximately 16' x 20' for the three (3) logos.

ORDINANCE NUMBER 15-04

**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 Ordinance (the “Grand Park Fieldhouse PUD Ordinance”) to amend the Westfield-Washington 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 (“City”) and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) held a public hearing on May 4, 2015 for a petition (Docket 1503-PUD-03), filed by Grand Park Fieldhouse, LLC, requesting an amendment to the Unified Development Ordinance and to the Zoning Map of the City;

WHEREAS, the Commission took action to forward said petition (Docket 1503-PUD-03) to the Westfield City Council (the “Council”) with a favorable recommendation (by a vote of seven (7) in favor and zero (0) opposed) in accordance with Ind. Code§ 36-7-4-608, as required by Ind. Code§ 36-7-4-1505, on May 4, 2015;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on May 5, 2015;

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

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT
THE ZONING ORDINANCE AND ZONING MAP BE AMENDED AS FOLLOWS:**

SECTION 1. APPLICABILITY OF ORDINANCE.

- 1.1 This Grand Park Fieldhouse PUD Ordinance applies to the subject real estate more particularly described in Exhibit “A” attached hereto and incorporated herein (the “Real Estate”).
- 1.2 The underlying zoning district shall be the GB – General Business District (the “GB District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Unified Development Ordinance applicable to the GB District shall apply.

COPY

- 1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby replaced as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

SECTION 2. PERMITTED USES.

- 2.1 Commercial Recreational Facility and ancillary uses contained therein, including but not limited to the following: related offices, Sit Down Restaurant, Medium Intensity Retail, and other temporary and permanent associated uses as may be approved by the City of Westfield Economic and Community Development Department Director (the "ECD Director"); provided, that the following uses shall not be permitted: paintball, driving ranges, laser tag, motorized cart tracks or motorized model airplane flying facilities.

SECTION 3. DEVELOPMENT STANDARDS.

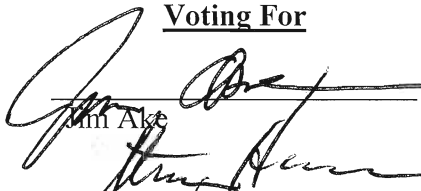
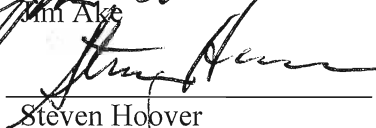
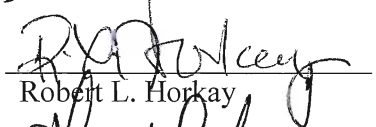
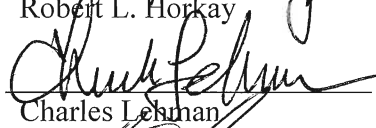
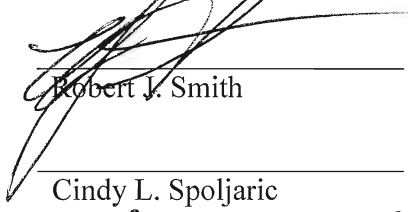
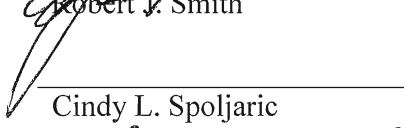
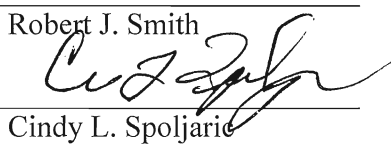
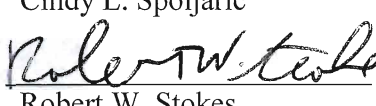
- 3.1 Minimum Off-Street Parking – three hundred forty-eight (348) spaces.
- 3.2 Building Orientation: The building orientation shall be in substantial compliance with the Concept Plan attached hereto as Exhibit "B" and incorporated herein.
- 3.3 Building Materials: Building Materials and elevations shall be in substantial compliance with the building elevations attached hereto as Exhibit "C" and incorporated herein. Texture shall be incorporated to the finish of the precast concrete panels of the Proposed Building (or "Primary Facility"), as identified on the Concept Plan, in a manner and pattern approved by the ECD Director.
- 3.4 Landscaping: Landscaping shall be installed on the Real Estate in substantial compliance with the landscaping plan attached hereto as Exhibit "D" and incorporated herein.
- 3.5 Lighting: The standards of the Unified Development Ordinance shall apply. All building decorative or accent lighting shall be permitted as approved by the ECD Director.
- 3.6 Signage: The standards of the Unified Development Ordinance shall apply with the following exceptions:
- A. Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.).
 - B. Wall Signs shall be individual letters with reverse lighting.
 - C. Monument Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.).

- D. Information Signs and Directory Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.) and the Unified Development Ordinance.
 - E. Temporary Signage shall only be permitted as approved by the ECD Director.
- 3.7 If construction of the Future Building (or "Tenant Space Future Phase"), as identified on the Concept Plan, has not started within twenty four (24) months after an Improvement Location Permit is issued for the Primary Facility, then additional architectural features and/or improvements shall be incorporated to the Primary Facility's south elevation entrance to enhance the entrance in a manner approved by the ECD Director.

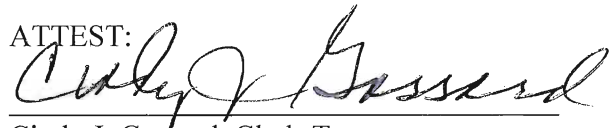
SECTION 4. **APPROVAL.** Upon motion duly made and seconded, this Grand Park Fieldhouse PUD Ordinance was fully passed by the members of the Council this 11 day of May, 2015.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 11 DAY OF May, 2015.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

<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	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:

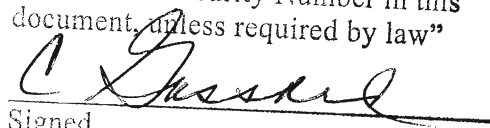

Cindy J. Gossard, Clerk-Treasurer

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: Joseph M. Scimia

Prepared by: Joseph M. Scimia
Faegre Baker Daniels LLP
600 E. 96th Street, Suite 600
Indianapolis, IN 46240
317-569-9600

"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"

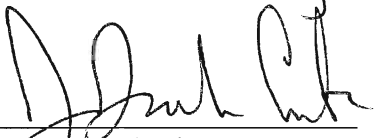
4


Signed

I hereby certify ORDINANCE 15-04 was delivered to the Mayor of Westfield on the 12 day of May, 2015, at 1:00 p.m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 15-04
this 13 day of May, 2015.



J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 15-04
this ____ day of _____, 2015.

J. Andrew Cook, Mayor

ATTEST:

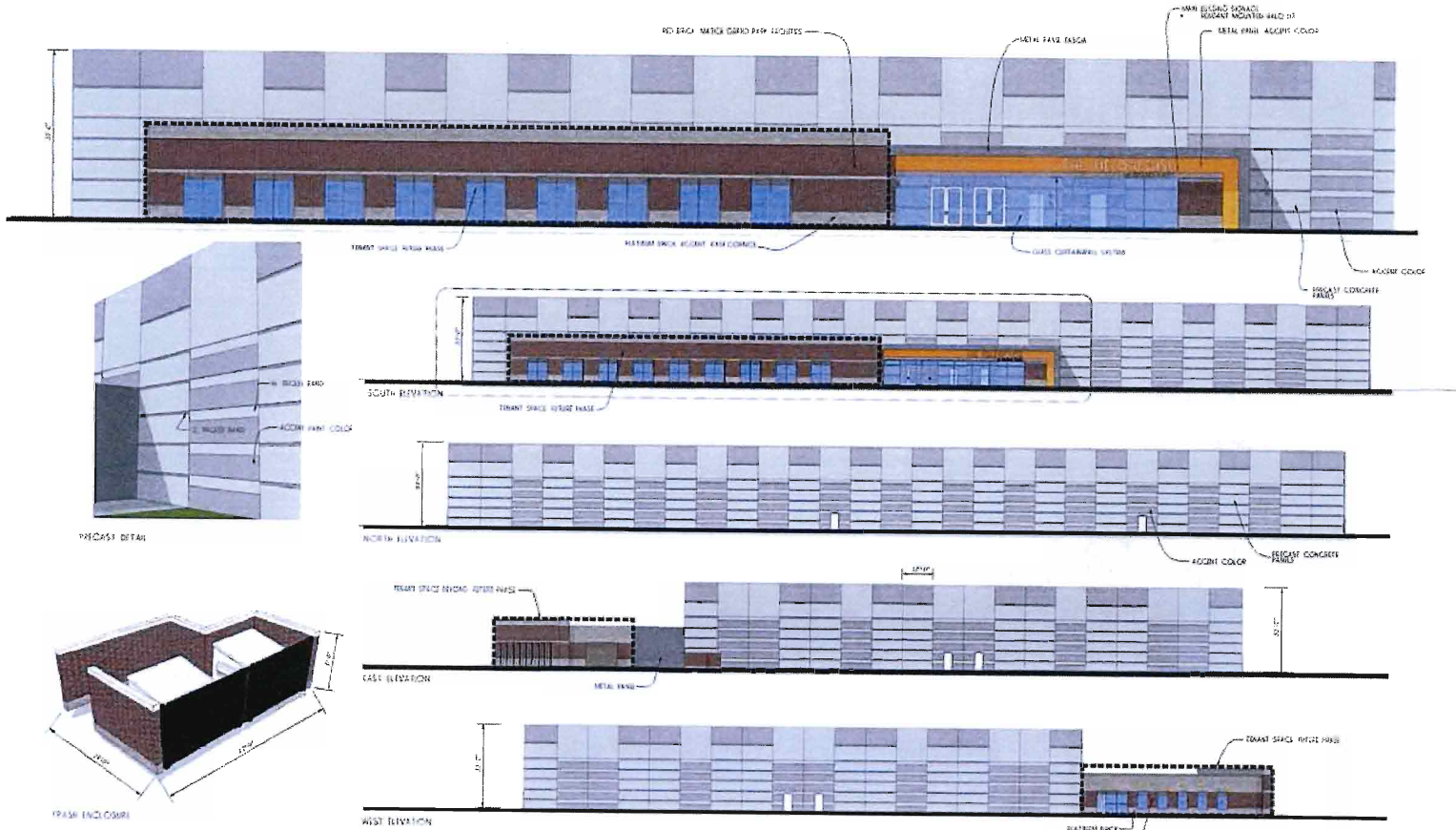


Cindy J. Gossard; Clerk-Treasurer

EXHIBIT "A" – LEGAL DESCRIPTION

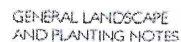
A part of Lot 3, Grand Park Subdivision – Secondary Plat as recorded per Instrument Number 2014-57320, in the Office of the Recorder of Hamilton County, Indiana, described as follows: Beginning at the southeast corner of Common Area "E" of said Grand Park Subdivision: thence North 00 degrees 12 minutes 07 seconds West 705.96 feet along the east line of said Common Area "E" to the northeast corner thereof; thence South 89 degrees 43 minutes 01 seconds East 499.62 feet; thence South 00 degrees 12 minutes 07 seconds East 701.73 feet to a point 60.00 feet, by perpendicular measurement, from the south line of the Southeast Quarter of Section 26, Township 19 North, Range 3 East, said point being on the northerly right-of-way of East 186th Street; thence South 89 degrees 47 minutes 53 seconds West 499.60 feet along said northerly right-of-way to the point of beginning and containing 8.073 acres, more or less.

EXHIBIT "C" - BUILDING ELEVATIONS



ELEVATIONS CURRENT & FUTURE
FIELDHOUSE AT GRAND PARK

ARTIST'S CONCEPT
STRUCTUREPOINT



1. **First** present the **background** and **motivation** for a **project** or **research** or **business** **proposal**.
 - **Background** is the **context** or **setting** in which the **project** or **research** or **business** **proposal** is taking place.
 - **Motivation** is the **reason** or **purpose** for the **project** or **research** or **business** **proposal**.
2. **Next** present the **problem** or **question** that the **project** or **research** or **business** **proposal** is **addressing**.
 - **Problem** is the **issue** or **challenge** that the **project** or **research** or **business** **proposal** is **aiming** to **solve**.
 - **Question** is the **specific** **question** or **hypothesis** that the **project** or **research** or **business** **proposal** is **testing**.
3. **Then** present the **methodology** or **approach** that the **project** or **research** or **business** **proposal** is **using**.
 - **Methodology** is the **overall** **strategy** or **plan** for **conducting** the **project** or **research** or **business** **proposal**.
 - **Approach** is the **specific** **techniques** or **tools** that the **project** or **research** or **business** **proposal** is **employing**.
4. **After** that, present the **results** or **findings** of the **project** or **research** or **business** **proposal**.
 - **Results** are the **data** or **information** that the **project** or **research** or **business** **proposal** has **generated**.
 - **Findings** are the **conclusions** or **interpretations** that the **project** or **research** or **business** **proposal** has **drawn** from the **results**.
5. **Finally**, present the **conclusions** or **recommendations** of the **project** or **research** or **business** **proposal**.
 - **Conclusions** are the **summary** or **overview** of the **project** or **research** or **business** **proposal**.
 - **Recommendations** are the **suggestions** or **advice** that the **project** or **research** or **business** **proposal** is **offering** to the **audience**.
6. **Overall**, the **structure** of the **project** or **research** or **business** **proposal** should be **clear** and **logical**.
 - The **background** and **motivation** should provide the **context** for the **project** or **research** or **business** **proposal**.
 - The **problem** or **question** should be **specific** and **well-defined**.
 - The **methodology** or **approach** should be **described** in **detail**.
 - The **results** or **findings** should be **presented** in a **clear** and **concise** manner.
 - The **conclusions** or **recommendations** should be **based** on the **evidence** presented in the **proposal**.

NOTE: All HVAC and computer enclosures will be screened per the requirements of the Iowa Codebook.

AN IRVING
STRUCTUREPOINT
INC.

7700 Kennedy Blvd., Suite 1000, Irving, TX 76039
TEL: 972.447.0000 FAX: 972.447.0010
WWW.IRVP.COM



CONTEXT
 from de regis, a very old language

11 E. Place Weyland, Suite 200
 Bannockburn, IL 60015 • 847/399-
 5770 FAX 847/399-5770

186TH ST & KINSEY AVE
WESTFIELD, IN

CALCULATIONS

[illegible]

Project Number: 2014-011423

PLANNING PLAN

L100

EXHIBIT "D" – LANDSCAPING PLAN

ORDINANCE NUMBER 16-42

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 "**SCOFIELD FARMS 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. 16__-PUD-__**), requesting an amendment to the Unified Development Ordinance and the Zoning Map real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 16__-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 _____, 2016;

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 "**SCOFIELD FARMS 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 Area A: The part of the Real Estate depicted on the Concept Plan as Area A.
- 2.2 Area B: The part of the Real Estate depicted on the Concept Plan as Area B.
- 2.3 Different Color Package. If an Existing Home’s Dominant Exterior Material is a Masonry Material, then the Subject Home’s Masonry Material shall be a different color to be a Different Color Package. If the Existing Home’s Dominant Exterior Material is not a Masonry Material, then the Subject Home’s Dominant Exterior Material color shall be a least two (2) shades different to be a Different Color Package. Color shades shall be identified according to the “Sherwin Williams Color Prime System” or its successor system consistent with the “Munsell Color Theory.”
- 2.4 Dominant Exterior Material. The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.5 Exterior Material. The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.6 Existing Home. A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.
- 2.7 Subject Home. A Single-family Dwelling that is the subject of an application for an improvement location permit.
- 2.8 Same Elevation: The same architectural Front Building Façade.
- 2.9 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 shall be the SF4: Single Family High Density District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 All dwellings in Area A shall be One Story Dwellings.
- 5.3 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed two hundred and thirty-two (232).

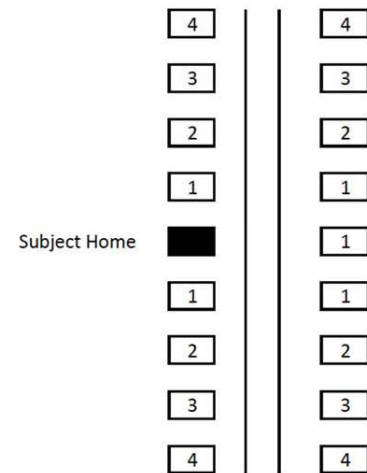
Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below. The standards for Area A and Area B shall be applied to the areas as depicted on the Concept Plan.

Standard	AREA A	AREA B
Minimum Lot Area	10,000 SF	8,500 SF
Minimum Lot Frontage	40'	40'
Minimum Building Setback Lines		
Front Yard	20'	20'
Side Yard	6'	6'
Rear Yard	20'	20'
Minimum Lot Width	72'	63'
Maximum Building Height	2 ½ stories	2 ½ stories
Minimum Living Area (Total)		
One Story Dwellings	1,400 SF	1,600 SF
Two Story Dwellings	N/A	2,000 SF

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

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

- A. Streetscape Diversity: Article 6.3(C)(2) shall not apply; rather, the following shall apply. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District. As such, the following shall apply:



- 1** Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package.
- 2** Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package, but may have the same Masonry Material.
- 3** Homes may be of the same plan and may be the Same Elevation as the Subject Home, but shall be a Different Color Package.
- 4** Homes may be identical to the Subject Home.

- B. Additional Architectural Standards: The following shall apply to all Dwellings:

- i. Minimum Overhang: The roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of Masonry Materials.
- ii. Garage Composition and Orientation:
 - a) All Dwellings shall have a minimum two (2) car attached garage.
 - b) Garage door designs shall include a variety of design elements including windows and/or hardware in order to vary the appearance of garage doors based on the architectural style of the dwelling. Garage doors with different window designs shall qualify as a different style.
- iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.

- iv. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
- a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.
 - b) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
 - c) Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - d) Architecturally-treated entranceways (for homes without a front porch).
- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of one (1) of the following architectural elements on each Side Building Façade. Side Building Facades that face Internal Streets shall utilize a minimum of two (2) of the following architectural elements on the Side Building Façade.
- a) Side load or angled garage.
 - b) Hip roof.
 - c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
 - d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
 - e) Masonry Materials on a minimum of eighteen (18) inches in height the entire length of the Side Building Façade, or a minimum four (4) foot deep return from the corner of the Front Building Façade that is a minimum height of the first floor.
 - f) A minimum of three (3) or more windows with an aggregate minimum of forty-five (45) square feet in size, on the Side Building Façade.
 - g) Bay window (a minimum of six (6) feet wide).
 - h) Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2") wide. Alternative decorative trim or masonry 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 Front Building Facade.

- i) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
- j) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
- k) Sunroom or screened porch (a minimum of one hundred and forty-four (144) square feet in size).

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

- A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below;
 - i. All lots shall be subject to the Single-family Residential (per Lot under 8,000 sq. ft.) Plant Materials provisions.
 - ii. At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

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

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

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

- A. Minimum Open Space: Shall be enhanced to require a minimum of thirty percent (30%) of the Real Estate, as generally shown on the Concept Plan.
- B. Common Areas shall not be subject to the minimum Lot frontage provisions of the underlying Zoning District; however, Article 8.6(c) shall apply.
- C. Amenities: The following amenities shall be provided:
 - i. Passive Amenities: A central open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Trails, including an eight-foot (8') wide multi-use path shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations may be

approved by the Director that still provide access and connectivity to the District's Open Space.

- ii. Playground. Playground equipment, as generally depicted on **Exhibit D** shall be provided within the area depicted on the Concept Plan.
- iii. Pool & Pool House. A swimming pool, pool house and parking lot shall be constructed within the Open Space area, as generally depicted on **Exhibit D** shall be provided within the area depicted on the Concept Plan. An alternative pool and pool house location within the Open Space area may be approved by the Director.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 16-__** was delivered to the Mayor of Westfield

on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-__**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-__**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

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

Scofield PUD - file 093016

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibits
Exhibit D	Playground Equipment / Pool Amenity

EXHIBIT A
REAL ESTATE

The East half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana.

EXCEPT: Beginning at the Northeast corner of the Northeast Quarter of Section Twenty-nine, Township Nineteen North, Range Four East, in Washington Township; thence North 89 degrees 9 minutes West with North Line of said Section Twenty-nine, 408 feet to corner of this tract; thence, South 900 feet to corner of this tract; thence, South 89 degrees, 9 minutes East 408 feet to corner in Section line; thence, North with Section line 900 feet to the place of beginning, said exception containing 8.4 acres, more or less,

ALSO EXCEPT: Commencing at a 5/8 inch rebar marking the Northeast corner of the East half of the Northeast quarter of Section 29, Township 19 North, Range 4 East; thence South 00 degrees 50 minutes 37 seconds East 900.00 feet with the East line of said East half quarter to a mag nail and the true point of beginning of the real estate herein described; thence South 00 degrees 50 minutes 37 seconds East 250.00 feet with said East line to a mag nail; thence North 89 degrees 59 minutes 51 seconds West 408.00 feet to a 5/8 inch rebar; thence North 00 degrees 50 minutes 37 seconds West 250.00 feet to a 5/8 inch rebar marking the Southwest corner of an 8.4 acre tract; thence South 89 degrees 59 minutes 51 seconds East 408.00 feet with the South line of said 8.4 acre tract to the point of beginning, containing 2.34 acres, more or less.

TOGETHER WITH:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows:

BEGINNING at the southwest corner (PK nail found) of the Northeast Quarter of Section 29, Township 19 North, Range 4 East; thence North 90 degrees 00 minutes 00 seconds East 650.90 feet on and along the south line of said Northeast Quarter to a point said point being South 90 degrees 00 minutes 00 seconds West 677.11 feet from the southeast corner of the west half of said Northeast Quarter; thence North 00 degrees 33 minutes 50 seconds West 525.71 feet; thence North 90 degrees 00 minutes 00 seconds East 678.64 feet parallel with the south line of said Northeast Quarter to the east line of the west half of said Northeast Quarter said point being North 00 degrees 23 minutes 50 seconds West 525.70 feet from the southeast corner of the west half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 536.08 feet on and along the east line of the west half of said Northeast Quarter, said point being South 00 degrees 23 minutes 50 seconds East 1597.01 feet from the northeast corner of the west half of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 1328.26 feet parallel with the north line of said Northeast Quarter to the west line of said Northeast Quarter; thence South 00 degrees 21 minutes 15 seconds East 1072.08 feet on and along the west line of said Northeast Quarter to the POINT OF BEGINNING, Containing 24.35 acres, more or less, being subject to all applicable easements and rights-of-way of record.

ALSO:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Commencing at a point on the West line of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, said point being North 00 degrees 24 minutes 15 seconds West 1072.08 feet from the Southwest corner (PK nail found) of said Northeast Quarter; thence South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the point of beginning of this description; thence continue South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the East line of the West Half of said Northeast Quarter, said point being North 00 degrees 23 minutes 50 seconds West 1061.78 feet from the Southeast corner of the West Half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 1597.01 feet on and along the East line of the West Half of said Northeast Quarter to the North line of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 664.225 feet on and along the North line of said Northeast Quarter to a point, said point being South 89 degrees 33 minutes 19 seconds East 664.225 feet from the Northwest corner (railroad spike found) of said Northeast Quarter; thence South 00 degrees 24 minutes 03 seconds East 1597.01 feet to the point of beginning, containing 24.35 acres, more or less.

EXCEPTING THEREFROM:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Commencing at a point on the West line of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, said point being North 00 degrees 24 minutes 15 seconds West 1072.08 feet from the Southwest corner (PK nail found) of said Northeast Quarter; thence South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the point of beginning of this description; thence continue South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the East line of the West Half of said Northeast Quarter, said point being North 00 degrees 23 minutes 50 seconds West 1061.78 feet from the Southeast corner of the West Half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 393.57 feet on and along the East line of the West Half of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 664.15 feet, more or less to a point that bears North 00 degrees 24 minutes 03 seconds West from the point of beginning; thence South 00 degrees 24 minutes 03 seconds East 393.57 feet to the point of beginning, containing 6.00 acres, more or less.

ALSO:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East located in Washington Township, Hamilton County, Indiana, being bounded as follows:

BEGINNING at a point on the West line of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, said point being North 00 degrees 24 minutes 15 seconds West 107208 feet from the Southwest corner (PK nail found) of said Northeast Quarter; thence South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter; thence North 00 degrees 24 minutes 03 seconds West 1597.01 feet to the North line of said Northeast Quarter, said point being North 89 degrees 33 minutes 19 seconds West 664.225 feet from the Northeast corner of the West half of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 664.225 feet on and along the North line of said Northeast Quarter to the Northwest corner (railroad spike found) of said Northeast Quarter; thence South 00 degrees 24 minutes 15 seconds East 1597.01 feet on and along the West line of said Northeast Quarter to the POINT OF BEGINNING. Containing 24.35 acres, more or less, being subject to an

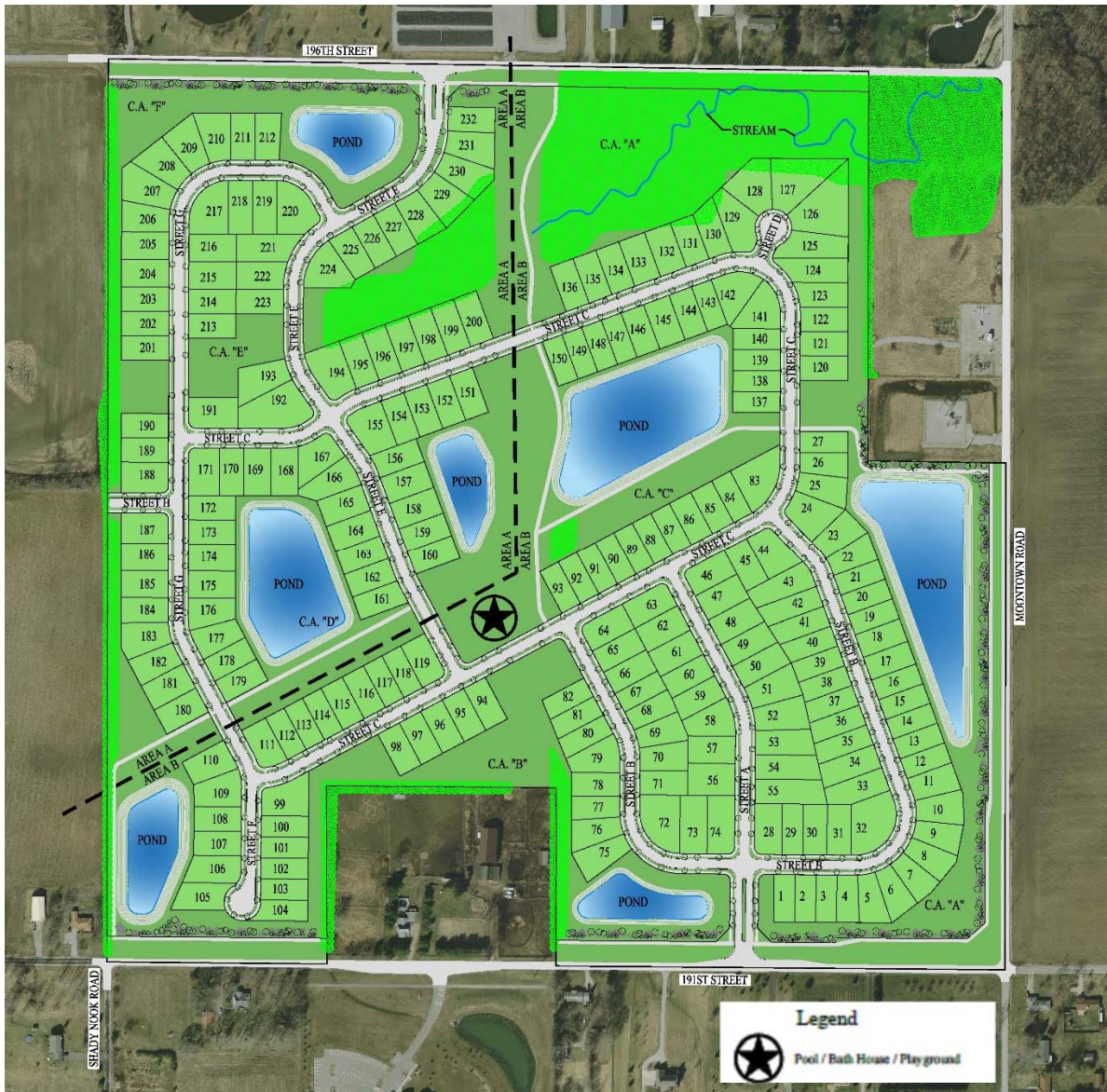
easement for the Ellis Barker Drain, also being subject to all other easements and rights-of-way of record.

ALSO:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Commencing at a point on the West line of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, said point being North 00 degrees 24 minutes 15 seconds West 1072.08 feet from the Southwest corner (PK nail found) of said Northeast Quarter; thence South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the POINT OF BEGINNING of this description; thence continue South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the East line of the West Half of said Northeast Quarter, said point being North 00 degrees 23 minutes 50 seconds West 1061.78 feet from the Southeast corner of the West Half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 393.57 feet on and along the East line of the West Half of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 664.15 feet, more or less to a point that bears North 00 degrees 24 minutes 03 seconds West from the point of beginning; thence South 00 degrees 24 minutes 03 seconds East 393.57 feet to the point of beginning, containing 6.00 acres, more or less.

EXHIBIT B
CONCEPT PLAN
 (Page 1 of 2)



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 16__-PUD-__.

EXHIBIT B
CONCEPT PLAN
(Page 2 of 2)

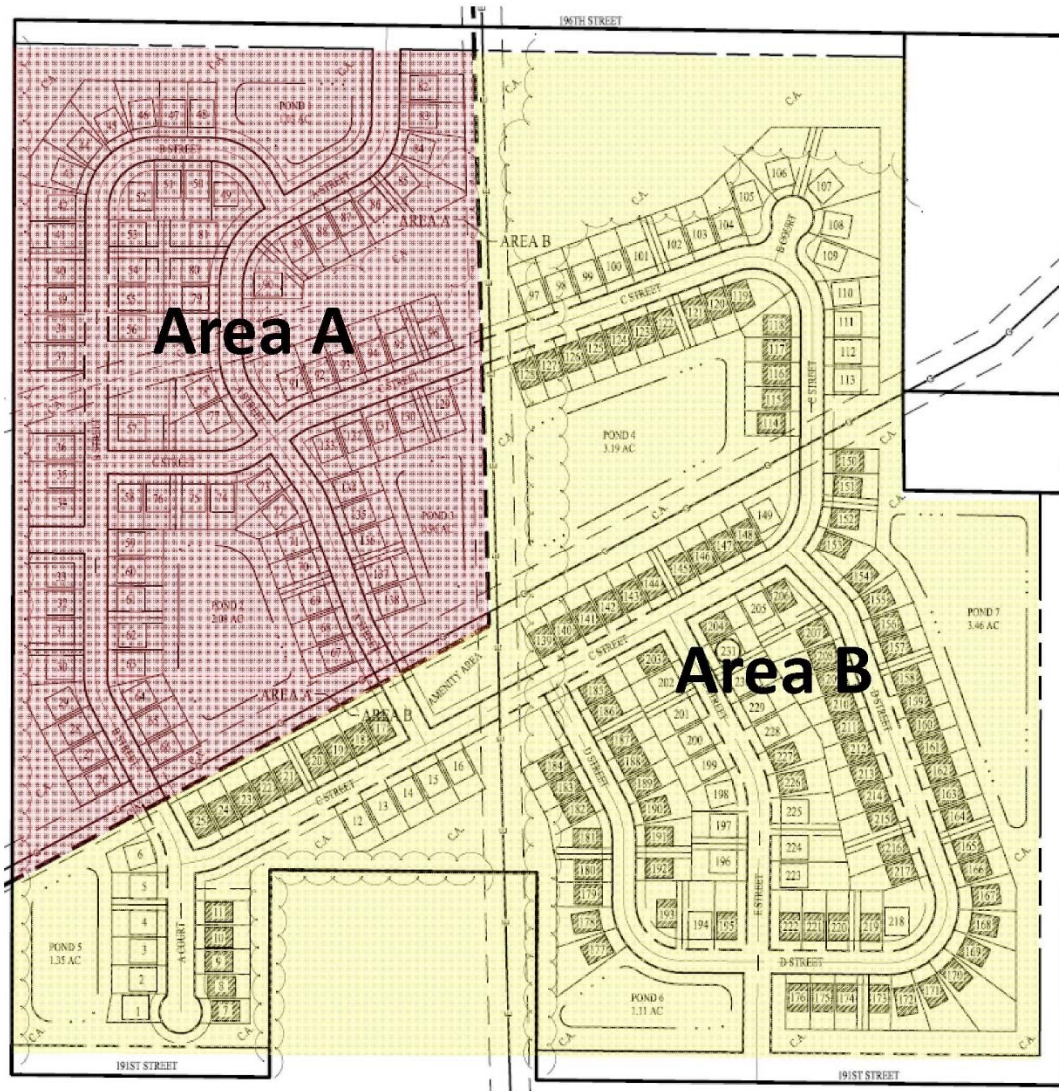


EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 4)



EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 4)



EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 4)



EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 4)

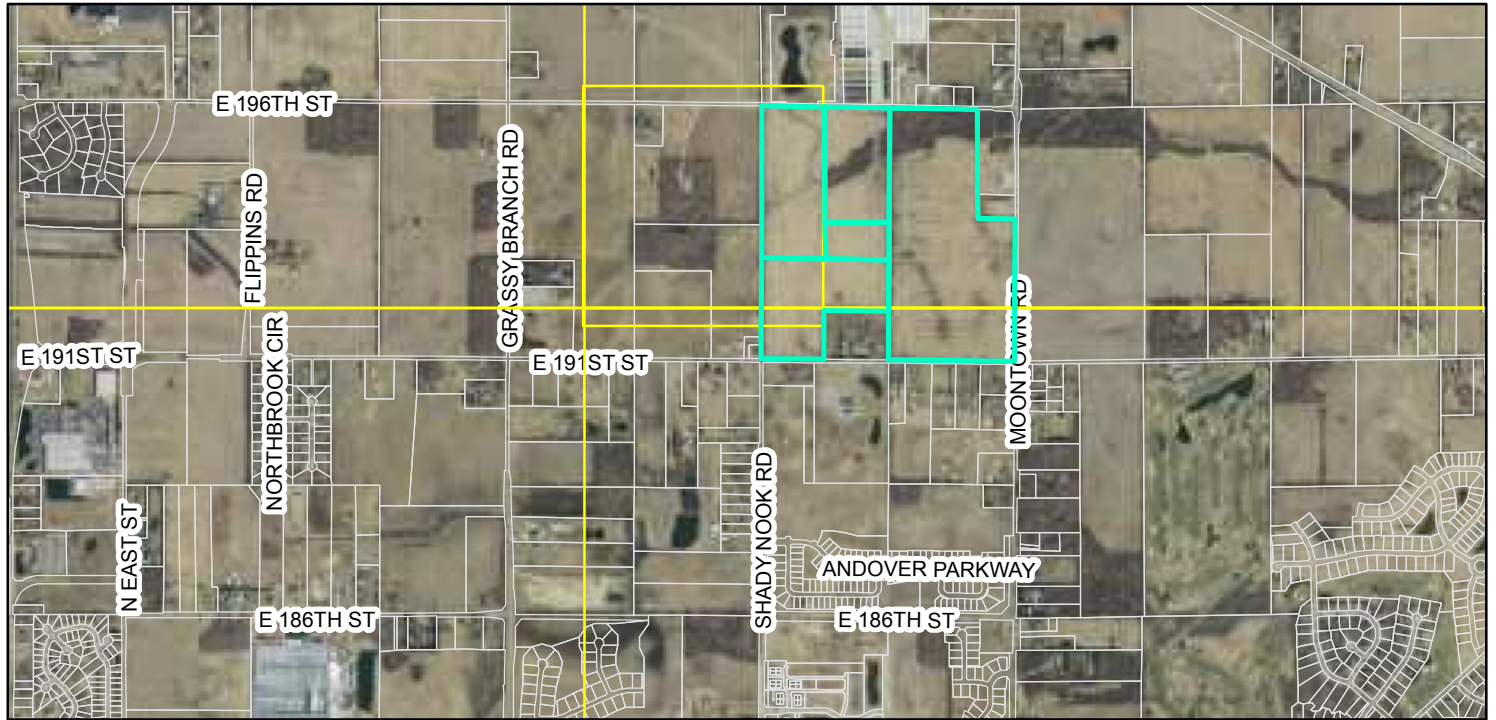


EXHIBIT D
Playground Equipment / Pool Amenity
(Page 1 of 1)

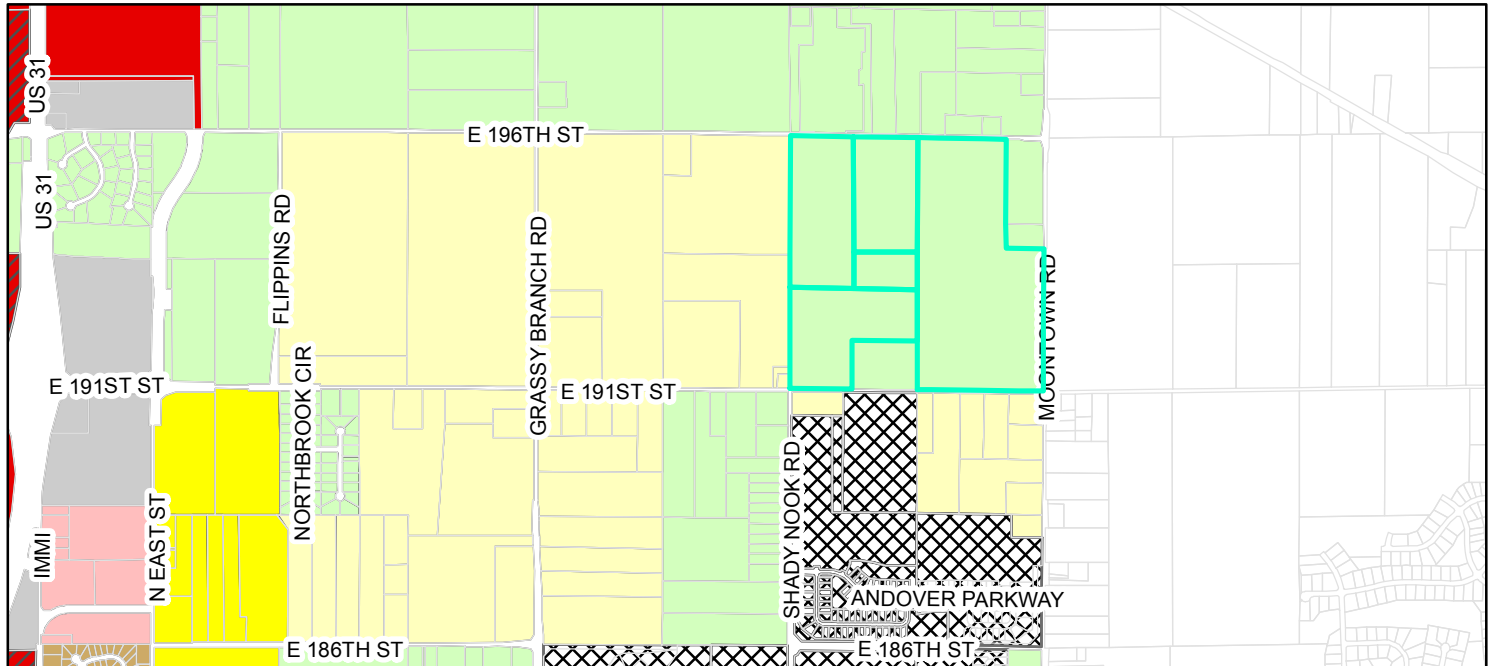


Aerial Location Map

Site



Zoning Map



Parcel

Zoning

AG-SF1 (Agriculture - Single Family - 1)

EI (Enclosed Industrial)

GB (General Business)

GB-PD (General Business - Planned Development)

LB (Local Business)

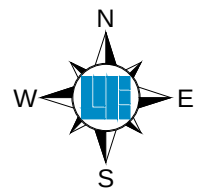
MF-1 (Multiple Family - 1)

PUD (Planned Unit Development)

Scofield Farms

Concept Plan

September 28, 2016



Legend



Pool / Bath House / Playground

Proposed Data

Total Area	= 143 acres
Common Area	= 57 acres
Number of lots	= 232 lots


M/I HOMES
Move Up

 **WEIHE**
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10505 N. College Avenue
Indianapolis, Indiana 46280
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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 4)



EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 4)



EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 4)



EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 4)



JEANETTE C. KASSEBAUM

ATTORNEY

P.O. BOX 221

11614 MAPLE STREET

FISHERS, INDIANA 46038

(317) 578-4550

FAX (317) 578-2239

www.kassebaumlaw.com

September 22, 2016

Mr. Brian Zaiger
Krieg DeVault
12800 North Meridian Street, Ste. 300
Carmel, IN 46032

RE: Interlocal Agreement

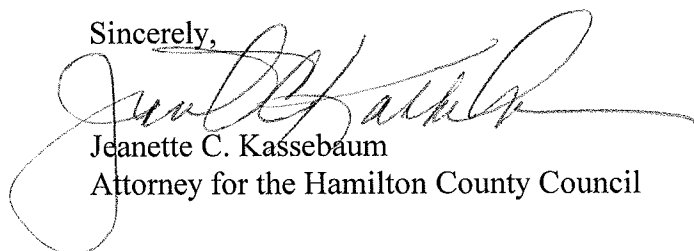
Dear Brian:

I have enclosed a copy of the Interlocal Agreement that was executed by the Hamilton County Council at its regular meeting on September 7, 2016. The Agreement concerns the 2017 funding and administration of the Youth Assistance Program for the City of Westfield.

Due to the expansion of the Program over the past few years, the County Council prepared the enclosed Interlocal Agreement to reflect the current understanding of the parties as to how the Program is actually being funded and administered. It is the Council's intention to terminate the current Interlocal Agreement with the City of Fishers as of December 31, 2016, and to replace it by the enclosed Agreement. In order for the County to contribute its portion of the funding in 2017, please have it properly executed prior to December 1, 2016.

Please forward the original or a copy to me as we will also need to secure final approval from the Hamilton County Board of Commissioners before the end of this year. Should you have any questions or concerns, please feel free to call me. Otherwise, I will assume the Agreement is satisfactory and will be executed in due time.

Sincerely,



Jeanette C. Kassebaum
Attorney for the Hamilton County Council

cc: Ms. Amy Massillamany, President, Hamilton County Council
Judge Steve Nation
Ms. Tricia Akers, Program Director

**INTERLOCAL AGREEMENT BY AND BETWEEN
HAMILTON COUNTY, INDIANA, AND THE CITY OF WESTFIELD,
REGARDING FUNDING AND ADMINISTRATIVE PROVISIONS OF
THE YOUTH ASSISTANCE PROGRAM**

RECITALS:

WHEREAS, the City of Westfield ("Unit") participates in the Youth Assistance Program ("Program") that was established, pursuant to I.C. §31-32-3-11, in order to aid "at-risk" youths in its community that are in need of assistance to prevent these youths/juveniles from becoming part of the juvenile and criminal justice systems; and

WHEREAS, the Program offers voluntary and preventative services and programs to "at risk" children, as defined by I.C. §31-9-2-9.9, to maintain them in school, help them lead a productive life, and reduce the incidences of delinquency, status offenses and neglect within the community; and

WHEREAS, the Unit and Hamilton County, individually and collectively, have determined that the Program should continue in the community by their respective contributions and cooperation; and

WHEREAS, I.C. §36-1-7 *et seq.* permits interlocal agreements by and between governmental entities; and

WHEREAS, the Unit and Hamilton County, Indiana are governmental entities located within Hamilton County.

THEREFORE, the Unit and the County, by the undersigned and in consideration of the foregoing conditions and other valuable consideration, the receipt of which is hereby acknowledged, agree to the following funding, administrative and general provisions regarding the operation of the Youth Assistance Program:

AGREEMENT

FUNDING PROVISIONS

1. Purpose of Agreement. The purpose of this Agreement is for the County and the Unit to jointly contribute resources and to cooperate in operating the Youth Assistance Program.
2. County Position. The County has already established a County employee position of Youth Assistance Program Case Worker/Early Intervention Advocate ("Case Worker"), pursuant to I.C. §31-9-2-43.2.

- C. Part-Time Employment. Each Case Worker shall be employed by the County on a part-time basis (29 hours per week or less), unless the position is approved as a full-time position by the Hamilton County Council.
- 5. County Policies. As a County employee, each Case Worker shall agree to abide by all policies stated in the County Employee Handbook and agrees to cooperate in executing all necessary documents to effectuate his/her employment with the County.
- 6. Annual Report. The Director of the Program shall provide the County with an annual report, to be presented at a regular County Council meeting no later than January for the prior calendar year.

GENERAL PROVISIONS

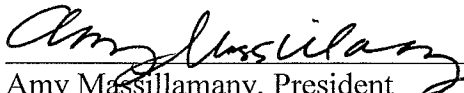
- 7. Representations of the Parties. Each Unit and the County represents to the other that:
 - A. The party has all requisite power and authority to carry out the obligations set forth in this Agreement.
 - B. The party has the power, authority, and legal right to enter into and perform its obligations set forth in this Agreement.
 - C. This Agreement has been duly entered into and delivered and constitutes a legal valid, and binding obligation of the party, enforceable by its terms and the party is stopped from making a claim based upon the unenforceability of this Agreement.
- 8. Effective Date. This Agreement shall be effective upon the latest date of:
 - A. Signing by the parties hereto; or
 - B. The passage of appropriate resolutions and ordinances, and subsequent recording of this Agreement with the Hamilton County Recorder.
 - C. For audit purposes, the Hamilton County Auditor shall file this Agreement with the Indiana State Board of Accounts within sixty (60) days after this Agreement takes effect as required by I.C. § 36-1-7-6.
- 9. Joint Board and Disputes. The parties shall establish a Joint Board for purposes of administering this Agreement. The Board will consist of one of the Juvenile Court Judges, the Mayor of the City or the Mayor's designee, and the Director of the Youth Assistance Program. Meeting dates, locations and agenda will be determined by consensus of the Joint Board. Disputes regarding this Agreement will be resolved by the Joint Board. Upon the Joint Board's failure to resolve any disputes, the respective executive officers of each party to this Agreement, or their designees, shall resolve the dispute.

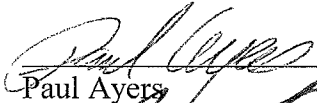
10. Joint Property. There will be no jointly held property under this Agreement. In the event this Agreement is terminated by either party, the County shall immediately retrieve and maintain all property in possession of the Case Worker.
11. Termination, Amendment and Renewal. Unless otherwise stated herein, this Agreement may be terminated by either party upon ninety (90) days written notice to the other party. Notice to the City shall be served upon the Mayor of the City. Notice to the County shall be served upon both the Judge of the Hamilton Superior Court 1 and Circuit Court. The Judges shall then immediately notify the Board of Commissioners and the County Council. Any amendments to this Agreement shall be in writing and approved by the respective parties.

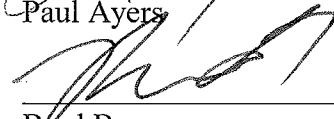
This Agreement is for a term of one (1) year, beginning January 1, 2017, and the parties agree to execute a new Interlocal Agreement for each subsequent year of the Program.

SO AGREED THIS 7th DAY OF September, 2016.

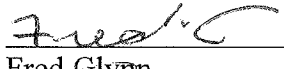
HAMILTON COUNTY COUNCIL:

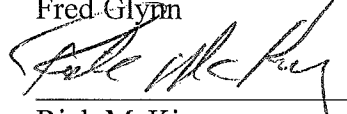

Amy Massillamany, President

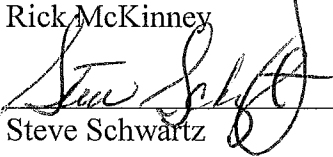

Paul Ayers


Brad Beaver

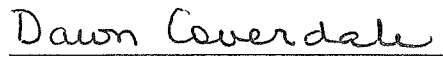
James Dillon


Fred Glynn


Rick McKinney


Steve Schwartz

ATTESTED BY:


Dawn Coverdale, Auditor

SO AGREED THIS _____ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL:

Charles Lehman, President

Jim Ake

Robert L. Horkay

Steven Hoover

James J. Edwards

Cindy L. Spoljaric

Mark F. Keen

ATTEST:

Cindy Gossard, Clerk Treasurer

MAYOR'S APPROVAL:

J. Andrew Cook

SO AGREED THIS _____ DAY OF _____, 2016.

**BOARD OF COMMISSIONERS
OF HAMILTON COUNTY:**

Mark E. Heirbrandt

Christine Altman

Steven C. Dillinger

ATTEST:

Dawn Coverdale, Auditor



Westfield City Council Report

Ordinance Number:	16-12
APC Petition Number:	1606-PUD-07
Petitioner:	TMC Developers, LLC by Nelson & Frankenberger
Requested Action:	An amendment to the Mixed Use District (Commercial Area) of the Harmony Planned Unit Development (PUD) District.
Current Zoning:	The Harmony PUD District (Ord. 12-14 , as amended by 15-18, 16-24)
Current Land Use:	Vacant / Undeveloped
Exhibits:	1. Location Map 2. Concept Plan and Elevations 3. Proposed Amendment Ord. 16-12 4. APC Certification 5. Letters to Neighbors
Prepared by:	Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the May 9, 2016, City Council meeting. The petition received a public hearing at the June 6, 2016, Advisory Plan Commission (the "Plan Commission") meeting.

Since the public hearing, the petitioners have chosen to split the petition as it relates to Area A (the "Apartment Area") and Area B and C (the "Commercial Area") (see Project Overview below). As such, this petition (1606-PUD-07) is now only applicable to the Commercial Area.

The petitioner submitted a revised ordinance for the August 1, 2016, Plan Commission meeting that removed the Apartment Area and incorporated changes in response to the public hearing comments. The Plan Commission opened their meeting on August 1, 2016, to allow additional public comment in response to the petitioner's submitted revisions.

The written comments that were submitted in response to the petition as presented at the June 6, 2016, public hearing, are included with the August 1, 2016, Plan Commission meeting agenda ([link here](#)). The public comments presented at the public hearing are summarized in the Plan Commission's minutes of the June 6, 2016, meeting ([link here](#)).

The written comments that were submitted in response to those revisions presented at the August 1, 2016, Plan Commission meeting are also included with the August 1, 2016, Plan Commission meeting agenda ([link here](#)).

In response to the additional public comments, the petitioner submitted a response to the comments and issues ([link here](#)), as well as a revised ordinance for the September 6, 2016, Plan Commission meeting. At its September 6, 2016, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 7 in favor, 2 opposed (N. Day, T. Smith)) (see **Exhibit 5**), subject to the following:

1. Signage shall be prohibited on the Gasoline Service Station canopy.
2. Outdoor audio for the Gasoline Service Station shall be restricted to communication between the attendee and patrons at the pump, and emergency situations.
3. The Illustrative Character Exhibit – GetGo (Exhibit C of the Amendment Ordinance) shall be revised to incorporate decorative gooseneck lighting of wall signs, decorative wood beam gable elements and stone as a building material to the base of all structures, to complement the Illustrative Character Exhibit – CVS (Exhibit D of the Amendment Ordinance).
4. The existing trees in the right-of-way along the south property line of Area C (as set forth in Exhibit B of Ordinance 12-14), shall not be disturbed by this development, except as otherwise required by a government agency, utility agency or to accommodate ingress/egress into the site.
5. The petitioner shall offer to provide additional screening on the two properties immediately south of Area C (as set forth in Exhibit B of Ordinance 12-14) on the south side of old 146th Street.

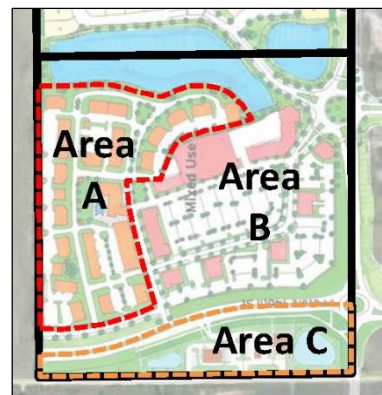
The ordinance and corresponding exhibits have been revised to incorporate #1 through #4 accordingly (see **Exhibit 3**). The petitioner has indicated they've sent the attached letters (see **Exhibit 5**) to the property owners to the south of Area C, in accordance with #5.

PROJECT OVERVIEW

Project Location: The petitioner is requesting an amendment to the Harmony Planned Unit Development (PUD) District for the thirty-three (33) acres+/- located on the northwest corner of 146th Street and Ditch Road (see **Exhibit 2**).

The subject property encompasses “Areas” B and C of the PUD District (collectively, the “Commercial Area”). The PUD Ordinance establishes the LB: Local and Neighborhood Business District as the underlying zoning district.

Property History: The property is zoned the Harmony PUD District ([Ord. 12-14](#)) (the “PUD Ordinance”). The PUD Ordinance was adopted in 2013, and includes 278 acres. Since then, the detached single-family areas of the PUD District have been under development.



In March 2016, the petitioner filed a primary plat ([1605-SPP-06](#)) and overall development plan ([1605-ODP-06](#)) that included the Commercial Area, which were approved by the Plan Commission on June 6, 2016.

In April 2016, the petitioner filed a secondary plat (1606-SFP-16) for the Mixed Use District, and a detailed development plan ([1606-DDP-20](#)) for a CVS directly on the northwest corner of 146th Street and Ditch Road. The detailed development plan for CVS received its public hearing at the June 6, 2016, Plan Commission meeting, and is currently pending.

AMENDMENT REQUEST

The petitioner requests this amendment to address the following:

Permitted Uses: The PUD Ordinance currently defaults to the LB District for permitted uses. In addition, within Area C, the PUD Ordinance currently permits, but then limits restaurants with drive through facilities to: Snack Restaurants¹, Sandwich Restaurants², Pizza/Pasta Restaurants³, Mexican Restaurants⁴, Chicken Restaurants⁵, and Asian Restaurants⁶. The PUD Ordinance specifically prohibits Burger Restaurants⁷ and Seafood Restaurants⁸. The definitions for the above restaurant uses, as defined by the PUD Ordinance, are noted. In addition, the PUD Ordinance defines a “Quick Service Restaurant” as “an establishment primarily engaged in providing food services where patrons order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to the customer’s location.”

The proposed amendment, as revised:

1. Prohibits Fast Food Restaurants⁹ (including the previously permitted restaurants, as summarized above).

¹ PUD Ordinance defines “Restaurant, Snack” as “a Quick Service Restaurant specializing in (1) preparing and/or serving a specialty snack, such as ice cream, frozen yogurt, doughnuts, bagels, cookies, or popcorn or (2) serving nonalcoholic beverages, such as coffee, juices, or sodas for consumption on or near the premises. These establishments may carry and sell a combination of snack, nonalcoholic beverage, and other related products (e.g., coffee beans, mugs, coffee makers) but primarily promote and sell a unique snack or nonalcoholic beverage.”

² PUD Ordinance defines “Restaurant, Sandwich” as “a Quick Service Restaurant specializing in sandwiches as the primary menu feature.”

³ PUD Ordinance defines “Restaurant, Pizza/Pasta” as “a Quick Service Restaurant specializing in pizza and pasta as the primary menu feature.”

⁴ PUD Ordinance defines “Restaurant, Mexican” as “a Quick Service Restaurant specializing in Mexican cuisine.”

⁵ PUD Ordinance defines “Restaurant, Chicken” as “a Quick Service Restaurant specializing in chicken as the primary menu feature.”

⁶ PUD Ordinance defines “Restaurant, Asian” as “a Quick Service Restaurant specializing in cuisine from the Asian region.”

⁷ PUD Ordinance defines “Restaurant, Burger” as “a Quick Service Restaurant specializing in hamburgers as the primary menu feature.”

⁸ PUD Ordinance defines “Restaurant, Seafood” as “a Quick Service Restaurant specializing in seafood as the primary menu feature.”

⁹ Chapter 12 of the Unified Development Ordinance defines “Restaurant, Fast Food” as “[a]n establishment whose primary business is the sale of food prepared and available before an order is placed and typically includes most of the following characteristics: (i) the meal is paid for prior to consumption; (ii) patrons often order from a menu

2. Permits one (1) Gasoline Service Station¹⁰ within Area C. The proposed ordinance restricts the hours of operation between 5:00 a.m. and midnight with an exception. The Towne West Planned Unit Development (PUD) District (northeast corner of 146th Street and Towne Road) currently permits a Gasoline Service Station. The proposed ordinance provides that if that Gasoline Service Station operates between the hours of 5:00 a.m. and midnight, then this Gasoline Service Station would be permitted to do so as well.

A Gasoline Service Station is a Special Exception¹¹ use in the underlying LB District; however, the use is not currently permitted because the use is not specifically a Permitted Use in the LB District¹².

Minimum Building Setbacks: The proposed amendment modifies three minimum building setback standards as follows:

1. Reduces the front yard setback along internal streets from 60 feet (as set forth by the LB District) to 20 feet (10 feet along the private street north of the proposed CVS building). Twenty (20) feet is the same standard the PUD Ordinance establishes for the front yard setback along 146th Street and Ditch Road.
2. Reduces the side and rear yard setbacks from 15 feet and 20 feet, respectively, to zero (0) feet interior to the Mixed Use District.
3. Reduces the front yard setback along old 146th Street (south line of Area C for the proposed Gasoline Service Station) from twenty (20) feet to ten (10) feet.

Landscape Buffer Yards: With respect to the Commercial Area, the PUD Ordinance defaults to the UDO's landscaping standards with the exception of the External Street Frontage Landscaping Requirements.

The External Street Frontage Landscaping Requirements, which were adopted as part of the UDO after the Harmony PUD Ordinance was adopted, are superseded by the PUD Ordinance's "Landscape Buffer A" and "Landscape Buffer B" as



board, are served their food at a counter or in a motor vehicle in packages prepared to leave the premises or may be taken to a table or counter to be consumed; (iii) includes a high-volume drive-through facility. Example businesses include drive-in food and beverage establishments and restaurants or cafeterias having less than fifty percent (50%) of gross sales derived from food sales excluding drive-through."

¹⁰ Chapter 12 of the Unified Development Ordinance defines "Gasoline Service Station" as "[a]ny building or land used for the retail sale of automobile fuels and lubricants and which typically includes fuel pumps and underground storage tanks.

¹¹ Chapter 12 of the Unified Development Ordinance defines "Special Exception" as "[a] use that requires a greater degree of scrutiny and review because of its potential adverse impact upon the immediate neighborhood and the community that is reviewed by the Board of Zoning Appeals for its characteristics and impacts to determine its suitability in a given location for the Zoning District in which it is permitted."

¹² Section 2.2. of the Harmony PUD Ordinance provides that uses permitted in the LB District are permitted. Article 13.1(B) of the UDO provides uses are either permitted, not permitted or a Special Exception. As a Special Exception use in the LB District, a Gasoline Service Station is determined to not be a permitted use.

they apply to those areas shown on the graphic.

The proposed amendment now defaults to the UDO's External Street Frontage Landscaping Requirements as noted below.

1. External Frontage Landscaping / Landscape Buffer:

	PUD Ordinance Buffer A	PUD Ordinance Buffer B	Amendment Defaults to UDO's External Street Frontage Landscaping ¹³
Minimum Width	20 feet	10 feet	10 feet
Evergreen Trees	1.5 per 30 feet	1 per 30 feet	3 per 100 feet
Shade Trees	-	-	
Ornamental Trees	-	-	2 per 100 feet
Shrubs	5 evergreen per 30 feet	5 evergreen per 30 feet	25 per 100 feet

2. Area C (Gasoline Service Station): In addition to the above, the amendment proposes to modify the south property line of Area C (along old 146th Street) as follows:

	PUD Ordinance Buffer A	Amendment Defaults to UDO's External Street Frontage Landscaping ¹⁴
Minimum Width	20 feet	10 feet*
Evergreen Trees	1.5 per 30 feet	3 per 100 feet**
Shade Trees	-	
Ornamental Trees	-	2 per 100 feet**
Shrubs	5 evergreen per 30 feet	25 per 100 feet**
Screen Wall	-	proposed in lieu of otherwise applicable plantings

*Amendment allows the width to be reduced by permitting sidewalks and drive aisles to encroach into the landscaping area.

**Amendment allows plantings to be located within the adjacent right-of-way. The adjacent right-of-way is the jurisdiction of Hamilton County. As a result, the Department recommends language be added that plantings are permitted within the adjacent right-of-way "subject to approval by the County".

Sign Standards: The PUD Ordinance defaults to the UDO for the applicable sign standards. The proposed amendment addresses the Gasoline Service Station proposed within Area C, which by definition, would qualify as an Outlot¹⁵ thus would not be permitted to have individual ground signs. Due to the non-contiguous nature of Area C from the remainder of the Nonresidential

¹³ Article 6.8(M)(2) of the UDO provides that this requirement may be credited when perimeter parking area landscaping requirements overlap external street frontage landscaping (located within 20 feet of the right-of-way).

¹⁴ Article 6.8(M)(2) of the UDO provides that this requirement may be credited when perimeter parking area landscaping requirements overlap external street frontage landscaping (located within 20 feet of the right-of-way).

¹⁵ Chapter 12 of the UDO defines "Outlot" as "[a] Lot within a Nonresidential Center that typically abuts a Street on one Lot Line and either a Street or other vehicular access (i.e. Private Street) shared with other Lots within the Nonresidential Center on another Lot Line."

Center¹⁶, the proposed amendment specifies that signage for Area C would be permitted and regulated as an Individual Nonresidential Use¹⁷.

In addition, to complement the “village design theme”, the proposed ordinance restricts wall signs within Area B to only be externally lit with decorative lighting. This restriction would not apply to Area C (Get Go).

Architectural Standards: The PUD Ordinance adopts the UDO’s Architectural Design Requirements of the State Highway 32 Overlay District to apply to the commercial uses of the Mixed Use District. The proposed amendment originally incorporated the CVS and GetGo franchised designs to replace and supersede the otherwise applicable architectural standards.

Since the public hearing, the petitioner has submitted revised CVS and GetGO elevations in response to the public hearing comments that spoke in regard to residents wanting to see a more “village” architectural theme for buildings within the Commercial Area.

The proposed amendment provides that the CVS and GetGo buildings “shall be constructed in substantial compliance with the elevations and materials illustrated on the Illustrative Character Exhibit”, as revised.

Illustrative Character Exhibit – CVS: The detailed development plan (1606-DDP-20) for the proposed CVS has been reviewed in accordance with the currently applicable architectural standards (see corresponding Department Report for 1606-DDP-20). The Illustrative Character Exhibit does not comply with, and would generally modify the standards for: building materials (Masonry Materials); building façade offsets.

Illustrative Character Exhibit – GetGo: The Illustrative Character Exhibit does not comply with, and appears to generally modify the standards for: building façade offsets; four-sided architecture (specifically the proposed right and rear elevations). The original Illustrative Character Exhibit depicts outdoor storage/display items; however, these would be subject to Article 6.12(C) Outside Storage and Display of the UDO, which requires screening.

Village Design Theme: In response to public hearing comments, the revised ordinance proposes that all other buildings within the Commercial Area be required to be of a “village design theme”. In coordination with the Department, the petitioner’s proposed ordinance incorporates a reference to the Defined Architectural Styles that apply to Harmony’s single-family homes to establish the “village design theme” applicable to the Commercial Area.

¹⁶ Chapter 12 of the UDO defines “Nonresidential Center” as “[a] building or combination of buildings containing three (3) or more tenants, stores, service establishments, offices or other permitted uses which are planned, platted, organized, or managed to function as a unified whole and shares one or more of the following: (1) vehicular access; (2) Parking Areas; (3) signage; (4) landscaping; or (5) design theme; and/or is platted as part of a Subdivision or coordinated shopping center, which may include Outlots for lease or for sale.”

¹⁷ Chapter 12 of the UDO defines “Nonresidential Use, Individual” as “[a]ny building or combination of buildings with a single tenant, store, service establishment, office or other permitted nonresidential use and not part of a Nonresidential Center.”

Comprehensive Plan: As summarized in the original zoning of the PUD District, the Future Land Use Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the property as “New Suburban”.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the Plan Commission. The public hearing for this amendment was held on June 6, 2016, with additional public comment at the August 1, 2016, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations:

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

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

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its September 6, 2016, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 7 in favor, 2 opposed (N. Day, T. Smith) (see **Exhibit 5**).

City Council

Introduction: May 9, 2016

Eligible for Adoption: October 10, 2016

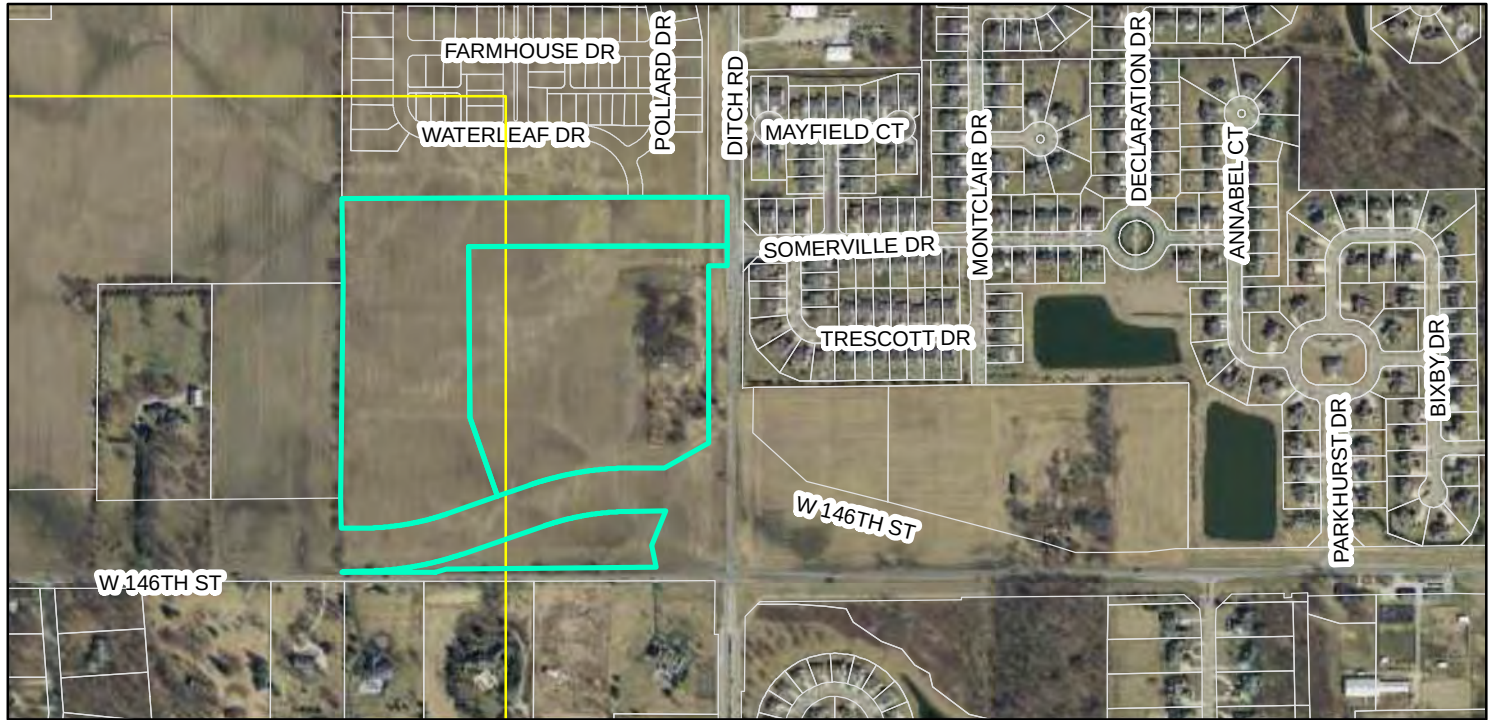
Submitted by: Jesse M. Pohlman, Senior Planner
Economic and Community Development Department

Location Map Harmony Mixed-Use District



Aerial Location Map

 Site



Zoning Map



 Parcel	Zoning	 PUD (Planned Unit Development)	 SF-2 (Single Family - 2)
	 AG-SF1 (Agriculture - Single Family - 1)		

PROJECT DATA	
PARKING PROVIDED	68 SPACES
PARKING REQUIRED	1 SPACE PER 300 SF, 43 TOTAL REQUIRED SPACES
LOADING AREA PROVIDED	2 LOADING ZONE PROVIDED
LOADING AREA REQUIRED	2 LOADING ZONE REQUIRED
LAND INFORMATION	
LAND LOT / DISTRICT	WILL BE PROVIDED BY OVERALL DEVELOPER
PARCEL NUMBERS	N/A
BOUNDARY SURVEY	A BOUNDARY SURVEY WILL NEED TO BE PROVIDED
TOPOGRAPHICAL SURVEY	A TOPOGRAPHICAL SURVEY WILL NEED TO BE PROVIDED
ENVIRONMENTAL REPORT (PHASE 1)	WILL BE COMPLETED BY DEVELOPER
GEOTECHNICAL REPORT	WILL BE PROVIDED BY DEVELOPER
DETENTION EVALUATION	PROVIDED BY OVERALL DEVELOPMENT
CUT / FILL EVALUATION (APPROX)	MINIMAL CUT / FILL QUANTITIES ARE ANTICIPATED
OFF SITE IMPROVEMENTS	N/A
EASEMENTS	INVESTIGATION OF EXISTING VACATION EASEMENT IS REQUIRED TO UNDERSTAND IF VACATION OR RELOCATION IS AN OPTION.

EXISTING ZONING	PUD
ADJACENT ZONING	PUD
CONDITIONS OF REZONING	UNKNOWN
BUILDING HEIGHT LIMIT	UNKNOWN

DRIVE THRU ALLOWED	PERMITTED
24 - HOUR SERVICE ALLOWED	PERMITTED
BEER / WINE SALES ALLOWED	PERMITTED
MINUTE CLINIC ALLOWED AND PERMITTED USE	PERMITTED
SIGNAGE LOCATION & REQUIREMENTS	COORDINATED WITH SIGN VENDOR

EXTERNAL REQUIREMENTS	EXTERNAL LANDSCAPING WILL NEED TO BE PROVIDED
INTERNAL REQUIREMENTS	INTERNAL LANDSCAPING WILL NEED TO BE PROVIDED
EXISTING TREES	NONE
PROPOSED TREES	PUD REQ'D = 1 EVERGREEN PER 30' ALONG 146TH STREET AND DITCH ROAD 100 PROVIDED: (530' x 10') 10 EVERGREEN TREES 10 SHRUB: 10 SHRUB, 10 ORNAMENTAL/EVERGREEN PER ACRE OF GREEN SPACE INTERIOR PROVIDED: (604' ACRE GREEN SPACE) 6 SHADE, 6 ORNAMENTALS FOUNDATION PLANTS REQ'D: 1 ORNAMENTAL OR SHRUB PER 12' LF OF BLDG FOUNDATION PROVIDED: (475' LF BLDG) 20 ORNAMENTALS, 20 SHRUBS

CURB CUT EVALUATION	TWO FULL ACCESS DRIVE WAYS WILL BE PROVIDED ON WATERLEAF DRIVE. ONE RIGHT IN AND RIGHT OUT ACCESS WILL BE PROVIDED ON DITCH ROAD. ONE RIGHT IN AND RIGHT OUT ACCESS WILL BE PROVIDED ON 146TH STREET.
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	RIGHT IN / RIGHT OUT ENTRANCES.
LINES OF SITE	UNOBSTRUCTED
MAJOR ROAD JURISDICTION	DITCH ROAD
MINOR ROAD JURISDICTION	146TH STREET

STORM AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
ELECTRIC AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
TELEPHONE AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
CABLE AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
WATER AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
SEWER AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
GAS AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT

SITE AREA	1.92 ACRES ± (83,598 S.F.)	HEAVY DUTY ASPHALT	4,017 S.Y. ±
PERVIOUS AREA	0.60 ACRES ± (26,316 S.F.)	LIGHT DUTY ASPHALT	1,280 S.Y. ±
IMPERVIOUS AREA	1.32 ACRES ± (57,462 S.F.)	CURB	1,589 L.F. ±
MAXIMUM IMPERVIOUS AREA	N/A	SIDEWALK	765 L.F. ±
BUILDING AREA	12,900 S.F.	OUT / FILL QUANTITIES	2,500 C.Y. IMPORT
BUILDING DENSITY	12,900 S.F. (BLDG) 83,598 S.F. (RLOT)	ASPHALT PATH	435 S.Y. ±
		CURB AND GUTTER	1,065 L.F. ±
	± 15%	RIGHT OF WAY ASPHALT	1153 S.Y. ±
MAXIMUM BUILDING DENSITY	N/A		

HEAVY DUTY ASPHALT	4,017 S.Y. ±
LIGHT DUTY ASPHALT	1,280 S.Y. ±
CURB	2,589 L.F. ±
SIDEWALK	765 L.F. ±
CUT / FILL QUANTITIES	±1,500 C.Y. IMPORT
ASPHALT PATH	435 S.Y. ±
CURB AND GUTTER	1,065 L.F. ±
RIGHT OF WAY ASPHALT	1153 S.Y. ±

 DIRECTIONAL ARROWS, PAINTED WHITE

 WORDS "DRIVE THRU" & "ONE WAY", PAINTED WHITE

 ADA ACCESSIBLE PARKING SPACE

 CONCRETE TRANSFORMER PAD

 ORNAMENTAL TREE

 EVERGREEN TREE

 HEAVY DUTY ASPHALT PAVEMENT

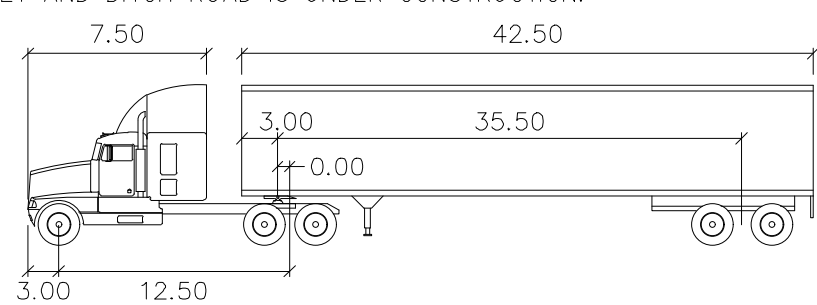
 RIGHT-OF-WAY ASPHALT PAVEMENT

 CONCRETE PAVEMENT / SIDEWALK

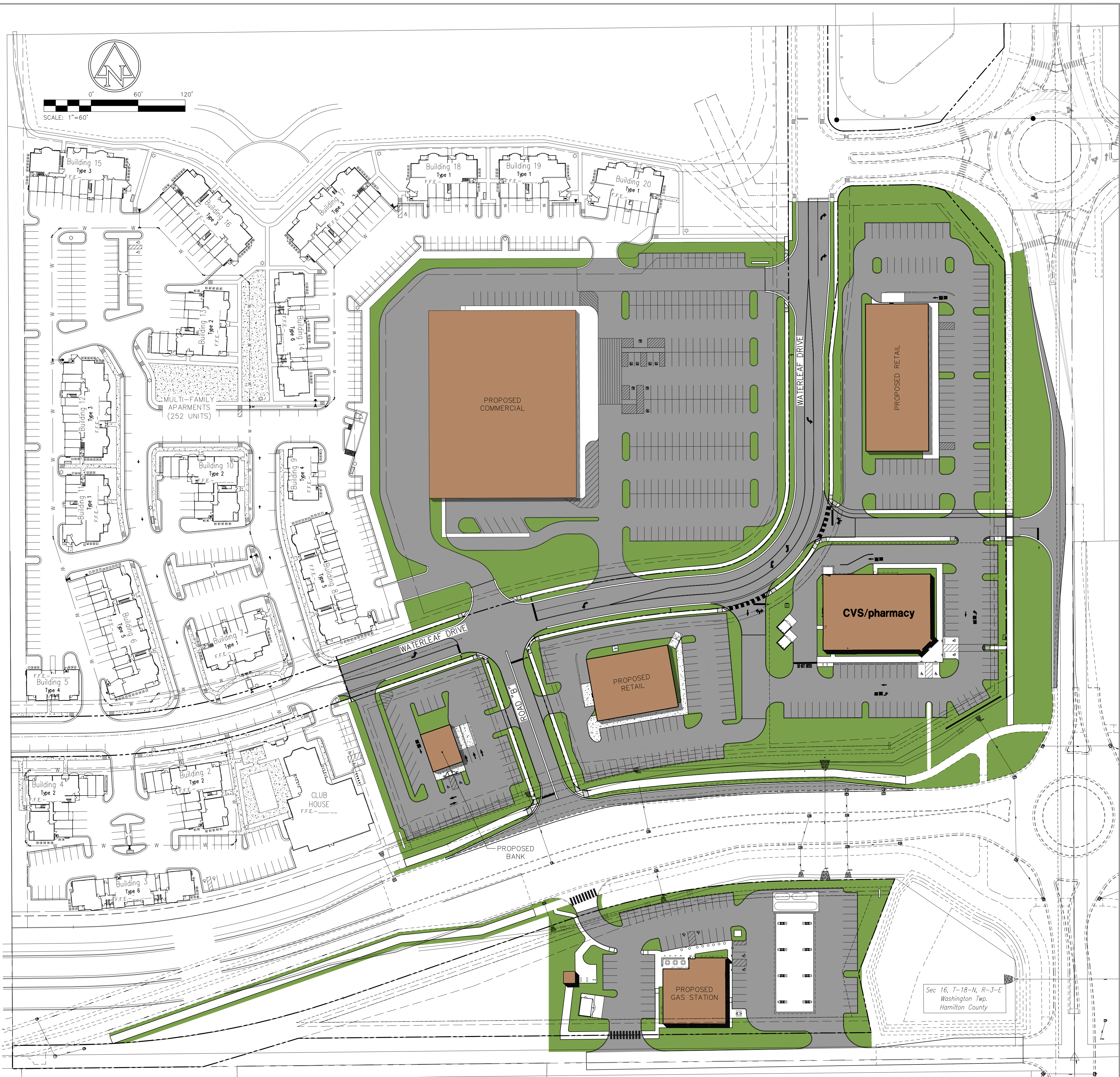
 SHADE TREE

1. SITE INFORMATION WAS PROVIDED FROM DEVELOPMENT PLAN DRAWING.
2. PROPERTY LINES, BUILDING SETBACKS, AND EASEMENTS TAKEN FROM A DEVELOPMENT PLAN DRAWING AND WILL NEED TO BE VERIFIED WITH CURRENT TOPOGRAPHIC AND BOUNDARY SURVEY.
3. BASED UPON SITE GEOMETRY A WB-50 IS THE LARGEST VEHICLE THAT CAN BE UTILIZED.
4. PERMANENT DRAINAGE EASEMENT WILL NEED TO BE RELOCATED TO AVOID BUILDING.
5. SITE MUST COMPLY WITH HARMONY PUD, BUILDING MUST COMPLY WITH HARMONY PUD AND SR32 OVERLAY DISTRICT ARCHITECTURAL STANDARDS.
6. RIGHT IN AND RIGHT OUT ACCESS ON TO DITCH ROAD WILL NEED TO BE APPROVED BY THE CITY OF WESTFIELD.
7. RIGHT IN / RIGHT OUT ACCESS @ 146TH STREET WILL NEED TO BE APPROVED BY THE HAMILTON COUNTY COMMISSIONERS AND HIGHWAY DEPARTMENT.

1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.
2. ALL DIMENSIONS ARE TO OUTSIDE OF BRICK OR FACING MATERIAL WHERE APPLICABLE.
3. CVS MUST DELIVER IN TRUCKS NOT LONGER THAN 50'-0" DUE TO SITE GEOMETRY.



WB-50	feet		ACCEPTABLE GRADES:
Tractor Width	: 8.00	Lock to Lock Time	ENTRANCE 7%
Trailer Width	: 8.50	Steering Angle	UNLOADING TRUCK 4%
Tractor Track	: 8.00	Articulating Angle	HANDICAP PATH < 2%
Trailer Track	: 8.50		PARKING 1 1/2-5%



CVS
pharmacy

DEAL TYPE:

CS PROJECT NUMBER: 89946

ARCHITECT OF RECORD

CONSULTANT:



AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, INDIANA 46256
p:(317) 547-5580 f:(317) 543-0270
www.structurepoint.com

DEVELOPER:

TMC Indiana 2, LLC
501 Pennsylvania Parkway, Ste. 160
Indianapolis, Indiana 46280
Phone (317) 574-7333
Fax (317) 574-7336
Contact: Craig Forgey

SEAL:

REVISIONS:

PLANNING MGR: AR

DRAWING BY: RCB\PE

DATE: 07/21/201

JOB NUMBER: 2015.01305

TITLE:

SCHEMATIC SITE PLAN

SHEET NUMBER:

SK-2

COMMENTS:
NOT RELEASED FOR CONSTRUCTION



FRONT ELEVATION (STREET FRONTAGE)

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (STREET FRONTAGE)

SCALE: 1/8" = 1'-0"



REAR ELEVATION (BACK)

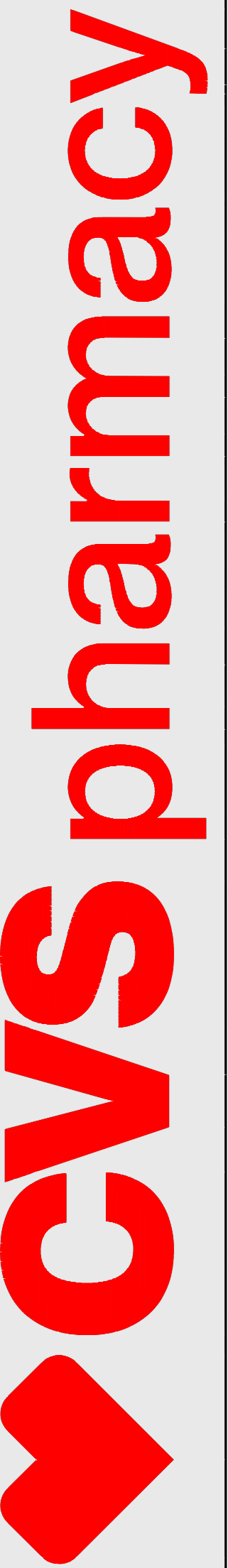
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (3RD SIDE ARCHITECTURE)

SCALE: 1/8" = 1'-0"

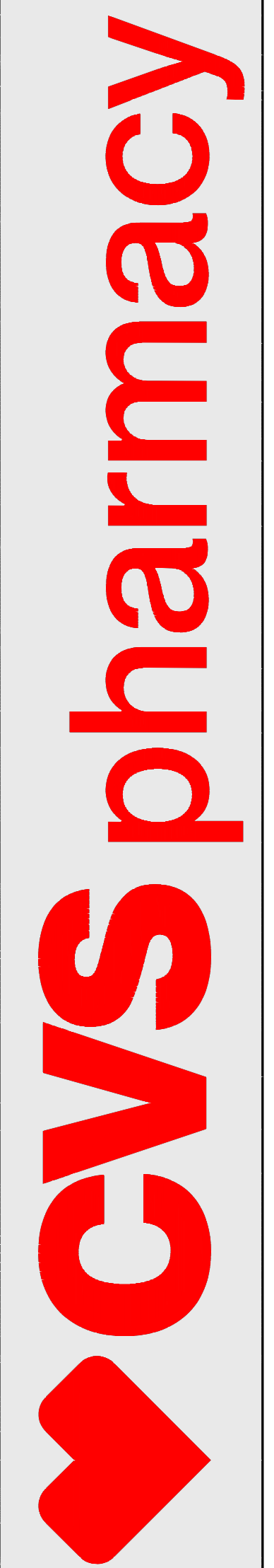
CVS 10983 146TH ST. & DITCH RD. WESTFIELD, IN





BUILDING PERSPECTIVE
VIEW FROM NORTH EAST CORNER OF SITE. LOOKING SOUTH WEST

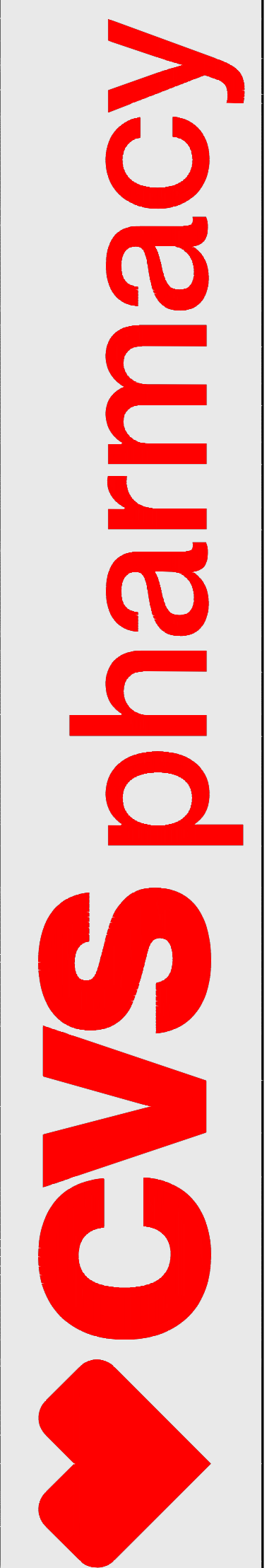
CVS 10983 146TH ST. & DITCH RD. WESTFIELD, IN





BUILDING PERSPECTIVE
VIEW FROM INTERSECTION OF DITCH RD. & 146TH ST.

CVS 10983 146TH ST. & DITCH RD. WESTFIELD, IN





ORDINANCE CHART

Zoning: PUD Harmony_Mixed Use District

Per PUD requirements

BUFFERS

Requirement:

East: No Buffers required
West: No Buffers required
North: Landscape Buffer B; 10' width;
1 evergreen tree + 5 evergreen shrubs/ 30 lf
South: Landscape Buffer A; 20' width;
1.5 evergreen trees + 5 evergreen shrubs/ 30 lf

Required:

North: 461 l.f.; 15 evergreen trees + 77 evergreen shrubs
South: 525 l.f.; 21 evergreen trees + 69 evergreen shrubs

Provided:

North: 15 evergreen trees + 77 evergreen shrubs
South: 150 l.f. of screen wall + 14 evergreen trees + 58 evergreen shrubs

PER UDO REQUIREMENTS

GENERAL SCREENING

Heating and Cooling: Completely screened from view
Dumpster and Loading Areas: 6' high opaque wall.

STREET TREES: By Overall Development

MINIMUM LOT LANDSCAPING REQUIREMENTS: 2.61 acres

Requirement: 10 Shade Trees + 10 Ornamental or Evergreen + 25 Shrubs/acre
Required: 27 Shade Trees + 27 Ornamental/Evergreen Trees + 66 Shrubs
Provided: 27 Shade Trees + 38 Ornamental/Evergreen Trees + 324 Shrubs

FOUNDATION PLANTINGS

Requirement:

Front Facades: 1 shrub or ornamental tree/12 l.f.
Side and Rear: Break up walls with plantings every 40 l.f.

Required:

Front Facades: 80 l.f.; 7 ornamental trees or shrubs
Side and Rear: 234 l.f.; 5 areas of plantings

Provided:

Front Facades: 12 shrubs
Side and Rear: West and South Facade broken with plantings

MONUMENT SIGNS

Requirements: s.f. of planting bed equal to one (1) side of the Monument Sign
Required: Unknown at this time.
Provided: 220 s.f. of planting bed

INTERIOR PARKING = 64 spaces/30,346 sf

Requirement: 10% in islands; 1 Tree + 4 Shrubs per island.
Required: 3,035 s.f. of islands.
Provided: 3,054 s.f. in 12 islands; 11 trees (2 trees provided elsewhere on site to accommodate Utilities) + 57 shrubs

PERIMETER PARKING: 363 l.f.

Requirement: 1 Tree/30 lf + 1 Shrub/3 lf parking area
Required:

East: 16 spaces @ 9 width = 144 l.f.; 5 trees + 48 shrubs
North: 16 spaces @ 9 width = 146 l.f.; 5 trees + 48 shrubs
West: 5 spaces @ 9 width = 45 l.f.; 2 trees + 15 shrubs

Provided:

East: 16 spaces @ 9 width = 144 l.f.; 5 trees + 48 shrubs
North: 16 spaces @ 9 width = 144 l.f.; 5 trees + 48 shrubs
West: 5 spaces @ 9 width = 45 l.f.; 2 trees + 15 shrubs

GENERAL LANDSCAPE & PLANTING NOTES

- Plant material to be installed and maintained by a qualified and experienced landscape installer.
- All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. Stake all plant locations for review and approval by the Landscape Architect before planting. On-site adjustments may be required. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
- Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
- Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
- All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or other treatment.
- The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for lawn areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
- Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
- Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
- Maintain all plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
- Satisfactory Seeded Lawn: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 3 by 3 inches. Reestablish lawns that do not comply with requirements and continue maintenance until lawns are fully satisfactory to the Owner.



SCALE: 1"=20'

HATCH LEGEND



Areas to receive Lawn

AMERICAN STRUCTUREPOINT INC.
7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

context DESIGN
12 S Main St, Ste 200 | Fortville, IN 46040
317-495-6900 | www.context-design.com

GETGO HARMONY

ALYSSA P. PRAZEAU
REGISTERED
No. 2002-132
STATE OF INDIANA
LANDSCAPE ARCHITECT
Alyssa P. PrazEAU
CERTIFIED BY

ISSUANCE INDEX		
DATE:	07-21-2016	
PROJECT PHASE:	----	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.01305

PLANTING PLAN

C700

PLOT DATE: 8/26/2016 11:28 AM
PLOT SCALE: 1:30
DRAWING FILE: J:\15-089 GetGo Harmony\Drawn_LRB_089.dwg
EDITED BY: JBR/AIN
EDIT DATE: 8/26/2016





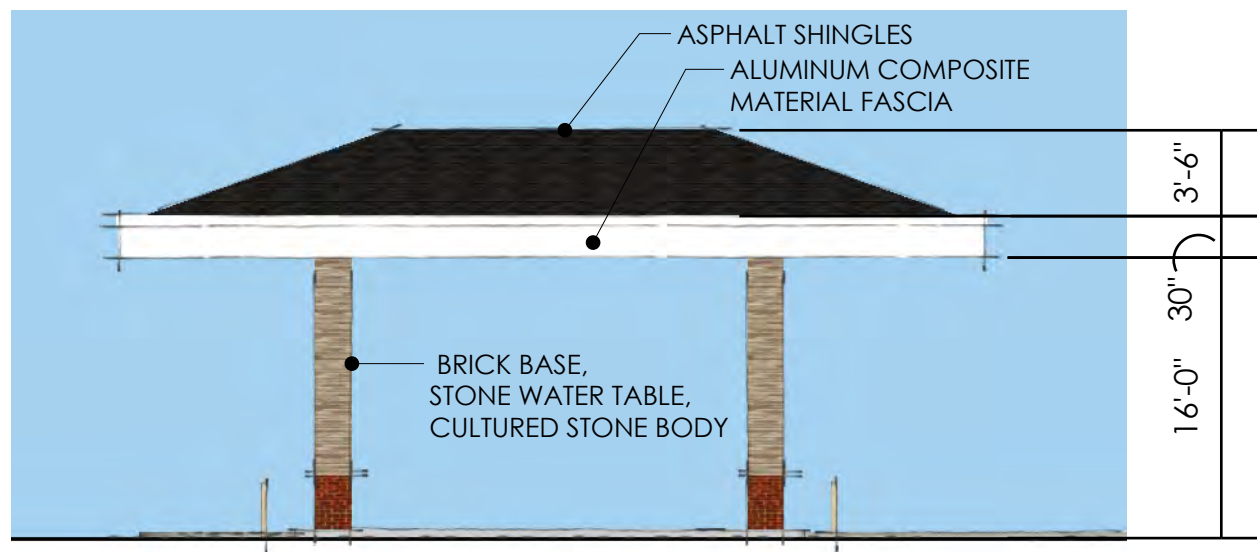
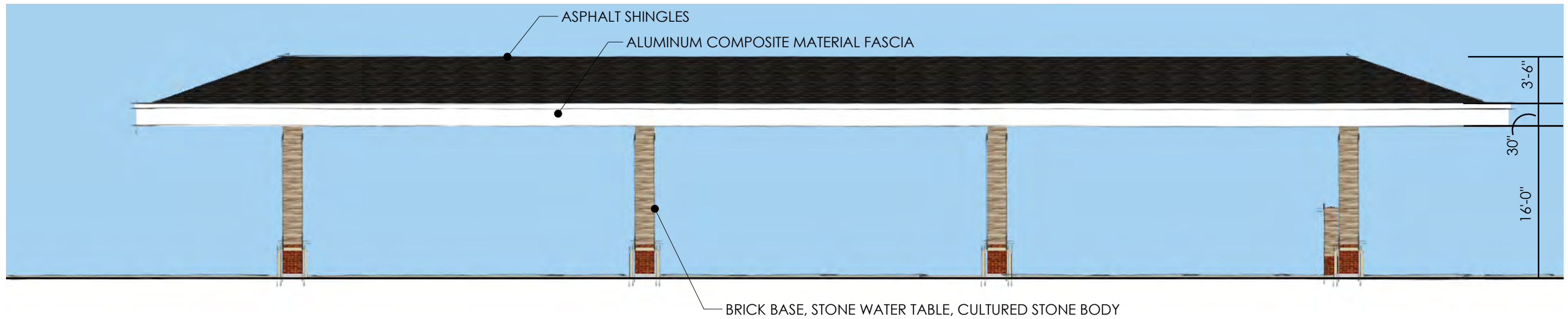




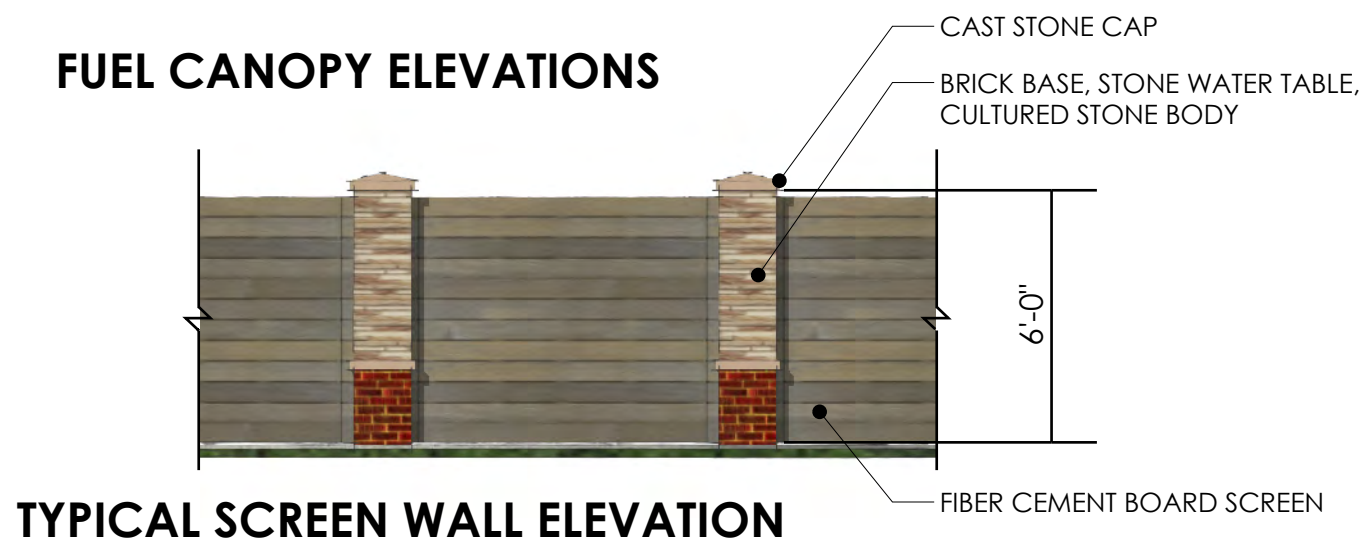








FUEL CANOPY ELEVATIONS



TYPICAL SCREEN WALL ELEVATION



TRASH ENCLOSURE ELEVATIONS

ORDINANCE NUMBER 16-12

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE HARMONY 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. 12-14, The Harmony Planned Unit Development District (the "Harmony PUD Ordinance") on January 14, 2013;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1606-PUD-07**), requesting an amendment to the Harmony PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1606-PUD-07** 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 September 14, 2016;

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 Harmony PUD Ordinance and Unified Development Ordinance (the "UDO") are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Harmony PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Harmony PUD Ordinance; and (iii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as

modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Harmony PUD Ordinance, as amended.

- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.3 All provisions and representations of (i) the UDO or (ii) The Harmony PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance or The Harmony PUD Ordinance shall have the meanings ascribed to them in the UDO.

- 2.1 Illustrative Character Exhibit - GetGo: The architectural building elevations, attached hereto as **Exhibit C.**
- 2.2 Illustrative Character Exhibit - CVS: The architectural building elevations, attached hereto as **Exhibit D.**
- 2.3 Concept Plan, Area C (GetGo): The plan for the development of Area C of the Mixed Use District of the Harmony PUD Ordinance, including but not limited to landscaping, sidewalks and amenities to enhance pedestrian comfort, attached hereto as **Exhibit B.**

Section 3. **Concept Plan.** The Area C (GetGo) Concept Plan is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan with respect to Area C of the Mixed Use District of the Harmony PUD Ordinance. If developed for a Gasoline Service Station, then Area C shall be developed in substantial compliance with the Area C (GetGo) Concept Plan.

Section 4. **Development Standards.** The standards applicable to the Mixed Use District of the Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- 4.1 Permitted Uses: Section 2.2 of the Harmony PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.
 - A. Fast Food Restaurants shall be prohibited on the Real Estate.
 - B. The provisions of Section 2.2.B of the Harmony PUD Ordinance shall be deleted.
 - C. One (1) Gasoline Service Station shall be permitted within Area C. Said Gasoline Service Station shall only be open and operating between the hours of 5:00 A.M. and twelve midnight. In the event a Gasoline Service Station is in operation on the property zone under Ordinance 12-24 (the “Town

West Station”) with hours between twelve midnight and 5:00 A.M. the limitation of hours in this Section 4.1(C) shall be reduced and operation shall be permitted at the same hours as the hours permitted for the Towne West Station.

4.2 Minimum Building Setback Lines: Section 2.3(B)(3) of the Harmony PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.

A. Front Yard:

- i. Mixed Use District Interior Streets: 20 feet (10 feet setback from Private Street connecting Ditch Road and Waterleaf Drive)
- ii. Area C South Property Line: 10 feet

B. Side and Rear Yards (Interior to Mixed Use District): 0 feet

Section 5. **Landscaping Standards.** Article 5 (Landscaping Standards) of the Harmony PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.

A. The Mixed-Use District shall comply with the UDO’s External Street Frontage Landscaping Requirements (Article 6.8(M)(2)) along Ditch Road and 146th Street (old and new), which shall replace and supersede the Landscape Buffer A and Landscape Buffer B requirements of the Harmony PUD Ordinance.

- i. Sidewalks and drive aisles may encroach into External Street Frontage Landscaping in Area C and landscape materials may be provided within the adjacent right-of-way subject to approval by the County Highway Department, provided the site is developed in substantial compliance with the Area C (GetGo) Concept Plan and the required plantings are otherwise provided.
- ii. The screen wall adjacent to the drive aisle, as illustrated on the Area C (GetGo) Concept Plan, shall meet the applicable Street Frontage Plantings required across the segment of the screen wall adjacent to the drive aisle.

B. Amendments to a landscape plan approved as part of an Overall Development Plan for the Real Estate may be approved as part of a Lot or Block’s Detailed Development Plan.

Section 6. **Sign Standards.** The standards of the Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

A. Gasoline Service Station Use:

- i. A Gasoline Service Station shall be permitted signs in

accordance with the UDO for an Individual Non-Residential Use.

- ii. Signage shall be prohibited on the Gasoline Service Station canopy.

- B. Wall Signs: All wall signs shall only be externally lit with decorative lighting (e.g., gooseneck style fixtures).

Section 7. Architectural Design Standards. Section 2.3(A)(1) of the Harmony PUD Ordinance shall apply to the development of the Real Estate. In addition, Buildings shall utilize a “Village Design Theme”, as follows:

- 7.1 Defined Architectural Design: A Village Design Theme shall be consistent with a Defined Architectural Design applicable to the single family homes within the Harmony PUD District, as set forth in Section 3.4(3) Architectural Standards; Defined Architectural Designs. The Defined Architectural Designs include Adam (Colonial), Georgian, Italianate, Shingle, Folk Victorian, Colonial Revival, Tudor, Craftsman. Significant architectural elements to determine consistency with a Defined Architectural Design include:

- A. Window design (e.g., enhanced trim, pane size and type) and alignment/location;
- B. Building massing (pedestrian scaled with façade projections and recessions);
- C. Roof type and pitch (inclusion of shed roofs, dormers with faux windows and/or decorative gables when architecturally appropriate);
- D. Large roof overhangs that are primarily pitched and not flat;
- E. Enhanced cornice treatment;
- F. Enhanced and inviting entryways with pedestrian cover and “porch like” treatment (e.g., inclusion of columns with masonry bases);
- G. Variety of building materials, patterns and colors;
- H. Emphasized trim at corner breaks, around windows and within gables; and
- I. Enhanced foundation plantings and planters to soften building facades.

- 7.2 Established Benchmark Exhibits: The Character Exhibit – CVS and Character Exhibit – GetGo comply with and hereby establish benchmark examples of the Village Design Theme.

- 7.3 Conflicting Standards: It is hereby acknowledged that design elements that embody a Village Design Theme may be in conflict with the architectural standards set forth

in Section 2.3(A)(1) of the Harmony PUD Ordinance. If a proposed building elevation embodies a Defined Architectural Design, as set forth above, and is an architectural style that complements the Established Benchmark Exhibits, then the Plan Commission has the authority to approve a building elevation that doesn't comply with Section 2.3(A)(1) of the Harmony PUD Ordinance.

Section 8. **Additional Standards.** The following additional standards shall apply to Area C.

- 8.1 Right-of-Way Tree Preservation: The existing trees in the right-of-way abutting the south property line of Area C, located west of the building, shall not be disturbed by the development of Area C, except as otherwise required by a government agency, utility agency or to accommodate ingress/egress into Area C. The following shall apply to meet this standard:
- A. Tree Inventory: A tree inventory and tree preservation plan shall be required and approved as part of the Detailed Development Plan for Area C, in accordance with Article 6.8(E) Landscaping Standards; Preservation and Replacement of Trees of the UDO.
 - B. Tree Protection: During the site development of Area C, tree protection in accordance with Article 6.8(E)(7) Landscaping Standards; Preservation and Replacement of Trees; Tree Protection of the UDO shall be required.
 - C. Replacement: If any tree designated on the tree inventory dies as a result of the site development, then the property owner shall replace such tree with a tree(s) of equal tree preservation value within one hundred and eighty (180) days, and subject to approval by the Hamilton County Highway Department.
- 8.2 Outdoor Audio Systems: An outdoor audio system for a Gasoline Service Station shall be restricted to communication between the attendee and patrons at the pump, and emergency situations.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 16-12** was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-12**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-12**
this _____ day of _____, 2016.

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

Harmony PUD - 2016 Mixed Use District TA 7 092916

SCHEDULE OF EXHIBITS

- | | |
|-----------|--|
| Exhibit A | Real Estate (Legal Description) |
| Exhibit B | Concept Plan – Area C (GetGo) |
| Exhibit C | Illustrative Character Exhibit – GetGo |
| Exhibit D | Illustrative Character Exhibit - CVS |

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

A part of the Southeast Quarter and Southeast Quarter of Section 16, Township 18 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

TRACT 1:

Commencing at the southeast Corner of said Southeast Quarter; thence South 89 degrees 25 minutes 04 seconds West (basis of bearing = ALTA/ACSM land title survey by The Schneider Corporation, Job No. 4934.001, dated March 10, 2004) along the South line of said Southeast Quarter a distance of 1,352.44 feet to the southwest corner of said Quarter Quarter Section; thence North 00 degrees 18 minutes 09 seconds West along the West line of said Quarter Quarter a distance of 179.67 feet to the POINT OF BEGINNING, said point also being the northwest corner of Parcel 1 as described in Instrument No. 2013064140 in the Office of the Recorder of Hamilton County, Indiana, (the following eight (8) courses being along the northerly and westerly lines of said Parcel 1); (1) North 89 degrees 25 minutes 36 seconds East 78.48 feet to a point on a tangent curve to the left having a radius of 925.00 feet, the radius point of which bears North 00 degrees 34 minutes 24 seconds West; (2) easterly along said curve an arc distance of 300.26 feet to a point which bears South 19 degrees 10 minutes 18 seconds East from said radius point; (3) North 70 degrees 49 minutes 42 seconds East 299.12 feet to a point on a tangent curve to the right having a radius of 1,075.00 feet, the radius point of which bears South 19 degrees 10 minutes 18 seconds East; (4) easterly along said curve an arc distance of 340.96 feet to a point which bears North 00 degrees 59 minutes 58 seconds West from said radius point; (5) North 89 degrees 00 minutes 02 seconds East 134.39 feet; (6) North 60 degrees 22 minutes 18 seconds East 175.44 feet; (7) North 00 degrees 12 minutes 08 seconds West 615.00 feet; (8) North 89 degrees 47 minutes 52 seconds East 75.00 feet to the East line of said Southeast Quarter; thence North 00 degrees 12 minutes 08 seconds West a distance of 238.05 feet to the northeast corner of said Quarter Quarter Section; Quarter Section; thence South 89 degrees 21 minutes 22 seconds West along the North line of said Quarter Quarter a distance of 1,354.74 feet to the northwest corner of said Quarter Quarter; thence South 00 degrees 18 minutes 09 seconds East along the West line of said Quarter Quarter a distance of 1,136.91 feet to the POINT OF BEGINNING, containing 30.21 acres of land, more or Quarter a distance of 1,136.91 feet to the POINT OF BEGINNING, containing 30.21 acres of land, more or less.

TRACT 2:

Commencing at the southeast corner of said Southeast Quarter; thence South 89 degrees 25 minutes 04 seconds West (basis of bearing = ALTA/ACSM land title survey by The Schneider Corporation, Job No. 4934.001, dated March 10, 2004) along the South line of said Southeast Quarter a distance of 1,109.75 feet to the POINT OF BEGINNING, said point also being on the southwest corner of Parcel 1A as described in Instrument No. 2013064140 in the Office of the Recorder of Hamilton County, Indiana; thence continuing South 89 degrees 25 minutes 04 seconds West along said South line a distance of 242.69 feet to the southwest corner of said Quarter Quarter Section; thence North 00 degrees 18 minutes 09 seconds West Quarter Section; thence North 00 degrees 18 minutes 09 seconds West along the West line of said Quarter Quarter a distance of 29.67 feet to the southwest corner of Parcel 1 as described in Quarter a distance of 29.67 feet to the southwest corner of Parcel 1 as described in said Instrument No. 2013064140, (the following five (5) courses being along the southerly lines of said Parcel 1); (1) North 89 degrees 25 minutes 36 seconds East 79.18 feet to a point on a tangent curve to the left having a radius of 1,075.00 feet, the radius point of which bears North 00 degrees 34 minutes 24 seconds West; (2) easterly along said curve an arc distance of 348.95 feet to a point which bears South 19 degrees 10 minutes 18 seconds East from said radius point; (3) North 70 degrees 49 minutes 42 seconds East 299.12 feet to a point on a tangent curve to the right having a radius of 925.00 feet, the radius point of which bears South 19 degrees 10 minutes 18 seconds East; (4) easterly along said curve an arc distance of 293.38 feet to a point which bears North 00 degrees 59 minutes 58 seconds West from said radius point; (5) North 89 degrees 00 minutes 02 seconds East 132.11 feet to the westerly line of said Parcel 1A, (the following four (4) courses being along the westerly and northerly lines of said Parcel 1A); (1) South 21 degrees 01 minute 23 seconds West 128.61 feet; (2) South 12 degrees 10 minutes 30 seconds East 77.30 feet; (3) South 89 degrees 25 minutes 04 seconds West 729.61 feet; (4) South 73 degrees 23 minutes 28 seconds West 126.77 feet to the Point of Beginning, containing 2.61 acres of land, more or less.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)



Page | **11**



EXHIBIT C

ILLUSTRATIVE CHARACTER EXHIBIT - GETGO

(Page 1 of 4)



Giant Eagle GetGo - Harmony, IN

27 September, 2016



Giant Eagle GetGo - Harmony, IN

27 September, 2016

EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT - GETGO
(Page 2 of 4)



Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 1

27 September, 2016



Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 2

27 September, 2016

EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT - GETGO
(Page 3 of 4)



Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 3

27 September, 2016



Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 4

27 September, 2016

EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT - GETGO
(Page 4 of 4)



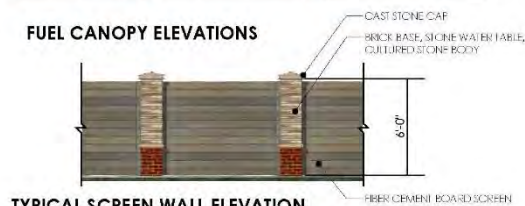
Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 5

27 September, 2016



FUEL CANOPY ELEVATIONS



TYPICAL SCREEN WALL ELEVATION



TRASH ENCLOSURE ELEVATIONS



Giant Eagle GetGo - Harmony, IN

27 September, 2016

(Page 1 of 3)



EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT - CVS
(Page 2 of 3)



BUILDING PERSPECTIVE
VIEW FROM NORTH EAST CORNER OF SITE, LOOKING SOUTH WEST

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT - CVS
(Page 3 of 3)



BUILDING PERSPECTIVE
VIEW FROM INTERSECTION OF DITCH RD. & 146TH ST.

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

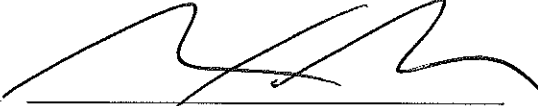
The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, June 6, 2016, to consider an amendment to the Harmony Planned Unit Development District and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the 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.	1606-PUD-07
Ordinance No.	16-12 (the "Amendment Ordinance")
Petitioner	TMC Developers, LLC by Nelson & Frankenberger
Description	The petitioner requests an amendment to the Mixed Use District (Commercial Area) of the Harmony Planned Unit Development (PUD) District.

On September 6, 2016, a motion was made and passed to send a favorable recommendation to the City Council regarding this petition (Vote: 7 in favor, 2 opposed (N. Day, T. Smith)), subject to the following:

1. Signage shall be prohibited on the Gasoline Service Station canopy.
2. Outdoor audio for the Gasoline Service Station shall be restricted to communication between the attendee and patrons at the pump, and emergency situations.
3. The Illustrative Character Exhibit – GetGo (Exhibit C of the Amendment Ordinance) shall be revised to incorporate decorative gooseneck lighting of wall signs, decorative wood beam gable elements and stone as a building material to the base of all structures, to complement the Illustrative Character Exhibit – CVS (Exhibit D of the Amendment Ordinance).
4. The existing trees in the right-of-way along the south property line of Area C (as set forth in Exhibit B of Ordinance 12-14), shall not be disturbed by this development, except as otherwise required by a government agency, utility agency or to accommodate ingress/egress into the site.
5. The petitioner shall offer to provide additional screening on the two properties immediately south of Area C (as set forth in Exhibit B of Ordinance 12-14) on the south side of old 146th Street.

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified this 14th day of September, 2016.


Matthew S. Skelton, Secretary



Giant Eagle, Inc.

101 Kappa Drive • Pittsburgh, PA 15238 • GiantEagle.com

September 30, 2016

Atul and Reeta Bhargava
14588 Ditch Road
Carmel, Indiana 46074

Subject: GetGo Café + Market at Harmony
Landscape screen plantings
Westfield, Indiana

Mr. & Mrs. Bhargava,

I am writing on behalf of Giant Eagle, Inc. It is my understanding that you have had discussions with Mr. Rob Antrim of the TM Crowley Company regarding the proposed Harmony Development amendment and the proposed GetGo facility, and specifically, the proposal to add certain landscape screening on your property and certain plantings within the proposed Development.

While we understand that you are opposed to our requested zoning approval for a GetGo facility at the Harmony Development, in the event our zoning approvals are granted, we want to offer you, at your option, and at our cost, the installation of certain landscaping screening on your property, that would generally consist of nine (9) blue spruce trees, planted fifteen feet on center in a staggered planter along a three to four foot high berm. These trees would be approximately six feet in height at time of planting.

Enclosed with this letter is a general Landscape Exhibit plan that depicts the general location of the aforementioned trees. The final location and landscaping plan will be finalized at a later date in the event we receive the necessary zoning approval for the GetGo facility. Of course, if you prefer an alternative configuration we are happy to try to accommodate where you would like the trees, subject to topographic and property constraints.

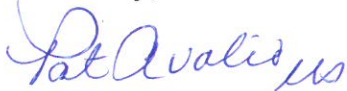
You should understand we are not requesting your support of our zoning requests and you should feel comfortable in continuing to oppose our request. We are simply making this offer in the event that our requested zoning, development and building permit approvals are granted to provide you additional landscape screening on your property in addition to what will be planted within the Harmony Development.

If you would like the landscaping screening and plantings to be completed on your property, please sign this letter below and return a copy to my attention via email at

pat.avolio@gianteagle.com at your earliest convenience, but not later than the issuance of a Certificate of Occupancy for the GetGo facility. Upon receipt of the signed letter, and in the event we obtain the necessary approvals for the GetGo facility, we will contact you to finalize the details for the landscaping screening on your property.

Note that the any and all trees for the landscaping screening on your property will be planted on or before forty-five (45) days after issuance of a Certificate of Occupancy for the GetGo facility, and we will warrant the plantings for a period of 6 months after installation.

Sincerely,



Giant Eagle, Inc.

By: Pasquale D. Avolio, Director of Real Estate Development

Accepted by: _____

Accepted by: _____

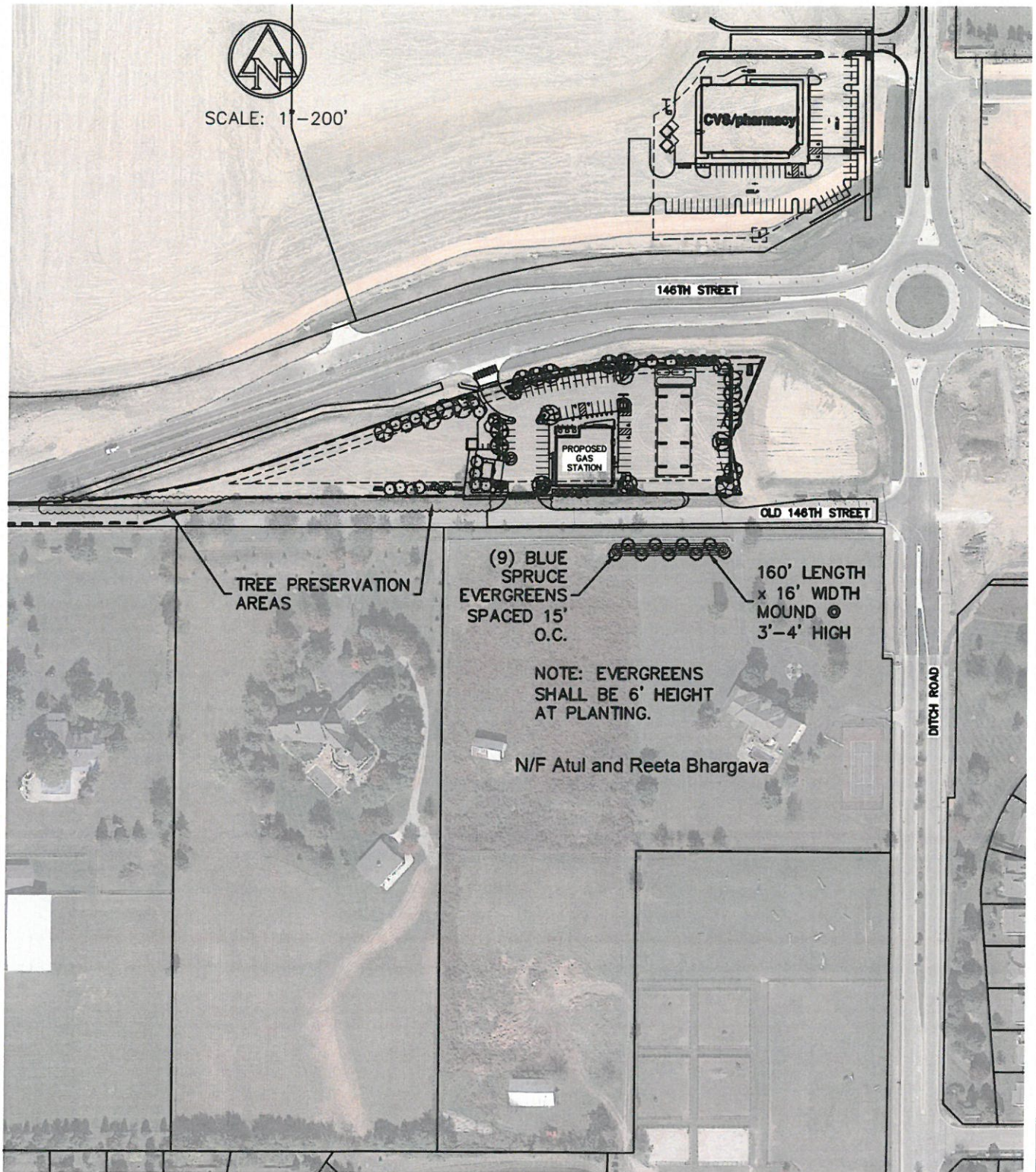
Printed Name: Atul Bhargava

Printed Name: Reeta Bhargava

Date: _____

Date: _____

SCALE: 1" = 200'



PLOT DATE: 9/23/2016 11:49 AM
 EDIT DATE: 9/2/2016
 DRAWING FILE: P:\2015\201509\Drawings\CVS\20150923_Landscape Exhibit 0015.01305.dwg
 EXCUT BY: BRUNGER

**AMERICAN
STRUCTUREPOINT
INC.**

7260 Shadeland Station | Indianapolis, Indiana 46256
 TEL 317.647.6680 | FAX 317.643.0270
 www.structurepoint.com

**146th STREET
& DITCH ROAD**

Scale: 1" = 200'
 Drawn By: PED
 Checked By: ART
 Date: 09/23/2016
 Job No.: 2015.01305

**LANDSCAPE
EXHIBIT**

2



Giant Eagle, Inc.

101 Kappa Drive • Pittsburgh, PA 15238 • GiantEagle.com

September 30, 2016

Mark A. and Gina D. Sell
1611 146th Street West
Carmel, Indiana 46074

Subject: GetGo Café + Market at Harmony
Landscape screen plantings
Westfield, Indiana

Mr. and Mrs. Sell,

I am writing on behalf of Giant Eagle, Inc. It is my understanding that you have had discussions with Mr. Rob Antrim of the TM Crowley Company regarding the proposed Harmony Development amendment and the proposed GetGo facility, and specifically, the proposal to add certain landscape screening on your property and certain plantings within the proposed Development.

While we understand that you are opposed to our requested zoning approval for a GetGo facility at the Harmony Development, in the event our zoning approvals are granted, we want to offer you, at your option, and at our cost, the installation of certain landscaping screening on your property, that would generally consist of nine (9) blue spruce trees, planted fifteen feet on center in a staggered planter along a three to four foot high berm. These trees would be approximately six feet in height at time of planting.

Enclosed with this letter is a general Landscape Exhibit plan that depicts the general location of the aforementioned trees. The final location and landscaping plan will be finalized at a later date in the event we receive the necessary zoning approval for the GetGo facility. Of course, if you prefer an alternative configuration we are happy to try to accommodate where you would like the trees, subject to topographic and property constraints.

You should understand we are not requesting your support of our zoning requests and you should feel comfortable in continuing to oppose our request. We are simply making this offer in the event that our requested zoning, development and building permit approvals are granted to provide you additional landscape screening on your property in addition to what will be planted within the Harmony Development.

If you would like the landscaping screening and plantings to be completed on your property, please sign this letter below and return a copy to my attention via email at pat.avolio@gianteagle.com at your earliest convenience, but not later than the issuance of a Certificate of Occupancy for the GetGo facility. Upon receipt of the signed letter, and in the event we obtain the necessary approvals for the GetGo facility, we will contact you to finalize the details for the landscaping screening on your property.

Note that the any and all trees for the landscaping screening on your property will be planted on or before forty-five (45) days after issuance of a Certificate of Occupancy for the GetGo facility, and we will warrant the plantings for a period of 6 months after installation.

Sincerely,



Giant Eagle, Inc.

By: Pasquale D. Avolio, Director of Real Estate Development

Accepted by: _____

Accepted by: _____

Printed Name: Mark A. Sell

Printed Name: Gina D. Sell

Date: _____

Date: _____

Westfield City Council September 26, 2016

The Westfield City Council met in regular session on Monday September 26, 2016 at the Westfield City Hall. Members present were Chuck Lehman, Steve Hoover, Joe Edwards, Cindy Spoljaric and Mark Keen. Also present were Clerk Treasurer, Cindy Gossard and City Attorney, Brian Zaiger.

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

Approval of Minutes:

Steve Hoover made a motion to approve September 12, 2016 minutes. Joe Edwards seconded.
Vote: Yes-5; No-0.

Guest:

None

Claims:

Mark Keen made a motion to approve the claims as presented. Cindy Spoljaric seconded.
Vote: Yes-5; No-0. Motion carries.

Miscellaneous Business/Special Presentations:

None

Old Business:

Ordinance 16-29: Junction North Planned Unit Development (PUD) District

Council Introduction: August 8, 2016

APC Public Hearing: September 6, 2016

APC Recommendation: September 19, 2016

Adoption Consideration: September 26, 2016

Pam Howard presented this item explaining the request for change in zoning of the 1.55 acres. The PUD would allow for 5 residential lots.

Mark Keen made the motion to approve Ordinance 16-29 as presented. Cindy Spoljaric seconded. Vote: Yes-5; No-0. Motion carries.

Ordinance 16-37: 2017 Budget
Council Introduction- September 12, 2016
Public Hearing – September 26, 2016
Adoption Consideration - October 10, 2016

President Lehman introduced this item

Public Hearing: opened 7:09

Ray Schneider spoke, stating his concerns on the budget.

Linda Nass spoke, stating her reasons for being opposed to the budget. (SEE ATTACHED)

Public Hearing: closed 7:17

New Business:

Ordinance 16-38: 2017 Salary Ordinance
Council Introduction: September 26, 2016
Adoption Consideration: October 10, 2016

Todd Burtron presented this item giving a brief overview of the annual Salary Ordinance.

Ordinance 16-40: Amending Ordinance 16-33, The Pledge of Certain Revenues of the City to the Payment of Lease Rentals
Council Introduction: September 26, 2016
Adoption Consideration: September 26, 2016

Brian Zaiger presented this item discussing the language changes on the amended Ordinance.

Joe Edwards made a motion to suspend the rules to approve Ordinance 16-40 as amended. Steve Hoover seconded. Vote: Yes-5; No-0. Motion carries.

Steve Hoover made a motion to approve Ordinance 16-40 as amended. Joe Edwards seconded. Vote: Yes-5; No-0. Motion carries.

John Knight manager of Grand Junction Brewery spoke explaining his reasons behind his request to be exempt from the current Food Truck Ordinance.

There was Council discussion with the Petitioner

Jim Ake will meet with Petitioner to work through the details of his request.

CITY COUNCIL COMMENTS:

Steve Hoover gave APC update.

Cindy Spoljaric spoke about Grand Junction Derby and Janus at the Junction this Saturday.

MAYOR COMMENTS:

Bulk Trash Day on Oct 8th from 8am to Noon

Home A Rama had 5,000 visitors in first week

Coffee with Cops success

At our Lantern Awards Westfield Officer Billy Adams and Westfield Fire Mike Sherley received award last weekend

Talked about Denny Hayes (Westfield Employee Award recipient) being an employer's dream, dependable, hardworking, knowledgeable, and loyal.

Without any further business the meeting was adjourned at 8:45 p.m.

Clerk-Treasurer

President

September 26, 2016
2017 Budget Public Hearing – Westfield
161st Street Neighbors – Linda Naas

Opposed: This budget is a \$1.5 Million deficit budget.

Solution: Look for budget reductions and solutions other than spending Cash Reserves.

Population increased from 2010 to 2016 by 22.6%: 30,068 to 36,864

Budget increased from 2010 to 2016 by 72%: \$19,807,713 to \$34,070,409

Budget increased at the rate of 3.2 times the rate of increase in the population.

FYI – The budget increased from 2010 to 2017 by 86.7%

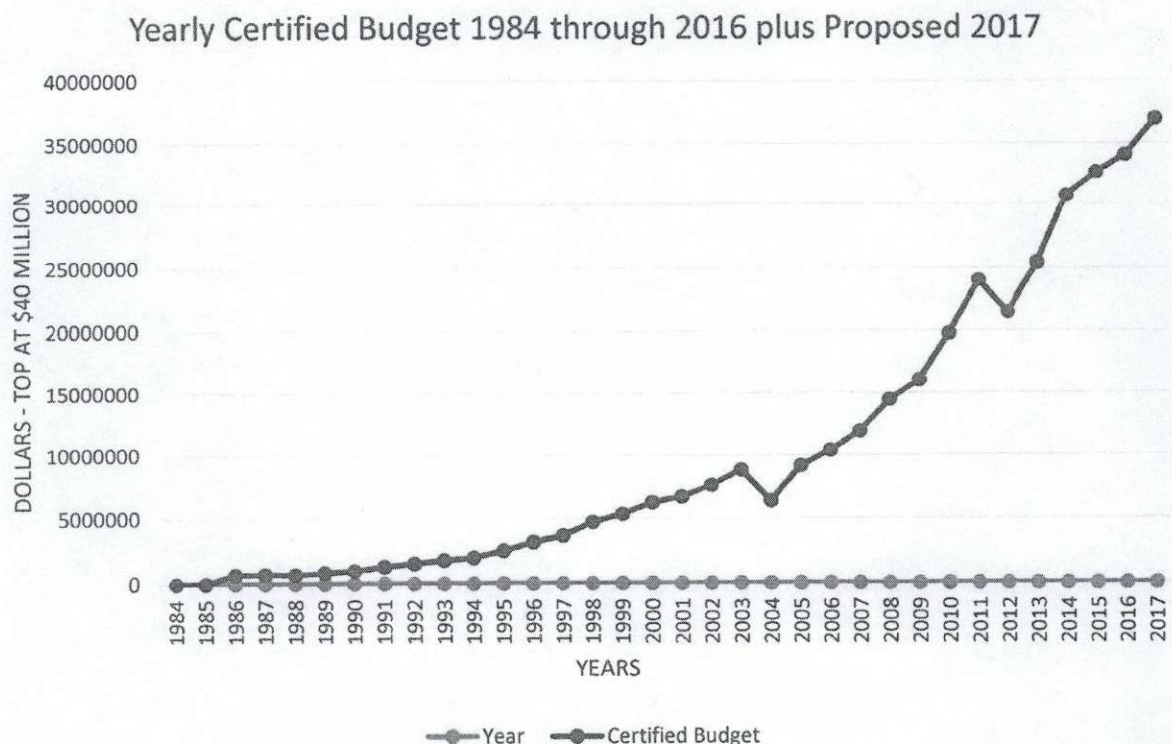
Opposed to rate of budget increase based on population numbers.

Pages 6 & 7 are misleading in growth, since the taxes don't go to the general fund if the growing properties are in TIF. All increase for existing MF/commercial and new MF/commercial go to TIF to the RDC – not to the General Fund. So the growing AV doesn't translate to new general fund property taxes. (The non-TIF tax projections are available from the Ham Co Auditor offices.)

This budget should consider a reduction in capture to TIF which could cover the deficit of \$1.5 M.

The increase in certified budget last year was 4.3%, this year's proposed budget is double that. (DLGF)

Opposed to doubling the budget increase.



Last October the Westfield Sustainability Report said there would be \$3 Million taken from Acct 641 Reserves in 2016 but nothing expected in the next year 2017. But this 2017 budget proposes taking \$1.5 Million from Acct 641 in 2017. These reserves should be used for unexpected expenditures or shortages on previous year budget per Muni-code on Cash Reserves. With the City knowing that the operational costs of the Grand Park outdoor and indoor are going to fluctuate and the City will owe \$2.5 Million for the Indoor facility and nearly \$2 Million for the payments on the Grand Park Campus land and fields, etc. bonds, conservative spending would serve the City well and save the taxpayers. Management agreements require the City to cover many of the operational costs of the Sports Campus, the City's largest economic development to date, even of the outdoor fields, and those costs are hard to project. There could certainly be unexpected expenditures in this area and others.

Opposed to using Cash Reserves to pay for excessive spending. Look for budget reductions.

Salaries appear in all budget departments and therefore it is not easily seen how much the number of employees or amounts for salaries and benefits increase in total each year. The City's largest single expenditure is salaries and benefits. This budget shows a 2% increase for cost of living this year in the salary ordinance. (Last year it was 1% - that's double this year).

Compensation is nearing \$13 Million – 87% of Property Taxes for the year 2017.

The budget once again shows that the employees' contribution to the PERF (retirement fund) will again be paid by the taxpayers.

- Although unpopular to take away extra benefits, the City should consider requiring the employees to pay their own 3% contribution as do other cities and thereby save the taxpayers considerable funds and reduce the deficit.
- The City should also consider dropping the match of 457 funds which also would save the taxpayers considerable funds and reduce the deficit.
- The 11.2% of compensation paid by the City into the fund is at a much higher rate than most of the private sector as the State has a part in determining this percentage.
- Apply the same to certain fire employees as for other civilian employees which they are.
- Fact: Police and Fire employees receive higher 17.2% but no matches to this or 457 fund.
- Typically the employees who benefit most from the two above extras are the more highly-compensated employees. The Clerk-Treasurer could certainly provide analysis of this.
- These matches benefit the more highly compensated when they hope is to give a benefit to the lower-compensated employees. A good HR person can explain the benefits to all but it is the employees' decision. Of course, the State allows anyone to pay the employee contribution of 3% to add to their funds, but it is a high cost to taxpayers to do so. 3% is a large bonus to already high-compensated employees. There are other ways to handle this in compensation without paying the employee contribution.
- Who in the private sector gets a deal like this? The City is asking taxpayers to pay for better benefits than they receive themselves. This is not fair to taxpayers.
- **Do not vote on the Salary Ordinance tonight until this issue is discussed.** Make the appropriate changes to the Salary Ordinance to be presented later this evening.

Bring benefits and compensation into line with currently available tax revenues and competitive salaries in the area.

Additional employees: After the Financial Advisor advised in October 2015:

Assume 1 new police officer per year from 2016-2019

Assume 3 new Street Department employees added in 2016

The City added 5 last year

2 Police Officers

EMS Division Chief (Fire)

Associate Planner ECD

Part-time Admin Assistant ECD

(moved Facility Coord from Admin to Public Works)

(moved 2 inspectors from PW to Stormwater)

This year, against financial advice, the City is proposing adding 9 employees:

2 Patrol Officers

Deputy Chief of Admin (Fire)

Laborer PW

Encroachment Inspector PW

Engineer PW

Project Foreman Stormwater

Infrastructure Foreman Stormwater

Customer Service Rep Stormwater

Follow the financial advice and keep growth of government under control – brainstorm and implement more effective work methods. Change priorities. Cut employees when outside vendors are hired.

Are we balancing the importance of Police and Fire (Public Safety) to Economic Development in the budget?

First and foremost the City is to supply public safety. Are those budgets squeezed and the focus of those departments prioritized to a Grand Park which pays no taxes to support police and fire due to exempt properties and TIF. Single-family property owners cannot support the cost of public safety since MF/Commercial are almost entirely in TIF. Page 5 of the presentation puts public safety below Economic Strategic Priorities. For the amount of money spent on Economic Development in Westfield which is in the multi-millions, the taxpayers have seen no relief in taxes, no improvement in schools and an ever-growing government.

Prioritize Public Safety in the Budget as number 1. Cut Administration if necessary.

This Administration has taken Clerk-Treasurer authorities given by the State and Municipal Code and given them to employees outside the Clerk-Treasurer's office and outside the authority of the Clerk-Treasurer. The Administration has set up an Enterprise Development Department which is not defined in the Municipal Code or State codes. (See the Municipal Code and State codes for a clear explanation of what duties and authority fall within the elected office of Clerk-Treasurer for a third class city.) This has caused duplication of work efforts and errors regarding finances and thereby costing the taxpayers more. Clearly this caused errors, and cost time and money in transferring to the current software system for the records of the Clerk-Treasurer. It also appears to have added to the lack of transparency in the City's finances as IC 36-4-10-4.5 outlining the duties of the Clerk-Treasurer is not followed and others in the Admin depart have usurped that authority. Clearly, per Code, the Clerk-Treasurer hires staff that works under the purview of that office according to Codes both State and City. **Finances could be handled much more efficiently and cost-effectively if the Duties of the Clerk-Treasurer as outlined in IC 36-4-10-4.5 were followed by all in the City. Dispense with duplication under Administration.**

Westfield:
third class

IC 36-4-10

Chapter 10. City Clerk and Fiscal Officer

IC 36-4-10-1

Application of chapter

Sec. 1. This chapter applies to second and third class cities.

As added by Acts 1980, P.L.212, SEC.3. Amended by Acts 1981, P.L.44, SEC.50.

IC 36-4-10-2

City clerk or city clerk-treasurer; election; fiscal officer; term of office; immunity

Sec. 2. (a) A city clerk shall be elected under IC 3-10-6 by the voters of each second class city, and a city clerk-treasurer shall be elected under IC 3-10-6 by the voters of each third class city.

(b) The city clerk or clerk-treasurer is the clerk of each city.

(c) The city controller appointed under IC 36-4-9-6 is the fiscal officer of each second class city, and the city clerk-treasurer is the fiscal officer of each third class city.

(d) The city controller of a second class city is not liable, in an individual capacity, for any act or omission occurring in connection with the performance of the city controller's duty as fiscal officer of the second class city, unless the act or omission constitutes gross negligence or an intentional disregard of the controller's duty.

(e) The term of office of a city clerk or clerk-treasurer is four (4) years, beginning at noon on January 1 after election and continuing until a successor is elected and qualified.

As added by Acts 1980, P.L.212, SEC.3. Amended by Acts 1981, P.L.44, SEC.51; P.L.5-1986, SEC.52; P.L.67-2002, SEC.5.

IC 36-4-10-2.5

Office space provided

Sec. 2.5. If office space exists in a building owned or leased by the city, the city executive and legislative body shall provide office space for:

(1) the clerk or clerk-treasurer; and

(2) the staff and records of the clerk or clerk-treasurer.

As added by P.L.69-1995, SEC.8.

IC 36-4-10-3

Clerk; eligibility; residence

Sec. 3. (a) A person is eligible to be the clerk only if the person meets the qualifications prescribed by IC 3-8-1-28.

(b) Residency in territory that is annexed by the city before the election is considered residency for the purposes of subsection (a), even if the annexation takes effect less than one (1) year before the election.

(c) The clerk must reside within the city as provided in Article 6,

Section 6 of the Constitution of the State of Indiana. The clerk forfeits office if the clerk ceases to be a resident of the city.

As added by Acts 1980, P.L.212, SEC.3. Amended by Acts 1981, P.L.11, SEC.164; P.L.5-1986, SEC.53; P.L.3-1987, SEC.558.

IC 36-4-10-4

Clerk; duties

Sec. 4. The clerk shall do the following:

- (1) Serve as clerk of the city legislative body under IC 36-4-6-9 and maintain custody of its records.
- (2) Maintain all records required by law.
- (3) Keep the city seal.
- (4) As soon as a successor is elected and qualified, deliver to the successor all the records and property of the clerk's office.
- (5) Perform other duties prescribed by law.
- (6) Administer oaths when necessary in the discharge of the clerk's duties, without charging a fee.
- (7) Take depositions, without charging a fee.
- (8) Take acknowledgement of instruments that are required by statute to be acknowledged, without charging a fee.
- (9) Serve as clerk of the city court under IC 33-35-3-2, if the judge of the court does not serve as clerk of the court or appoint a clerk of the court under IC 33-35-3-1.

As added by Acts 1980, P.L.212, SEC.3. Amended by P.L.36-1986, SEC.3; P.L.189-1988, SEC.1; P.L.33-1998, SEC.9; P.L.98-2004, SEC.160.

IC 36-4-10-4.5

Third class cities; fiscal officer; duties

Sec. 4.5. (a) This section applies to third class cities.

(b) The fiscal officer is the head of the city department of finance.

The fiscal officer shall do the following:

- (1) Receive and care for all city money and pay the money out only on order of the approving body.
- (2) Keep accounts showing when and from what sources the fiscal officer has received city money and when and to whom the fiscal officer has paid out city money.
- (3) Prescribe payroll and account forms for all city offices.
- (4) Prescribe the manner in which creditors, officers, and employees shall be paid.
- (5) Manage the finances and accounts of the city and make investments of city money.
- (6) Prepare for the legislative body the budget estimates of miscellaneous revenue, financial statements, and the proposed tax rate.
- (7) Issue all licenses authorized by statute and collect the fees fixed by ordinance.
- (8) Serve as clerk of the board of public works by attending

meetings, preparing agendas, and recording proceedings.

(9) Perform all other duties prescribed by statute.

(c) A fiscal officer is not liable in an individual capacity for an act or omission occurring in connection with the performance of the duties prescribed by subsection (b), unless the act or omission constitutes gross negligence or an intentional disregard of the fiscal officer's duties.

As added by P.L.189-1988, SEC.2. Amended by P.L.35-1999, SEC.6.

IC 36-4-10-5

Second class cities; fiscal officer; duties

Sec. 5. (a) This section applies to second class cities.

(b) The fiscal officer is the head of the city department of finance.

The fiscal officer shall do the following:

(1) Prescribe the form of reports and accounts to be submitted to the department.

(2) Sign and issue all warrants on the city treasury.

(3) Audit and revise all accounts and trusts in which the city is concerned.

(4) Keep separate accounts for each item of appropriation made for each city department, including a statement showing the amount drawn on each appropriation, the unpaid contracts charged against it, and the balance remaining.

(5) At the end of each fiscal year, submit under oath to the city legislative body a report of the accounts of the city published in pamphlet form and showing revenues, receipts, expenditures, and the sources of revenues.

(6) Maintain custody of the records of the department and turn them over to the fiscal officer's successor in office.

(7) Perform duties prescribed by statute concerning the negotiation of city bonds, notes, and warrants.

(8) Keep a register of bonds of the city and of transfers of those bonds.

(9) Manage the finances and accounts of the city and make investments of city money, subject to the ordinances of the legislative body.

(10) Issue city licenses on payment of the license fee.

(11) Collect fees as fixed by ordinance.

(12) Pay into the city treasury, once each week, all fees and other city money collected by the department during the preceding week, specifying the source of each item.

(13) Prescribe payroll and account forms for all city offices.

(14) Prescribe the manner in which salaries shall be drawn.

(15) Prescribe the manner in which creditors, officers, and employees shall be paid.

(16) Provide that all salaries are payable monthly, unless the legislative body establishes more frequent payments.

(17) Notify the city executive of the failure of any city officer

~~to collect money due the city or to pay city money into the city treasury.~~

~~(18) Draw warrants on the city treasury for miscellaneous city expenditures not made under the direction of a department and not specifically fixed by statute.~~

~~As added by Acts 1980, P.L.212, SEC.3. Amended by P.L.189-1988, SEC.3.~~

IC 36-4-10-5.5

Employment of attorneys or legal research assistants

Sec. 5.5. (a) A clerk or clerk-treasurer may hire or contract with competent attorneys or legal research assistants on terms the clerk or clerk-treasurer considers appropriate.

(b) Employment of an attorney under this section does not affect a city department of law established under IC 36-4-9-4.

(c) Appropriations for the salaries of attorneys and legal research assistants employed under this section shall be approved in the annual budget and must be allocated to the clerk or clerk-treasurer for the payment of attorney's and legal research assistant's salaries.

As added by P.L.69-1995, SEC.9. Amended by P.L.34-1999, SEC.2.

IC 36-4-10-6

Repealed

(As added by Acts 1980, P.L.212, SEC.3. Amended by Acts 1982, P.L.1, SEC.57; P.L.57-1986, SEC.4; P.L.12-1992, SEC.160. Repealed by P.L.173-2003, SEC.41.)

IC 36-4-10-7

Third class cities; clerk's deputies and employees

Sec. 7. (a) This section applies to third class cities.

(b) The clerk shall appoint the number of deputies and employees needed for the effective operation of the office, with the approval of the city legislative body. The clerk's deputies and employees serve at the clerk's pleasure.

(c) If a city owns a utility and the clerk is directly responsible for the billing and collection of that utility's rates and charges, the clerk shall appoint those employees who are also responsible for that billing and collection. These employees serve at the clerk's pleasure.

(d) Whenever the city court judge does not serve as clerk of the city court or appoint a clerk to serve as clerk of the city court under IC 33-35-3-1, the clerk shall serve as clerk of the city court.

As added by P.L.189-1988, SEC.4. Amended by P.L.33-1998, SEC.10; P.L.98-2004, SEC.161.

ORDINANCE NUMBER 16-34

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

This is an Ordinance (this "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 Council enacted Ordinance No. 13-16, the Enclave and Springs Planned Unit Development District (the "PUD Ordinance"), on October 14, 2013;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1609-PUD-18**), requesting an amendment to the PUD Ordinance with regard to the subject real estate commonly known as **15807 Longship Court, Westfield, Indiana 46074**, and more particularly described as:

Lot 29 in The Spring at Viking Meadows Plat, an addition in Hamilton County, as per plat thereof, recorded June 6, 2015 as Instrument No. 2015027282, in Plat Cabinet 5, Slide 353, in the Office of the Recorder of Hamilton County, Indiana (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1609-PUD-18** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable recommendation** (7-1) 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 September 7, 2016;

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 PUD Ordinance and the Unified Development Ordinance are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by the PUD Ordinance, as amended by this Ordinance and its exhibits.
- 1.2 All other provisions of the PUD Ordinance shall remain in effect with the adoption of this Ordinance.
- 1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of the PUD Ordinance, as amended.

Section 2. **Swimming Pool Setback Standards.** The standards of Exhibit C: Development Standards Matrix of the PUD Ordinance shall be amended to modify the Rear Yard Minimum Building Setback for a swimming pool from twenty-five (25) feet to fifteen (15) feet.

Section 3. **Swimming Pool Improvements.** If a swimming pool is installed on the Real Estate, then it shall be installed in substantial compliance with the Concept Plan, attached hereto as **Exhibit A**, including, but not limited to substantial compliance with the depicted landscaping. A power safety pool cover and fence surrounding the pool, as depicted on the Concept Plan, shall both be required and installed in accordance with the applicable building code requirements.

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2016.**

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

This document prepared by: Jesse M. Pohlman, City of Westfield Economic and Community Development Department, 2728 E. 171st Street, Westfield, IN 46074. I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jesse M. Pohlman

I hereby certify that **ORDINANCE 16-34** was delivered to the Mayor of Westfield

on the _____ day of _____, 2016, at _____m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-34**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-34**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor



Westfield City Council Report

Ordinance Number:	16-34
APC Petition Number:	1609-PUD-18
Petitioner:	Heather Raymond by Perma Pools Corp.
Requested Action:	An amendment to the Enclave and Springs Planned Unit Development (the "PUD Ordinance") District to modify the minimum rear yard building setback line from twenty-five (25) to fifteen (15) feet at 15807 Longship Court to accommodate a swimming pool.
Current Zoning:	The Enclave & Springs PUD District (Ordinance 13-16)
Current Land Use:	Single Family Residential
Exhibits:	1. Location Map 2. Concept Plan 3. PUD Development Standards Matrix 4. Amendment Ordinance 5. APC Certification
Prepared by:	Daine Crabtree, Associate Planner

PETITION HISTORY

The petition received a public hearing at the September 6, 2016, Advisory Plan Commission (the "APC") meeting. This petition was forwarded to the City Council with a favorable recommendation (Vote: 7 in favor, 1 opposed (R. Smith)) at the October 4, 2016, APC meeting.

PROJECT OVERVIEW

Project Location: The subject property (collectively, the "property") is located at 15807 Longship Court within The Springs at Viking Meadows subdivision, which is located at the northwest corner of 156th Street and Oak Ridge Road (see **Exhibit 1**).

Amendment Description: The petitioner is requesting an amendment to modify the minimum rear yard building setback from twenty-five (25) to fifteen (15) feet to accommodate a proposed swimming pool. The proposed ordinance requires that the swimming pool be in substantial

compliance with the Concept Plan (see **Exhibit 2**), which includes fencing and landscaping around the entirety of the pool and deck as well as a locking pool cover. This amendment is required in order to accommodate the proposal because the property is located within a PUD District.

Development Standards: Article 6.1(G)(3) of the UDO, Accessory Use and Building Standards, states that swimming pools “shall be required to meet the same minimum Building Setback Line as the Principal Building to which they are accessory”. The PUD Ordinance (Exhibit C of the PUD Ordinance attached as **Exhibit 3**) establishes the minimum rear yard building setback line as twenty-five (25) feet.

The proposed ordinance and Concept Plan specifies an iron fence around the pool and deck and an automatic locking cover will also be affixed to the pool (building code and Article 6.1(G)(4) of the UDO would otherwise require only one of these).

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) Ordinance are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the September 6, 2016, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations:

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

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

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its October 4, 2016, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 7 in favor, 1 opposed (R. Smith)) (see **Exhibit 5**).

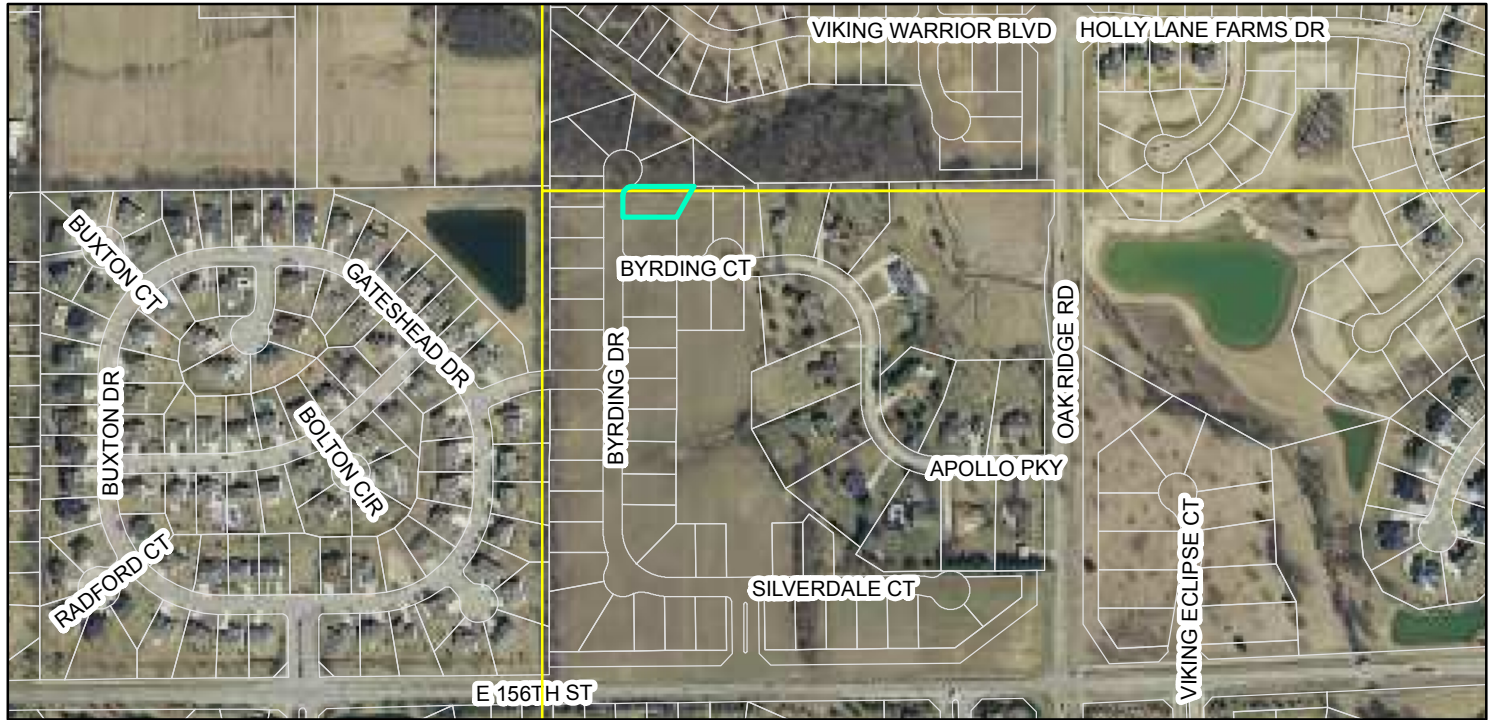
City Council

Eligible for Adoption: October 10, 2016

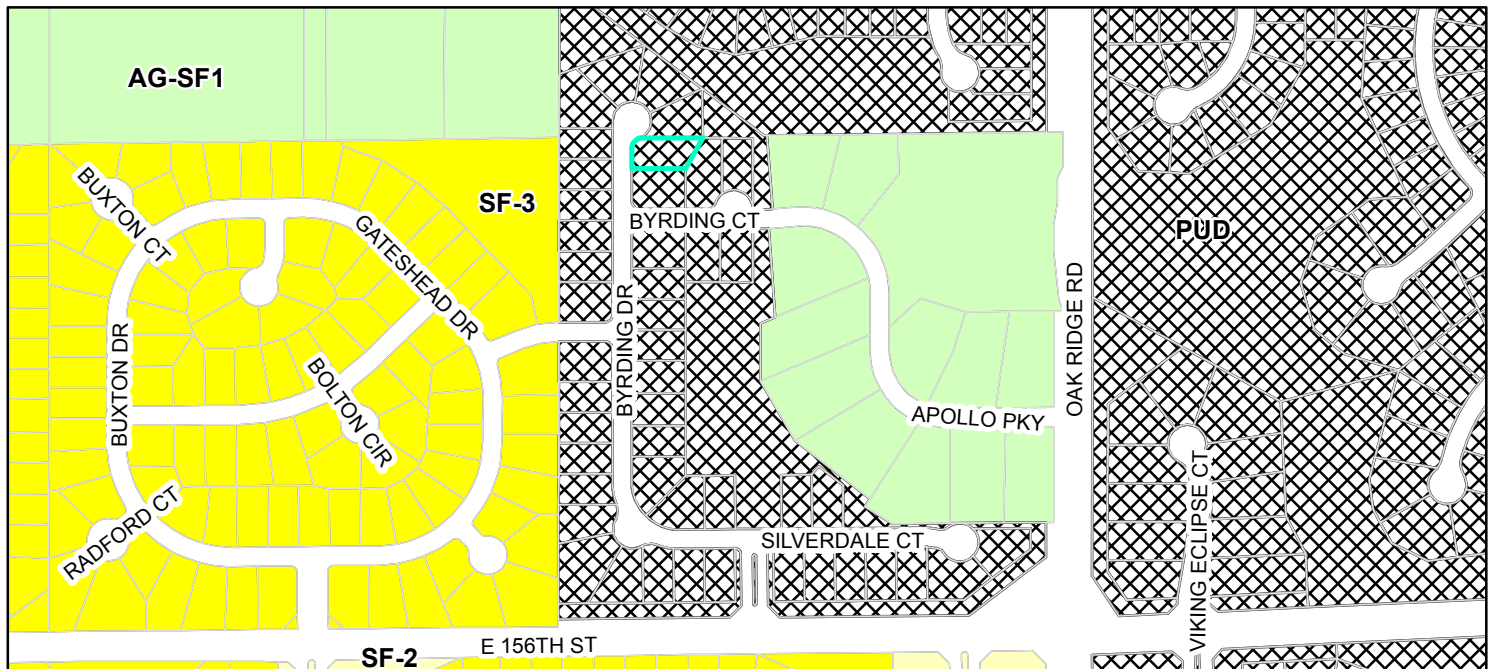
Submitted by: Daine Crabtree, Associate Planner
Economic and Community Development Department

Aerial Location Map

Site

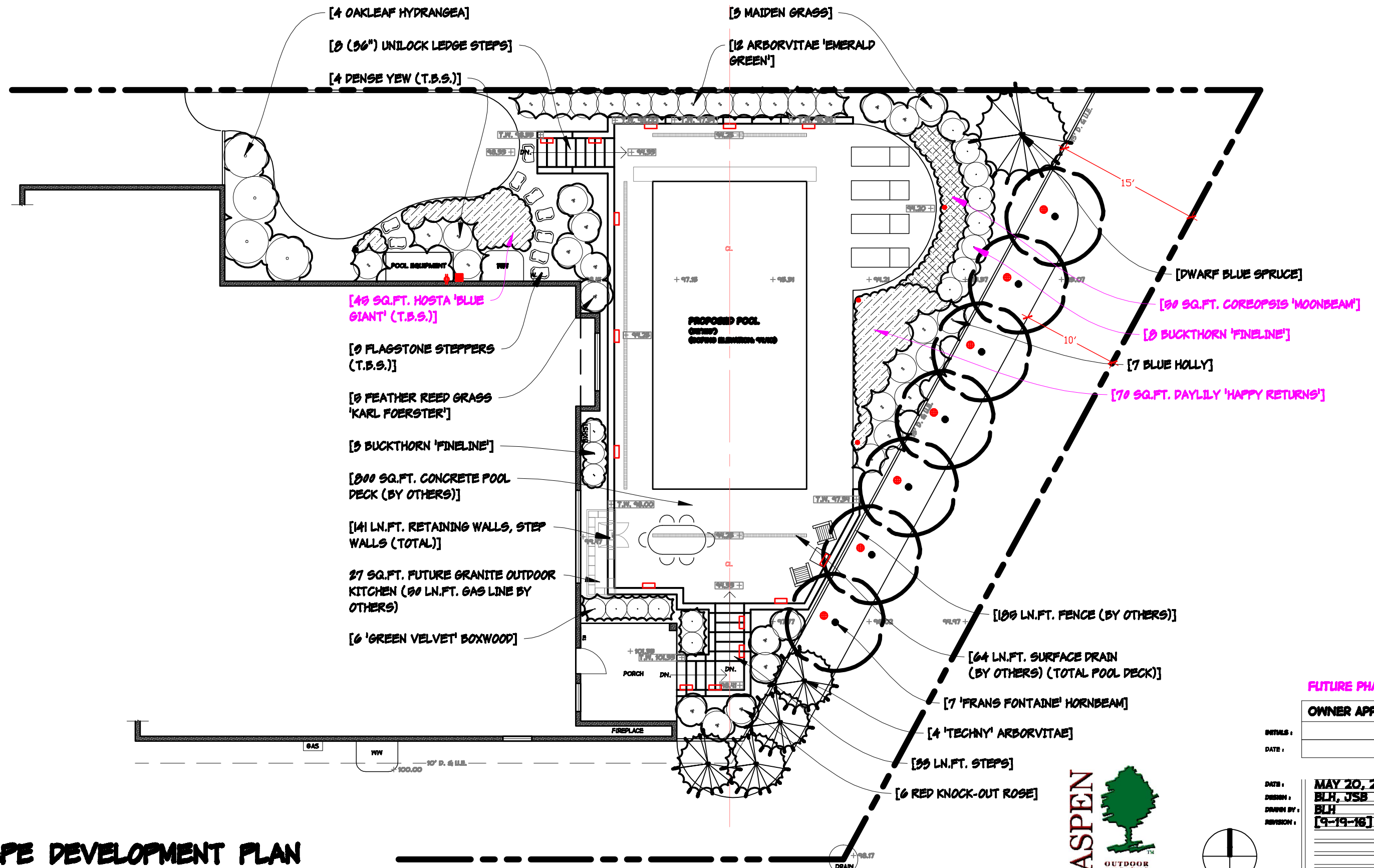


Zoning Map



Parcel **Zoning**

AG-SF1 (Agriculture - Single Family - 1)	PUD (Planned Unit Development)	SF-3 (Single Family - 3)
SF-2 (Single Family - 2)		



LANDSCAPE DEVELOPMENT PLAN

RAYMOND RESIDENCE

15807 LONGSHIP COURT WESTFIELD, INDIANA © 2016, ASPEN OUTDOOR DESIGNS, INC.

ASPEN
OUTDOOR DESIGNS
Artistic by Nature
ASPEN OUTDOOR DESIGNS, INC.
1010 S. 156TH ST.
NOBLESVILLE, IN 46060
TEL: 917.774.0956
FAX: 917.776.9970

NORTH
SCALE : 1" = 10'-0"

FUTURE PHASE

OWNER APPROVAL	
DETAILS :	
DATE :	
DATE :	MAY 20, 2016
DESIGN :	BLH, JSB
DRAWN BY :	BLH
REVISION :	[9-19-16]
RAYMOND	
16.149	

EXHIBIT C
DEVELOPMENT STANDARDS MATRIX

Parcels A and B: Residential Development Standards

Parcel	Base Underlying Zoning	Max. # of Units	Min. Lot Width		Min. Lot Area (Sq. Ftg.)	Max. Bldg. Height	Minimum Building Setbacks			Min. Home Size (Sq. Ftg. not including basement)		Architectural Standards
			at Bldg. Setback Line	at Right of Way			Front	Side	Rear			
"Springs"	SF-2	46	80'	40'	10,400	35'	25'	5' min. 14' Aggregate Between Structures	25'	1-Story	2-Story	See Exhibit D
										2,000	2,200	
"Enclave"	SF-2	81	65'	40'	8,000	35'	25'	5' min. 10' Aggregate Between Structures	20'	1-Story	1 ½ - Story	See Exhibit E
										1,500	2,000	

ORDINANCE NUMBER 16-34

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

This is an Ordinance (this "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 Council enacted Ordinance No. 13-16, the Enclave and Springs Planned Unit Development District (the "PUD Ordinance"), on October 14, 2013;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1609-PUD-18**), requesting an amendment to the PUD Ordinance with regard to the subject real estate commonly known as **15807 Longship Court, Westfield, Indiana 46074**, and more particularly described as:

Lot 29 in The Spring at Viking Meadows Plat, an addition in Hamilton County, as per plat thereof, recorded June 6, 2015 as Instrument No. 2015027282, in Plat Cabinet 5, Slide 353, in the Office of the Recorder of Hamilton County, Indiana (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1609-PUD-18** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable recommendation** (7-1) 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 September 7, 2016;

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 PUD Ordinance and the Unified Development Ordinance are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by the PUD Ordinance, as amended by this Ordinance and its exhibits.
- 1.2 All other provisions of the PUD Ordinance shall remain in effect with the adoption of this Ordinance.
- 1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of the PUD Ordinance, as amended.

Section 2. **Swimming Pool Setback Standards.** The standards of Exhibit C: Development Standards Matrix of the PUD Ordinance shall be amended to modify the Rear Yard Minimum Building Setback for a swimming pool from twenty-five (25) feet to fifteen (15) feet.

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**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2016.**

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

ATTEST:

Cindy Gossard, Clerk Treasurer

This document prepared by: Jesse M. Pohlman, City of Westfield Economic and Community Development Department, 2728 E. 171st Street, Westfield, IN 46074. I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jesse M. Pohlman

I hereby certify that **ORDINANCE 16-34** was delivered to the Mayor of Westfield

on the _____ day of _____, 2016, at _____m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-34**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-34**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

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

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Tuesday, September 6, 2016, to consider an amendment to the Enclave and Springs Planned Unit Development (PUD) modifying the rear yard building setback line at 15807 Longship Court from twenty-five (25) to fifteen (15) feet. 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.	1609-PUD-18
Ordinance No.	16-34
Petitioner	Heather Raymond by Perma Pools Corp.
Description	The petitioner requests to modify the rear yard building setback at 15807 Longship Court from twenty-five (25) to fifteen (15) in the Enclave and Springs Planned Unit Development (PUD) District to allow for a swimming pool.

On October 3, 2016, a motion was made and passed to send a favorable recommendation to the City Council regarding this petition (Vote: 7 in favor, 1 opposed (R. Smith)).

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



Matthew S. Skelton, Secretary

October 4, 2016
Date

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

October 10, 2016

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 18 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 10 day of October, 2016

_____	_____	_____
_____	_____	_____
_____	_____	_____

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: 09/23/16..10/04/16

10/4/2016 2:11 PM

Page 1 of 18

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101	General								
Administration									
VEN004479	Symetra Life Insurance	APP037474	9/27/2016	101001119	ADM-HEALTH AND DENTAL	Life ins prem	6.50	60668	9/27/2016
VEN001248	LifeServices EAP	APP037501	9/28/2016	101001119	ADM-HEALTH AND DENTAL	4th Quart EAP	16.65	60677	9/28/2016
VEN000513	DavisVision	APP037518	9/28/2016	101001119	ADM-HEALTH AND DENTAL	Davis Ins Prem	24.28	60679	9/28/2016
VEN000534	Delta Dental	APP037521	9/28/2016	101001119	ADM-HEALTH AND DENTAL	Ins Prem	146.37	60680	9/28/2016
VEN000739	Frontier	APP037666	10/3/2016	101001343	ADM-BUILDING	Alarm at City Hall	63.36		
VEN000739	Frontier	APP037666	10/3/2016	101001343	ADM-BUILDING	City Services	416.46		
VEN001537	Payroll	APP037716	10/3/2016	101001111	ADM-SALARY	sal	8,078.00	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101001120	ADM-FICA AND MEDICARE	fica	480.15	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101001120	ADM-FICA AND MEDICARE	med	112.30	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101001121	ADM-PERF	perf	909.05	500000096	10/4/2016
VEN001988	Travelers	APP037720	10/4/2016	101001349	ADM-SERVICES	Barbara Godby claim	124.00		
VEN001988	Travelers	APP037721	10/4/2016	101001339	ADM-INSURANCE	4th inst Pkg policies	3,049.12		
Subtotal for Administration							13,426.24		

Purchase Invoice Register

City of Westfield

Report Date Range: 09/23/16..10/04/16

10/4/2016 2:11 PM

Page 2 of 18

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101	General								
	Police								
VEN004479	Symetra Life Insurance	APP037474	9/27/2016	101002119	POLICE-HEALTH AND DENT	Life ins prem	162.50	60668	9/27/2016
VEN001248	LifeServices EAP	APP037501	9/28/2016	101002119	POLICE-HEALTH AND DENT	4th Quart EAP	283.05	60677	9/28/2016
VEN000513	DavisVision	APP037518	9/28/2016	101002119	POLICE-HEALTH AND DENT	Davis Ins Prem	459.24	60679	9/28/2016
VEN000534	Delta Dental	APP037521	9/28/2016	101002119	POLICE-HEALTH AND DENT	Ins Prem	2,510.40	60680	9/28/2016
VEN002035	US Uniform and Supply	APP037541	9/29/2016	101002229	POLICE-UNIFORMS	Uniforms - Carter	223.85		
VEN001815	Speedway Superamerica	APP037544	9/29/2016	101002226	POLICE-VEHICLE GAS/SUPP	Vehicle Gas - Monthly Statem	470.93		
VEN000412	City of Westfield Utility	APP037647	10/3/2016	101002342	POLICE-WATER/SEWER	Police Portion - 81	36.80		
VEN000434	Comcast Cable	APP037652	10/3/2016	101002349	POLICE-SERVICES	Monthly Statement	97.00		
VEN000314	C.A.R. Clinic	APP037654	10/3/2016	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	932.45		
VEN002017	Unifirst Corporation	APP037656	10/3/2016	101002343	POLICE-BUILDING MAINTEN	Mat Rental	61.45		
VEN001274	M.J Insurance	APP037657	10/3/2016	101002122	POLICE-WORKERS' COMP	Workers Comp Audit 2015	9,743.00		
VEN000849	Hamilton County Treasurer	APP037658	10/3/2016	101002336	POLICE-DISPATCH SERVICE	4th quart E911	149,191.12		
VEN001459	North Central Co-Op	APP037665	10/3/2016	101002226	POLICE-VEHICLE GAS/SUPP	Unleaded fuel	7,096.72		
VEN000739	Frontier	APP037666	10/3/2016	101002335	POLICE-TELEPHONE	Elevator and postage machin	60.16		
VEN001537	Payroll	APP037716	10/3/2016	101002111	POLICE-SALARY	sal	135,813.15	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101002120	POLICE-FICA AND MEDICAR	fica	8,124.94	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101002120	POLICE-FICA AND MEDICAR	med	1,900.18	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101002121	POLICE-PERF	perf	21,426.97	500000096	10/4/2016
VEN001988	Travelers	APP037721	10/4/2016	101002339	POLICE-INSURANCE	4th inst Pkg policies	13,473.97		
	Subtotal for Police						352,067.88		

Purchase Invoice Register

City of Westfield

Report Date Range: 09/23/16..10/04/16

10/4/2016 2:11 PM

Page 3 of 18

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101	General								
Economic and Community Development									
VEN004479	Symetra Life Insurance	APP037474	9/27/2016	101003119	ECD-HEALTH AND DENTAL	Life ins prem	39.00	60668	9/27/2016
VEN001248	LifeServices EAP	APP037501	9/28/2016	101003119	ECD-HEALTH AND DENTAL	4th Quart EAP	61.05	60677	9/28/2016
VEN000513	DavisVision	APP037518	9/28/2016	101003119	ECD-HEALTH AND DENTAL	Davis Ins Prem	119.82	60679	9/28/2016
VEN000534	Delta Dental	APP037521	9/28/2016	101003119	ECD-HEALTH AND DENTAL	Ins Prem	441.35	60680	9/28/2016
VEN001459	North Central Co-Op	APP037665	10/3/2016	101003226	ECD-VEHICLE GAS/SUPPLIE	Unleaded fuel	212.18		
VEN001537	Payroll	APP037716	10/3/2016	101003111	ECD-SALARY	sal	22,789.39	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101003111	ECD-SALARY	sal	4,038.40	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101003120	ECD-FICA AND MEDICARE	fica	1,365.60	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101003120	ECD-FICA AND MEDICARE	fica	237.42	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101003120	ECD-FICA AND MEDICARE	med	319.37	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101003120	ECD-FICA AND MEDICARE	med	55.53	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101003121	ECD-PERF	perf	3,212.23	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101003121	ECD-PERF	perf	573.45	500000096	10/4/2016
VEN001988	Travelers	APP037721	10/4/2016	101003339	ECD-INSURANCE	4th inst Pkg policies	1,503.28		
Subtotal for Economic and Community Development							34,968.07		
Parks									
VEN004479	Symetra Life Insurance	APP037474	9/27/2016	101005119	PARKS-HEALTH AND DENT	Life ins prem	13.00	60668	9/27/2016
VEN000589	Duke Energy	APP037491	9/28/2016	101005341	PARKS-ELECTRIC	RAB	15.37	60674	9/28/2016
VEN001248	LifeServices EAP	APP037501	9/28/2016	101005119	PARKS-HEALTH AND DENT	4th Quart EAP	22.20	60677	9/28/2016
VEN000873	Heartland Growers	APP037514	9/28/2016	101005347	PARKS-PROMOTION	City Hall Gardens	165.95		
VEN002336	Citizens Westfield	APP037517	9/28/2016	101005342	PARKS-WATER/SEWER	Parks	320.41	60678	9/28/2016
VEN000513	DavisVision	APP037518	9/28/2016	101005119	PARKS-HEALTH AND DENT	Davis Ins Prem	22.70	60679	9/28/2016
VEN000534	Delta Dental	APP037521	9/28/2016	101005119	PARKS-HEALTH AND DENT	Ins Prem	100.48	60680	9/28/2016
VEN005403	BrightView Landscapes LLC	APP037580	9/29/2016	101005349	PARKS-SERVICES	Asa Bales Soil Seed and Stra	2,744.00		
VEN005403	BrightView Landscapes LLC	APP037581	9/29/2016	101005349	PARKS-SERVICES	Old Friends Cemetery Plantin	404.00		
VEN001537	Payroll	APP037716	10/3/2016	101005111	PARKS-SALARY	sal	9,934.75	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101005120	PARKS-FICA AND MEDICAR	fica	606.36	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101005120	PARKS-FICA AND MEDICAR	med	141.80	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101005121	PARKS-PERF	perf	1,410.74	500000096	10/4/2016
VEN001988	Travelers	APP037721	10/4/2016	101005339	PARKS-INSURANCE	4th inst Pkg policies	1,225.45		
Subtotal for Parks							17,127.21		

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Fund No. Fund Name									
101	General								
Informatics									
VEN004479	Symetra Life Insurance	APP037474	9/27/2016	101007119	IT-HEALTH AND DENTAL	Life ins prem	19.50	60668	9/27/2016
VEN001248	LifeServices EAP	APP037501	9/28/2016	101007119	IT-HEALTH AND DENTAL	4th Quart EAP	33.30	60677	9/28/2016
VEN000513	DavisVision	APP037518	9/28/2016	101007119	IT-HEALTH AND DENTAL	Davis Ins Prem	59.12	60679	9/28/2016
VEN000534	Delta Dental	APP037521	9/28/2016	101007119	IT-HEALTH AND DENTAL	Ins Prem	432.86	60680	9/28/2016
VEN002012	U.S. Bank Equipment Finance	APP037664	10/3/2016	101007337	IT-PRINTING	Copy machine renteal Trainin	87.72		
VEN001459	North Central Co-Op	APP037665	10/3/2016	101007226	IT-VEHICLE GAS	Unleaded fuel	106.09		
VEN001537	Payroll	APP037716	10/3/2016	101007111	IT-SALARY	sal	13,984.66	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101007120	IT-FICA AND MEDICARE	fica	821.65	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101007120	IT-FICA AND MEDICARE	med	192.17	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101007121	IT-PERF	perf	1,985.81	500000096	10/4/2016
VEN001988	Travelers	APP037721	10/4/2016	101007339	IT-INSURANCE	4th inst Pkg policies	1,316.74		
VEN003729	Metronet	APP037725	10/4/2016	101007335	IT-TELEPHONE	Land lines and long distance	2,183.53		
VEN002012	U.S. Bank Equipment Finance	APP037726	10/4/2016	101007337	IT-PRINTING	Copy machine rental	1,315.74		
VEN000132	Apparatus	APP037728	10/4/2016	101007331	IT-CONSULTING	Aug services	1,509.00		
Subtotal for Informatics							24,047.89		
Clerk Treasurer									
VEN004479	Symetra Life Insurance	APP037474	9/27/2016	101008119	CT-HEALTH AND DENTAL	Life ins prem	19.50	60668	9/27/2016
VEN004297	ADP-Payroll	APP037488	9/28/2016	101008331	CT-CONSULTING	Charges for period ending 9/1	1,270.20	500000093	9/28/2016
VEN000345	Cave and Company Printing	APP037500	9/28/2016	101008223	CT-OFFICE SUPPLIES	Envelopes	799.24		
VEN001248	LifeServices EAP	APP037501	9/28/2016	101008119	CT-HEALTH AND DENTAL	4th Quart EAP	33.30	60677	9/28/2016
VEN005135	FP Mailing Solutions	APP037515	9/28/2016	101008333	CT-POSTAGE	Postage machine	468.00		
VEN000513	DavisVision	APP037518	9/28/2016	101008119	CT-HEALTH AND DENTAL	Davis Ins Prem	65.98	60679	9/28/2016
VEN000534	Delta Dental	APP037521	9/28/2016	101008119	CT-HEALTH AND DENTAL	Ins Prem	273.05	60680	9/28/2016
VEN000267	Boyce Forms/systems	APP037549	9/29/2016	101008223	CT-OFFICE SUPPLIES	Claim forms	151.92		
VEN001573	Pitney Bowes	APP037576	9/29/2016	101008333	CT-POSTAGE	Rental for 7/1 9/30	180.00		
VEN001142	JP Morgan Chase	APP037594	9/27/2016	101965	PCARD PAYABLE	pcard closing 0830	121,509.07	500000095	9/29/2016
VEN001537	Payroll	APP037716	10/3/2016	101008111	CT-SALARY	sal	15,876.65	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101008120	CT-FICA AND MEDICARE	fica	925.26	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101008120	CT-FICA AND MEDICARE	med	216.40	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101008121	CT-PERF	perf	1,874.10	500000096	10/4/2016
VEN001988	Travelers	APP037721	10/4/2016	101008339	CT-INSURANCE	4th inst Pkg policies	1,145.42		
Subtotal for Clerk Treasurer							144,808.09		

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Fund No. Fund Name									
101	General								
Mayor									
VEN004479	Symetra Life Insurance	APP037474	9/27/2016	101009119	MAYOR-HEALTH AND DENT	Life ins prem	2.21	60668	9/27/2016
VEN001248	LifeServices EAP	APP037501	9/28/2016	101009119	MAYOR-HEALTH AND DENT	4th Quart EAP	5.55	60677	9/28/2016
VEN000513	DavisVision	APP037518	9/28/2016	101009119	MAYOR-HEALTH AND DENT	Davis Ins Prem	12.14	60679	9/28/2016
VEN000534	Delta Dental	APP037521	9/28/2016	101009119	MAYOR-HEALTH AND DENT	Ins Prem	50.62	60680	9/28/2016
VEN001537	Payroll	APP037716	10/3/2016	101009111	MAYOR-SALARY	sal	4,161.55	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101009120	MAYOR- FICA AND MEDICA	fica	253.15	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101009120	MAYOR- FICA AND MEDICA	med	59.21	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101009121	MAYOR-PERF	perf	590.94	500000096	10/4/2016
Subtotal for Mayor							5,135.37		
City Council									
VEN001079	Janus Developmental Service	APP037481	9/27/2016	101010347	CITY COUNCIL-PROMOTION	Janus	500.00	60669	9/27/2016
Subtotal for City Council							500.00		
Public Works									
VEN004479	Symetra Life Insurance	APP037474	9/27/2016	101013119	PW-HEALTH AND DENTAL	Life ins prem	118.17	60668	9/27/2016
VEN000589	Duke Energy	APP037490	9/28/2016	101013341	PW-ELECTRIC	151st street	72.44	60673	9/28/2016
VEN000412	City of Westfield Utility	APP037493	9/28/2016	101013342	PW-WATER/SEWER	Storm charges	788.18	60672	9/28/2016
VEN001248	LifeServices EAP	APP037501	9/28/2016	101013119	PW-HEALTH AND DENTAL	4th Quart EAP	194.25	60677	9/28/2016
VEN000513	DavisVision	APP037518	9/28/2016	101013119	PW-HEALTH AND DENTAL	Davis Ins Prem	395.88	60679	9/28/2016
VEN000534	Delta Dental	APP037521	9/28/2016	101013119	PW-HEALTH AND DENTAL	Ins Prem	2,437.24	60680	9/28/2016
VEN002048	Vectren	APP037605	9/30/2016	101013349	PW-CONTRACTUAL SERVIC	151st Street	28.91	60682	9/30/2016
VEN001182	Kings III America	APP037631	9/30/2016	101013349	PW-CONTRACTUAL SERVIC	Elevators phones for Oct thr D	93.00		
VEN000062	Aim Right Inc	APP037632	9/30/2016	101013229	PW-UNIFORMS	Wearables	2,714.38		
VEN001274	M J Insurance	APP037657	10/3/2016	101013122	PW-WORKERS' COMP	Workers Comp Audit 2015	9,699.00		
VEN000030	Ace-Pak Products	APP037681	10/3/2016	101013224	PW-OPERATING SUPPLIES	Large trash bags	123.96		
VEN002336	Citizens Westfield	APP037685	10/3/2016	101013342	PW-WATER/SEWER	City Services	691.99		
VEN002336	Citizens Westfield	APP037686	10/3/2016	101013342	PW-WATER/SEWER	151st St	71.82		
VEN001537	Payroll	APP037716	10/3/2016	101013111	PW-SALARY	sal	56,814.97	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101013120	PW-FICA AND MEDICARE	fica	3,304.30	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101013120	PW-FICA AND MEDICARE	med	772.78	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101013121	PW-PERF	perf	7,881.92	500000096	10/4/2016
VEN001988	Travelers	APP037721	10/4/2016	101013339	PW-INSURANCE	4th inst Pkg policies	7,146.63		
Subtotal for Public Works							93,349.82		

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Fund No. Fund Name									
101 General									
Communications									
VEN004479	Symetra Life Insurance	APP037474	9/27/2016	101020119	COMM-INSURANCE	Life ins prem	9.75	60668	9/27/2016
VEN001248	LifeServices EAP	APP037501	9/28/2016	101020119	COMM-INSURANCE	4th Quart EAP	16.65	60677	9/28/2016
VEN000513	DavisVision	APP037518	9/28/2016	101020119	COMM-INSURANCE	Davis Ins Prem	29.56	60679	9/28/2016
VEN000534	Delta Dental	APP037521	9/28/2016	101020119	COMM-INSURANCE	Ins Prem	168.81	60680	9/28/2016
VEN000345	Cave and Company Printing	APP037682	10/3/2016	101020337	COMM-PRINTING	Event Center Opening	227.56		
VEN000480	CSI Signs	APP037683	10/3/2016	101020337	COMM-PRINTING	2 sided Blvd Banners	390.00		
VEN001537	Payroll	APP037716	10/3/2016	101020111	COMM-SALARY	sal	7,720.07	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101020120	COMM-FICA	fica	464.13	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101020120	COMM-FICA	med	108.55	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101020121	COMM-PERF	perf	824.11	500000096	10/4/2016
Subtotal for Communications							9,959.19		
Customer Service									
VEN004479	Symetra Life Insurance	APP037474	9/27/2016	101021119	CUST SERVICE- INSURANC	Life ins prem	19.50	60668	9/27/2016
VEN001248	LifeServices EAP	APP037501	9/28/2016	101021119	CUST SERVICE- INSURANC	4th Quart EAP	33.30	60677	9/28/2016
VEN000513	DavisVision	APP037518	9/28/2016	101021119	CUST SERVICE- INSURANC	Davis Ins Prem	46.98	60679	9/28/2016
VEN000534	Delta Dental	APP037521	9/28/2016	101021119	CUST SERVICE- INSURANC	Ins Prem	387.73	60680	9/28/2016
VEN001537	Payroll	APP037716	10/3/2016	101021111	CUST SERVICE- SAL	sal	8,640.89	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101021120	CUSTOMER SERV- FICA ME	fica	507.93	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101021120	CUSTOMER SERV- FICA ME	med	118.80	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101021121	CUSTOMER SERV- PERF	perf	1,227.01	500000096	10/4/2016
Subtotal for Customer Service							10,982.14		
Human Resources									
VEN004479	Symetra Life Insurance	APP037474	9/27/2016	101022119	HR- INSURANCE	Life ins prem	6.50	60668	9/27/2016
VEN001248	LifeServices EAP	APP037501	9/28/2016	101022119	HR- INSURANCE	4th Quart EAP	11.10	60677	9/28/2016
VEN000513	DavisVision	APP037518	9/28/2016	101022119	HR- INSURANCE	Davis Ins Prem	24.28	60679	9/28/2016
VEN000534	Delta Dental	APP037521	9/28/2016	101022119	HR- INSURANCE	Ins Prem	146.37	60680	9/28/2016
VEN001537	Payroll	APP037716	10/3/2016	101022111	HR - SAL	sal	4,471.75	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101022120	HR- FICA MED	fica	266.63	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101022120	HR- FICA MED	med	62.36	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	101022121	HR - PERF	perf	634.99	500000096	10/4/2016
Subtotal for Human Resources							5,623.98		
Subtotal for Fund 101 General							711,995.88		

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Fund No. Fund Name									
201	Motor Vehicle Highway (MVH)								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP037594	9/27/2016	101965	PCARD PAYABLE	pcard closing 0830	5,392.35	500000095	9/29/2016
Subtotal for Clerk Treasurer							5,392.35		
Public Works									
VEN000589	Duke Energy	APP037499	9/28/2016	201013341	MVH-ELECTRIC	161st	18.80	60676	9/28/2016
VEN005451	Reading Rock	APP037509	9/28/2016	201013349	MVH-SERVICES	Installation services-east lot p	7,500.00		
VEN001459	North Central Co-Op	APP037665	10/3/2016	201013226	MVH-VEHICLE GAS/ SUPPLI	Unleaded fuel	5,559.84		
VEN001758	SealMaster Indianapolis	APP037678	10/3/2016	201013231	MVH-SUBGRADE MATERIAL	Crack master	4,800.00		
VEN001758	SealMaster Indianapolis	APP037678	10/3/2016	201013231	MVH-SUBGRADE MATERIAL	Crack master	9,600.00		
VEN000843	Hamilton County Highway Dept	APP037679	10/3/2016	201013349	MVH-SERVICES	Double Chip Seal	23,648.47		
VEN005243	Franklin Equipment	APP037680	10/3/2016	201013472	MVH-EQUIP	Trailer Tandem Axle Tilt	275.00		
VEN005243	Franklin Equipment	APP037680	10/3/2016	201013472	MVH-EQUIP	Concrete Buggy 16 CF	70.62		
VEN001459	North Central Co-Op	APP037727	10/4/2016	201013226	MVH-VEHICLE GAS/ SUPPLI	unleaded	615.51		
VEN001459	North Central Co-Op	APP037727	10/4/2016	201013226	MVH-VEHICLE GAS/ SUPPLI	unleaded	325.30		
Subtotal for Public Works							52,413.54		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							57,805.89		
Fund No. Fund Name									
202	Local Road and Street (LRS)								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP037594	9/27/2016	101965	PCARD PAYABLE	pcard closing 0830	9,725.56	500000095	9/29/2016
Subtotal for Clerk Treasurer							9,725.56		
Subtotal for Fund 202 Local Road and Street (LRS)							9,725.56		
Fund No. Fund Name									
203	Fire Operating								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP037594	9/27/2016	101965	PCARD PAYABLE	pcard closing 0830	6,115.11	500000095	9/29/2016
Subtotal for Clerk Treasurer							6,115.11		

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Fund No. Fund Name									
203 Fire Operating									
Fire									
VEN004479	Symetra Life Insurance	APP037474	9/27/2016	203012119	FIRE-HEALTH AND DENTAL	Life ins prem	216.71	60668	9/27/2016
VEN001248	LifeServices EAP	APP037501	9/28/2016	203012119	FIRE-HEALTH AND DENTAL	4th Quart EAP	377.40	60677	9/28/2016
VEN000513	DavisVision	APP037518	9/28/2016	203012119	FIRE-HEALTH AND DENTAL	Davis Ins Prem	760.62	60679	9/28/2016
VEN000534	Delta Dental	APP037521	9/28/2016	203012119	FIRE-HEALTH AND DENTAL	Ins Prem	4,762.35	60680	9/28/2016
VEN002048	Vectren	APP037604	9/30/2016	203012328	FIRE-GAS/HEAT	Sta 82	137.49	60681	9/30/2016
VEN000633	Embroidery Plus	APP037642	10/3/2016	203012229	FIRE-UNIFORMS	embroidery for stock clothing	1,860.00		
VEN001646	Red Wing Shoe Company	APP037643	10/3/2016	203012229	FIRE-UNIFORMS	Work boots - Bauer	200.09		
VEN003505	Smartstop Dry Cleaners	APP037644	10/3/2016	203012229	FIRE-UNIFORMS	dry cleaning - Chiefs	94.00		
VEN000412	City of Westfield Utility	APP037647	10/3/2016	203012342	FIRE-WATER/SEWER	Fire portion - 81	55.21		
VEN001274	M J Insurance	APP037657	10/3/2016	203012122	FIRE-WORKERS' COMP	Workers Comp Audit 2015	7,685.00		
VEN000849	Hamilton County Treasurer	APP037658	10/3/2016	203012336	FIRE-DISPATCH SERVICE	4th quart E911	49,730.38		
VEN001637	Ray's Trash Service	APP037659	10/3/2016	203012349	FIRE-SERVICES	Document destruction	115.45		
VEN000903	Hoosier Fire Equipment	APP037661	10/3/2016	203012229	FIRE-UNIFORMS	Boots (two pair)	722.05		
VEN000682	Fastenal	APP037662	10/3/2016	203012360	FIRE-VEHICLE MAINT	Vehicle Maint. Supplies	27.80		
VEN001459	North Central Co-Op	APP037665	10/3/2016	203012226	FIRE-VEHICLE GAS/SUPPLIE	Unleaded fuel	984.10		
VEN000739	Frontier	APP037666	10/3/2016	203012349	FIRE-SERVICES	Elevator and postage machin	60.17		
VEN002336	Citizens Westfield	APP037672	10/3/2016	203012342	FIRE-WATER/SEWER	Sta 82	229.80		
VEN000575	Donley Safety	APP037690	10/3/2016	203012360	FIRE-VEHICLE MAINT	Vehicle Maintenance	1,856.31		
VEN001417	Napa Auto Parts	APP037691	10/3/2016	203012360	FIRE-VEHICLE MAINT	Vehicle Maintenance	311.12		
VEN001537	Payroll	APP037716	10/3/2016	203012111	FIRE-SALARY	sal	181,729.26	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	203012120	FIRE-FICA AND MEDICARE	fica	10,566.61	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	203012120	FIRE-FICA AND MEDICARE	med	2,471.19	500000096	10/4/2016
VEN001537	Payroll	APP037716	10/3/2016	203012121	FIRE-PERF	perf	32,676.33	500000096	10/4/2016
VEN001988	Travelers	APP037721	10/4/2016	203012339	FIRE-INSURANCE	4th inst Pkg policies	7,825.00		
Subtotal for Fire							305,454.44		
Subtotal for Fund 203 Fire Operating							311,569.55		

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Fund No. Fund Name									
206	Parks Programming/Events								
	Parks								
VEN005449	Susan Kiefer	APP037482	9/26/2016	206005347	PARKS PROGRAM/PROMOT	Voices from the Past refund	23.08	60670	9/27/2016
VEN000480	CSI Signs	APP037516	9/28/2016	206005347	PARKS PROGRAM/PROMOT	Fireside Tales Banners	60.00		
VEN005403	BrightView Landscapes LLC	APP037579	9/29/2016	206005347	PARKS PROGRAM/PROMOT	Asa Bales Turf Repairs Amig	800.00		
VEN001653	Regions Insurance Inc	APP037667	10/3/2016	206005347	PARKS PROGRAM/PROMOT	Grand Junction Derby	640.63		
	Subtotal for Parks						1,523.71		
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP037594	9/27/2016	101965	PCARD PAYABLE	pcard closing 0830	1,215.50	500000095	9/29/2016
	Subtotal for Clerk Treasurer						1,215.50		
Subtotal for Fund 206 Parks Programming/Events							2,739.21		
Fund No. Fund Name									
239	Law Enforcement								
	Police								
VEN001178	Kiesler's Police Supply	APP037542	9/29/2016	239002334	LAW ENFORCE-TRAVEL/TR	Ammo	4,694.70		
VEN000747	Galls	APP037543	9/29/2016	239002229	LAW ENFORCEMENT-UNIF	Body Armor - Tribbett / Ford	1,290.00		
VEN000083	Amanda Aiyar	APP037545	9/29/2016	239002334	LAW ENFORCE-TRAVEL/TR	Reimbursement for textbook	51.36		
VEN000963	Indiana Drug Enforcement Asso	APP037655	10/3/2016	239002334	LAW ENFORCE-TRAVEL/TR	Field Test Certification Class	60.00		
VEN001052	Indiana University	APP037730	10/4/2016	239002334	LAW ENFORCE-TRAVEL/TR	Tuition - Hollowell	1,354.32	60683	10/4/2016
	Subtotal for Police						7,450.38		
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP037594	9/27/2016	101965	PCARD PAYABLE	pcard closing 0830	2,729.46	500000095	9/29/2016
	Subtotal for Clerk Treasurer						2,729.46		
Subtotal for Fund 239 Law Enforcement							10,179.84		
Fund No. Fund Name									
241	Police Donation								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP037594	9/27/2016	101965	PCARD PAYABLE	pcard closing 0830	1,494.00	500000095	9/29/2016
	Subtotal for Clerk Treasurer						1,494.00		
Subtotal for Fund 241 Police Donation							1,494.00		

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Fund No. Fund Name									
264	Road and Street Improvement (Road Impact)								
Public Works									
VEN005475	Estridge Development Mgmt	APP037676	10/3/2016	264013349	ROAD IMPACT-SERVICES	Harmony agreement-schedul	401,760.80		
Subtotal for Public Works							401,760.80		
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							401,760.80		
Fund No. Fund Name									
268	Emergency Medical and Equip								
Fire									
VEN000065	Airgas Mid America	APP037646	10/3/2016	268012224	EMS-OPERATING SUPPLIES	Oxygen-81 and 82	27.54		
VEN000266	Bound Tree Medical	APP037648	10/3/2016	268012224	EMS-OPERATING SUPPLIES	Medical Supplies	107.07		
VEN000266	Bound Tree Medical	APP037649	10/3/2016	268012224	EMS-OPERATING SUPPLIES	5 and 10 leads, FRX AED batt	9,748.00		
VEN000403	Ciproms Inc	APP037650	10/3/2016	268012349	EMS-SERVICES	Billing Services for August	2,023.17		
VEN000266	Bound Tree Medical	APP037660	10/3/2016	268012224	EMS-OPERATING SUPPLIES	EMS Supplies	1,034.81		
VEN002426	Horizon Medical Products	APP037663	10/3/2016	268012224	EMS-OPERATING SUPPLIES	Microdot Test Strips	158.81		
Subtotal for Fire							13,099.40		
Subtotal for Fund 268 Emergency Medical and Equip							13,099.40		
Fund No. Fund Name									
269	Training Facility Center								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP037594	9/27/2016	101965	PCARD PAYABLE	pcard closing 0830	240.58	500000095	9/29/2016
Subtotal for Clerk Treasurer							240.58		
Public Safety (Police and Fire)									
VEN000405	Citizens Energy Group	APP037492	9/28/2016	269014342	TRAINING FAC-WATER/SE	Training Facility	31.02	60671	9/28/2016
VEN000205	Beaver Gravel Corp	APP037645	10/3/2016	269014343	TRAINING FAC-BUILDING M	Gravel for boat ramp	3,305.79		
VEN001708	RPM Machinery	APP037651	10/3/2016	269014343	TRAINING FAC-BUILDING M	Dozer for Training Facility	3,811.50		
VEN002048	Vectren	APP037668	10/3/2016	269014328	TRAINING FAC-HEAT/GAS	Training Facility	17.72		
Subtotal for Public Safety (Police and Fire)							7,166.03		
Subtotal for Fund 269 Training Facility Center							7,406.61		

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Fund No. Fund Name									
555	Safe Routes Grant-Park								
Public Works									
VEN001521	Parsons Brinckerhoff Inc	APP037602	9/30/2016	555013349	SAFE ROUTES GRANT-PAR	Oak Trace SRTS replaces P	4,805.90		
Subtotal for Public Works							4,805.90		
Subtotal for Fund 555 Safe Routes Grant-Park							4,805.90		
Fund No. Fund Name									
556	Community Crossing Grant								
Public Works									
VEN003838	Harding Group Inc	APP037731	10/4/2016	556013349	COMMUNITY CROSSING GR	2016 Resurfacing	224,859.90		
Subtotal for Public Works							224,859.90		
Subtotal for Fund 556 Community Crossing Grant							224,859.90		
Fund No. Fund Name									
595	Monon Trail Grant								
Public Works									
VEN000562	DLZ	APP037693	10/3/2016	595013349	MONON TRAIL GRANT 191-2	Monon 7 R/W Eng.	3,738.12		
Subtotal for Public Works							3,738.12		
Subtotal for Fund 595 Monon Trail Grant							3,738.12		
Fund No. Fund Name									
640	Sports Campus Operating								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP037594	9/27/2016	101965	PCARD PAYABLE	pcard closing 0830	8.94	500000095	9/29/2016
Subtotal for Clerk Treasurer							8.94		
Grand Park									
VEN001248	LifeServices EAP	APP037502	9/28/2016	640015349	SPORTS CAMPUS-SERVICE	4th quart EAP	11.10	1372	9/28/2016
VEN000412	City of Westfield Utility	APP037560	9/29/2016	640015342	SPORTS CAMPUS-WAT SE	Storm charges	752.49		
VEN002228	Indiana Sports Properties	APP037561	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Sept management fees	21,500.00		
VEN002228	Indiana Sports Properties	APP037562	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	August sales commission	15,178.76		
VEN000267	Boyce Forms/systems	APP037563	9/29/2016	640015224	SPORTS CAMPUS-OPERATI	Grand Park checks	270.94		
VEN001637	Ray's Trash Service	APP037564	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Diam Jul 28 Aug 10	1,060.74		
VEN005403	BrightView Landscapes LLC	APP037565	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Grass Field Aug Service	49,325.45		
VEN005403	BrightView Landscapes LLC	APP037565	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Synthetic Grooming Aug Servi	15,705.00		
VEN005403	BrightView Landscapes LLC	APP037565	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Stripping Aug Service	2,467.00		

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Fund No. Fund Name									
640 Sports Campus Operating									
Grand Park									
VEN005403	BrightView Landscapes LLC	APP037565	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Irrigation Aug Service	7,533.75		
VEN005403	BrightView Landscapes LLC	APP037566	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Field Aug	1,421.98		
VEN005403	BrightView Landscapes LLC	APP037566	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Diam Aug	1,480.02		
VEN005403	BrightView Landscapes LLC	APP037566	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Field Aug	6,110.79		
VEN005403	BrightView Landscapes LLC	APP037566	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Diam Aug	6,360.21		
VEN005403	BrightView Landscapes LLC	APP037566	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Field Aug	12,571.48		
VEN005403	BrightView Landscapes LLC	APP037566	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Diam Aug	16,664.52		
VEN002613	Ermco Inc	APP037567	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Irrig timer	2,240.16		
VEN002138	Williams Creek Consulting Inc	APP037568	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	GP Wetland Mitigation	1,122.00		
VEN004840	Tyson Onsite	APP037569	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Grand Park restroom unit	1,603.80		
VEN001912	The Brickman Group	APP037570	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Grass Field	66,857.00		
VEN001912	The Brickman Group	APP037570	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Field Marking	15,162.50		
VEN001912	The Brickman Group	APP037570	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Stripping Field	4,251.00		
VEN001912	The Brickman Group	APP037570	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Irrig	6,027.00		
VEN001912	The Brickman Group	APP037571	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Field	1,176.00		
VEN001912	The Brickman Group	APP037571	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Diam	1,224.00		
VEN001912	The Brickman Group	APP037571	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Field	10,245.90		
VEN001912	The Brickman Group	APP037571	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Diam	10,664.10		
VEN001912	The Brickman Group	APP037571	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Field	19,003.85		
VEN001912	The Brickman Group	APP037571	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Diam	25,191.15		
VEN002259	Central Indiana Hardware	APP037572	9/29/2016	640015224	SPORTS CAMPUS-OPERATI	Cores and Keys	4,118.64		
VEN002259	Central Indiana Hardware	APP037572	9/29/2016	640015224	SPORTS CAMPUS-OPERATI	Mortise cylinders and trim ring	194.50		
VEN003054	L and S Contractors	APP037573	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Grand Park handrails	1,805.00		
VEN002573	Jonathan Byrds	APP037575	9/29/2016	640015349	SPORTS CAMPUS-SERVICE	Signage	624.00		
VEN001988	Travelers	APP037722	10/4/2016	640015339	SPORTS CAMPUS-INSURAN	4th inst	2,397.10		
VEN001988	Travelers	APP037722	10/4/2016	640015339	SPORTS CAMPUS-INSURAN	4th inst	2,929.79		
VEN003729	Metronet	APP037724	10/4/2016	640015349	SPORTS CAMPUS-SERVICE	Grand Park	141.75		
Subtotal for Grand Park							335,393.47		

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Fund No. Fund Name									
640	Sports Campus Operating								
	Sport Campus Indoor Event Ctr								
VEN002573	Jonathan Byrds	APP037574	9/29/2016	640023349	GP INDOOR-SERVICE CONT	Invoice 4 of 4	72,165.25		
VEN005129	Grand Slam Safety	APP037578	9/29/2016	640023474	GP INDOOR-CONSTRUCTIO	Padding and netting for indoor	12,760.00		
VEN005129	Grand Slam Safety	APP037578	9/29/2016	640023474	GP INDOOR-CONSTRUCTIO	Padding and netting for indoor	5,523.50		
VEN002336	Citizens Westfield	APP037684	10/3/2016	640023328	GP INDOOR-NATURAL GAS	GP Indoor event center	2,415.44		
	Subtotal for Sport Campus Indoor Event Ctr						92,864.19		
	Subtotal for Fund 640 Sports Campus Operating						428,266.60		
Fund No. Fund Name									
651	Infrastructure Improv								
	Public Works								
VEN005256	Dale St Louis	APP037457	9/26/2016	651013474	INFRASTRUCTURE IMPRO	Monon condemnation settlem	4,200.00	60597	9/26/2016
VEN005405	Millennium Contractors LLC	APP037489	9/28/2016	651013474	INFRASTRUCTURE IMPRO	Westfield Boulevard Extensio	31,825.00		
VEN002957	Synthesis Corp	APP037494	9/28/2016	651013474	INFRASTRUCTURE IMPRO	Midland Trail Phase 4 (GUnth	3,290.00		
VEN002019	United Consulting Engineers	APP037495	9/28/2016	651013474	INFRASTRUCTURE IMPRO	Monon Trail over SR 32 and T	30,385.53		
VEN000589	Duke Energy	APP037497	9/28/2016	651013474	INFRASTRUCTURE IMPRO	156th St	32,126.75	60675	9/28/2016
VEN001044	Irving Materials	APP037512	9/28/2016	651013474	INFRASTRUCTURE IMPRO	Class A Stone-Mill Street	1,133.00		
VEN002234	Land Collective LLC	APP037577	9/29/2016	651013474	INFRASTRUCTURE IMPRO	Junction - DDs and CDs 2016	170,000.00		
VEN001521	Parsons Brinckerhoff Inc	APP037587	9/29/2016	651013474	INFRASTRUCTURE IMPRO	Midland 4 Wheeler On Calls	1,203.30		
VEN000562	DLZ	APP037603	9/30/2016	651013474	INFRASTRUCTURE IMPRO	Replaces PO2168/Wheeler R	2,280.00		
VEN000487	Custom Touch Irrigation	APP037633	9/30/2016	651013474	INFRASTRUCTURE IMPRO	Lighting for 161 & Carey RDB	3,300.00		
VEN000487	Custom Touch Irrigation	APP037633	9/30/2016	651013474	INFRASTRUCTURE IMPRO	Irrigation for 161 & Carey RD	4,040.00		
VEN000487	Custom Touch Irrigation	APP037634	9/30/2016	651013474	INFRASTRUCTURE IMPRO	Irrigation for Wheeler & Grand	5,760.00		
VEN000487	Custom Touch Irrigation	APP037634	9/30/2016	651013474	INFRASTRUCTURE IMPRO	Lighting for Wheeler & Grand	6,100.00		
VEN000487	Custom Touch Irrigation	APP037635	9/30/2016	651013474	INFRASTRUCTURE IMPRO	Irrigation-156th & SpringMill R	7,205.00		
VEN000487	Custom Touch Irrigation	APP037635	9/30/2016	651013474	INFRASTRUCTURE IMPRO	Lighting-156th & SpringMill R	3,900.00		
VEN003284	Practical Property Group	APP037636	9/30/2016	651013474	INFRASTRUCTURE IMPRO	Landscaping for Wheeler Roa	50,032.92		
VEN003324	Flatland Resources LLC	APP037736	10/4/2016	651013474	INFRASTRUCTURE IMPRO	Stream Restoration	89,826.07		
	Subtotal for Public Works						446,607.57		
	Subtotal for Fund 651 Infrastructure Improv						446,607.57		

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Fund No. Fund Name									
701	Payroll								
Clerk Treasurer									
VEN001550	PERF	APP037455	9/26/2016	701008133	PAYROLL-PERF	Civilian PERF	50,103.68	700000123	9/26/2016
VEN000008	77 Police and Fire Fund	APP037456	9/26/2016	701008133	PAYROLL-PERF	Non Civilian PERF	50,511.94	700000122	9/26/2016
VEN002177	Indiana Members Credit Union	APP037475	9/27/2016	701008930	PAYROLL-INS. DED	HSA reim	50.01	16608	9/27/2016
VEN000513	DavisVision	APP037519	9/28/2016	701008930	PAYROLL-INS. DED	Vision Ins Prem	29.57	16610	9/28/2016
VEN000534	Delta Dental	APP037520	9/28/2016	701008930	PAYROLL-INS. DED	Ins Prem	4,108.38	16611	9/28/2016
VEN000058	AFLAC	APP037522	9/28/2016	701008930	PAYROLL-INS. DED	Disability Ins Prem	2,110.12	16609	9/28/2016
VEN002177	Indiana Members Credit Union	APP037696	10/3/2016	701008930	PAYROLL-INS. DED	HSA pmt	50.00	16612	10/3/2016
VEN000703	Fire Fighters Credit Union	APP037713	10/4/2016	701008141	PAYROLL-UNION DUES	Union Dues	1,734.65	16613	10/4/2016
VEN001537	Payroll	APP037715	10/3/2016	701008110	PAYROLL-NET SALARIES	net sal	337,687.02	700000127	10/4/2016
VEN000959	Indiana Dept Of Revenue	APP037718	10/3/2016	701008923	PAYROLL-STATE WITHHOL	state	14,543.72	700000126	10/4/2016
VEN000959	Indiana Dept Of Revenue	APP037718	10/3/2016	701008923	PAYROLL-STATE WITHHOL	coit	5,016.36	700000126	10/4/2016
VEN000920	Huntington National Bank	APP037719	10/3/2016	701008131	PAYROLL-EMPLOYER'S FIC	fica	28,747.17	700000125	10/4/2016
VEN000920	Huntington National Bank	APP037719	10/3/2016	701008132	PAYROLL-EMPLOYER'S ME	med	6,723.13	700000125	10/4/2016
VEN000920	Huntington National Bank	APP037719	10/3/2016	701008921	PAYROLL-FEDERAL WITHH	fed	56,514.76	700000125	10/4/2016
VEN000920	Huntington National Bank	APP037719	10/3/2016	701008922	PAYROLL-EMPLOYEE FICA	med	6,723.11	700000125	10/4/2016
VEN000920	Huntington National Bank	APP037719	10/3/2016	701008922	PAYROLL-EMPLOYEE FICA	fica	28,747.09	700000125	10/4/2016
VEN000163	Aul Retirement	APP037729	10/4/2016	701008931	PAYROLL-401A MATCHING-	Emp Contributions and loan p	15,657.47		
VEN000948	IN Family and Social Services Admin	APP037732	10/4/2016	701008140	PAYROLL-SUPPORT WITHH	Child Support	2,072.84		
VEN001583	Police and Firemens Insurance	APP037733	10/4/2016	701008930	PAYROLL-INS. DED	Ins Prem	70.85	16615	10/4/2016
VEN001864	Supporting Heroes	APP037734	10/4/2016	701008991	PAYROLL-MISC	Supporting Heroes	116.26	16616	10/4/2016
VEN004836	Nationwide Retirement Solutions	APP037735	10/4/2016	701008931	PAYROLL-401A MATCHING-	Employee contributions	925.00	16614	10/4/2016
Subtotal for Clerk Treasurer							612,243.13		
Subtotal for Fund 701 Payroll							612,243.13		
Fund No. Fund Name									
900	Stormwater								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP037594	9/27/2016	101965	PCARD PAYABLE	pcard closing 0830	527.59	500000095	9/29/2016
Subtotal for Clerk Treasurer							527.59		
Stormwater									
VEN005043	Marcy Dippel	APP037461	9/26/2016	900016370	STORMWATER-REFUND	Refund	88.22	36923	9/26/2016
VEN004365	Tippecanoe County Government	APP037498	9/28/2016	900016223	STORM-OFFICE SUPPLIES	Stormwater videos produced	250.00		

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Fund No. Fund Name									
900	Stormwater								
	Stormwater								
VEN000608	Eco-Infrastructure Solution	APP037510	9/28/2016	900016475	STORM-INFRASTRUCTURE	Culvert cleaning-161st Street	530.00		
VEN000608	Eco-Infrastructure Solution	APP037511	9/28/2016	900016433	STORM-INFRASTRUCTURE	Sink holes	650.00		
VEN001778	Shelby Materials	APP037513	9/28/2016	900016231	STORM-SUBGRADE MATERI	16272 Danborn Drive	219.00		
VEN005452	R Hanlon	APP037606	9/30/2016	900016370	STORMWATER-REFUND	Overpayment	598.80		
VEN005453	Christopher Bakle	APP037607	9/30/2016	900016370	STORMWATER-REFUND		2.36		
VEN005454	Justin Schneider	APP037608	9/30/2016	900016370	STORMWATER-REFUND		3.19		
VEN005455	Mary Beyer	APP037609	9/30/2016	900016370	STORMWATER-REFUND		2.91		
VEN005456	Daniel OToole	APP037610	9/30/2016	900016370	STORMWATER-REFUND		1.53		
VEN005458	Stacy Dorman	APP037611	9/30/2016	900016370	STORMWATER-REFUND		1.53		
VEN005459	Beverly Blaufuss	APP037612	9/30/2016	900016370	STORMWATER-REFUND		4.02		
VEN005460	Robert and Laura Staley	APP037613	9/30/2016	900016370	STORMWATER-REFUND		2.63		
VEN005461	James and Carole Trustees	APP037614	9/30/2016	900016370	STORMWATER-REFUND		1.94		
VEN005462	Vishal Sheh	APP037615	9/30/2016	900016370	STORMWATER-REFUND		1.94		
VEN005462	Vishal Sheh	APP037615	9/30/2016	900016370	STORMWATER-REFUND	OVERPAYMENT	54.39		
VEN005378	Terry Eaton	APP037616	9/30/2016	900016370	STORMWATER-REFUND	OVERPAYMENT	21.17		
VEN005463	Carolyn Mohr	APP037617	9/30/2016	900016370	STORMWATER-REFUND		2.36		
VEN005464	Brian Beard	APP037618	9/30/2016	900016370	STORMWATER-REFUND		8.74		
VEN005464	Brian Beard	APP037618	9/30/2016	900016370	STORMWATER-REFUND	OVERPAYMENT	4.95		
VEN005465	Brit Dykstra	APP037619	9/30/2016	900016370	STORMWATER-REFUND		9.22		
VEN005466	Aaron Goodnight	APP037620	9/30/2016	900016370	STORMWATER-REFUND		2.36		
VEN005467	Marin Pryor	APP037621	9/30/2016	900016370	STORMWATER-REFUND		3.05		
VEN005467	Marin Pryor	APP037621	9/30/2016	900016370	STORMWATER-REFUND	OVERPAYMENT	43.26		
VEN005468	Lindsay Winslow Phipps	APP037622	9/30/2016	900016370	STORMWATER-REFUND		5.34		
VEN005469	Brianne Eckel	APP037623	9/30/2016	900016370	STORMWATER-REFUND		4.58		
VEN005470	John Miller	APP037624	9/30/2016	900016370	STORMWATER-REFUND	OVERPAYMENT	41.12		
VEN002792	Patricia Wilkes	APP037625	9/30/2016	900016370	STORMWATER-REFUND		3.05		
VEN005471	John and Rebecca Wick	APP037626	9/30/2016	900016370	STORMWATER-REFUND	OVERPAYMENT	69.33		
VEN005472	Steven Lyons	APP037627	9/30/2016	900016370	STORMWATER-REFUND		2.91		
VEN005349	Paula French	APP037628	9/30/2016	900016370	STORMWATER-REFUND	OVERPAYMENT	145.72		
VEN005473	SMG Enterprises LLC	APP037629	9/30/2016	900016370	STORMWATER-REFUND	OVERPAYMENT	12.08		
VEN005457	Westfield Lighting	APP037630	9/30/2016	900016370	STORMWATER-REFUND		27.66		
VEN000608	Eco-Infrastructure Solution	APP037677	10/3/2016	900016433	STORM-INFRASTRUCTURE	Sink holes	1,237.50		

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Fund No.	Fund Name								
900	Stormwater								
	Stormwater								
VEN001537	Payroll	APP037717	10/3/2016	900016111	STORM-SALARY	net sal	14,031.26	900000019	10/4/2016
VEN001537	Payroll	APP037717	10/3/2016	900016120	STORM-FICA AND MEDICAR	fica	823.04	900000019	10/4/2016
VEN001537	Payroll	APP037717	10/3/2016	900016120	STORM-FICA AND MEDICAR	med	192.49	900000019	10/4/2016
VEN001537	Payroll	APP037717	10/3/2016	900016121	STORM-PERF	perf	1,510.44	900000019	10/4/2016
Subtotal for Stormwater							20,614.09		
Subtotal for Fund 900 Stormwater							21,141.68		

Fund No. Fund Name

950	Trash						
Trash							
VEN005453	Christopher Bakle	APP037607	9/30/2016	950017370	TRASH-REFUND		0.57
VEN005453	Christopher Bakle	APP037607	9/30/2016	950017370	TRASH-REFUND		6.42
VEN005454	Justin Schneider	APP037608	9/30/2016	950017370	TRASH-REFUND		0.77
VEN005454	Justin Schneider	APP037608	9/30/2016	950017370	TRASH-REFUND		8.68
VEN005455	Mary Beyer	APP037609	9/30/2016	950017370	TRASH-REFUND		0.70
VEN005455	Mary Beyer	APP037609	9/30/2016	950017370	TRASH-REFUND		7.92
VEN005456	Daniel OToole	APP037610	9/30/2016	950017370	TRASH-REFUND		0.37
VEN005456	Daniel OToole	APP037610	9/30/2016	950017370	TRASH-REFUND		4.15
VEN005458	Stacy Dorman	APP037611	9/30/2016	950017370	TRASH-REFUND		0.37
VEN005458	Stacy Dorman	APP037611	9/30/2016	950017370	TRASH-REFUND		4.15
VEN005459	Beverly Blaufuss	APP037612	9/30/2016	950017370	TRASH-REFUND		0.97
VEN005459	Beverly Blaufuss	APP037612	9/30/2016	950017370	TRASH-REFUND		10.94
VEN005460	Robert and Laura Staley	APP037613	9/30/2016	950017370	TRASH-REFUND		0.63
VEN005460	Robert and Laura Staley	APP037613	9/30/2016	950017370	TRASH-REFUND		7.17
VEN005461	James and Carole Trustees	APP037614	9/30/2016	950017370	TRASH-REFUND		0.47
VEN005461	James and Carole Trustees	APP037614	9/30/2016	950017370	TRASH-REFUND		5.28
VEN005462	Vishal Sheh	APP037615	9/30/2016	950017370	TRASH-REFUND		0.47
VEN005462	Vishal Sheh	APP037615	9/30/2016	950017370	TRASH-REFUND		5.28
VEN005463	Carolyn Mohr	APP037617	9/30/2016	950017370	TRASH-REFUND		0.57
VEN005463	Carolyn Mohr	APP037617	9/30/2016	950017370	TRASH-REFUND		6.42
VEN005464	Brian Beard	APP037618	9/30/2016	950017370	TRASH-REFUND		2.10
VEN005464	Brian Beard	APP037618	9/30/2016	950017370	TRASH-REFUND		23.77

City of Westfield

10/4/2016 2:11 PM

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WESTFIELD\kgagnon

Credit Memos							
Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Fund No. Fund Name							
206	Parks Programming/Events						
	Parks						
VEN001867	Susan Kautz	ACP000956	9/26/2016	206005347	Parks Program/Promotions	Parks Program/Promotions	23.08
	Subtotal for						23.08
Subtotal by Fund 206 Parks Programming/Events							23.08

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Report Date Range:

Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Fund No.	Fund Name						
900	Stormwater						
	Stormwater						
VEN005349	Paula French	ACP000958	9/30/2016	900016370	StormWater-Refund	cancel-Refund	145.72
	Subtotal for						145.72
	Subtotal by Fund 900 Stormwater						145.72
	Credit Memo Total						168.80

ADOPTION CONSIDERATION VERSION (OCTOBER 10, 2016)



FRONT ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



REAR ELEVATION (BACK)
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (3RD SIDE ARCHITECTURE)
SCALE: 1/8" = 1'-0"

COUNCIL INTRODUCTION VERSION (MAY 9, 2016)



EAST ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ADOPTION CONSIDERATION VERSION (OCTOBER 10, 2016)



COUNCIL INTRODUCTION VERSION (MAY 9, 2016)



01 FRONT - RIGHT PERSPECTIVE
Scale: N.T.S.



01 FRONT - LEFT PERSPECTIVE
Scale: N.T.S.

ADOPTION CONSIDERATION VERSION (OCTOBER 10, 2016)



NORTH ELEVATION

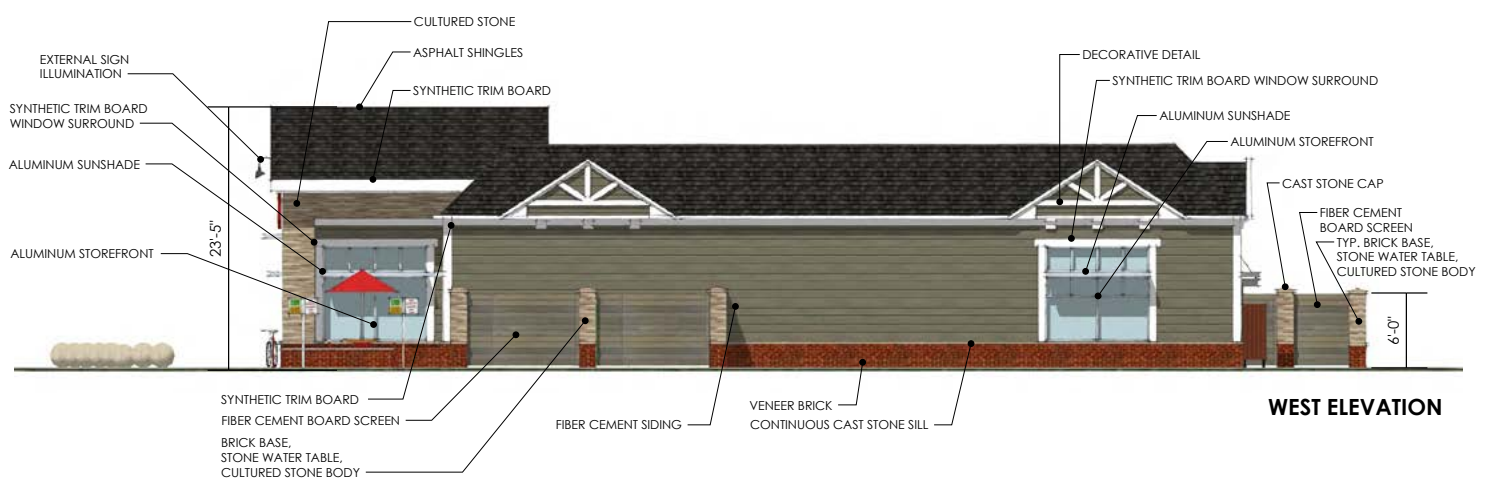


SOUTH ELEVATION



Giant Eagle GetGo - Harmony, IN

27 September, 2016



WEST ELEVATION



EAST ELEVATION



Giant Eagle GetGo - Harmony, IN

27 September, 2016

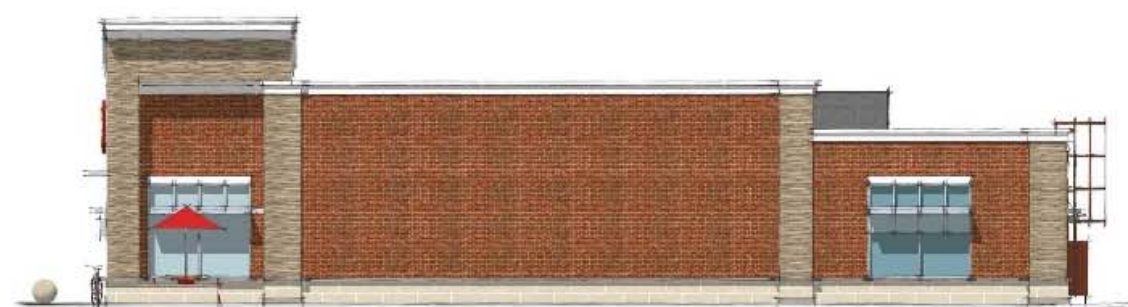
COUNCIL INTRODUCTION VERSION (MAY 9, 2016)



01 PROPOSED FRONT ELEVATION
Scale: 1/8" = 1'-0"



06 PROPOSED REAR ELEVATION
Scale: 1/8" = 1'-0"



05 PROPOSED RIGHT ELEVATION
Scale: 1/8" = 1'-0"



02 PROPOSED LEFT ELEVATION
Scale: 1/8" = 1'-0"

ORDINANCE 16-43

AN ORDINANCE OF THE CITY OF WESTFIELD TO AMEND THE MATERIALITY THRESHOLD OF ORDINANCES 99-03 AND 16-22

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

WHEREAS, the Council from time to time may find it necessary to amend previously adopted ordinances to assure that the desired purposes are carried out as contemplated by the Council and not place an undue burden on the City staff to comply; and,

WHEREAS, it has come to the attention of the Council that previously adopted ordinances contain monetary thresholds requiring additional activities to comply that outweigh the intent of the thresholds.

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

Section 1. The Council now finds that Ordinance 99-03 shall be amended to increase the threshold amount contained under the paragraph “Machinery and Equipment” from \$1,000.00 to \$5,000.00.

Section 2. The Council also finds that Ordinance 16-22 shall be amended to increase the materiality threshold amount in Section 3 be increased from \$1,000.00 to \$5,000.00.

Section 3. This Ordinance shall be in full force and effect in accordance with Indiana Law, upon its passage by the City Council, its publication in accordance with law and upon the passage of any applicable waiting period, all as provided by the laws of the State of Indiana. All ordinances or parts thereof in conflict herewith are hereby ordered amended or repealed. All acts taken pursuant to the adoption of this Ordinance are hereby ratified.

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____ 2016.

WESTFIELD CITY COUNCIL

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

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 16-43 was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 16-43

this _____ day of _____, 2016.

I hereby VETO ORDINANCE 16-43

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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