

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_06_08_2015

Monday, June 08, 2015 at 07:00 PM

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, June 08, 2015 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:

Approval of City Council minutes of May 26, 2015 (special meeting)

Documents: [Minutes- 5/26/15](#)

Guests:

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

Council Response to Guest Comments

Claims:

Approval of Claims

Documents: [Claims](#)

Miscellaneous Business/Special Recognition:

Special Presentation: Indy Partnership

Miscellaneous Business: Public Works Department Report

Documents: [WPWD Presentation](#)

Old Business:

Ordinance 15-11: Lantern Park PUD

Council Introduction- April 13, 2015

APC Public Hearing- May 4, 2015

APC Recommendation- June 1, 2015

Adoption Consideration- June 8, 2015

Documents: [Ord. 15-11](#) | [Reference Only: Concept Plan](#) | [Reference Only: Location Map](#) | [Reference Only: Character Exhibit](#) | [Reference Only: Council Report](#) | [Reference Only: APC Certification](#)

Ordinance 15-13: Viking Meadows PUD Amendment

Council Introduction- May 11, 2015

APC Public Hearing- June 1, 2015

APC Recommendation- June 1, 2015

Council Adoption Consideration- June 8, 2015

Documents: [Ord. 15-13](#) | [Reference Only: Location Map](#) | [Reference Only: Council Report](#) | [Reference Only: APC Certification](#)

New Business:

Ordinance 15-20: Central Indiana Regional Development Authority

Council Introduction- June 8, 2015

Adoption Consideration- June 22, 2015

Documents: [Ord. 15-20](#)

Ordinance 15-17: 100% Voluntary Annexation of approximately 8 acres located on the west side of Tomlinson Road, south of 199th Street (Windsor Estates – Phase Two)

Council Introduction- June 8, 2015

Public Hearing- June 8, 2015

Adoption Consideration- July 13, 2015

Documents: [Ord. 15-17](#) | [Reference Only: Location Map](#)

Ordinance 15-18: Harmony PUD District Amendment – Single-Family Residential District Architectural Standards and Multi-Family Residential District Development Standards

Council Introduction- June 8, 2015

APC Public Hearing- June 15, 2015

APC Recommendation- July 6, 2015

Adoption Consideration- July 13, 2015

Documents: [Ord. 15-18 \(Proposed\)](#) | [Reference Only: District Map](#)

Ordinance 15-19: Andover PUD District Amendment – Side Load Garage Setback Standards

Council Introduction- June 8, 2015

APC Public Hearing- June 15, 2015

APC Recommendation- July 6, 2015

Adoption Consideration- July 13, 2015

Documents: [Ord. 15-19](#) | [Reference Only: Concept Plan](#) | [Reference Only: Location Map](#)

Resolution 15-116: Re-establishment of Cumulative Capital Development Fund

Introduction- June 8, 2015

Public Hearing- June 22, 2015

Adoption Consideration- June 22, 2015

Documents: [Res. 15-116](#)

City Council Comments

Mayor Comments

Adjourn

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

Working Meeting

Westfield City Council May 26, 2015

The Westfield City Council met Monday May 26, 2015 at the Westfield City Hall. Members present Chuck Lehman, Jim Ake, Bob Horkay, Steve Hoover, Cindy Spoljaric, and Rob Stokes. Also present were Deputy Clerk Bev Rawlings, and Legal Counsel Brian Zaiger.

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

Approval of Minutes:

Jim Ake made a motion to approve May, 11 2015 minutes as presented. Bob Horkay seconded.
Vote: Yes-6; No-0. Motion carries.

Guest:

None

Claims:

Bob Horkay made a motion to approve the claims as presented. Jim Ake seconded. Vote: Yes-6; No-0
Motion carries.

Miscellaneous Business/Special Presentation

Miscellaneous Business: US Census Survey:

John Rodgers gave a presentation concerning the Special Census of 2015 with a savings of over \$1 million if done semi-annually for 5 years.

Jim Ake made the motion, seconded by Rob Stokes. Vote: Yes-6; No-0. Motion carries.

Old Business:

Resolution 15-114 Fiscal Plan for Annexation Ordinance 15-09

Adoption Consideration – May 26, 2015

Matt Skelton presented this item explaining a fiscal plan is required in order to annex the area stated in Ordinance 15-09.

Steve Hoover made a motion to adopt Resolution 15-114 as presented. Rob Horkay seconded. Vote: Yes-6; No-0. Motion carries.

Ordinance 15-09: 100% Voluntary Annexation of approx. 16.5 acres located on the west side of Tomlinson Road, south of 199th Street (Windsor Estates-Phase One)

Council Introduction – May 11, 2015

Public Hearing- May 11, 2015

Adoption Consideration- May 26, 2015

Matt Skelton presented this item explaining the Ordinance would incorporate the 26 new lots of Windsor Estates and allow annexation of area to the City.

Steve Hoover made the motion to approve Ordinance 15-09 as presented. Bob Horkay seconded. Vote: Yes-6; No-0. Motion carried.

Ordinance 15-10: Grand Park Village PUD District Amendment

Council Introduction – April 13, 2015

APC Public Hearing- May 4, 2015

APC Recommendation –May 18, 2015

Adoption Consideration –May 26, 2015

Matt Skelton presented explaining the text amendment would modify the architectural standards of the Grand Park Village PUD by changing the design theme.

Steve Hoover made the motion to approve the Ordinance 15-10. Bob Horkay seconded. Vote: Yes-6; No-0. Motion carries.

Ordinance 15-12: Ordinance to Amend Various Provisions of the Westfield-Washington Township Unified Development Ordinance

Council Introduction – May 11, 2015

APC Public Hearing –May 18, 2015

APC Recommendation- May 18, 2015

Adoption Consideration – May 26, 2015

Matt Skelton presented this item stating the need to clean up some of the items on the Ordinance regarding street trees, dumpster enclosures, and gas service canapé standards in downtown area.

Cindy Spoljaric made the motion to approve Ordinance 15-12 as presented. Jim Ake seconded. Vote: Yes-6; No-0. Motion carries.

CITY COUNCIL COMMENTS:

Steve Hoover gave an update on the APC.

Rob Stokes spoke about Memorial Day at Grand Park

With no further business Chuck Lehman adjourned the meeting at 7:32 p.m.

Clerk-Treasurer

President

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.

June 08, 2015

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS
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CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 15 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 8 day of June, 2015

_____	_____	_____
_____	_____	_____
_____	_____	_____

Signatures of Governing Board

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

Purchase Invoice Register

City of Westfield

Report Date Range: 05/23/15..06/02/15

6/2/2015 3:27 PM

Page 1 of 15

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									
VEN000052	Advantage HMO Health Plans	APP026012	5/27/2015	101001119	ADM-HEALTH AND DENTAL	ins	2,970.73	56792	5/27/2015
VEN001537	Payroll	APP026143	6/1/2015	101001111	ADM-SALARY	admin	9,329.65		
VEN001537	Payroll	APP026143	6/1/2015	101001120	ADM-FICA AND MEDICARE	fica	546.55		
VEN001537	Payroll	APP026143	6/1/2015	101001120	ADM-FICA AND MEDICARE	med	127.82		
VEN001537	Payroll	APP026143	6/1/2015	101001121	ADM-PERF	perf	897.98		
VEN000589	Duke Energy	APP026170	6/2/2015	101001341	ADM-ELECTRICITY	DWNA	38.73		
VEN000589	Duke Energy	APP026170	6/2/2015	101001341	ADM-ELECTRICITY	Clinic House	134.05		
VEN002336	Citizens Westfield	APP026176	6/2/2015	101001342	ADM-WATER/SEWER	Clinic House	64.24		
VEN002336	Citizens Westfield	APP026176	6/2/2015	101001342	ADM-WATER/SEWER	DWNA	65.00		
VEN002336	Citizens Westfield	APP026176	6/2/2015	101001342	ADM-WATER/SEWER	Womens Ministries	64.24		
VEN002336	Citizens Westfield	APP026176	6/2/2015	101001342	ADM-WATER/SEWER	City Hall	245.26		
Subtotal for Administration							14,484.25		
Police									
VEN000052	Advantage HMO Health Plans	APP026012	5/27/2015	101002119	POLICE-HEALTH AND DENT	ins	27,226.14	56792	5/27/2015
VEN000373	Chase Equipment Finance Inc	APP026082	5/28/2015	101002472	POLICE-EQUIP	Police radio 2014	24,162.31		
VEN001537	Payroll	APP026143	6/1/2015	101002111	POLICE-SALARY	police	121,503.29		
VEN001537	Payroll	APP026143	6/1/2015	101002120	POLICE-FICA AND MEDICAR	fica	7,265.33		
VEN001537	Payroll	APP026143	6/1/2015	101002120	POLICE-FICA AND MEDICAR	med	1,699.13		
VEN001537	Payroll	APP026143	6/1/2015	101002121	POLICE-PERF	perf	19,148.57		
VEN001735	Sam Newlin-Haus	APP026152	6/2/2015	101002334	POLICE-TRAVEL/TRAINING/	Reimbursement for parking - t	36.00		
VEN000924	IACAI	APP026153	6/2/2015	101002334	POLICE-TRAVEL/TRAINING/	Buctcke/Pedestrian Crash For	125.00		
VEN001637	Ray's Trash Service	APP026154	6/2/2015	101002349	POLICE-SERVICES	Document Shred	27.75		
VEN002017	Unifirst Corporation	APP026155	6/2/2015	101002343	POLICE-BUILDING MAINTEN	Mat Rental	37.75		
VEN000942	Imagery LLC	APP026156	6/2/2015	101002229	POLICE-UNIFORMS	Polo Shirts - Jordan	176.60		
VEN002336	Citizens Westfield	APP026175	6/2/2015	101002342	POLICE-WATER/SEWER	Water/Sewer bill	264.77		
VEN002336	Citizens Westfield	APP026179	6/2/2015	101002342	POLICE-WATER/SEWER	Fire Line Charges	82.00		
Subtotal for Police							201,754.64		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/23/15..06/02/15

6/2/2015 3:27 PM

Page 2 of 15

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								
VEN000052	Advantage HMO Health Plans	APP026012	5/27/2015	101003119	ECD-HEALTH AND DENTAL	ins	4,309.17	56792	5/27/2015
VEN001537	Payroll	APP026143	6/1/2015	101003111	ECD-SALARY	ecd	20,993.17		
VEN001537	Payroll	APP026143	6/1/2015	101003120	ECD-FICA AND MEDICARE	fica	1,263.40		
VEN001537	Payroll	APP026143	6/1/2015	101003120	ECD-FICA AND MEDICARE	med	295.47		
VEN001537	Payroll	APP026143	6/1/2015	101003121	ECD-PERF	perf	2,976.07		
	Subtotal for Economic and Community Development						29,837.28		
	ECD - Building								
VEN000052	Advantage HMO Health Plans	APP026012	5/27/2015	101004119	BLDG-HEALTH AND DENTA	ins	2,317.81	56792	5/27/2015
VEN001537	Payroll	APP026143	6/1/2015	101004111	BLDG-SALARY	bldg	6,051.51		
VEN001537	Payroll	APP026143	6/1/2015	101004120	BLDG-FICA AND MEDICARE	fica	356.70		
VEN001537	Payroll	APP026143	6/1/2015	101004120	BLDG-FICA AND MEDICARE	med	83.43		
VEN001537	Payroll	APP026143	6/1/2015	101004121	BLDG-PERF	perf	859.31		
	Subtotal for ECD - Building						9,668.76		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/23/15..06/02/15

6/2/2015 3:27 PM

Page 3 of 15

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								
Parks									
VEN000052	Advantage HMO Health Plans	APP026012	5/27/2015	101005119	PARKS-HEALTH AND DENT	ins	1,338.45	56792	5/27/2015
VEN000381	Cherry Street Plaza LLC	APP026018	5/27/2015	101005366	PARKS-BUILDING LEASE	Westfield Parks and Rec Mon	1,630.35		
VEN000381	Cherry Street Plaza LLC	APP026018	5/27/2015	101005366	PARKS-BUILDING LEASE	Increase starting in March	49.43		
VEN001971	Tom Gidman	APP026025	5/27/2015	101005347	PARKS-PROMOTION	Electrical Service for WR4	600.00		
VEN000577	Donnas Rock and Roll Cruisin O	APP026026	5/27/2015	101005347	PARKS-PROMOTION	Entertainment for WR4 Headli	400.00		
VEN003411	Kurtis Whitson	APP026027	5/27/2015	101005347	PARKS-PROMOTION	Wr4th- Band	1,500.00		
VEN000243	Blonde Entertainment	APP026028	5/27/2015	101005347	PARKS-PROMOTION	WR4-Main Act- London Rose	2,000.00		
VEN001365	Midwest Sound and Prodction LLC	APP026029	5/27/2015	101005347	PARKS-PROMOTION	Sound- WR4th	825.00		
VEN001778	Shelby Materials	APP026069	5/29/2015	101005224	PARKS-OPERATING SUPPLI	Simon Moon Park	526.00		
VEN000794	Indy Portables	APP026070	5/29/2015	101005476	PARKS-EQUIP LEASES	500 Deerwalk Trace	105.18		
VEN000794	Indy Portables	APP026070	5/29/2015	101005476	PARKS-EQUIP LEASES	166th 171st Jersey St	298.94		
VEN003603	Hideg and Associates	APP026072	5/29/2015	101005347	PARKS-PROMOTION	Jump for Joy Entertainment fo	150.00		
VEN001537	Payroll	APP026143	6/1/2015	101005111	PARKS-SALARY	parks	7,256.23		
VEN001537	Payroll	APP026143	6/1/2015	101005120	PARKS-FICA AND MEDICAR	fica	441.72		
VEN001537	Payroll	APP026143	6/1/2015	101005120	PARKS-FICA AND MEDICAR	med	103.31		
VEN001537	Payroll	APP026143	6/1/2015	101005121	PARKS-PERF	perf	1,030.38		
VEN000589	Duke Energy	APP026173	6/2/2015	101005341	PARKS-ELECTRIC	Midland Bridge	14.64		
VEN000589	Duke Energy	APP026173	6/2/2015	101005341	PARKS-ELECTRIC	17415 Oak Ridge	0.88		
Subtotal for Parks							18,270.51		
Informatics									
VEN000052	Advantage HMO Health Plans	APP026012	5/27/2015	101007119	IT-HEALTH AND DENTAL	ins	5,223.25	56792	5/27/2015
VEN001537	Payroll	APP026143	6/1/2015	101007111	IT-SALARY	it	13,433.98		
VEN001537	Payroll	APP026143	6/1/2015	101007120	IT-FICA AND MEDICARE	fica	790.84		
VEN001537	Payroll	APP026143	6/1/2015	101007120	IT-FICA AND MEDICARE	med	184.96		
VEN001537	Payroll	APP026143	6/1/2015	101007121	IT-PERF	perf	1,907.64		
Subtotal for Informatics							21,540.67		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/23/15..06/02/15

6/2/2015 3:27 PM

Page 4 of 15

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								
Clerk Treasurer									
VEN000052	Advantage HMO Health Plans	APP026012	5/27/2015	101008119	CT-HEALTH AND DENTAL	ins	3,558.33	56792	5/27/2015
VEN001637	Ray's Trash Service	APP026016	5/27/2015	101008349	CT-SERVICES	Cross shredder	38.85		
VEN001537	Payroll	APP026019	5/27/2015	101008331	CT-CONSULTING	Processing chgs for period en	821.08	102052715	5/27/2015
VEN000940	ILMCT	APP026045	5/27/2015	101008334	CT-TRAVEL/TRAINING/SEMI	state board class	1,560.00	56794	5/27/2015
VEN001537	Payroll	APP026046	5/27/2015	101008331	CT-CONSULTING	Processing charges for period	619.20	101052715	5/27/2015
VEN001537	Payroll	APP026143	6/1/2015	101008111	CT-SALARY	sal	14,357.28		
VEN001537	Payroll	APP026143	6/1/2015	101008120	CT-FICA AND MEDICARE	fica	851.41		
VEN001537	Payroll	APP026143	6/1/2015	101008120	CT-FICA AND MEDICARE	med	199.11		
VEN001537	Payroll	APP026143	6/1/2015	101008121	CT-PERF	perf	1,673.44		
Subtotal for Clerk Treasurer							23,678.70		
Mayor									
VEN000052	Advantage HMO Health Plans	APP026012	5/27/2015	101009119	MAYOR-HEALTH AND DENT	ins	685.55	56792	5/27/2015
VEN001537	Payroll	APP026143	6/1/2015	101009111	MAYOR-SALARY	mayor	4,161.55		
VEN001537	Payroll	APP026143	6/1/2015	101009120	MAYOR- FICA AND MEDICA	fica	253.35		
VEN001537	Payroll	APP026143	6/1/2015	101009120	MAYOR- FICA AND MEDICA	med	59.25		
VEN001537	Payroll	APP026143	6/1/2015	101009121	MAYOR-PERF	perf	590.94		
Subtotal for Mayor							5,750.64		
Public Works									
VEN000052	Advantage HMO Health Plans	APP026012	5/27/2015	101013119	PW-HEALTH AND DENTAL	ins	25,365.38	56792	5/27/2015
VEN000373	Chase Equipment Finance Inc	APP026082	5/28/2015	101013332	PW-CELLULAR/PAGERS/MO	pw radio lease	1,933.49		
VEN000373	Chase Equipment Finance Inc	APP026082	5/28/2015	101013332	PW-CELLULAR/PAGERS/MO	pw truck lease	35,493.44		
VEN001242	Lester Recreation Designs	APP026115	6/1/2015	101013345	PW-EQUIP REPAIR	Playground equipment repair	78.95		
VEN001537	Payroll	APP026143	6/1/2015	101013111	PW-SALARY	pw	64,161.81		
VEN001537	Payroll	APP026143	6/1/2015	101013120	PW-FICA AND MEDICARE	fica	3,753.13		
VEN001537	Payroll	APP026143	6/1/2015	101013120	PW-FICA AND MEDICARE	med	877.76		
VEN001537	Payroll	APP026143	6/1/2015	101013121	PW-PERF	perf	8,779.78		
Subtotal for Public Works							140,443.74		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/23/15..06/02/15

6/2/2015 3:27 PM

Page 5 of 15

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									
Communications									
VEN000052	Advantage HMO Health Plans	APP026012	5/27/2015	101020119	COMM-INSURANCE	ins	2,546.33	56792	5/27/2015
VEN002595	Macdesigns	APP026077	5/29/2015	101020347	COMM-PROMOTIONS	Memorial Day Shirts	1,561.75		
VEN003688	Scott Allen Rudicel	APP026078	5/29/2015	101020347	COMM-PROMOTIONS	Memorial Day Program Music	500.00		
VEN000373	Chase Equipment Finance Inc	APP026082	5/28/2015	101020473	COMM- VEHICLE LEASE	pr radio lease	3,553.99		
VEN001716	Runyon Equipment Rental	APP026113	6/1/2015	101020347	COMM-PROMOTIONS	Memorial Day cable covers	280.00		
VEN000480	CSI Signs	APP026114	6/1/2015	101020347	COMM-PROMOTIONS	GP Golf Carts	72.00		
VEN001537	Payroll	APP026143	6/1/2015	101020111	COMM-SALARY	comm	7,232.24		
VEN001537	Payroll	APP026143	6/1/2015	101020120	COMM-FICA	fica	434.70		
VEN001537	Payroll	APP026143	6/1/2015	101020120	COMM-FICA	med	101.67		
VEN001537	Payroll	APP026143	6/1/2015	101020122	COMM-PERF	perf	808.51		
VEN000480	CSI Signs	APP026191	6/2/2015	101020347	COMM-PROMOTIONS	APPS yard signs at GP	240.00		
VEN000345	Cave and Company Printing	APP026192	6/2/2015	101020347	COMM-PROMOTIONS	5K Posters	32.70		
VEN000345	Cave and Company Printing	APP026192	6/2/2015	101020347	COMM-PROMOTIONS	5K Postcard Flyer	107.57		
VEN002273	Commercial Artisan	APP026193	6/2/2015	101020331	COMM- CONSULT	Graphic Design	350.00		
Subtotal for Communications							17,821.46		
Customer Service									
VEN000052	Advantage HMO Health Plans	APP026012	5/27/2015	101021119	CUST SERVICE- INSURANC	ins	3,003.36	56792	5/27/2015
VEN001537	Payroll	APP026143	6/1/2015	101021111	CUST SERVICE- SAL	cust serv	9,263.92		
VEN001537	Payroll	APP026143	6/1/2015	101021120	CUSTOMER SERV- FICA ME	fica	551.35		
VEN001537	Payroll	APP026143	6/1/2015	101021120	CUSTOMER SERV- FICA ME	med	128.94		
VEN001537	Payroll	APP026143	6/1/2015	101021121	CUSTOMER SERV- PERF	perf	1,315.48		
Subtotal for Customer Service							14,263.05		
Human Resources									
VEN000052	Advantage HMO Health Plans	APP026012	5/27/2015	101022119	HR- INSURANCE	ins	1,371.10	56792	5/27/2015
VEN001537	Payroll	APP026143	6/1/2015	101022111	HR - SAL	hr	4,061.10		
VEN001537	Payroll	APP026143	6/1/2015	101022120	HR- FICA MED	fica	242.19		
VEN001537	Payroll	APP026143	6/1/2015	101022120	HR- FICA MED	med	56.65		
VEN001537	Payroll	APP026143	6/1/2015	101022121	HR - PERF	perf	576.68		
Subtotal for Human Resources							6,307.72		
Subtotal for Fund 101 General							503,821.42		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/23/15..06/02/15

6/2/2015 3:27 PM

Page 6 of 15

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									
201	Motor Vehicle Highway (MVH)								
	Public Works								
VEN000307	Bureau Of Motor Vehicles	APP026011	5/27/2015	201013360	MVH-VEHICLE REPAIR	Title for Dodge 2015	15.00	56793	5/27/2015
VEN000480	CSI Signs	APP026063	5/29/2015	201013472	MVH-EQUIP	Westfield Logo PW	1,658.00		
VEN000480	CSI Signs	APP026063	5/29/2015	201013472	MVH-EQUIP	PW Exterior Signs	1,274.11		
VEN001758	SealMaster Indianapolis	APP026068	5/29/2015	201013231	MVH-SUBGRADE MATERIAL	Crack Pro	16,000.00		
VEN000373	Chase Equipment Finance Inc	APP026082	5/28/2015	201013476	MVH-EQUIP LEASES	pw sweeper lease	24,905.18		
VEN000589	Duke Energy	APP026171	6/2/2015	201013341	MVH-ELECTRIC	Farr Hills Hwy lights	48.28		
VEN000589	Duke Energy	APP026171	6/2/2015	201013341	MVH-ELECTRIC	Farr Hills	78.13		
	Subtotal for Public Works						43,978.70		
	Subtotal for Fund 201 Motor Vehicle Highway (MVH)						43,978.70		
Fund No. Fund Name									
202	Local Road and Street (LRS)								
	Public Works								
VEN003683	Primary Horizon Inc	APP026023	5/27/2015	202013432	LRS-SIDEWALK	Drainage and Sidewalk desig	8,988.00		
	Subtotal for Public Works						8,988.00		
	Subtotal for Fund 202 Local Road and Street (LRS)						8,988.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/23/15..06/02/15

6/2/2015 3:27 PM

Page 7 of 15

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									
203	Fire Operating								
	Fire								
VEN000052	Advantage HMO Health Plans	APP026012	5/27/2015	203012119	FIRE-HEALTH AND DENTAL	ins	51,947.19	56792	5/27/2015
VEN000373	Chase Equipment Finance Inc	APP026082	5/28/2015	203012473	FIRE-VEHICLE LEASES	fire radio lease	36,679.75		
VEN001537	Payroll	APP026143	6/1/2015	203012111	FIRE-SALARY	fire	169,087.34		
VEN001537	Payroll	APP026143	6/1/2015	203012120	FIRE-FICA AND MEDICARE	fica	9,977.51		
VEN001537	Payroll	APP026143	6/1/2015	203012120	FIRE-FICA AND MEDICARE	med	2,333.49		
VEN001537	Payroll	APP026143	6/1/2015	203012121	FIRE-PERF	perf	31,557.93		
VEN001264	Love At First Sight	APP026164	6/2/2015	203012347	FIRE-PROMOTIONS		73.00		
VEN002028	UPS	APP026165	6/2/2015	203012333	FIRE-POSTAGE		24.20		
VEN001615	Public Safety Medical Services	APP026166	6/2/2015	203012354	FIRE-MEDICAL EXAMS/TEST		3,278.43		
VEN003505	Smartstop Dry Cleaners	APP026167	6/2/2015	203012229	FIRE-UNIFORMS		74.00		
VEN002336	Citizens Westfield	APP026169	6/2/2015	203012342	FIRE-WATER/SEWER	Sta 83 Domestic	348.42		
VEN002336	Citizens Westfield	APP026169	6/2/2015	203012342	FIRE-WATER/SEWER	Sta 83 Fire Fill	95.16		
VEN002336	Citizens Westfield	APP026169	6/2/2015	203012342	FIRE-WATER/SEWER	Sta 82	190.74		
VEN002336	Citizens Westfield	APP026175	6/2/2015	203012342	FIRE-WATER/SEWER	Water/Sewer bill	264.78		
VEN002336	Citizens Westfield	APP026179	6/2/2015	203012342	FIRE-WATER/SEWER	Fire Line Charges	82.00		
VEN001637	Ray's Trash Service	APP026181	6/2/2015	203012349	FIRE-SERVICES		33.30		
VEN001615	Public Safety Medical Services	APP026183	6/2/2015	203012354	FIRE-MEDICAL EXAMS/TEST		4,172.45		
VEN000903	Hoosier Fire Equipment	APP026184	6/2/2015	203012229	FIRE-UNIFORMS		150.25		
Subtotal for Fire							310,369.94		
Subtotal for Fund 203 Fire Operating							310,369.94		
Fund No. Fund Name									
206	Parks Programming/Events								
	Parks								
VEN003610	Neil A Dellinger	APP026053	5/28/2015	206005349	PARKS PROGRAM/SERVICE	May Boinsai 101 Class	180.00		
VEN002016	UN Communications	APP026071	5/29/2015	206005349	PARKS PROGRAM/SERVICE	Grand Junction Derby Trifold	458.00		
VEN003409	Bennett Ayres	APP026161	6/2/2015	206005349	PARKS PROGRAM/SERVICE	Drinkin Gourd- Playwrite	500.00		
Subtotal for Parks							1,138.00		
Subtotal for Fund 206 Parks Programming/Events							1,138.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/23/15..06/02/15

6/2/2015 3:27 PM

Page 8 of 15

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									
268 Emergency Medical and Equip									
Fire									
VEN000373	Chase Equipment Finance Inc	APP026080	6/1/2015	268012473	EMS-EMERGENCY MEDICAL	ambulance lease 2013	18,915.69		
VEN000065	Airgas Mid America	APP026163	6/2/2015	268012224	EMS-OPERATING SUPPLIES	May	32.28		
VEN000266	Bound Tree Medical	APP026168	6/2/2015	268012224	EMS-OPERATING SUPPLIES	Revised	3,008.18		
VEN000403	Ciproms Inc	APP026182	6/2/2015	268012349	EMS-SERVICES		1,927.76		
Subtotal for Fire							23,883.91		
Subtotal for Fund 268 Emergency Medical and Equip							23,883.91		
Fund No. Fund Name									
269 Training Facility Center									
Public Safety (Police and Fire)									
VEN000589	Duke Energy	APP026172	6/2/2015	269014341	TRAINING FAC-ELECTRIC	Training Facility Const Temp	47.22		
VEN000589	Duke Energy	APP026172	6/2/2015	269014341	TRAINING FAC-ELECTRIC	Training Facility Fire Dep	237.03		
VEN002191	City of Noblesville Utilities	APP026174	6/2/2015	269014342	TRAINING FAC-WATER/SE	Sewer charges for May	18.41		
VEN000405	Citizens Energy Group	APP026177	6/2/2015	269014342	TRAINING FAC-WATER/SE	Water bill at Training Facility	15.15		
VEN002048	Vectren	APP026178	6/2/2015	269014328	TRAINING FAC-HEAT/GAS	Gas bill at Training Facility	31.54		
VEN000434	Comcast Cable	APP026180	6/2/2015	269014349	TRAINING FAC-SERVICES		227.85		
Subtotal for Public Safety (Police and Fire)							577.20		
Subtotal for Fund 269 Training Facility Center							577.20		
Fund No. Fund Name									
427 Cum. Capital Development									
Administration									
VEN000373	Chase Equipment Finance Inc	APP026079	5/29/2015	427001473	CUM CAP DEV-VEHICLE LEA	police lease	57,487.76		
VEN000373	Chase Equipment Finance Inc	APP026082	5/28/2015	427001473	CUM CAP DEV-VEHICLE LEA	police lease 2014	33,890.71		
Subtotal for Administration							91,378.47		
Subtotal for Fund 427 Cum. Capital Development							91,378.47		
Fund No. Fund Name									
546 Debt Service PSB Lease Rental									
Clerk Treasurer									
VEN002032	US Bank	APP026081	6/1/2015	546014366	PSB-LEASE RENTAL PYMT	psb 2014	270,000.00	56797	6/1/2015
Subtotal for Clerk Treasurer							270,000.00		
Subtotal for Fund 546 Debt Service PSB Lease Rental							270,000.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/23/15..06/02/15

6/2/2015 3:27 PM

Page 9 of 15

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									
651 Infrastructure Improv									
Public Works									
VEN001521	Parsons Brinckerhoff Inc	APP026020	5/27/2015	651013474	INFRASTRUCTURE IMPRO	Replaces PO2175/ROW Man	6,480.90		
VEN001521	Parsons Brinckerhoff Inc	APP026021	5/27/2015	651013474	INFRASTRUCTURE IMPRO	Task Order 7 - OLD PO00217	2,000.00		
VEN001521	Parsons Brinckerhoff Inc	APP026022	5/27/2015	651013474	INFRASTRUCTURE IMPRO	R/W services for Trail Connc	6,530.00		
VEN002634	Fidelity National Title Co	APP026042	5/27/2015	651013474	INFRASTRUCTURE IMPRO	Lot 10 Judah Roberts Add 13	187,402.73		
VEN002225	Butler Fairman and Seufert Inc	APP026058	5/28/2015	651013474	INFRASTRUCTURE IMPRO	Design and R/W Acq. Service	4,248.75		
VEN002522	Richard and Cheri Morris	APP026083	6/1/2015	651013474	INFRASTRUCTURE IMPRO	Advance of partial scheduled	4,000.00	56796	6/1/2015
VEN003665	Michelle Estes	APP026084	6/1/2015	651013474	INFRASTRUCTURE IMPRO	Advance of partial scheduled	1,650.00	56795	6/1/2015
VEN003665	Michelle Estes	APP026085	6/1/2015	651013474	INFRASTRUCTURE IMPRO	Remainder of partial schedule	1,650.00	56798	6/1/2015
VEN002522	Richard and Cheri Morris	APP026086	6/1/2015	651013474	INFRASTRUCTURE IMPRO	Remainder of partial schedule	4,300.00	56799	6/1/2015
VEN003690	Barbara Sampson	APP026185	6/2/2015	651013474	INFRASTRUCTURE IMPRO	Trail Connectors	20,600.00		
VEN003691	Crystal VanDyke and	APP026186	6/2/2015	651013474	INFRASTRUCTURE IMPRO	Trail Connectors	5,250.50		
VEN003694	Crystal VanDyke	APP026187	6/2/2015	651013474	INFRASTRUCTURE IMPRO	Trail Connectors	949.50		
VEN003692	Randi Harris and	APP026188	6/2/2015	651013474	INFRASTRUCTURE IMPRO	Trail Connectors	5,250.50		
VEN003693	Randi Harris	APP026189	6/2/2015	651013474	INFRASTRUCTURE IMPRO	Trail Connectors	949.50		
VEN003695	Wells Fargo Bank NA	APP026190	6/2/2015	651013474	INFRASTRUCTURE IMPRO	Trail Connectors	350.00		
Subtotal for Public Works							251,612.38		
Subtotal for Fund 651 Infrastructure Improv							251,612.38		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/23/15..06/02/15

6/2/2015 3:27 PM

Page 10 of 15

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									
701 Payroll									
Clerk Treasurer									
VEN000052	Advantage HMO Health Plans	APP026013	5/27/2015	701008930	PAYROLL-INS. DED	ins	1,140.83	16352	5/27/2015
VEN001550	PERF	APP026014	5/27/2015	701008133	PAYROLL-PERF	civilian perf	35,669.82		
VEN000008	77 Police and Fire Fund	APP026015	5/27/2015	701008133	PAYROLL-PERF	non civilian perf	47,530.61		
VEN001537	Payroll	APP026142	6/1/2015	701008110	PAYROLL-NET SALARIES	net sal	312,007.21		
VEN000959	Indiana Dept Of Revenue	APP026145	6/1/2015	701008923	PAYROLL-STATE WITHHOL	state	13,681.18		
VEN000959	Indiana Dept Of Revenue	APP026145	6/1/2015	701008923	PAYROLL-STATE WITHHOL	coit	4,579.66		
VEN000920	Huntington National Bank	APP026146	6/1/2015	701008131	PAYROLL-EMPLOYER'S FIC	fica	26,783.25		
VEN000920	Huntington National Bank	APP026146	6/1/2015	701008132	PAYROLL-EMPLOYER'S ME	med	6,263.83		
VEN000920	Huntington National Bank	APP026146	6/1/2015	701008921	PAYROLL-FEDERAL WITHH	fed	51,397.66		
VEN000920	Huntington National Bank	APP026146	6/1/2015	701008922	PAYROLL-EMPLOYEE FICA	med	6,263.86		
VEN000920	Huntington National Bank	APP026146	6/1/2015	701008922	PAYROLL-EMPLOYEE FICA	fica	26,783.24		
VEN000163	Aul Retirement	APP026159	6/2/2015	701008931	PAYROLL-401A MATCHING-	loan payment	4,419.74		
VEN000163	Aul Retirement	APP026160	6/2/2015	701008931	PAYROLL-401A MATCHING-	retirement	11,717.04		
Subtotal for Clerk Treasurer							548,237.93		
Subtotal for Fund 701 Payroll							548,237.93		

Fund No. Fund Name

900 Stormwater									
Stormwater									
VEN000517	Daystar Directional Drilling	APP026017	5/27/2015	900016434	STORM-STORMWATER MIS	7 sump line repairs including r	5,424.00		
VEN001716	Runyon Equipment Rental	APP026064	5/29/2015	900016434	STORM-STORMWATER MIS	Oak Ridge & 161st	60.00		
VEN002040	Utility Pipe Sales of IN	APP026065	5/29/2015	900016475	STORM-INFRASTRUCTURE	Repair	1,227.70		
VEN002040	Utility Pipe Sales of IN	APP026065	5/29/2015	900016475	STORM-INFRASTRUCTURE	Repair	355.00		
VEN001822	St Regis Culverts	APP026066	5/29/2015	900016475	STORM-INFRASTRUCTURE	Materials	267.40		
VEN001822	St Regis Culverts	APP026066	5/29/2015	900016475	STORM-INFRASTRUCTURE	Materials	63.21		
VEN000223	Best Equipment Co Inc	APP026067	5/29/2015	900016345	STORM-EQUIPMENT REPAI	Kubota	1,241.69		
VEN003697	Douglas Hall	APP026087	6/1/2015	900016370	STORMWATER-REFUND		2.93		
VEN003698	Julie Borthwick	APP026088	6/1/2015	900016370	STORMWATER-REFUND		3.21		
VEN003699	Hal Montgomery	APP026089	6/1/2015	900016370	STORMWATER-REFUND		2.93		
VEN003700	Jean Hahn	APP026090	6/1/2015	900016370	STORMWATER-REFUND		2.93		
VEN003701	Natisha Cuellar	APP026091	6/1/2015	900016370	STORMWATER-REFUND		3.67		
VEN003702	Scott Grady	APP026092	6/1/2015	900016370	STORMWATER-REFUND		3.67		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/23/15..06/02/15

6/2/2015 3:27 PM

Page 11 of 15

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								
900	Stormwater								
	Stormwater								
VEN003703	Barbara Cartme	APP026093	6/1/2015	900016370	STORMWATER-REFUND		2.48		
VEN003704	Andrew Finnigan	APP026094	6/1/2015	900016370	STORMWATER-REFUND		1.83		
VEN003723	Steve and April Johnson	APP026095	6/1/2015	900016370	STORMWATER-REFUND		4.01		
VEN003706	Bruce Hauk	APP026096	6/1/2015	900016370	STORMWATER-REFUND		3.12		
VEN003707	Melissa Rogers	APP026097	6/1/2015	900016370	STORMWATER-REFUND		1.83		
VEN003708	Sarah Lee Raichart	APP026098	6/1/2015	900016370	STORMWATER-REFUND		1.19		
VEN003709	Richard Benich	APP026099	6/1/2015	900016370	STORMWATER-REFUND		2.20		
VEN003710	Jay Rider	APP026100	6/1/2015	900016370	STORMWATER-REFUND		3.58		
VEN003711	Joni Patrick	APP026101	6/1/2015	900016370	STORMWATER-REFUND		1.38		
VEN003722	John and Diane Sievers	APP026102	6/1/2015	900016370	STORMWATER-REFUND		3.58		
VEN003713	Colin Holbrook	APP026103	6/1/2015	900016370	STORMWATER-REFUND	\$32.77 is OP	35.61		
VEN003714	Tracey Sheehan	APP026104	6/1/2015	900016370	STORMWATER-REFUND		3.12		
VEN003715	Scott Schriever	APP026105	6/1/2015	900016370	STORMWATER-REFUND		2.38		
VEN003716	Patrick Cowherd	APP026106	6/1/2015	900016370	STORMWATER-REFUND		7.29		
VEN003717	Levi Reed	APP026107	6/1/2015	900016370	STORMWATER-REFUND		1.93		
VEN003718	Joanne Plug	APP026108	6/1/2015	900016370	STORMWATER-REFUND		1.01		
VEN003719	Freo Indiana LLC	APP026109	6/1/2015	900016370	STORMWATER-REFUND		3.58		
VEN003720	A Step Ahead Mngmt	APP026110	6/1/2015	900016370	STORMWATER-REFUND		5.13		
VEN003721	Brad Lindemann	APP026111	6/1/2015	900016370	STORMWATER-REFUND		2.93		
VEN003687	Connie Shaver	APP026112	6/1/2015	900016370	STORMWATER-REFUND		4.13		
VEN001582	POBLANOS WESTFIELD LLC	APP026116	6/1/2015	900016370	STORMWATER-REFUND		20.00		
VEN003724	David Skinner	APP026117	6/1/2015	900016370	STORMWATER-REFUND		3.12		
VEN001537	Payroll	APP026144	6/1/2015	900016111	STORM-SALARY	sal	888.00		
VEN001537	Payroll	APP026144	6/1/2015	900016120	STORM-FICA AND MEDICAR	fica	55.05		
VEN001537	Payroll	APP026144	6/1/2015	900016120	STORM-FICA AND MEDICAR	med	12.87		
VEN001537	Payroll	APP026144	6/1/2015	900016121	STORM-PERF	perf	126.10		
	Subtotal for Stormwater						9,855.79		
	Subtotal for Fund 900 Stormwater						9,855.79		
Fund No.	Fund Name								
950	Trash								

Purchase Invoice Register

City of Westfield

Report Date Range: 05/23/15..06/02/15

6/2/2015 3:27 PM

Page 12 of 15

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									
950	Trash								
	Trash								
VEN003697	Douglas Hall	APP026087	6/1/2015	950017349	TRASH-ADM SERVICES		0.58		
VEN003697	Douglas Hall	APP026087	6/1/2015	950017370	TRASH-REFUND		11.84		
VEN003698	Julie Borthwick	APP026088	6/1/2015	950017349	TRASH-ADM SERVICES		0.63		
VEN003698	Julie Borthwick	APP026088	6/1/2015	950017370	TRASH-REFUND		12.95		
VEN003699	Hal Montgomery	APP026089	6/1/2015	950017349	TRASH-ADM SERVICES		0.58		
VEN003699	Hal Montgomery	APP026089	6/1/2015	950017370	TRASH-REFUND		11.84		
VEN003700	Jean Hahn	APP026090	6/1/2015	950017349	TRASH-ADM SERVICES		0.58		
VEN003700	Jean Hahn	APP026090	6/1/2015	950017370	TRASH-REFUND		11.84		
VEN003701	Natisha Cuellar	APP026091	6/1/2015	950017349	TRASH-ADM SERVICES		0.72		
VEN003701	Natisha Cuellar	APP026091	6/1/2015	950017370	TRASH-REFUND		14.80		
VEN003702	Scott Grady	APP026092	6/1/2015	950017349	TRASH-ADM SERVICES		0.72		
VEN003702	Scott Grady	APP026092	6/1/2015	950017370	TRASH-REFUND		14.80		
VEN003703	Barbara Cartme	APP026093	6/1/2015	950017349	TRASH-ADM SERVICES		0.49		
VEN003703	Barbara Cartme	APP026093	6/1/2015	950017370	TRASH-REFUND		9.99		
VEN003704	Andrew Finnigan	APP026094	6/1/2015	950017349	TRASH-ADM SERVICES		0.36		
VEN003704	Andrew Finnigan	APP026094	6/1/2015	950017370	TRASH-REFUND		7.40		
VEN003723	Steve and April Johnson	APP026095	6/1/2015	950017349	TRASH-ADM SERVICES		0.70		
VEN003723	Steve and April Johnson	APP026095	6/1/2015	950017370	TRASH-REFUND		14.43		
VEN003706	Bruce Hauk	APP026096	6/1/2015	950017349	TRASH-ADM SERVICES		0.61		
VEN003706	Bruce Hauk	APP026096	6/1/2015	950017370	TRASH-REFUND		12.58		
VEN003707	Melissa Rogers	APP026097	6/1/2015	950017349	TRASH-ADM SERVICES		0.36		
VEN003707	Melissa Rogers	APP026097	6/1/2015	950017370	TRASH-REFUND		7.40		
VEN003708	Sarah Lee Raichart	APP026098	6/1/2015	950017349	TRASH-ADM SERVICES		0.23		
VEN003708	Sarah Lee Raichart	APP026098	6/1/2015	950017370	TRASH-REFUND		4.81		
VEN003709	Richard Benich	APP026099	6/1/2015	950017349	TRASH-ADM SERVICES		0.43		
VEN003709	Richard Benich	APP026099	6/1/2015	950017370	TRASH-REFUND		8.88		
VEN003710	Jay Rider	APP026100	6/1/2015	950017349	TRASH-ADM SERVICES		0.70		
VEN003710	Jay Rider	APP026100	6/1/2015	950017370	TRASH-REFUND		14.43		
VEN003711	Joni Patrick	APP026101	6/1/2015	950017349	TRASH-ADM SERVICES		0.27		
VEN003711	Joni Patrick	APP026101	6/1/2015	950017370	TRASH-REFUND		5.55		
VEN003722	John and Diane Sievers	APP026102	6/1/2015	950017349	TRASH-ADM SERVICES		0.70		
VEN003722	John and Diane Sievers	APP026102	6/1/2015	950017370	TRASH-REFUND		14.43		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/23/15..06/02/15

6/2/2015 3:27 PM

Page 13 of 15

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									
950 Trash									
Trash									
VEN003713	Colin Holbrook	APP026103	6/1/2015	950017349	TRASH-ADM SERVICES		0.56		
VEN003713	Colin Holbrook	APP026103	6/1/2015	950017370	TRASH-REFUND		11.47		
VEN003714	Tracey Sheehan	APP026104	6/1/2015	950017349	TRASH-ADM SERVICES		0.61		
VEN003714	Tracey Sheehan	APP026104	6/1/2015	950017370	TRASH-REFUND		12.58		
VEN003715	Scott Schriever	APP026105	6/1/2015	950017349	TRASH-ADM SERVICES		0.47		
VEN003715	Scott Schriever	APP026105	6/1/2015	950017370	TRASH-REFUND		9.62		
VEN003716	Patrick Cowherd	APP026106	6/1/2015	950017349	TRASH-ADM SERVICES		0.58		
VEN003716	Patrick Cowherd	APP026106	6/1/2015	950017370	TRASH-REFUND		11.84		
VEN003717	Levi Reed	APP026107	6/1/2015	950017349	TRASH-ADM SERVICES		0.38		
VEN003717	Levi Reed	APP026107	6/1/2015	950017370	TRASH-REFUND		7.77		
VEN003718	Joanne Plug	APP026108	6/1/2015	950017349	TRASH-ADM SERVICES		0.20		
VEN003718	Joanne Plug	APP026108	6/1/2015	950017370	TRASH-REFUND		4.07		
VEN003719	Freo Indiana LLC	APP026109	6/1/2015	950017349	TRASH-ADM SERVICES		0.70		
VEN003719	Freo Indiana LLC	APP026109	6/1/2015	950017370	TRASH-REFUND		14.43		
VEN003720	A Step Ahead Mngmt	APP026110	6/1/2015	950017349	TRASH-ADM SERVICES		1.01		
VEN003720	A Step Ahead Mngmt	APP026110	6/1/2015	950017370	TRASH-REFUND		20.72		
VEN003721	Brad Lindemann	APP026111	6/1/2015	950017349	TRASH-ADM SERVICES		0.58		
VEN003721	Brad Lindemann	APP026111	6/1/2015	950017370	TRASH-REFUND		11.84		
VEN003687	Connie Shaver	APP026112	6/1/2015	950017349	TRASH-ADM SERVICES		0.81		
VEN003687	Connie Shaver	APP026112	6/1/2015	950017370	TRASH-REFUND		16.65		
VEN003724	David Skinner	APP026117	6/1/2015	950017349	TRASH-ADM SERVICES		0.61		
VEN003724	David Skinner	APP026117	6/1/2015	950017370	TRASH-REFUND		12.58		
Subtotal for Trash							326.71		
Subtotal for Fund 950 Trash							326.71		
Posted Invoices Total							2,064,168.45		

Report Date Range:

Un-Posted Invoices

Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount	Status
Fund No. Fund Name								
101	General							
Administration								
VEN000739	Frontier	API0002156	6/2/2015	101001343	Adm-Building	Adm-Building	44.86	Approval Pending
VEN000739	Frontier	API0002156	6/2/2015	101001343	Adm-Building	Adm-Building	322.82	Approval Pending
Subtotal for Administration							367.68	
Police								
VEN001459	North Central Co-Op	API0002149	5/29/2015	101002226	Police-Vehicle Gas/Supplies	Police-Vehicle Gas/Supplies	9,167.83	Approved
VEN000739	Frontier	API0002156	6/2/2015	101002335	Police-Telephone	Police-Telephone	60.92	Approval Pending
Subtotal for Police							9,228.75	
Economic and Community Development								
VEN001459	North Central Co-Op	API0002149	5/29/2015	101003226	ECD-Vehicle Gas/Supplies	ECD-Vehicle Gas/Supplies	66.72	Approval Pending
Subtotal for Economic and Community Development							66.72	
ECD - Building								
VEN001459	North Central Co-Op	API0002149	5/29/2015	101004226	Bldg-Vehicle Gas	Bldg-Vehicle Gas	207.38	Approval Pending
Subtotal for ECD - Building							207.38	
Parks								
VEN001459	North Central Co-Op	API0002149	5/29/2015	101005226	Parks-Vehicle Gas	Parks-Vehicle Gas	19.20	Approval Pending
Subtotal for Parks							19.20	
Informatics								
VEN000882	HHPA	API0002147	5/26/2015	101007349	IT-Services	IT-Services	510.00	Approval Pending
VEN000897	Finley and Cook	API0002147	5/26/2015	101007331	IT-Consulting	IT-Consulting	647.50	Approval Pending
VEN001459	North Central Co-Op	API0002149	5/29/2015	101007226	IT-Vehicle Gas	IT-Vehicle Gas	137.05	Approval Pending
VEN002012	U.S. Bank Equipment Finance	API0002155	6/2/2015	101007337	IT-Printing	IT-Printing	87.72	Approval Pending
VEN002012	U.S. Bank Equipment Finance	API0002158	6/2/2015	101007337	IT-Printing	IT-Printing	1,328.90	Approval Pending
Subtotal for Informatics							2,711.17	
Subtotal by Fund 101 General							12,600.90	
Fund No. Fund Name								
201	Motor Vehicle Highway (MVH)							
Public Works								
VEN001459	North Central Co-Op	API0002149	5/29/2015	201013226	MVH-Vehicle Gas/ Supplies	MVH-Vehicle Gas/ Supplies	7,163.23	Approved
Subtotal for Public Works							7,163.23	
Subtotal by Fund 201 Motor Vehicle Highway (MVH)							7,163.23	

15 of 15

Report Date Range:

Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount	Status
Fund No.	Fund Name							
203	Fire Operating							
	Fire							
VEN001459	North Central Co-Op	API0002149	5/29/2015	203012226	Fire-Vehicle Gas/Supplies	Fire-Vehicle Gas/Supplies	1,271.31	Approved
VEN000739	Frontier	API0002156	6/2/2015	203012343	Fire-Building Maintenance	Fire-Building Maintenance	60.92	Approval Pending
	Subtotal for Fire						1,332.23	
	Subtotal by Fund 203 Fire Operating						1,332.23	
	Un-Posted Invoices Total						21,096.36	

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

ORDINANCE 15-17

AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

WHEREAS, the Westfield City Council (the “Council”) has the authority and desires to annex lands into the municipality as defined by Indiana Code 36-4-3; and,

WHEREAS, one hundred percent (100%) of the owners of the parcels proposed for annexation as identified in Exhibit A and Exhibit B (the “Annexation Area”) have filed a petition with the Council; and,

WHEREAS, the Council has conducted a public hearing on June 8, 2015, as required by law with regard to the annexation of the Annexation Area; and,

WHEREAS, the Council has adopted a fiscal plan for the annexation of the Annexation Area in accordance with Indiana Code 36-4-3-3.1 (Resolution 15-115); and,

WHEREAS, the Annexation Area meets the contiguity requirements of Indiana Code 36-4-3-1.5; and,

WHEREAS, the Council now finds that the statutory criteria for annexation have been met; and,

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE OFFICIAL CITY MAP ADOPTED BY REFERENCE IN SECTION 2-515 OF THE WESTFIELD CODE BE MODIFIED AS FOLLOWS:

Section 1. The Annexation Area, generally located on the west side of Tomlinson Road, south of 199th Street, and adjacent to the existing corporate limits along the eastern boundaries of the Annexation Area, is hereby annexed to and declared to be a part of the City.

Section 2. The Annexation Area is to further include the contiguous public highways and rights-of-way of the public highways which are adjacent to the annexation area per Indiana Code 36-4-3-2.5.

Section 3. The Annexation Area is hereby assigned to City Council District 3 and shall become a part thereof immediately upon the effective date of this Ordinance.

Section 4. This Ordinance shall be in full force and effect upon its passage by the Council, its publication, 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 repealed. Any portion of the Ordinance later to be found void or invalid shall not affect the remaining portions of this Ordinance.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS 13TH DAY OF JULY, 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	_____ Charles Lehman	_____ Charles Lehman
_____ Robert J. Smith	_____ Robert J. Smith	_____ Robert J. Smith
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Robert W. Stokes	_____ Robert W. Stokes	_____ Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 15-17** was delivered to the Mayor of Westfield
on the _____ day of _____, 2015, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 15-17
this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 15-17
this _____ day of _____, 2015.

J. Andrew Cook, Mayor

EXHIBIT A
ANNEXATION AREA

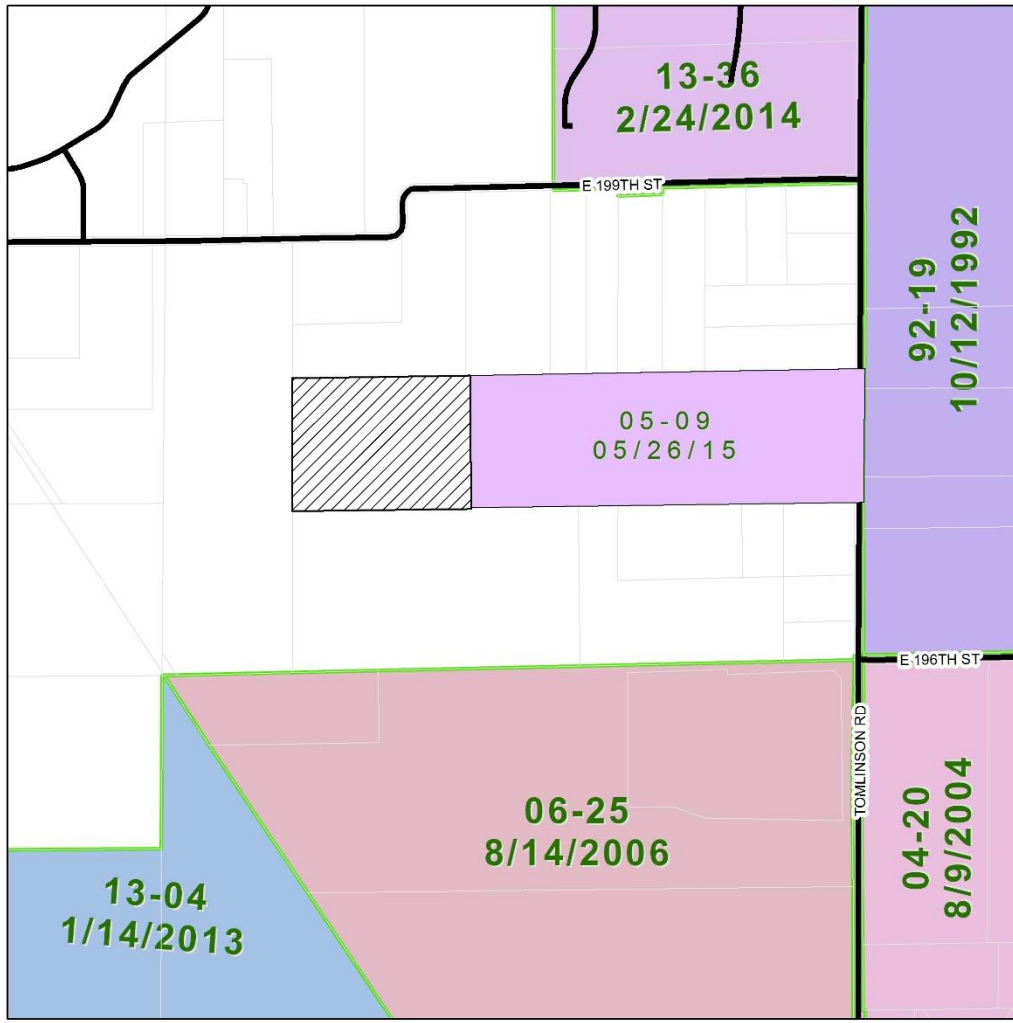


EXHIBIT LEGEND

- | | |
|--|---|
|  ANNEXATION AREA |  PARCELS |
|  EXISTING CITY LIMITS |  STREETS |

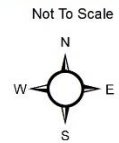


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes one parcel of land:

Parcel No. 08-05-24-00-00-022.000 (part of)

A part of the Southwest Quarter of Section 24, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of Section 24, Township 19 North, Range 3 East; thence along the East line of Southwest Quarter North 00 degrees 21 minutes 24 seconds East 1107.20 feet; thence South 88 degrees 38 minutes 44 seconds West 1468.40 feet to the Point of Beginning for this description; thence South 88 degrees 38 minutes 44 seconds West 695.60 feet; thence South 00 degrees 13 minutes 15 seconds East 497.57 feet; thence North 88 degrees 38 minutes 44 seconds East 705.44 feet; thence North 01 degrees 21 minutes 16 seconds West 497.48 feet to the Point of Beginning containing 8.0 acres more or less.

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5.

EXHIBIT A
ANNEXATION AREA

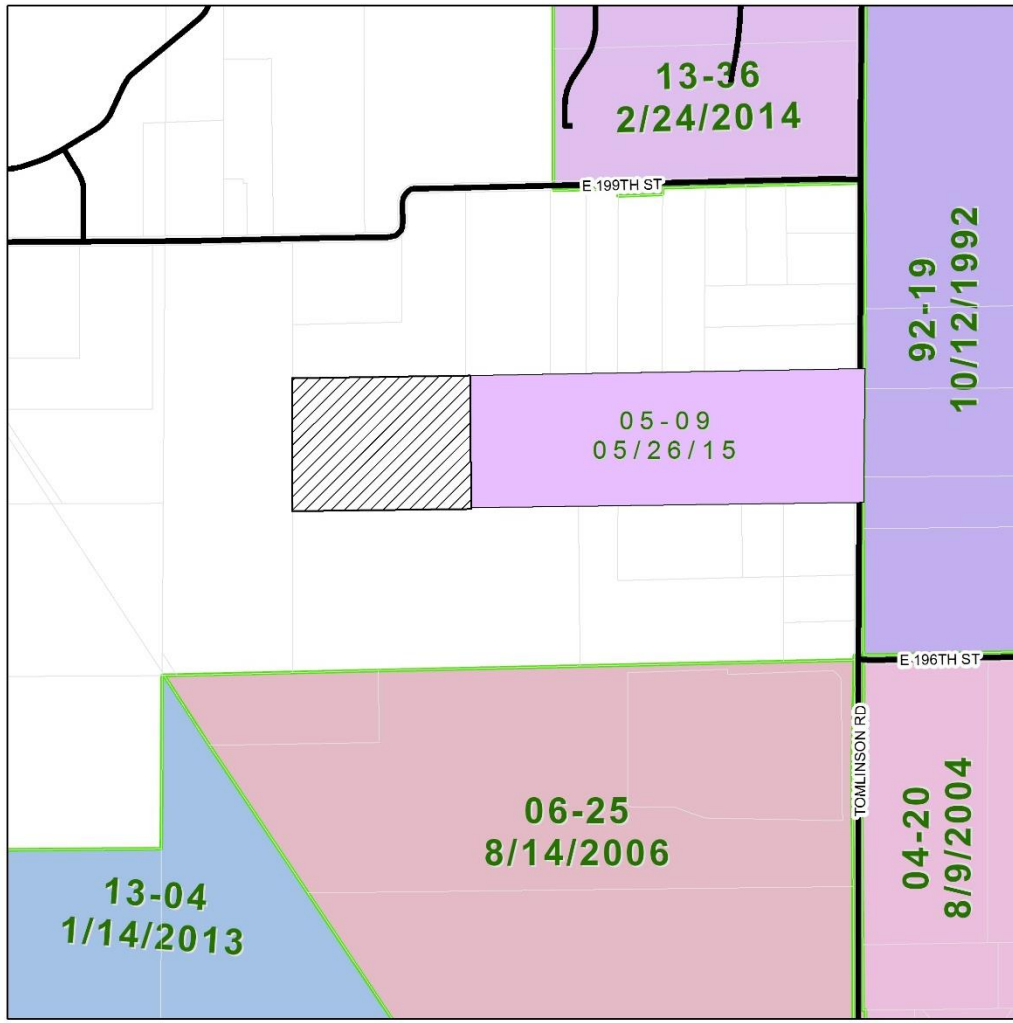
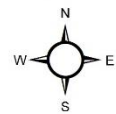


EXHIBIT LEGEND

- | | |
|--|---|
|  ANNEXATION AREA |  PARCELS |
|  EXISTING CITY LIMITS |  STREETS |

Not To Scale



RESOLUTION 15-116

A RESOLUTION TO RE-ESTABLISH A CUMULATIVE CAPITAL DEVELOPMENT FUND

Under Indiana Code 36-9-15.5

NOW, THEREFORE, BE IT RESOLVED by the Westfield City Council of Hamilton County, Indiana that a need exists for the re-establishment of a Cumulative Capital Development Fund for all uses as set out and referenced in I.C. 36-9-15.5.

BE IT FURTHER RESOLVED that the City shall abide by the provisions as set out therein. The proposed fund shall not exceed \$.05 on each \$100.00 of assessed valuation. Said tax rate will be levied beginning with taxes for 2015 payable 2016.

BE IT FURTHER RESOLVED that proofs of publication of the public hearing held on the 8th day of June, 2015 and a certified copy of this resolution be submitted to the Department of Local Government Finance of the State of Indiana as provided by Indiana law. Said Cumulative Fund is subject to the approval of the Department of Local Government Finance.

Duly adopted by the following vote of the members of said Westfield City Council this 8th day of June 2015.

WESTFIELD CITY COUNCIL

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

ATTEST:

Cindy J. Gossard, Clerk Treasurer

I hereby certify that RESOLUTION 15-116 was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE RESOLUTION 15-116

this _____ day of _____, 2015.

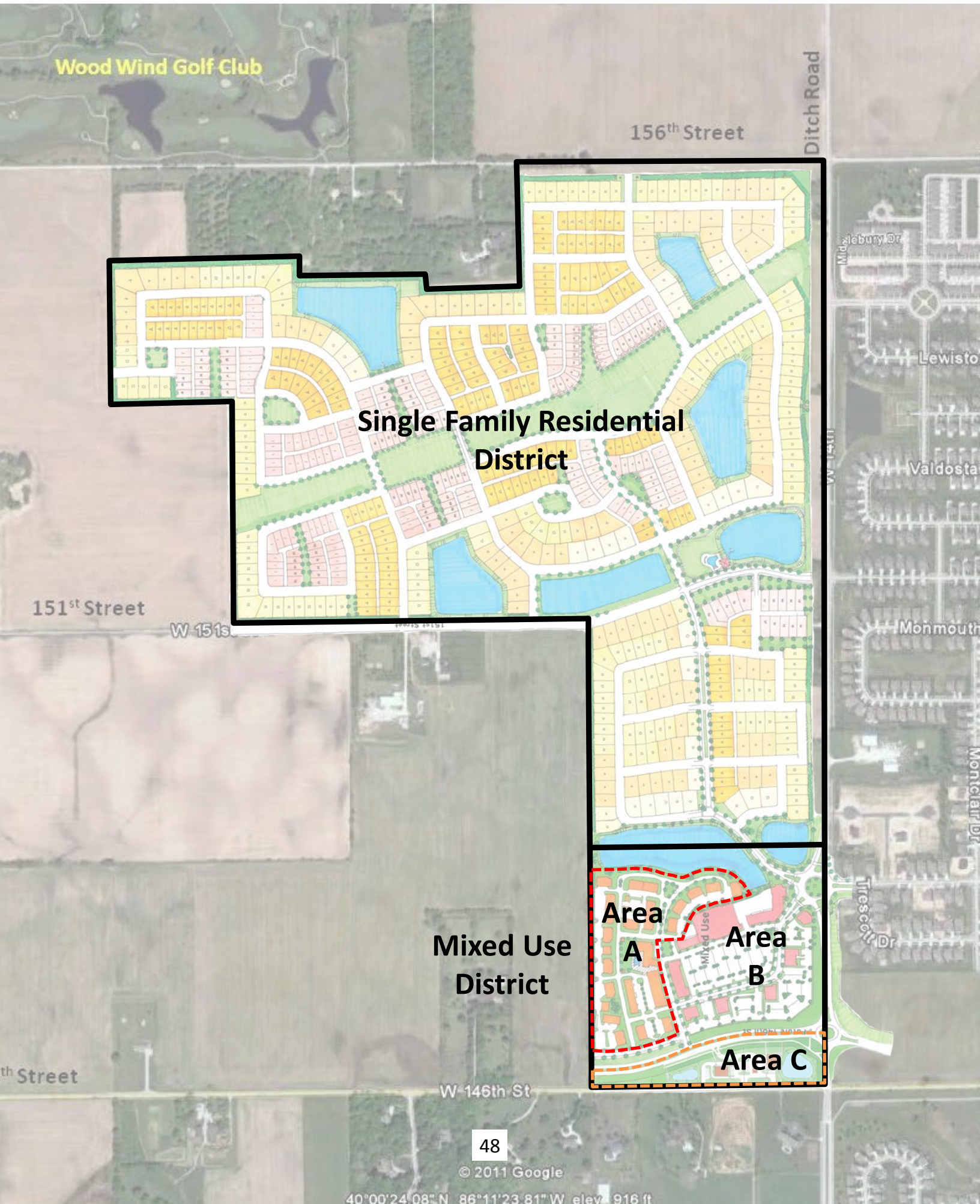
J. Andrew Cook, Mayor

I hereby VETO RESOLUTION 15-116

this _____ day of _____,
2015.

J. Andrew Cook, Mayor

Exhibit B – Zoning District Map



ORDINANCE NUMBER 15-19

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE ANDOVER 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. 03-40, the Andover Planned Unit Development District (the "Andover PUD Ordinance"), on December 8, 2003, as amended by Ordinance No. 06-24 and Ordinance No. 12-37;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1507-PUD-13**), requesting an amendment to the Andover 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. 1507-PUD-13** 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 _____;

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

Section 1. **Applicability of Ordinance.**

- 1.1 This Ordinance shall amend the Andover PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by the Andover PUD Ordinance, as amended by this Ordinance and its exhibits.
- 1.2 All other provisions of the Andover 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 Andover PUD Ordinance, as amended.

Section 2. **Setback Standards.** The standards of *Exhibit 7: Development Standards Matrix* of the Andover PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below:

- 2.1 Side-Load Garages: The minimum side yard building setback line for a single-family detached dwelling on the Real Estate may be reduced to five (5) feet for dwellings with a side or courtyard loading garage; however, the lot's aggregate building setback lines shall be sixteen (16) feet.

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

Voting For

Voting Against

Abstain

Charles Lehman

Charles Lehman

Charles Lehman

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 15-19** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-19**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-19**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

EXHIBIT A
Real Estate (Legal Description)

A part of the Northwest Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the Southeast corner of said Quarter Section; thence North 89 degrees 53 minutes 46 seconds West along the South line of said Quarter Section 2,647.32 feet to the Southwest corner of said Quarter Section; thence North 00 degrees 19 minutes 20 seconds East along the West line of said Quarter Section 2,681.38 feet to the Northwest corner of said Quarter Section; thence South 89 degrees 40 minutes 39 seconds East along the north line thereof a distance of 1832.88 feet to the Northeast corner of the Northwest quarter of said Quarter Section; thence South 00 degrees 19 minutes 21 seconds West along the east line of thereof a distance of 1226.26 feet; thence South 89 degrees 39 minutes 38 seconds East 814.87 feet to the East line of said Quarter Section; thence South 00 degrees 20 minutes 22 seconds West along said East line 1,444.78 feet to the POINT OF BEGINNING of this description containing 139.728 acres, more or less. Subject to all legal highways, rights-of-ways, easements, and restrictions of record.

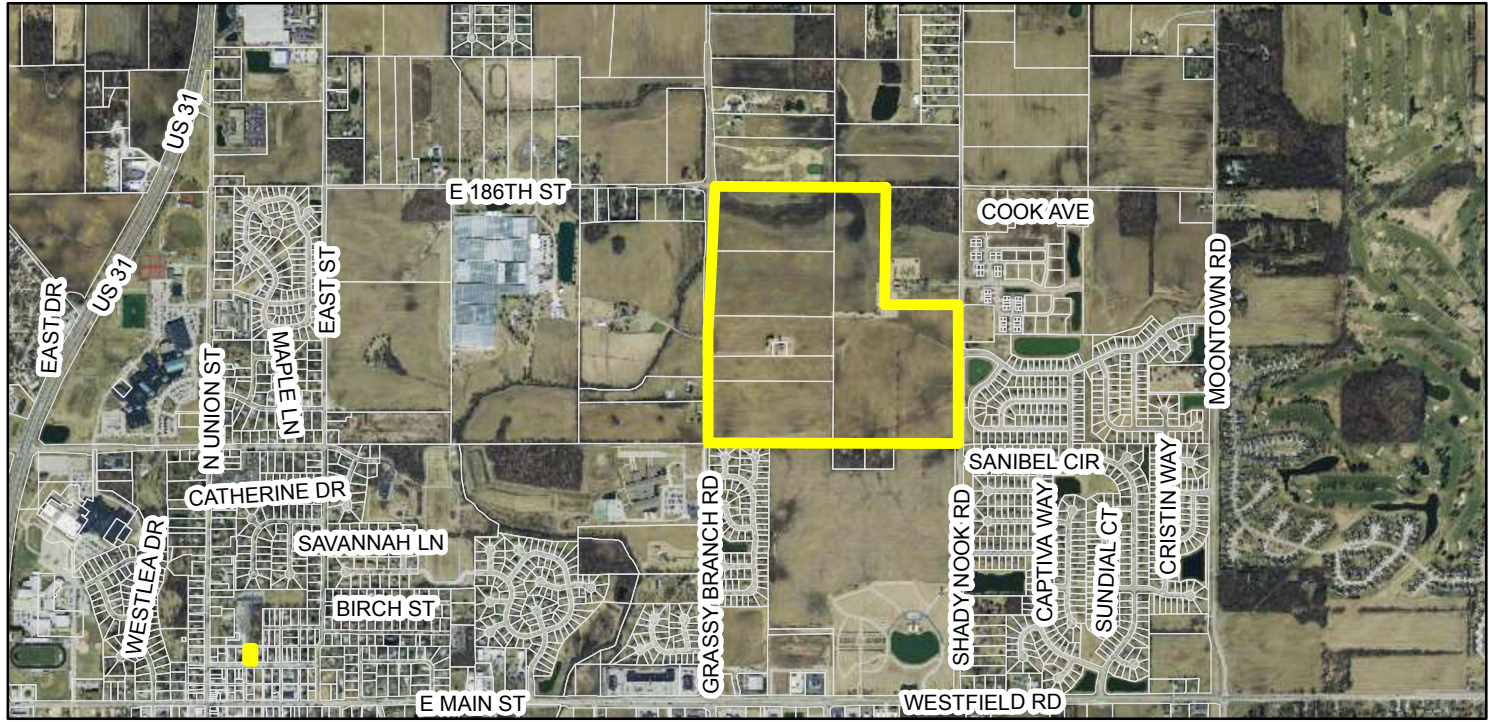
THE LAKES OF WESTFIELD



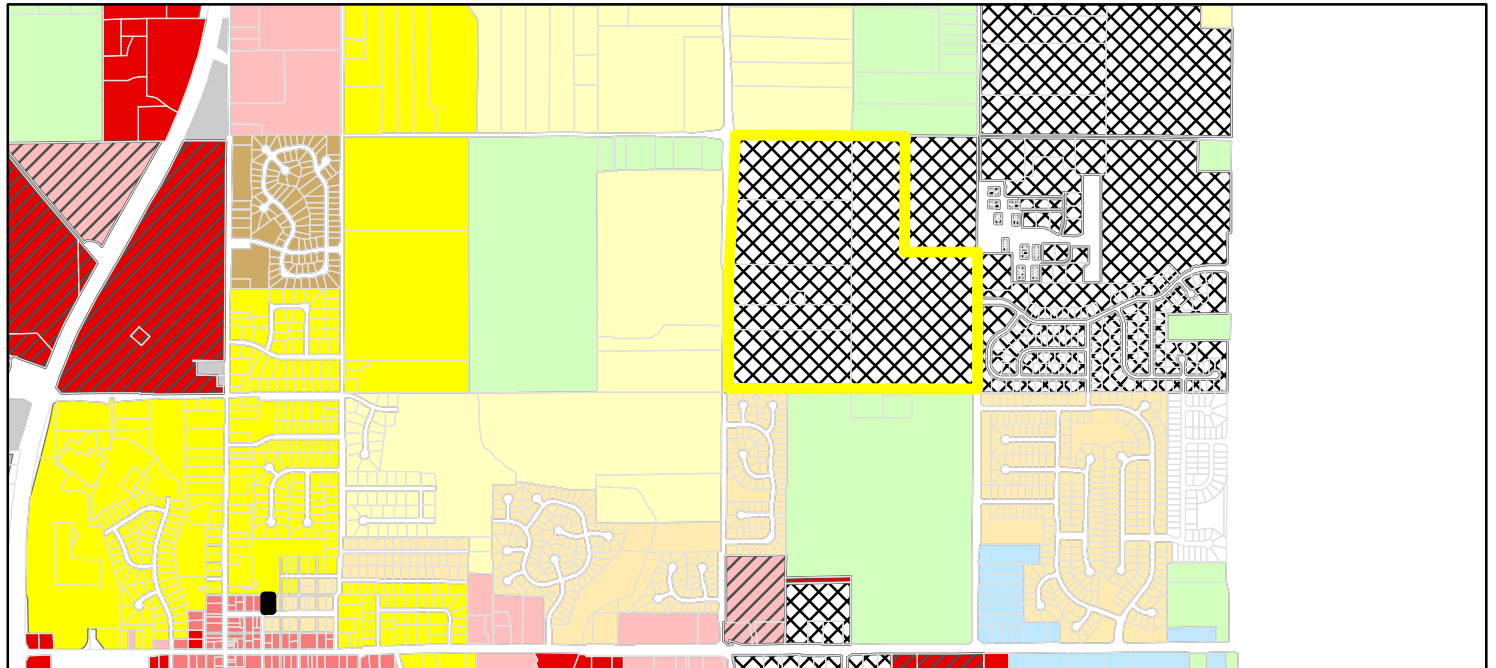

THE LAKES
at Shady Nook

Aerial Location Map

Site



Zoning Map



Zoning

AG-SF1 (Agriculture - Single Family - 1)	GB-PD (General Business - Planned Development)	MF-2 (Multiple Family - 2)	SF-3 (Cluster (Single Family - 3 Cluster))
AG-SF1I (Agriculture - Single Family - 1 In-town)	GO (General Office)	OI (Open Industrial)	SF-4 (Single Family - 4)
EI (Enclosed Industrial)	GO-PD (General Office - Planned Development)	OI-PD (Open Industrial - Planned Development)	SF-4 Pre-1994 (Single Family - 4 Pre-1994)
EI-PD (Enclosed Industrial - Planned Development)	LB (Local Business)	PUD (Planned Unit Development)	SF-5 (Single Family - 5)
GB (General Business)	LB-H (Local Business - Historical)	SB-PD (Special Business - Planned Development)	SF-A (Single Family - Attached)
	LB-PD (Local Business - Planned Development)	SF-2 (Single Family - 2)	
	MF-1 (Multiple Family - 1)	SF-3 (Single Family - 3)	

ORDINANCE NUMBER -

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING A SECOND
AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE
HARMONY 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. 12-14, the Harmony Planned Unit Development District (the "Harmony PUD Ordinance"), on January 14, 2014;

WHEREAS, the Council enacted Ordinance No. 14-55, the first amendment to the Harmony Planned Unit Development District (the "Harmony PUD Ordinance First Amendment"), on January 26, 2015;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. - -PUD-), 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. -PUD- to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Harmony PUD Ordinance and the Unified Development Ordinance and 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 Harmony PUD Ordinance, as amended by 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 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 Unified Development Ordinance.
- 1.3 All other provisions of the Harmony PUD Ordinance shall remain in effect with the adoption of this 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 the Harmony PUD Ordinance, as amended.

Section 2. Definitions. To *Article 6 Definitions* add the following definition:

“Primary plane of the Front Elevation of a home” shall mean the vertical portion of the front building façade that most contributes to establishing the volume of the house closest to the street. Typically, the primary plane is the solid wall of the house creating the enclosed living area. However, an open porch may qualify as the primary plane if it contains a gable a minimum of 30% of the width of the house (as measured from the outer extent of the foundation upon which the gable resides) with an Architectural Treatment on Gable End, as generally depicted in **Exhibit B**.

Section 3. Development Standards for Multifamily Uses within the Mixed Use District.

The standards of *Section 2.4: Development Standards for Multifamily Uses within the Mixed Use District* of the Harmony PUD Ordinance shall apply to the development of the District, except as otherwise modified by the Harmony PUD Ordinance and below.

- 3.1 Minimum Setback from Internal Driveways/Parking Areas: *Section 2.4(D) Minimum Setback from Internal Driveways/Parking Areas* shall be removed.
- 3.2 Maximum Building Height: *Section 2.4(I) Maximum Building Height* shall be amended to provide that multi-family dwelling units shall have a maximum building height of three (3) stories.

Section 4. Architectural Standards. The standards of *Section 3.4: Architectural Standards* of the Harmony PUD Ordinance shall apply to the development of the District,

except as otherwise modified by the Harmony PUD Ordinance and below.

- 4.1 Architectural Design Standards: *Section 3.4(A) Architectural Design Standards* shall be amended to provide that single-family detached dwelling units on a 50' Mew Lots or 50' Alley-load Lots shall either: (i) comply with one of the defined architectural designs detailed in *Section 3.4(A)(3) Defined Architectural Designs*; or (ii) shall be substantially similar to the homes depicted in Exhibit C attached hereto (the "Village Collection Homes").

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

Voting For**Voting Against****Abstain**

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Charles Lehman

Charles Lehman

Charles Lehman

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk Treasurer

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

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-__**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-__**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

This document prepared by:
Bryan D. Stumpf, PLA, AICP
12965 Old Meridian Street
Carmel, IN 46032

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Front Façade Gable Examples

Exhibit C Village Collection Homes

EXHIBIT A

REAL ESTATE

LEGAL DESCRIPTION

Part of the Northeast, Southeast and Northwest Quarters of Section 16, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Northeast Quarter; thence South 00 degrees 00 minutes 00 seconds East (assumed basis of bearings) along the east line of said Northeast Quarter 2,630.58 feet to the northeast corner of said Southeast Quarter; thence South 00 degrees 12 minutes 08 seconds East along the east line of said Southeast Quarter 2,636.09 feet to the southeast corner thereof; thence South 89 degrees 25 minutes 04 seconds West along the south line of said Southeast Quarter 1,352.43 feet to the southwest corner of the East Half of said Southeast Quarter; thence North 00 degrees 18 minutes 09 seconds West along the west line of said East Half 2,633.15 feet to the southeast corner of the West Half of said Northeast Quarter; thence South 89 degrees 17 minutes 41 seconds West along the south line of said West Half 1,357.06 feet to the southeast corner of said Northwest Quarter; thence South 89 degrees 01 minute 52 seconds West along the south line of said Northwest Quarter 678.57 feet to the southwest corner of the East Half of the Southeast Quarter of said Northwest Quarter; thence North 00 degrees 11 minutes 39 seconds West along the West line of said East Half 1,315.85 feet to the northwest corner thereof; thence South 89 degrees 07 minutes 05 seconds West along the south line of the Northeast Quarter of said Northwest Quarter 679.24 feet to the southwest corner thereof; thence North 00 degrees 13 minutes 25 seconds West along the west line of the Northeast Quarter of said Northwest Quarter 823.62 feet to a point that is 493.24 feet South 00 degrees 13 minutes 26 seconds East from the northwest corner of the Northeast Quarter of said Northwest Quarter; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 794.85 feet; thence North 00 degrees 13 minutes 25 seconds West 3.82 feet; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 285.30 feet to an east line of the 119.55-acre tract described in Instrument Number 200300107178, on file in the Office of the Recorder of Hamilton County, Indiana, the following six (6) courses are along the east, south and west lines of said 119.55-acre tract; 1) thence South 00 degrees 09 minutes 53 seconds East 108.70 feet; 2) thence North 89 degrees 12 minutes 17 seconds East 279.15 feet to the west line of said Northeast Quarter; 3) thence North 89 degrees 16 minutes 38 seconds East 450.00 feet; 4) thence South 00 degrees 09 minutes 53 seconds East 57.15 feet; 5) thence North 89 degrees 16 minutes 38 seconds East 518.47 feet; 6) thence North 00 degrees 00 minutes 00 seconds West parallel with the east line of said Northeast Quarter 655.30 feet to a point in the north line of said Northeast Quarter that is 1,751.34 feet west of the northeast corner of said Northeast Quarter; thence North 89 degrees 16 minutes 38 seconds East along said north line 1,751.34 feet to the POINT OF BEGINNING. Containing 277.55 acres, more or less.

EXHIBIT B

FRONT FAÇADE GABLE EXAMPLES

[see following pages]





EXHIBIT C

VILLAGE COLLECTION HOMES

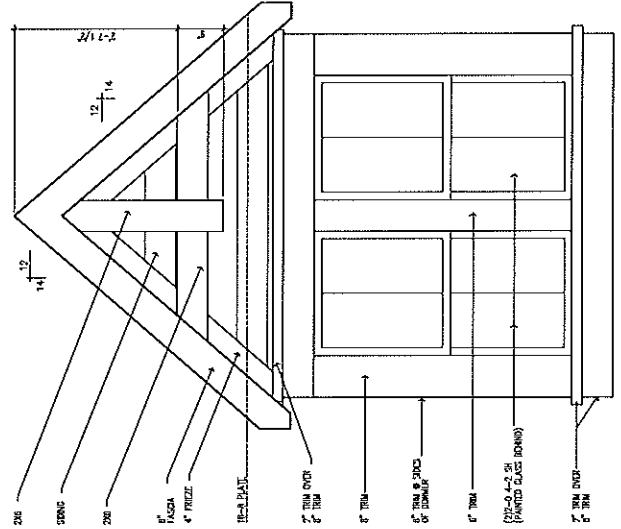
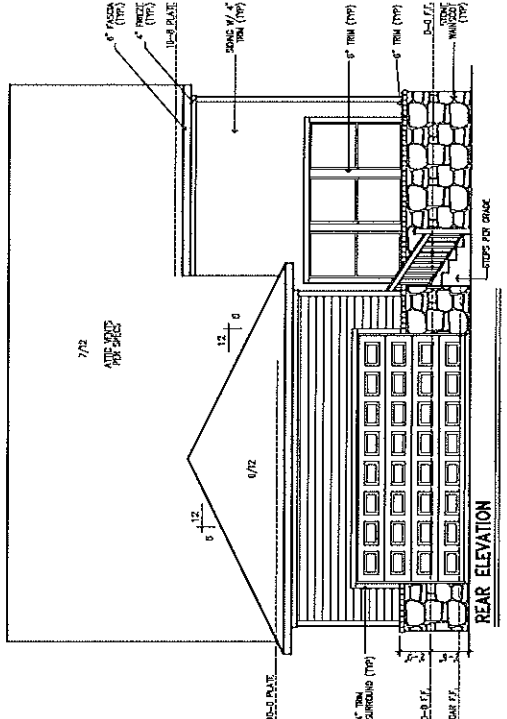
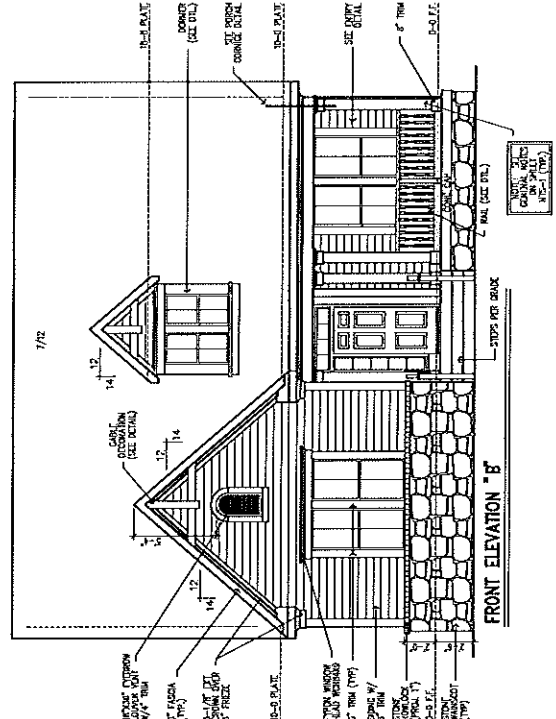
[see following pages]

David Weekley Homes
 10/9/14
 01/15/15 JR
 The measurements, dimensions, and notes
 are guidelines for construction use only.
 The actual specifications of the finished
 structure may vary. This document may
 not be used as a representation of
 what the completed structure will look like.

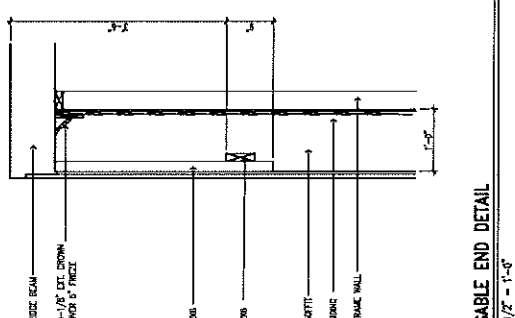
David Weekley Homes
 10/9/14
 01/15/15 JR
 The measurements, dimensions, and notes
 are guidelines for construction use only.
 The actual specifications of the finished
 structure may vary. This document may
 not be used as a representation of
 what the completed structure will look like.

Job No.:
 Bk:
 Lot:
 Proj. No.:

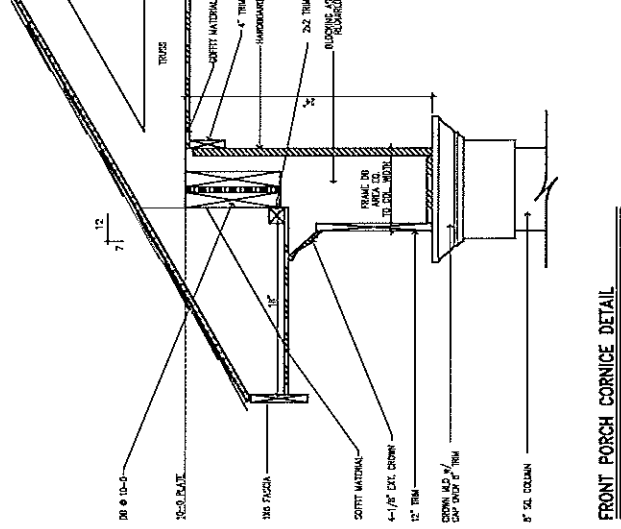
NORTH
 4528-B
 ELV-1
 INFINITY
 INDIANAPOLIS



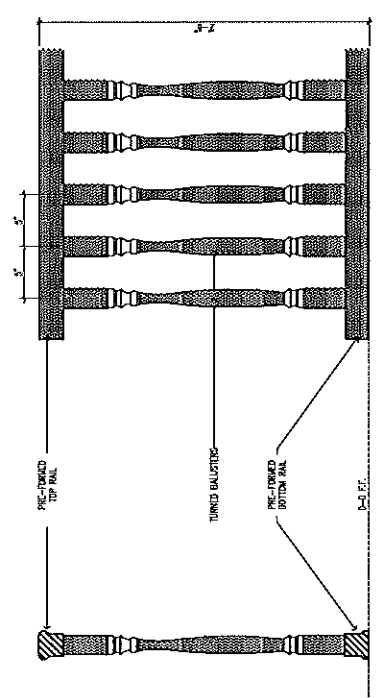
DORMER DETAIL
 SCALE: 1/8" = 1'-0"



CABLE END DETAIL
 SCALE: 1/8" = 1'-0"

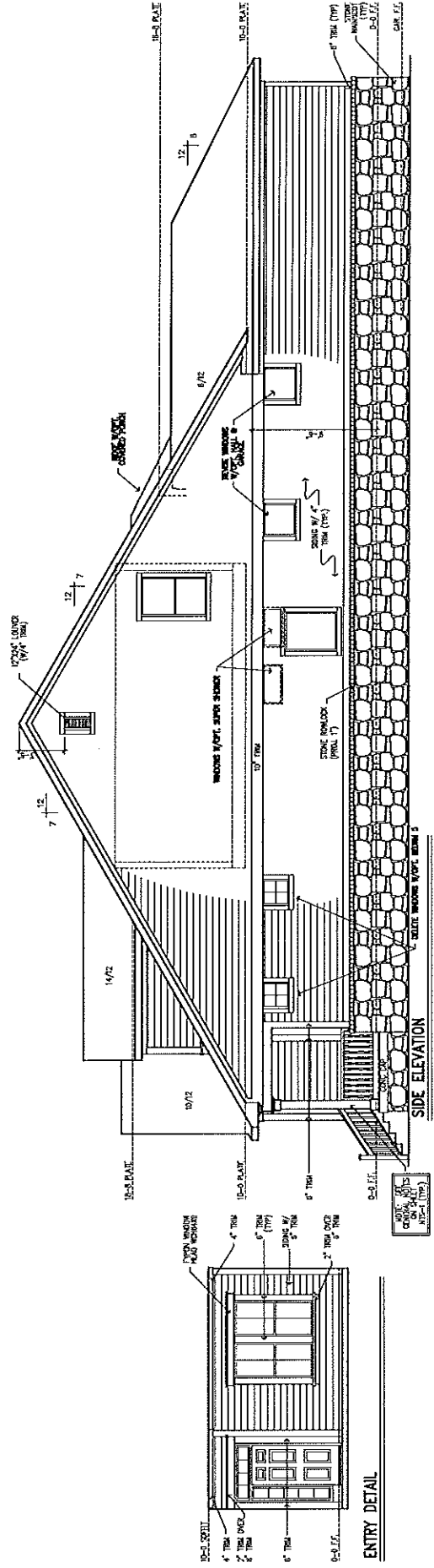
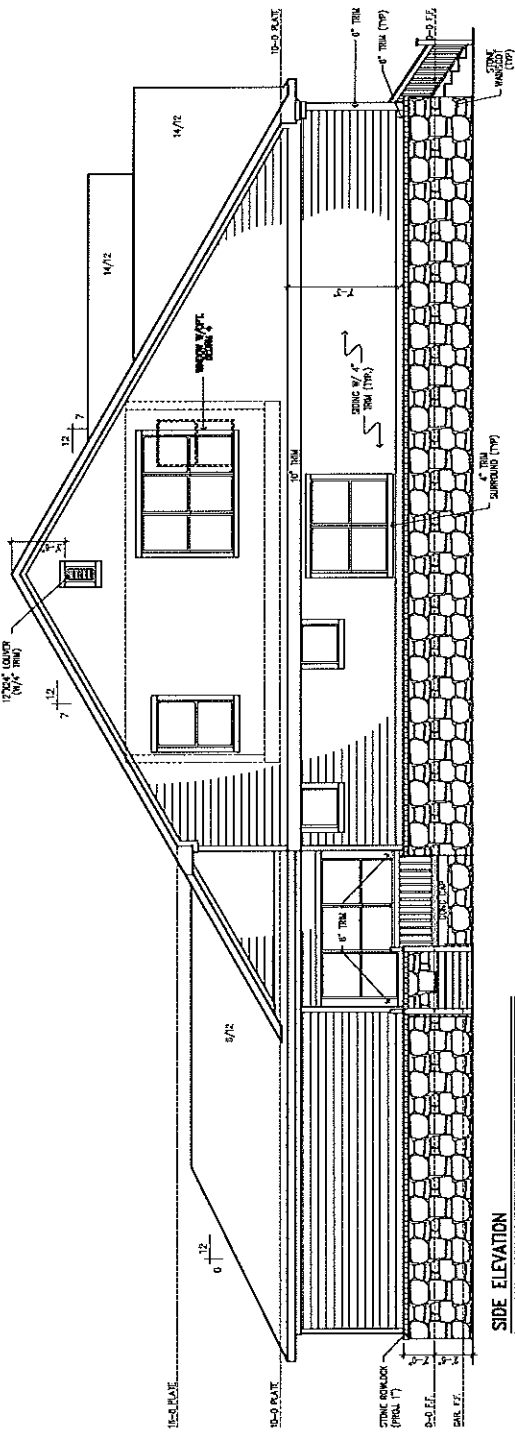


FRONT PORCH CORNICE DETAIL
 SCALE: 1" = 1'-0"



PORCH RAIL DETAIL
 SCALE: 1" = 1'-0"

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
5-0 PLATE	7-1 5/8
10-0 PLATE	9-11 5/8
15-0 PLATE	11-5 1/8
20-0 PLATE	13-11 5/8
25-0 PLATE	15-11 5/8
3RD FLOOR PLATE HEIGHTS (W/1 ST FLOOR SYSTEM)	
15-0 PLATE	18-11 7/8
20-0 PLATE	19-11 7/8
25-0 PLATE	20-11 7/8
3RD FLOOR PLATE HEIGHTS (W/2 ND FLOOR SYSTEM)	
15-0 PLATE	18-1 7/8
20-0 PLATE	19-1 7/8
25-0 PLATE	20-1 7/8

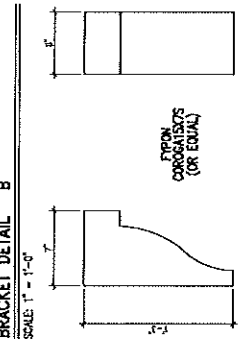
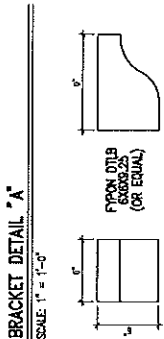
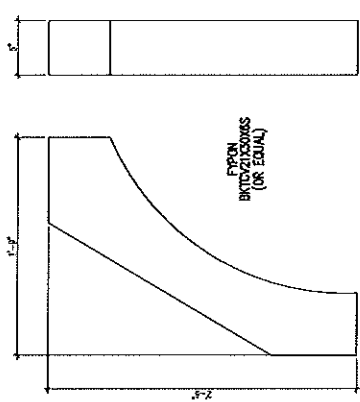
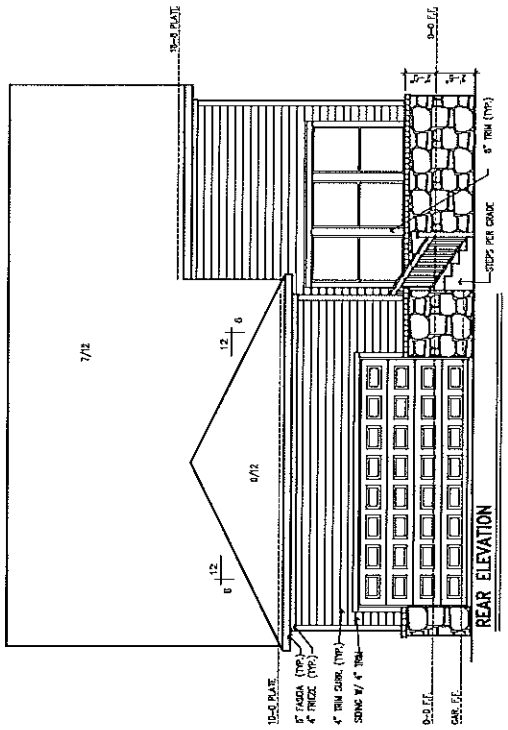
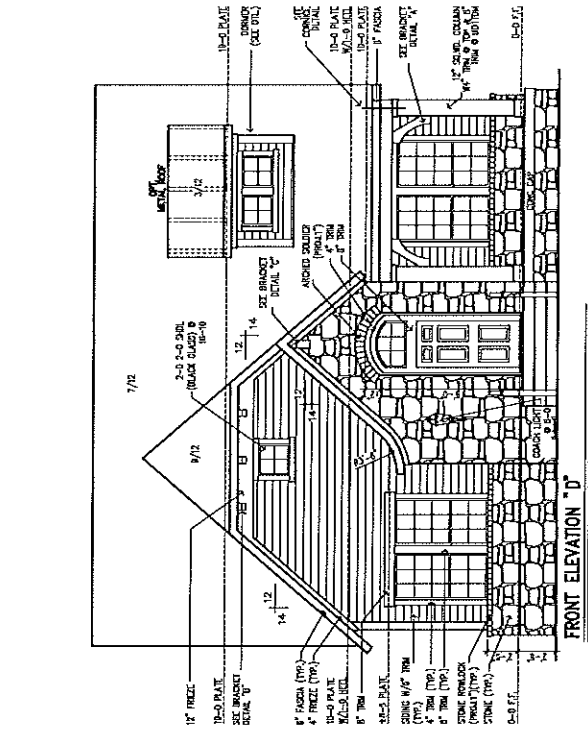


Ortley ELEV. 12. 224
The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished building may vary. This document may not be relied on as a representation of what the completed structure will look like.

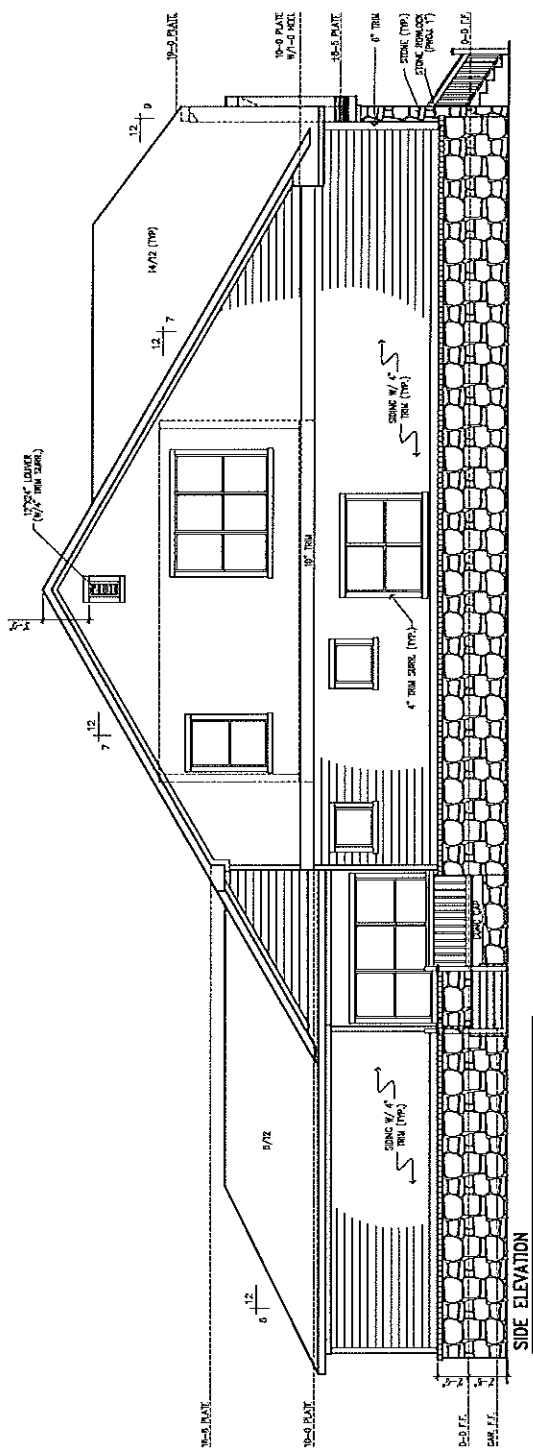
David Weekley Homes
GS/XS/EM/JR
Date: 12/16/14
Scale: 1/8" = 1'-0"
Rev: 01/15/15 JR

Job No.:
Proj. No.:
Lot:
Blk.:
Sect.:

NORTH
4528-D
ELV-1
INFINITY
INDIANAPOLIS



TYP. PLATE HEIGHTS	EXISTING	ACTUAL
2'-0" PLATE	2'-0"	2'-0"
2'-6" PLATE	2'-6"	2'-6"
3'-0" PLATE	3'-0"	3'-0"
3'-6" PLATE	3'-6"	3'-6"
4'-0" PLATE	4'-0"	4'-0"
4'-6" PLATE	4'-6"	4'-6"
5'-0" PLATE	5'-0"	5'-0"
5'-6" PLATE	5'-6"	5'-6"
6'-0" PLATE	6'-0"	6'-0"
6'-6" PLATE	6'-6"	6'-6"
7'-0" PLATE	7'-0"	7'-0"
7'-6" PLATE	7'-6"	7'-6"
8'-0" PLATE	8'-0"	8'-0"
8'-6" PLATE	8'-6"	8'-6"
9'-0" PLATE	9'-0"	9'-0"
9'-6" PLATE	9'-6"	9'-6"
10'-0" PLATE	10'-0"	10'-0"
10'-6" PLATE	10'-6"	10'-6"
11'-0" PLATE	11'-0"	11'-0"
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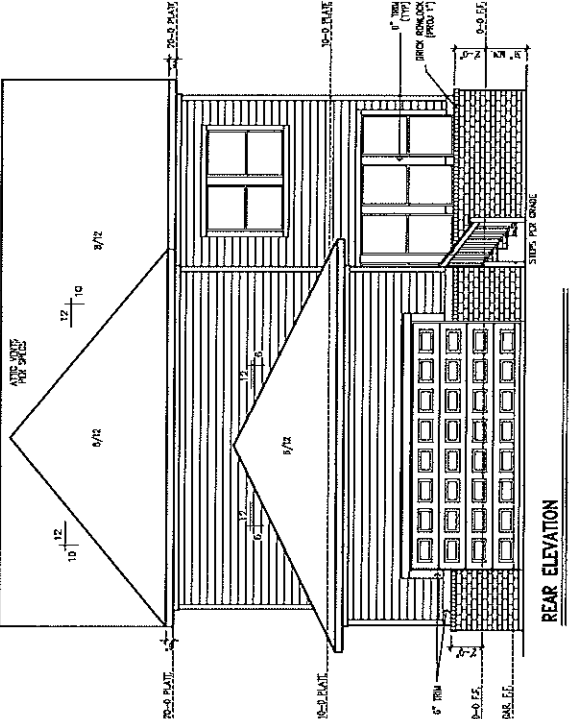
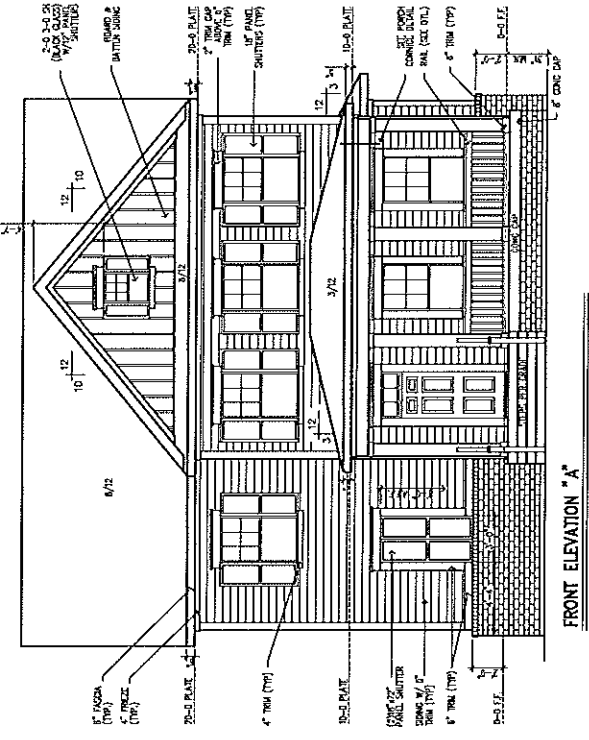


David Weekley Homes
 Date: 8/13/2012
 Scale: 1/8" = 1'-0"
 Rev: 2/4/15EAM

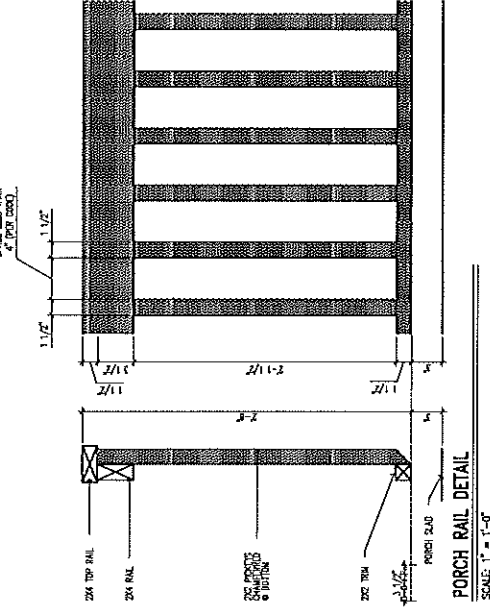
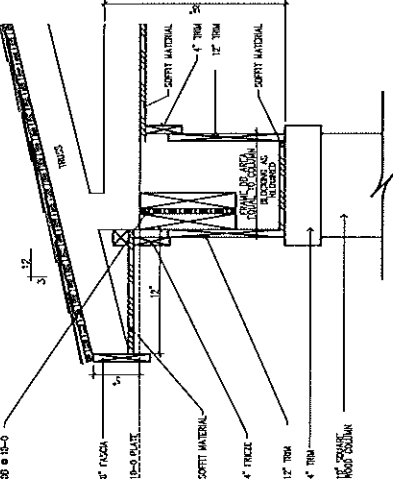
David Weekley Homes
 Date: 8/13/2012
 Scale: 1/8" = 1'-0"
 Rev: 2/4/15EAM

Proj. No.:
 Lot:
 Dk:
 Sect:

NORTH
 4671-A
 ELV-1
 CLAIRBELLA
 INDIANAPOLIS



TYP. PLATE HEIGHTS	ACTUAL
8'-0" PLATE	7'-11 1/2"
9'-0" PLATE	8'-11 1/2"
10'-0" PLATE	9'-11 1/2"
11'-0" PLATE	10'-11 1/2"
12'-0" PLATE	11'-11 1/2"
13'-0" PLATE	12'-11 1/2"
14'-0" PLATE	13'-11 1/2"
15'-0" PLATE	14'-11 1/2"
16'-0" PLATE	15'-11 1/2"
17'-0" PLATE	16'-11 1/2"
18'-0" PLATE	17'-11 1/2"
19'-0" PLATE	18'-11 1/2"
20'-0" PLATE	19'-11 1/2"
21'-0" PLATE	20'-11 1/2"
22'-0" PLATE	21'-11 1/2"

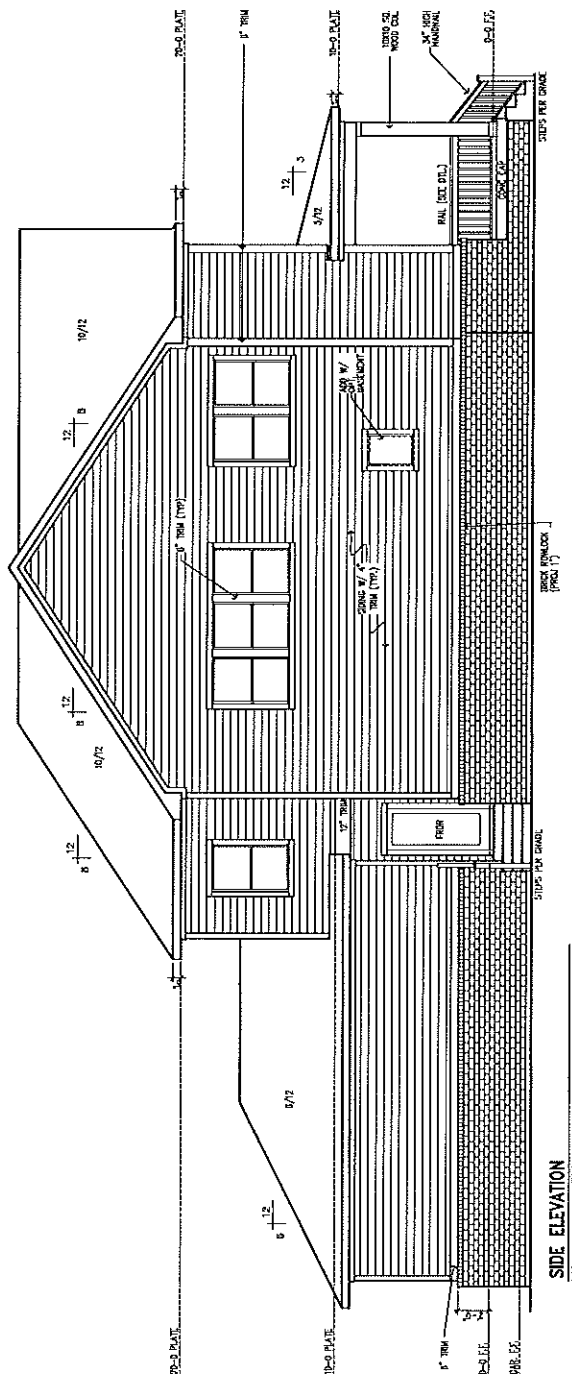
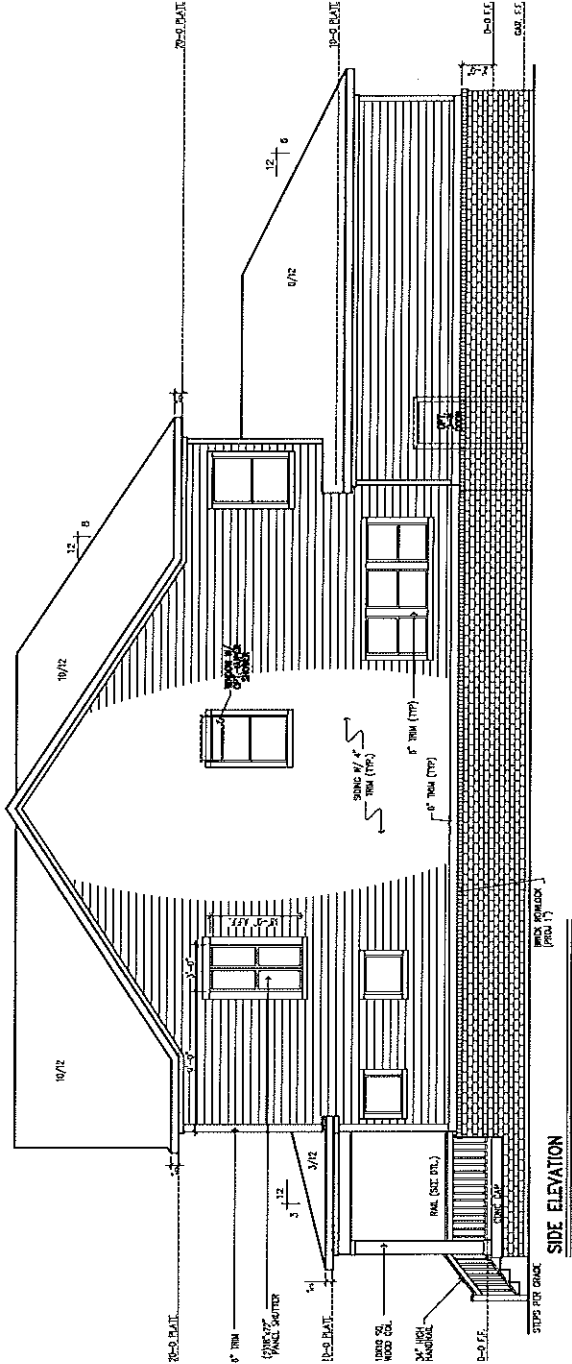


David Weekley Homes
 Date: 8/13/2012
 Scale: 1/8" = 1'-0"
 Rev: 2/4/15EAM

North
 4671-A
 ELV-2
 CLAIRBELLA
 INDIANAPOLIS

Proj. No.:
 Job No.:
 Lot:
 Blk:
 Sect:

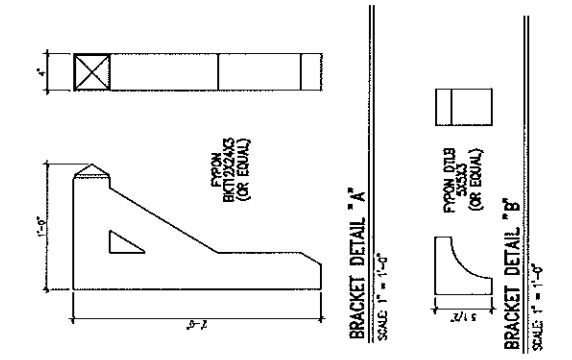
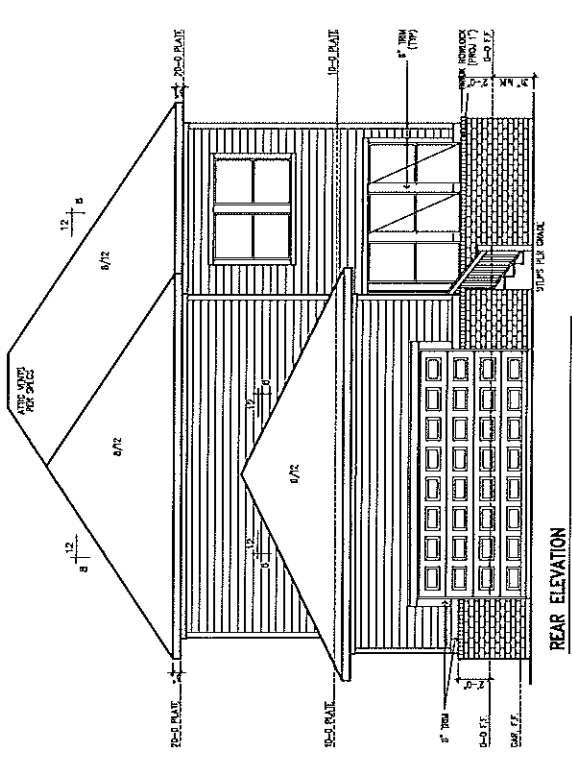
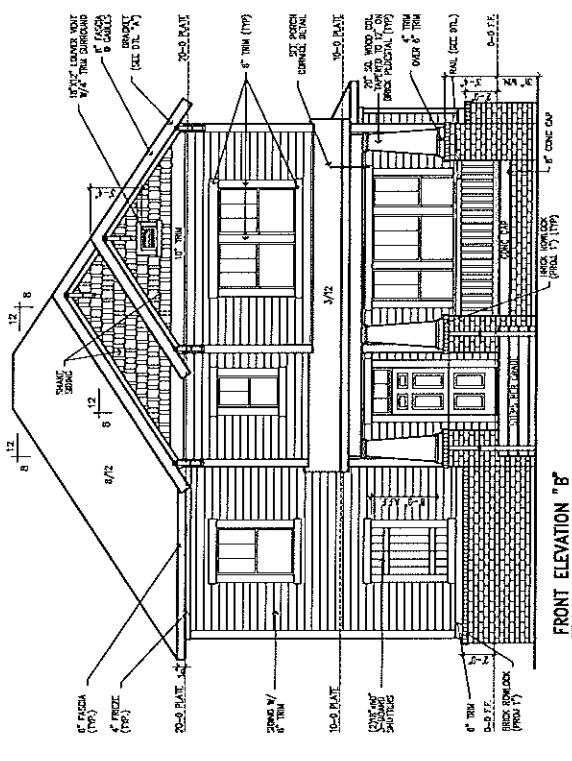
TYP. PLATE HEIGHTS	NOMINAL	ACTUAL
8'-0" PLATE	7'-11 5/8"	7'-11 5/8"
8'-0" PLATE	8'-11 5/8"	8'-11 5/8"
11'-0" PLATE	10'-11 5/8"	10'-11 5/8"
11'-0" PLATE	11'-11 5/8"	11'-11 5/8"
11'-0" PLATE	12'-11 5/8"	12'-11 5/8"
11'-0" PLATE	13'-11 5/8"	13'-11 5/8"
11'-0" PLATE	14'-11 5/8"	14'-11 5/8"
11'-0" PLATE	15'-11 5/8"	15'-11 5/8"
11'-0" PLATE	16'-11 5/8"	16'-11 5/8"
11'-0" PLATE	17'-11 5/8"	17'-11 5/8"
11'-0" PLATE	18'-11 5/8"	18'-11 5/8"
11'-0" PLATE	19'-11 5/8"	19'-11 5/8"
11'-0" PLATE	20'-11 5/8"	20'-11 5/8"
11'-0" PLATE	21'-11 5/8"	21'-11 5/8"
11'-0" PLATE	22'-11 5/8"	22'-11 5/8"
11'-0" PLATE	23'-11 5/8"	23'-11 5/8"
11'-0" PLATE	24'-11 5/8"	24'-11 5/8"
11'-0" PLATE	25'-11 5/8"	25'-11 5/8"
11'-0" PLATE	26'-11 5/8"	26'-11 5/8"
11'-0" PLATE	27'-11 5/8"	27'-11 5/8"
11'-0" PLATE	28'-11 5/8"	28'-11 5/8"
11'-0" PLATE	29'-11 5/8"	29'-11 5/8"
11'-0" PLATE	30'-11 5/8"	30'-11 5/8"
11'-0" PLATE	31'-11 5/8"	31'-11 5/8"
11'-0" PLATE	32'-11 5/8"	32'-11 5/8"
11'-0" PLATE	33'-11 5/8"	33'-11 5/8"
11'-0" PLATE	34'-11 5/8"	34'-11 5/8"
11'-0" PLATE	35'-11 5/8"	35'-11 5/8"
11'-0" PLATE	36'-11 5/8"	36'-11 5/8"
11'-0" PLATE	37'-11 5/8"	37'-11 5/8"
11'-0" PLATE	38'-11 5/8"	38'-11 5/8"
11'-0" PLATE	39'-11 5/8"	39'-11 5/8"
11'-0" PLATE	40'-11 5/8"	40'-11 5/8"
11'-0" PLATE	41'-11 5/8"	41'-11 5/8"
11'-0" PLATE	42'-11 5/8"	42'-11 5/8"
11'-0" PLATE	43'-11 5/8"	43'-11 5/8"
11'-0" PLATE	44'-11 5/8"	44'-11 5/8"
11'-0" PLATE	45'-11 5/8"	45'-11 5/8"
11'-0" PLATE	46'-11 5/8"	46'-11 5/8"
11'-0" PLATE	47'-11 5/8"	47'-11 5/8"
11'-0" PLATE	48'-11 5/8"	48'-11 5/8"
11'-0" PLATE	49'-11 5/8"	49'-11 5/8"
11'-0" PLATE	50'-11 5/8"	50'-11 5/8"
11'-0" PLATE	51'-11 5/8"	51'-11 5/8"
11'-0" PLATE	52'-11 5/8"	52'-11 5/8"
11'-0" PLATE	53'-11 5/8"	53'-11 5/8"
11'-0" PLATE	54'-11 5/8"	54'-11 5/8"
11'-0" PLATE	55'-11 5/8"	55'-11 5/8"
11'-0" PLATE	56'-11 5/8"	56'-11 5/8"
11'-0" PLATE	57'-11 5/8"	57'-11 5/8"
11'-0" PLATE	58'-11 5/8"	58'-11 5/8"
11'-0" PLATE	59'-11 5/8"	59'-11 5/8"
11'-0" PLATE	60'-11 5/8"	60'-11 5/8"
11'-0" PLATE	61'-11 5/8"	61'-11 5/8"
11'-0" PLATE	62'-11 5/8"	62'-11 5/8"
11'-0" PLATE	63'-11 5/8"	63'-11 5/8"
11'-0" PLATE	64'-11 5/8"	64'-11 5/8"
11'-0" PLATE	65'-11 5/8"	65'-11 5/8"
11'-0" PLATE	66'-11 5/8"	66'-11 5/8"
11'-0" PLATE	67'-11 5/8"	67'-11 5/8"
11'-0" PLATE	68'-11 5/8"	68'-11 5/8"
11'-0" PLATE	69'-11 5/8"	69'-11 5/8"
11'-0" PLATE	70'-11 5/8"	70'-11 5/8"
11'-0" PLATE	71'-11 5/8"	71'-11 5/8"
11'-0" PLATE	72'-11 5/8"	72'-11 5/8"
11'-0" PLATE	73'-11 5/8"	73'-11 5/8"
11'-0" PLATE	74'-11 5/8"	74'-11 5/8"
11'-0" PLATE	75'-11 5/8"	75'-11 5/8"
11'-0" PLATE	76'-11 5/8"	76'-11 5/8"
11'-0" PLATE	77'-11 5/8"	77'-11 5/8"
11'-0" PLATE	78'-11 5/8"	78'-11 5/8"
11'-0" PLATE	79'-11 5/8"	79'-11 5/8"
11'-0" PLATE	80'-11 5/8"	80'-11 5/8"
11'-0" PLATE	81'-11 5/8"	81'-11 5/8"
11'-0" PLATE	82'-11 5/8"	82'-11 5/8"
11'-0" PLATE	83'-11 5/8"	83'-11 5/8"
11'-0" PLATE	84'-11 5/8"	84'-11 5/8"
11'-0" PLATE	85'-11 5/8"	85'-11 5/8"
11'-0" PLATE	86'-11 5/8"	86'-11 5/8"
11'-0" PLATE	87'-11 5/8"	87'-11 5/8"
11'-0" PLATE	88'-11 5/8"	88'-11 5/8"
11'-0" PLATE	89'-11 5/8"	89'-11 5/8"
11'-0" PLATE	90'-11 5/8"	90'-11 5/8"
11'-0" PLATE	91'-11 5/8"	91'-11 5/8"
11'-0" PLATE	92'-11 5/8"	92'-11 5/8"
11'-0" PLATE	93'-11 5/8"	93'-11 5/8"
11'-0" PLATE	94'-11 5/8"	94'-11 5/8"
11'-0" PLATE	95'-11 5/8"	95'-11 5/8"
11'-0" PLATE	96'-11 5/8"	96'-11 5/8"
11'-0" PLATE	97'-11 5/8"	97'-11 5/8"
11'-0" PLATE	98'-11 5/8"	98'-11 5/8"
11'-0" PLATE	99'-11 5/8"	99'-11 5/8"
11'-0" PLATE	100'-11 5/8"	100'-11 5/8"



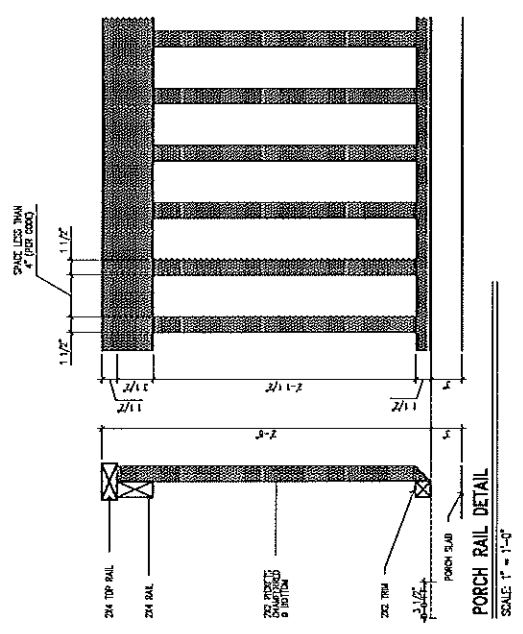
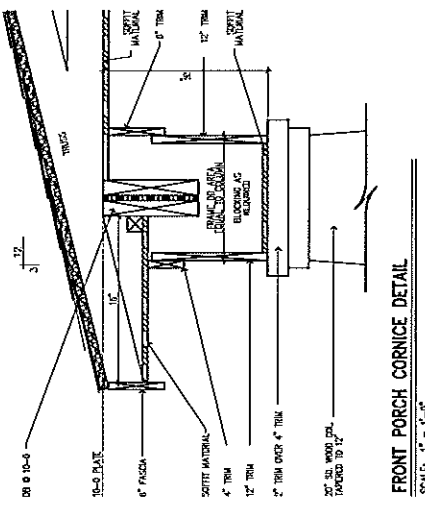
David Weekley Homes
 Scale: 1/8" = 1'-0"
 Date: 8/13/2012
 Rev: 2/4/15EAM

Project No.:
 Job No.:
 Section:
 Date: 8/13/2012
 Rev: 2/4/15EAM

North
 4671-B
 ELV-1
 CLAIRBELL
 INDIANAPOLIS



TYP.	PLATE HEIGHTS
NOMINAL	ACTUAL
8'-0" PLATE	7'-11 3/8"
8'-0" PLATE	8'-11 3/8"
11'-0" PLATE	10'-11 3/8"
11'-0" PLATE	11'-11 3/8"
11'-0" PLATE	12'-11 3/8"
11'-0" PLATE	13'-11 3/8"
11'-0" PLATE	14'-11 3/8"
11'-0" PLATE	15'-11 3/8"
11'-0" PLATE	16'-11 3/8"
11'-0" PLATE	17'-11 3/8"
11'-0" PLATE	18'-11 3/8"
11'-0" PLATE	19'-11 3/8"
11'-0" PLATE	20'-11 3/8"
11'-0" PLATE	21'-11 3/8"
11'-0" PLATE	22'-11 3/8"
11'-0" PLATE	23'-11 3/8"
11'-0" PLATE	24'-11 3/8"
11'-0" PLATE	25'-11 3/8"
11'-0" PLATE	26'-11 3/8"
11'-0" PLATE	27'-11 3/8"
11'-0" PLATE	28'-11 3/8"
11'-0" PLATE	29'-11 3/8"
11'-0" PLATE	30'-11 3/8"
11'-0" PLATE	31'-11 3/8"
11'-0" PLATE	32'-11 3/8"
11'-0" PLATE	33'-11 3/8"
11'-0" PLATE	34'-11 3/8"
11'-0" PLATE	35'-11 3/8"
11'-0" PLATE	36'-11 3/8"
11'-0" PLATE	37'-11 3/8"
11'-0" PLATE	38'-11 3/8"
11'-0" PLATE	39'-11 3/8"
11'-0" PLATE	40'-11 3/8"
11'-0" PLATE	41'-11 3/8"
11'-0" PLATE	42'-11 3/8"
11'-0" PLATE	43'-11 3/8"
11'-0" PLATE	44'-11 3/8"
11'-0" PLATE	45'-11 3/8"
11'-0" PLATE	46'-11 3/8"
11'-0" PLATE	47'-11 3/8"
11'-0" PLATE	48'-11 3/8"
11'-0" PLATE	49'-11 3/8"
11'-0" PLATE	50'-11 3/8"
11'-0" PLATE	51'-11 3/8"
11'-0" PLATE	52'-11 3/8"
11'-0" PLATE	53'-11 3/8"
11'-0" PLATE	54'-11 3/8"
11'-0" PLATE	55'-11 3/8"
11'-0" PLATE	56'-11 3/8"
11'-0" PLATE	57'-11 3/8"
11'-0" PLATE	58'-11 3/8"
11'-0" PLATE	59'-11 3/8"
11'-0" PLATE	60'-11 3/8"
11'-0" PLATE	61'-11 3/8"
11'-0" PLATE	62'-11 3/8"
11'-0" PLATE	63'-11 3/8"
11'-0" PLATE	64'-11 3/8"
11'-0" PLATE	65'-11 3/8"
11'-0" PLATE	66'-11 3/8"
11'-0" PLATE	67'-11 3/8"
11'-0" PLATE	68'-11 3/8"
11'-0" PLATE	69'-11 3/8"
11'-0" PLATE	70'-11 3/8"
11'-0" PLATE	71'-11 3/8"
11'-0" PLATE	72'-11 3/8"
11'-0" PLATE	73'-11 3/8"
11'-0" PLATE	74'-11 3/8"
11'-0" PLATE	75'-11 3/8"
11'-0" PLATE	76'-11 3/8"
11'-0" PLATE	77'-11 3/8"
11'-0" PLATE	78'-11 3/8"
11'-0" PLATE	79'-11 3/8"
11'-0" PLATE	80'-11 3/8"
11'-0" PLATE	81'-11 3/8"
11'-0" PLATE	82'-11 3/8"
11'-0" PLATE	83'-11 3/8"
11'-0" PLATE	84'-11 3/8"
11'-0" PLATE	85'-11 3/8"
11'-0" PLATE	86'-11 3/8"
11'-0" PLATE	87'-11 3/8"
11'-0" PLATE	88'-11 3/8"
11'-0" PLATE	89'-11 3/8"
11'-0" PLATE	90'-11 3/8"
11'-0" PLATE	91'-11 3/8"
11'-0" PLATE	92'-11 3/8"
11'-0" PLATE	93'-11 3/8"
11'-0" PLATE	94'-11 3/8"
11'-0" PLATE	95'-11 3/8"
11'-0" PLATE	96'-11 3/8"
11'-0" PLATE	97'-11 3/8"
11'-0" PLATE	98'-11 3/8"
11'-0" PLATE	99'-11 3/8"
11'-0" PLATE	100'-11 3/8"

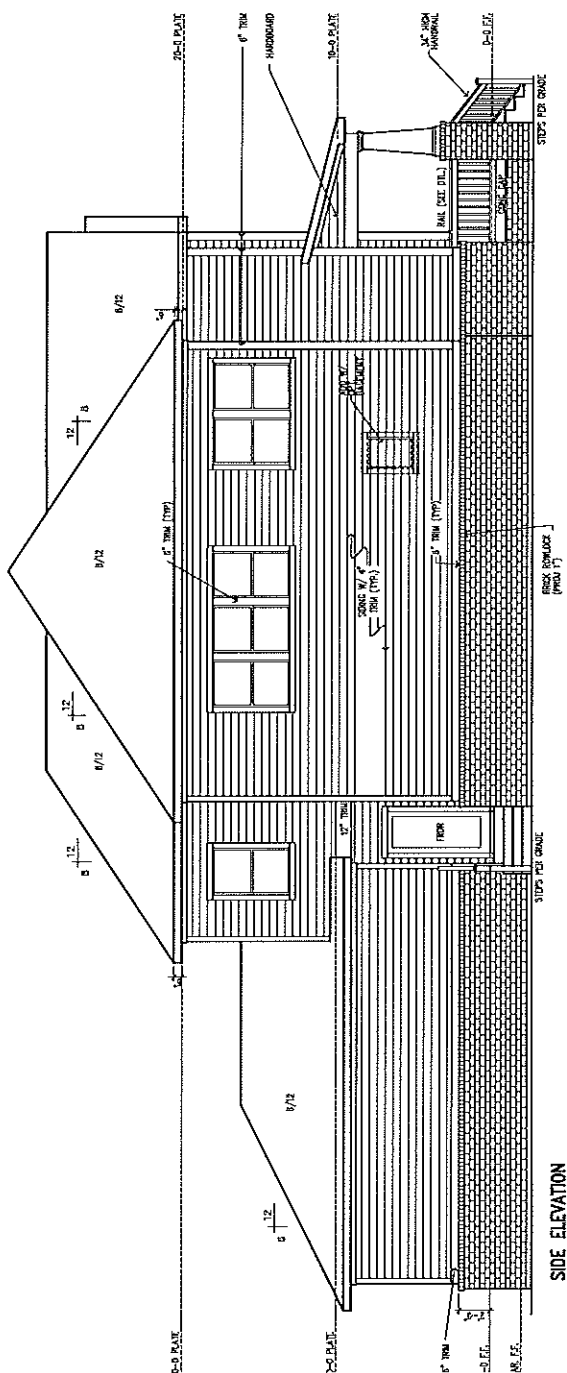
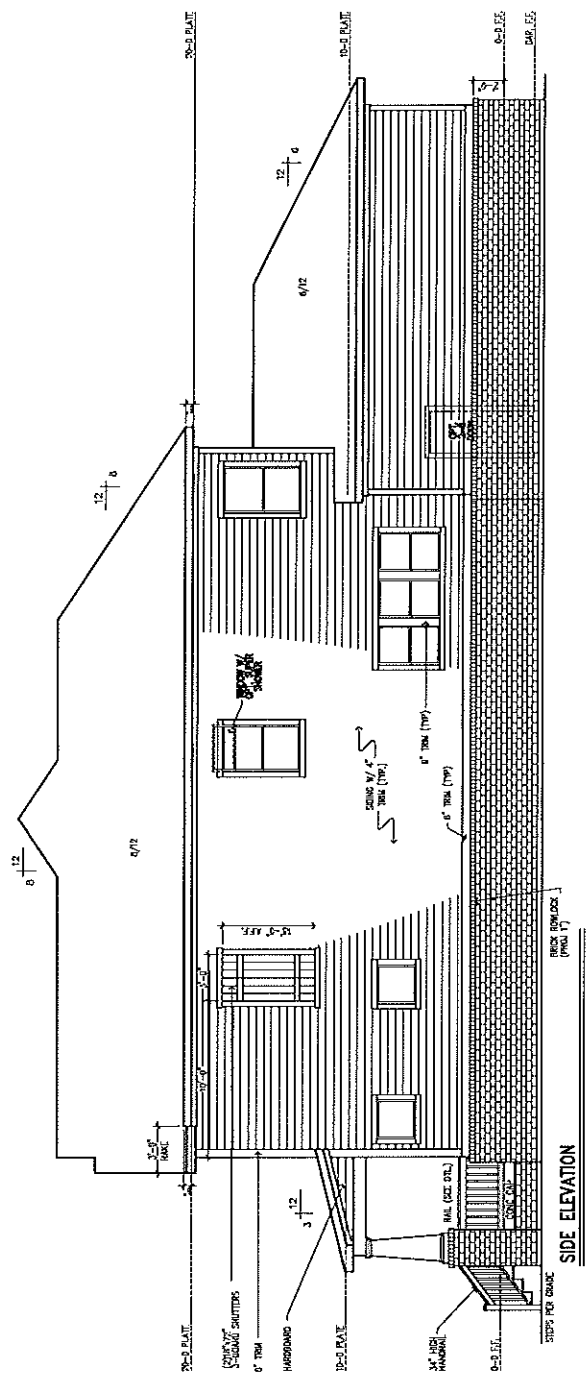


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David Weekley Homes
C/N/RD/JP
Scale: 1/8" = 1'-0"
Rev: 2/4/15EAM
Date: 8/13/2012

Proj. No.:
Job No.:
Sect.:
Bx:
Lot:

NORTH
4671-B
ELV-2
CLAIRBELLA
INDIANAPOLIS



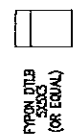
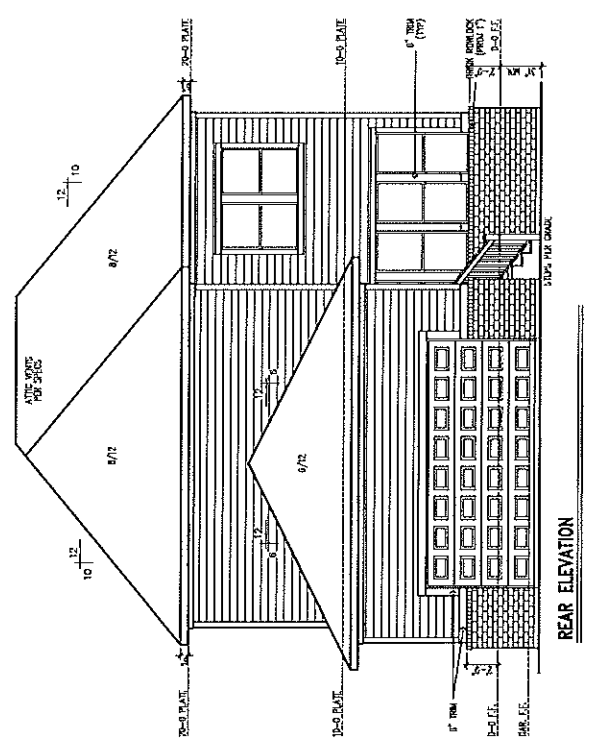
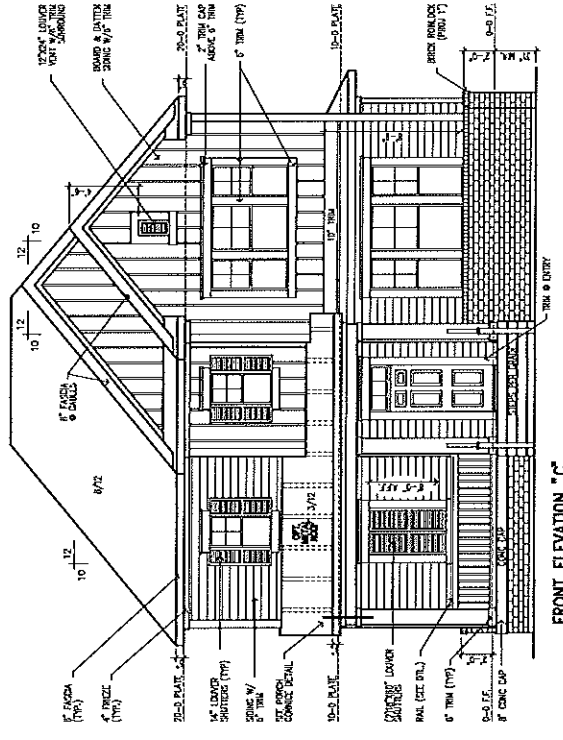
TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8'-0" PLATE	7'-3 3/8"
10'-0" PLATE	9'-3 3/8"
12'-0" PLATE	11'-3 3/8"
14'-0" PLATE	13'-3 3/8"
16'-0" PLATE	15'-3 3/8"
18'-0" PLATE	17'-3 3/8"
20'-0" PLATE	19'-3 3/8"
22'-0" PLATE	21'-3 3/8"
24'-0" PLATE	23'-3 3/8"
26'-0" PLATE	25'-3 3/8"
28'-0" PLATE	27'-3 3/8"
30'-0" PLATE	29'-3 3/8"
32'-0" PLATE	31'-3 3/8"
34'-0" PLATE	33'-3 3/8"
36'-0" PLATE	35'-3 3/8"
38'-0" PLATE	37'-3 3/8"
40'-0" PLATE	39'-3 3/8"
42'-0" PLATE	41'-3 3/8"
44'-0" PLATE	43'-3 3/8"
46'-0" PLATE	45'-3 3/8"
48'-0" PLATE	47'-3 3/8"
50'-0" PLATE	49'-3 3/8"
52'-0" PLATE	51'-3 3/8"
54'-0" PLATE	53'-3 3/8"
56'-0" PLATE	55'-3 3/8"
58'-0" PLATE	57'-3 3/8"
60'-0" PLATE	59'-3 3/8"
62'-0" PLATE	61'-3 3/8"
64'-0" PLATE	63'-3 3/8"
66'-0" PLATE	65'-3 3/8"
68'-0" PLATE	67'-3 3/8"
70'-0" PLATE	69'-3 3/8"
72'-0" PLATE	71'-3 3/8"
74'-0" PLATE	73'-3 3/8"
76'-0" PLATE	75'-3 3/8"
78'-0" PLATE	77'-3 3/8"
80'-0" PLATE	79'-3 3/8"
82'-0" PLATE	81'-3 3/8"
84'-0" PLATE	83'-3 3/8"
86'-0" PLATE	85'-3 3/8"
88'-0" PLATE	87'-3 3/8"
90'-0" PLATE	89'-3 3/8"
92'-0" PLATE	91'-3 3/8"
94'-0" PLATE	93'-3 3/8"
96'-0" PLATE	95'-3 3/8"
98'-0" PLATE	97'-3 3/8"
100'-0" PLATE	99'-3 3/8"

David Weekley Homes
 Date: 8/13/2012
 Scale: 1/8" = 1'-0"
 Rev: 2/4/15EAM
 The construction, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual appearance of the finished product may vary. This document may not be used as a representation of the actual construction without first looking at the actual construction.

David Weekley Homes
 Date: 8/13/2012
 Scale: 1/8" = 1'-0"
 Rev: 2/4/15EAM

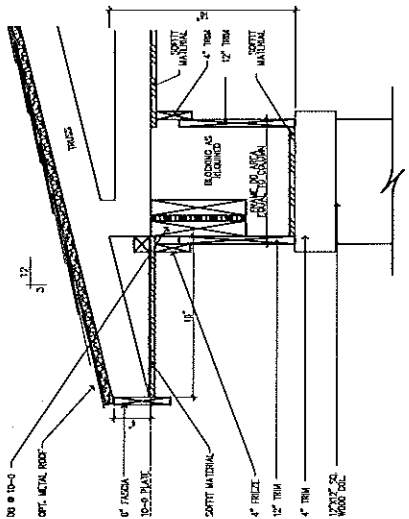
Prof. No.:
 Job No.:
 Lot:
 Bk:
 Sect:

NORTH
 4671-C
 ELV-1
 CLAIRBELLA
 INDIANAPOLIS

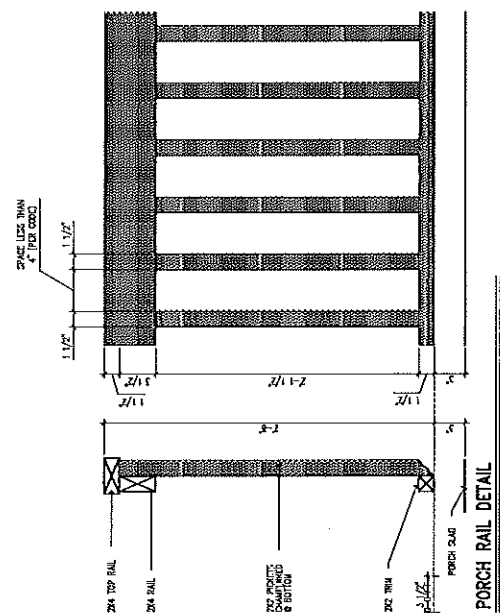


BRACKET DETAIL
 SCALE: 1" = 1'-0"

TYPE	PLATE HEIGHTS
NORMAL	ACTUAL
8'-0" PLATE	7'-11 3/8"
10'-0" PLATE	9'-11 3/8"
12'-0" PLATE	11'-11 3/8"
14'-0" PLATE	13'-11 3/8"
16'-0" PLATE	15'-11 3/8"
18'-0" PLATE	17'-11 3/8"
20'-0" PLATE	19'-11 3/8"
22'-0" PLATE	21'-11 3/8"
24'-0" PLATE	23'-11 3/8"
26'-0" PLATE	25'-11 3/8"
28'-0" PLATE	27'-11 3/8"
30'-0" PLATE	29'-11 3/8"
32'-0" PLATE	31'-11 3/8"
34'-0" PLATE	33'-11 3/8"
36'-0" PLATE	35'-11 3/8"
38'-0" PLATE	37'-11 3/8"
40'-0" PLATE	39'-11 3/8"
42'-0" PLATE	41'-11 3/8"
44'-0" PLATE	43'-11 3/8"
46'-0" PLATE	45'-11 3/8"
48'-0" PLATE	47'-11 3/8"
50'-0" PLATE	49'-11 3/8"
52'-0" PLATE	51'-11 3/8"
54'-0" PLATE	53'-11 3/8"
56'-0" PLATE	55'-11 3/8"
58'-0" PLATE	57'-11 3/8"
60'-0" PLATE	59'-11 3/8"
62'-0" PLATE	61'-11 3/8"
64'-0" PLATE	63'-11 3/8"
66'-0" PLATE	65'-11 3/8"
68'-0" PLATE	67'-11 3/8"
70'-0" PLATE	69'-11 3/8"
72'-0" PLATE	71'-11 3/8"
74'-0" PLATE	73'-11 3/8"
76'-0" PLATE	75'-11 3/8"
78'-0" PLATE	77'-11 3/8"
80'-0" PLATE	79'-11 3/8"
82'-0" PLATE	81'-11 3/8"
84'-0" PLATE	83'-11 3/8"
86'-0" PLATE	85'-11 3/8"
88'-0" PLATE	87'-11 3/8"
90'-0" PLATE	89'-11 3/8"
92'-0" PLATE	91'-11 3/8"
94'-0" PLATE	93'-11 3/8"
96'-0" PLATE	95'-11 3/8"
98'-0" PLATE	97'-11 3/8"
100'-0" PLATE	99'-11 3/8"



FRONT PORCH CORNICE DETAIL
 SCALE: 1" = 1'-0"



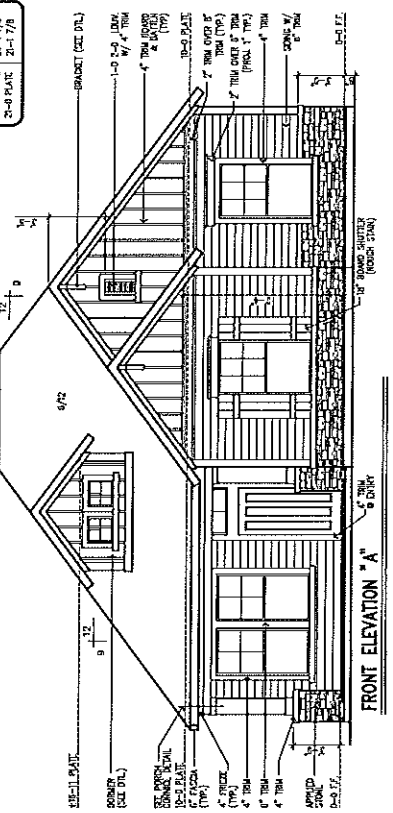
PORCH RAIL DETAIL
 SCALE: 1" = 1'-0"

David Weekley Homes
 Date: 02/27/15
 Scale: 1/8" = 1'-0"

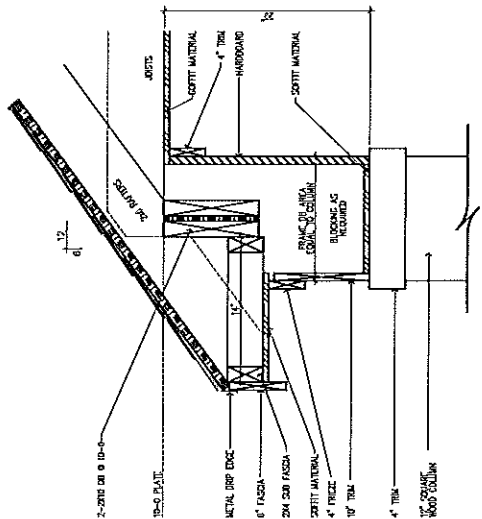
Project No.:
 Lot:
 Block:
 Sub:

North
 5862-A
 ELV-1
 ALLENWOOD
 INDIANAPOLIS

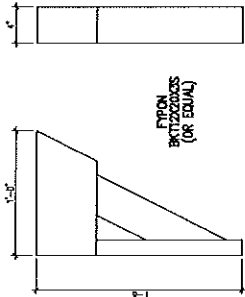
TYP. PLATE HEIGHTS	ACTUAL
2'-0" PLATE	2'-0"
2'-6" PLATE	2'-6"
3'-0" PLATE	3'-0"
3'-6" PLATE	3'-6"
4'-0" PLATE	4'-0"
4'-6" PLATE	4'-6"
5'-0" PLATE	5'-0"
5'-6" PLATE	5'-6"
6'-0" PLATE	6'-0"
6'-6" PLATE	6'-6"
7'-0" PLATE	7'-0"
7'-6" PLATE	7'-6"
8'-0" PLATE	8'-0"
8'-6" PLATE	8'-6"
9'-0" PLATE	9'-0"
9'-6" PLATE	9'-6"
10'-0" PLATE	10'-0"
10'-6" PLATE	10'-6"
11'-0" PLATE	11'-0"
11'-6" PLATE	11'-6"
12'-0" PLATE	12'-0"
12'-6" PLATE	12'-6"
13'-0" PLATE	13'-0"
13'-6" PLATE	13'-6"
14'-0" PLATE	14'-0"
14'-6" PLATE	14'-6"
15'-0" PLATE	15'-0"
15'-6" PLATE	15'-6"
16'-0" PLATE	16'-0"
16'-6" PLATE	16'-6"
17'-0" PLATE	17'-0"
17'-6" PLATE	17'-6"
18'-0" PLATE	18'-0"
18'-6" PLATE	18'-6"
19'-0" PLATE	19'-0"
19'-6" PLATE	19'-6"
20'-0" PLATE	20'-0"
20'-6" PLATE	20'-6"
21'-0" PLATE	21'-0"
21'-6" PLATE	21'-6"
22'-0" PLATE	22'-0"
22'-6" PLATE	22'-6"
23'-0" PLATE	23'-0"
23'-6" PLATE	23'-6"
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24'-6" PLATE	24'-6"
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25'-6" PLATE	25'-6"
26'-0" PLATE	26'-0"
26'-6" PLATE	26'-6"
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27'-6" PLATE	27'-6"
28'-0" PLATE	28'-0"
28'-6" PLATE	28'-6"
29'-0" PLATE	29'-0"
29'-6" PLATE	29'-6"
30'-0" PLATE	30'-0"
30'-6" PLATE	30'-6"
31'-0" PLATE	31'-0"
31'-6" PLATE	31'-6"
32'-0" PLATE	32'-0"
32'-6" PLATE	32'-6"
33'-0" PLATE	33'-0"
33'-6" PLATE	33'-6"
34'-0" PLATE	34'-0"
34'-6" PLATE	34'-6"
35'-0" PLATE	35'-0"
35'-6" PLATE	35'-6"
36'-0" PLATE	36'-0"
36'-6" PLATE	36'-6"
37'-0" PLATE	37'-0"
37'-6" PLATE	37'-6"
38'-0" PLATE	38'-0"
38'-6" PLATE	38'-6"
39'-0" PLATE	39'-0"
39'-6" PLATE	39'-6"
40'-0" PLATE	40'-0"
40'-6" PLATE	40'-6"
41'-0" PLATE	41'-0"
41'-6" PLATE	41'-6"
42'-0" PLATE	42'-0"
42'-6" PLATE	42'-6"
43'-0" PLATE	43'-0"
43'-6" PLATE	43'-6"
44'-0" PLATE	44'-0"
44'-6" PLATE	44'-6"
45'-0" PLATE	45'-0"
45'-6" PLATE	45'-6"
46'-0" PLATE	46'-0"
46'-6" PLATE	46'-6"
47'-0" PLATE	47'-0"
47'-6" PLATE	47'-6"
48'-0" PLATE	48'-0"
48'-6" PLATE	48'-6"
49'-0" PLATE	49'-0"
49'-6" PLATE	49'-6"
50'-0" PLATE	50'-0"
50'-6" PLATE	50'-6"
51'-0" PLATE	51'-0"
51'-6" PLATE	51'-6"
52'-0" PLATE	52'-0"
52'-6" PLATE	52'-6"
53'-0" PLATE	53'-0"
53'-6" PLATE	53'-6"
54'-0" PLATE	54'-0"
54'-6" PLATE	54'-6"
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55'-6" PLATE	55'-6"
56'-0" PLATE	56'-0"
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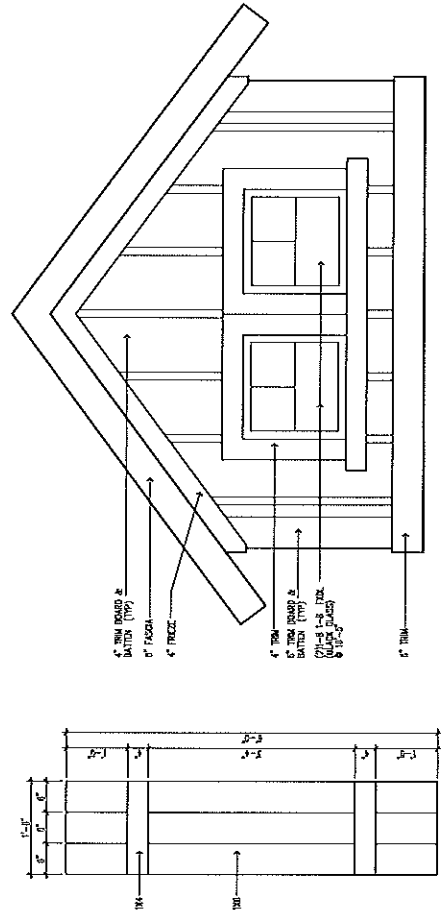
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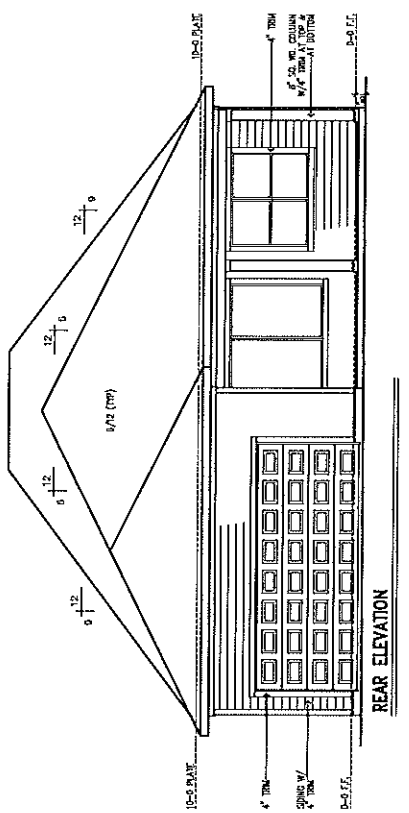
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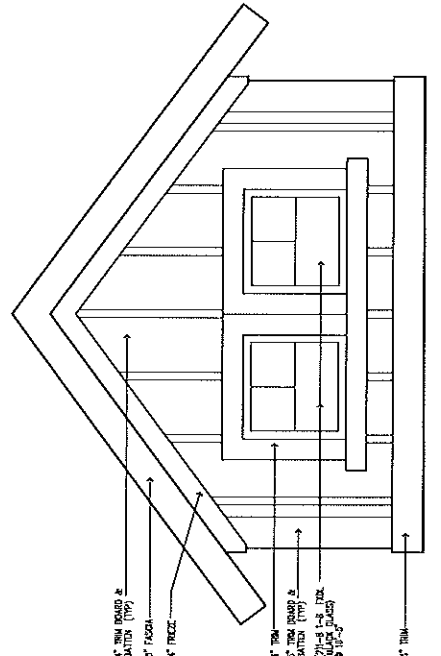
BRACKET DETAIL
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SHUTTER DETAIL
 SCALE: 1/2" = 1'-0"



REAR ELEVATION
 SCALE: 1/2" = 1'-0"



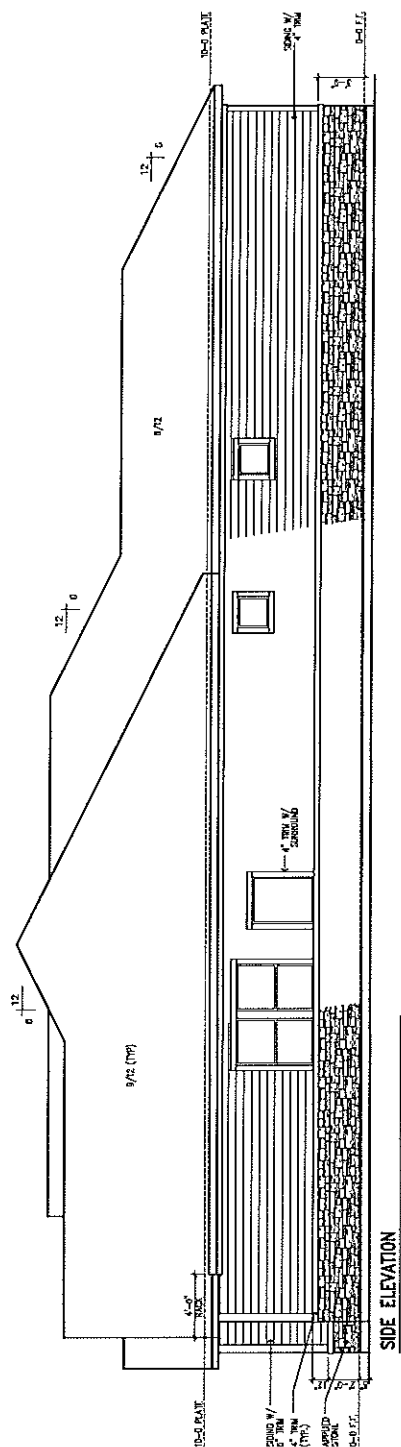
DORMER DETAIL
 SCALE: 1/2" = 1'-0"

© Reddy Ecker LP, 2015
 The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished building may vary. This document may not be used as a representation of what the completed structure will look like.

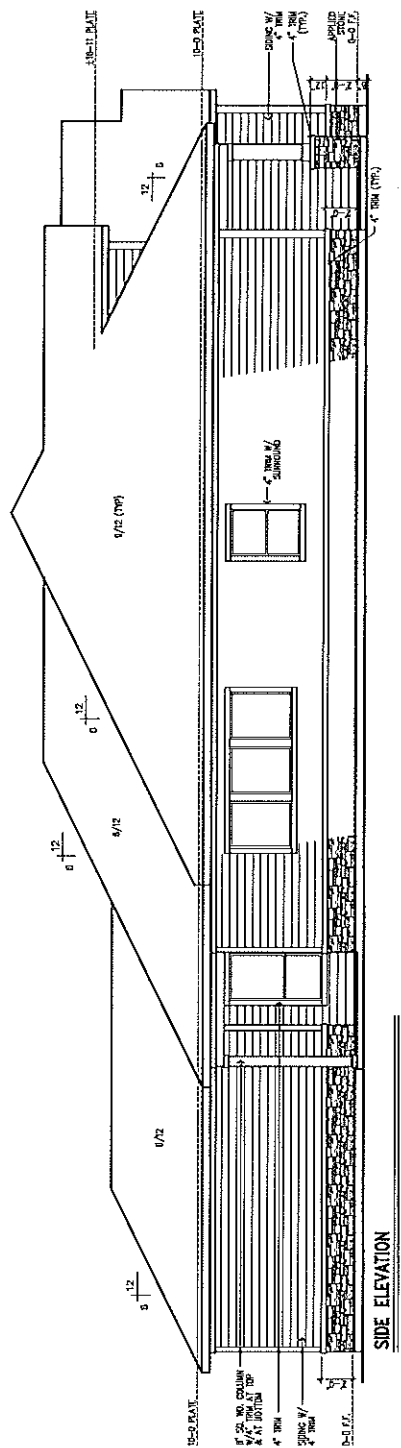
David Weekley Homes
 GS/M5/MV
 Date: 02/27/15
 Scale: 1/8" = 1'-0"

Job No.:
 BK:
 Lot:
 Sect:

NORTH
 5862-A
 ELV-2
 ALLENWOOD
 INDIANAPOLIS



SIDE ELEVATION



SIDE ELEVATION

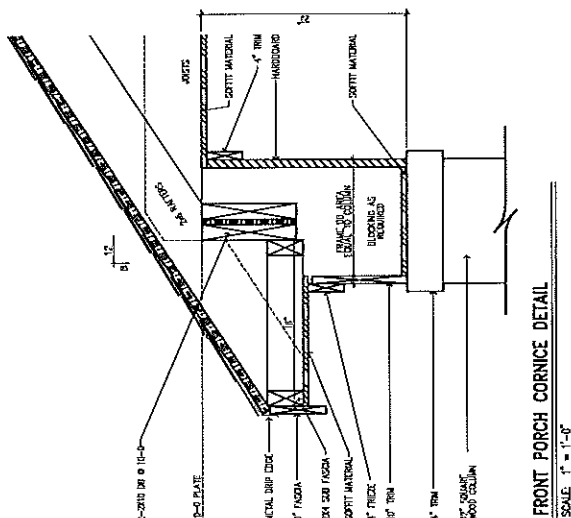
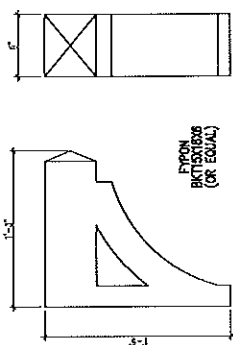
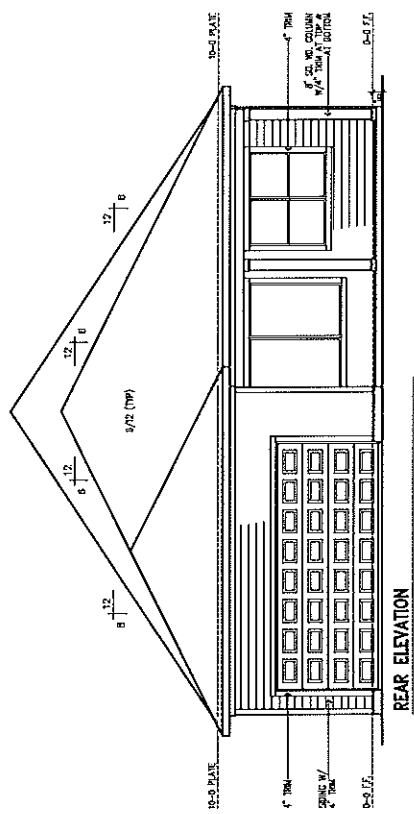
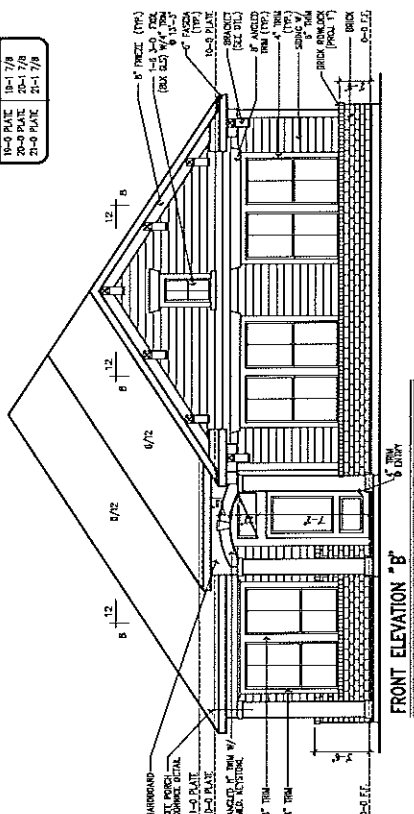
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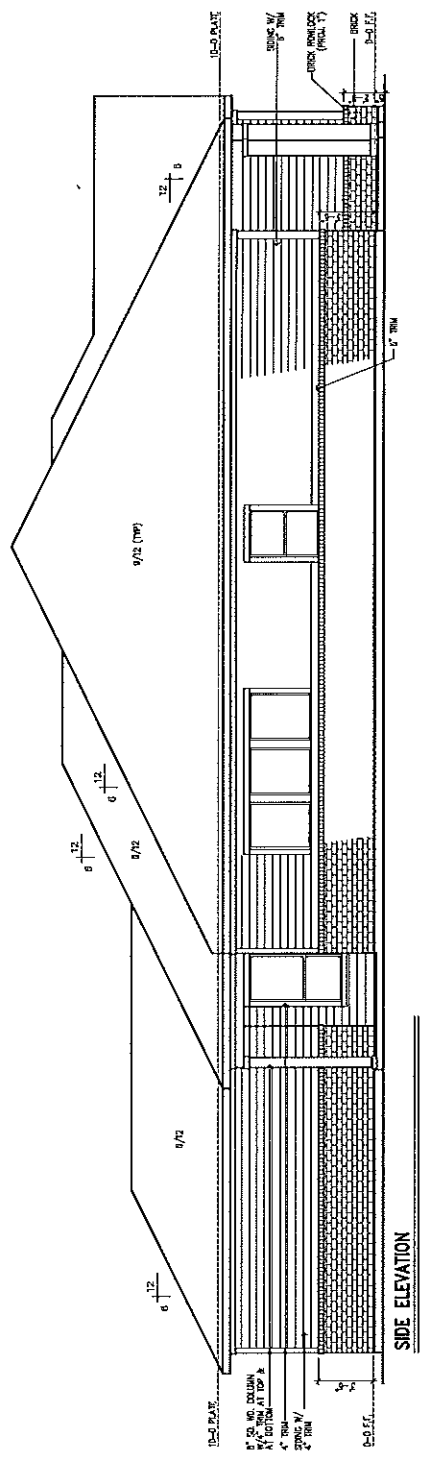
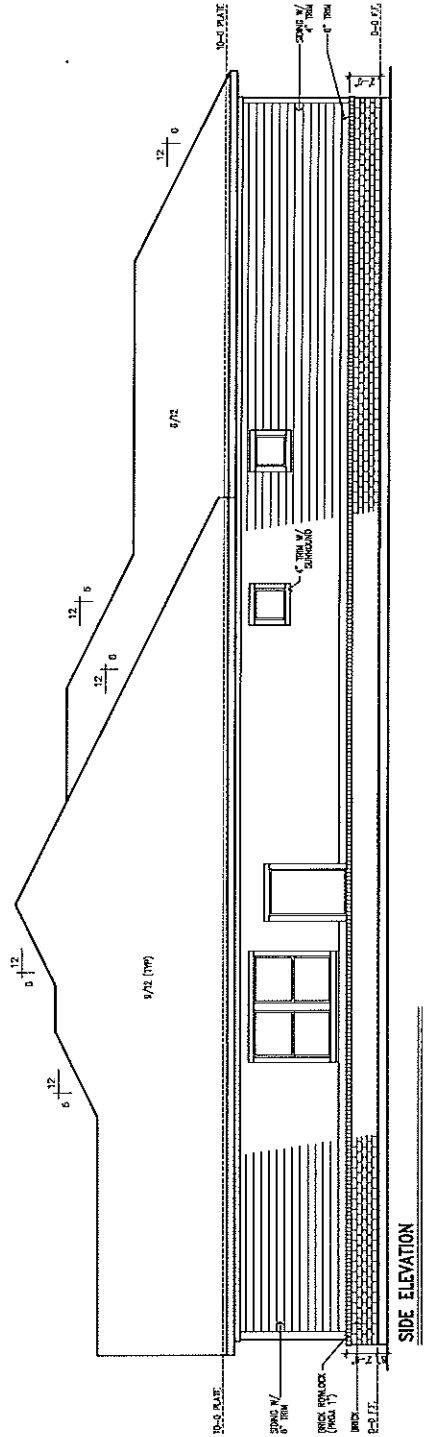
David Weekley Homes	GS/M5/MV	Scale: 1/8" = 1'-0"	Date: 02/27/15	Rev:
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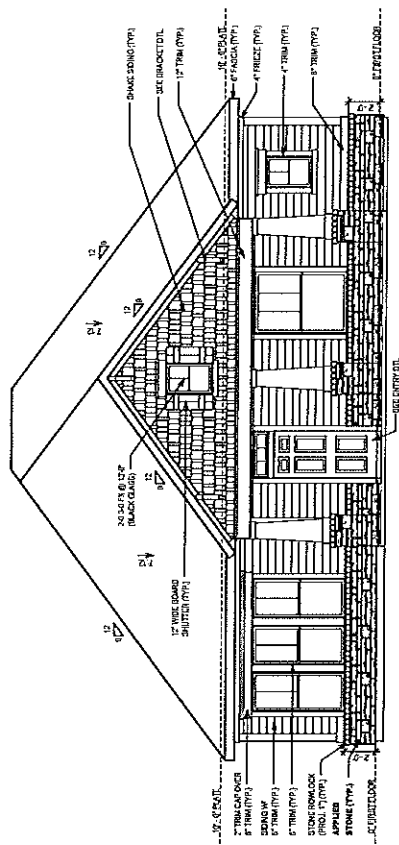
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Lib. No.:	
Sec.:	

**NORTH
5862-B
ELV-1**

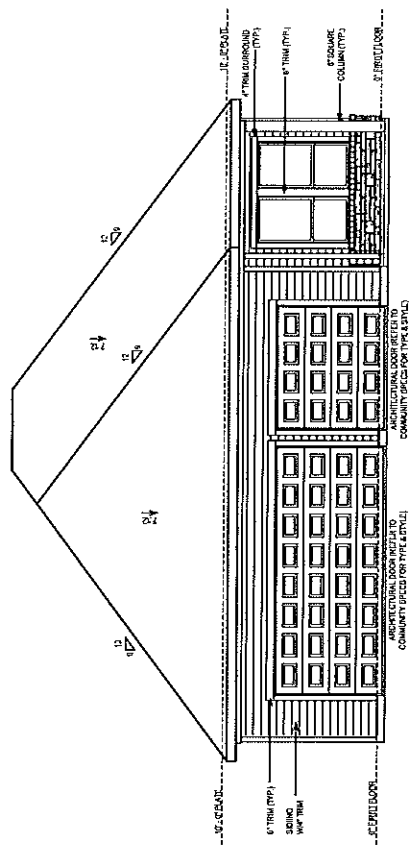
**ALLENWOOD
INDIANAPOLIS**





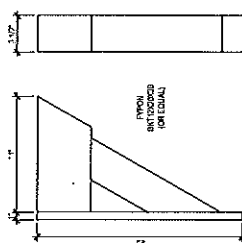


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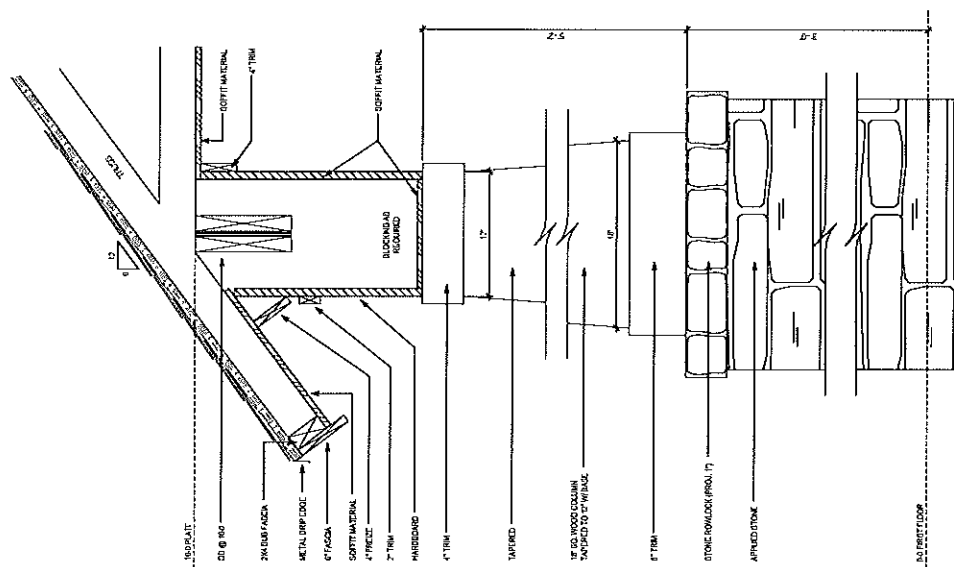


REAR ELEVATION

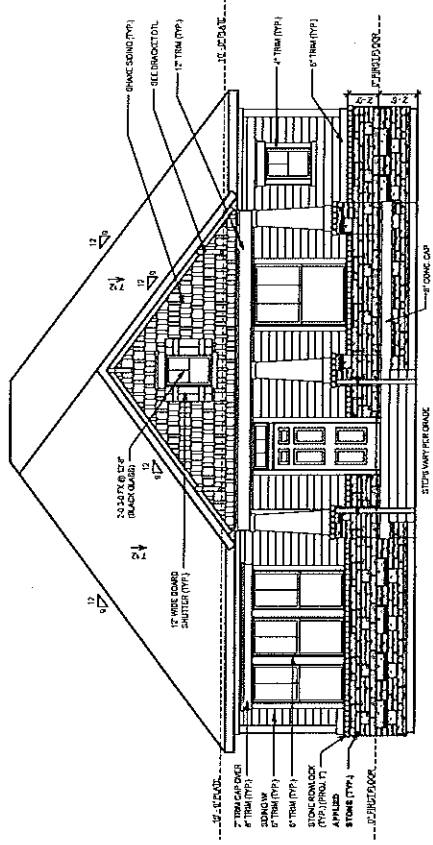
TYP. PLATE HEIGHTS		ACTUAL
NOMINAL		
3-0 PLATE	7-11 5/8	
0-0 PLATE	0-11 5/8	
10-0 PLATE	0-11 5/8	
2-0 PLATE	10-11 3/8	
2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)		
19-0 PLATE	10-11 5/8	
20-0 PLATE	10-11 5/8	
21-0 PLATE	20-11 5/8	
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)		
19-0 PLATE	19-1 7/8	
20-0 PLATE	20-1 7/8	
21-0 PLATE	21-1 7/8	



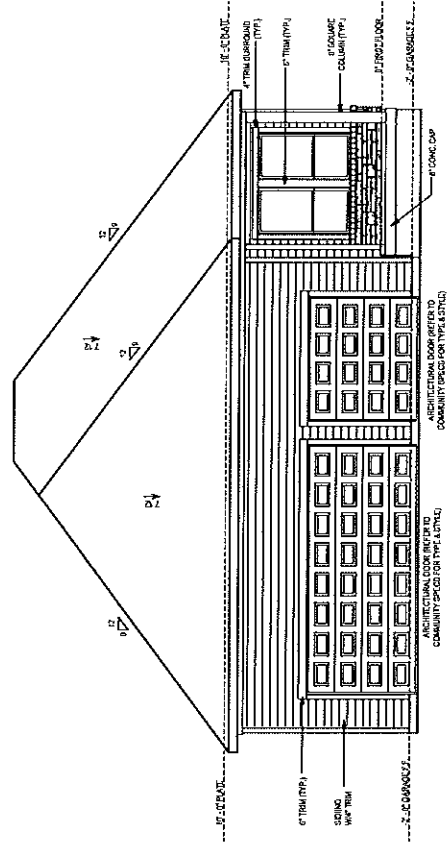
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CORNICE DETAIL
SCALE: 1" = 1'-0"



FRONT ELEVATION "A" W/ OPT. BASEMENT



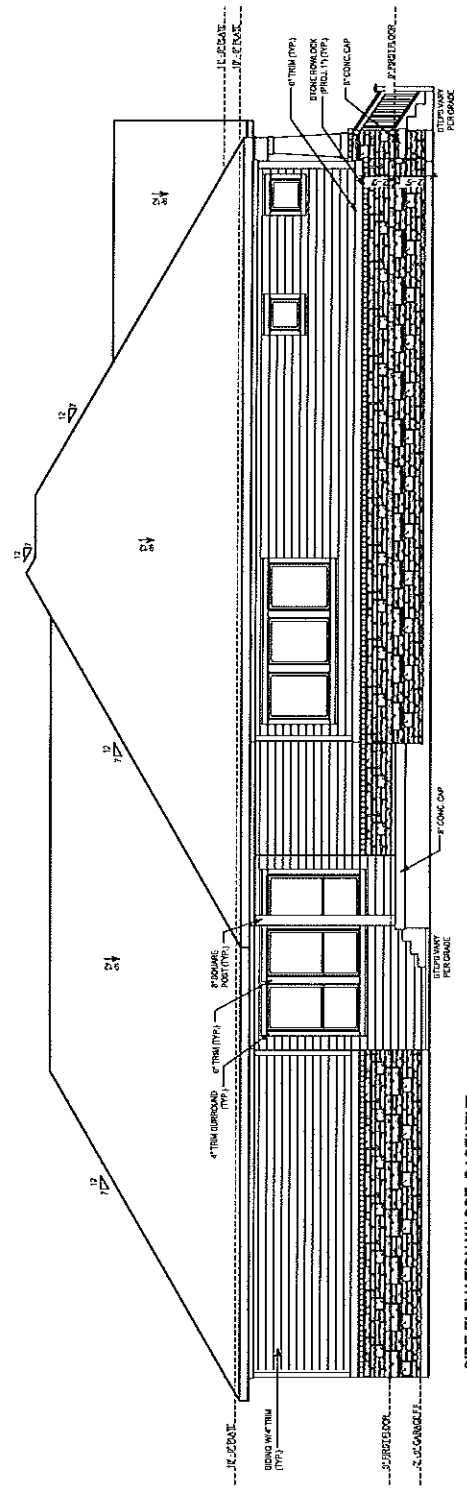
REAR ELEVATION W/ OPT. BASEMENT

NORTH
5863-A
ELV-4
LOCKTON
INDIANAPOLIS

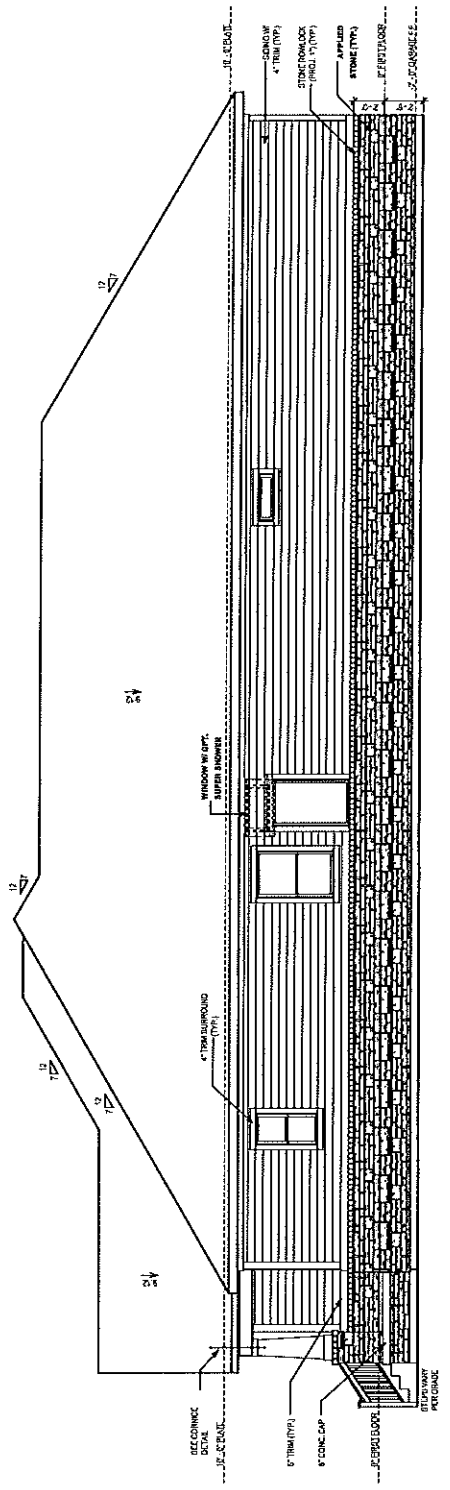
Job No.:
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Proj No.:

GS/DG/EM
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Rev:
David Weekley Homes

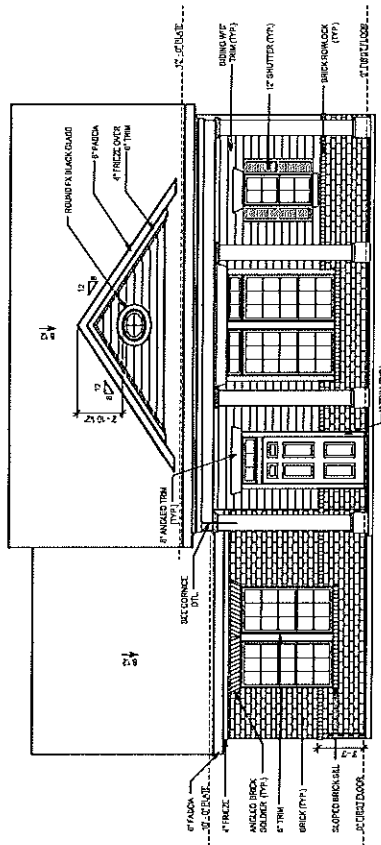
© Weekley Homes LP, 2015
The purchaser's drawings, specifications, and other documents shall govern in the event of any conflict with any other drawings, specifications, and other documents. The drawings are not to be construed as a representation of what the completed structure will look like.



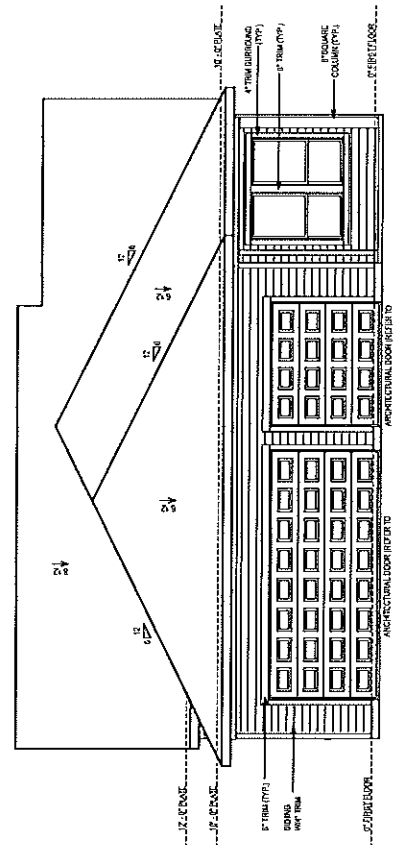
SIDE ELEVATION W/ OPT. BASEMENT



SIDE ELEVATION W/ OPT. BASEMENT



FRONT ELEVATION "B"

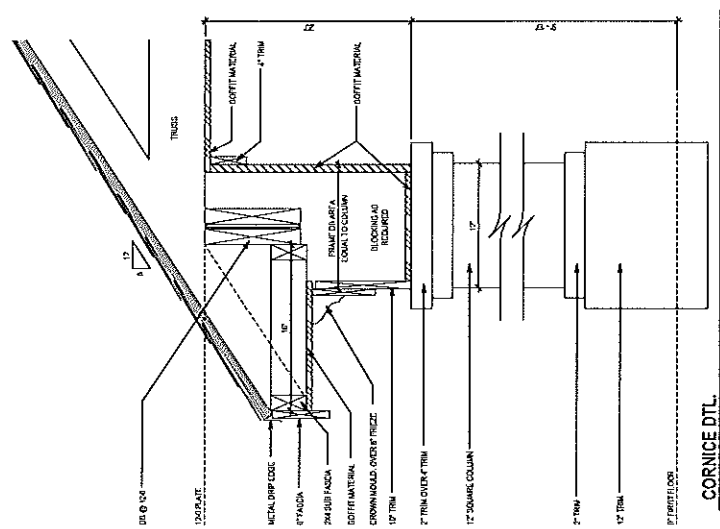


REAR ELEVATION

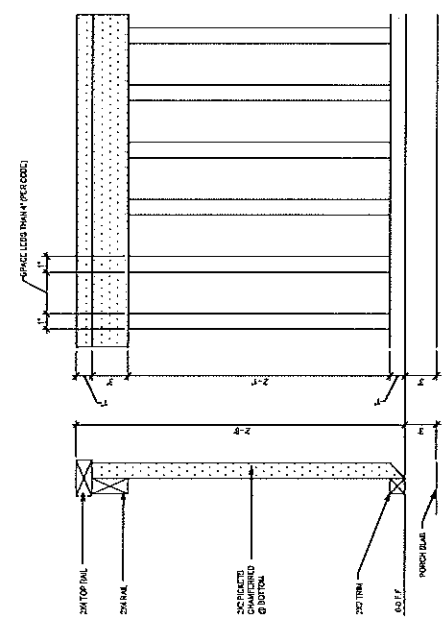
TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
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8-0 PLATE	9-1 5/8
10-0 PLATE	10-11 5/8
11-0 PLATE	12-1 5/8

2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)	
NOMINAL	ACTUAL
18-0 PLATE	18-11 5/8
20-0 PLATE	19-11 5/8
21-0 PLATE	20-11 5/8

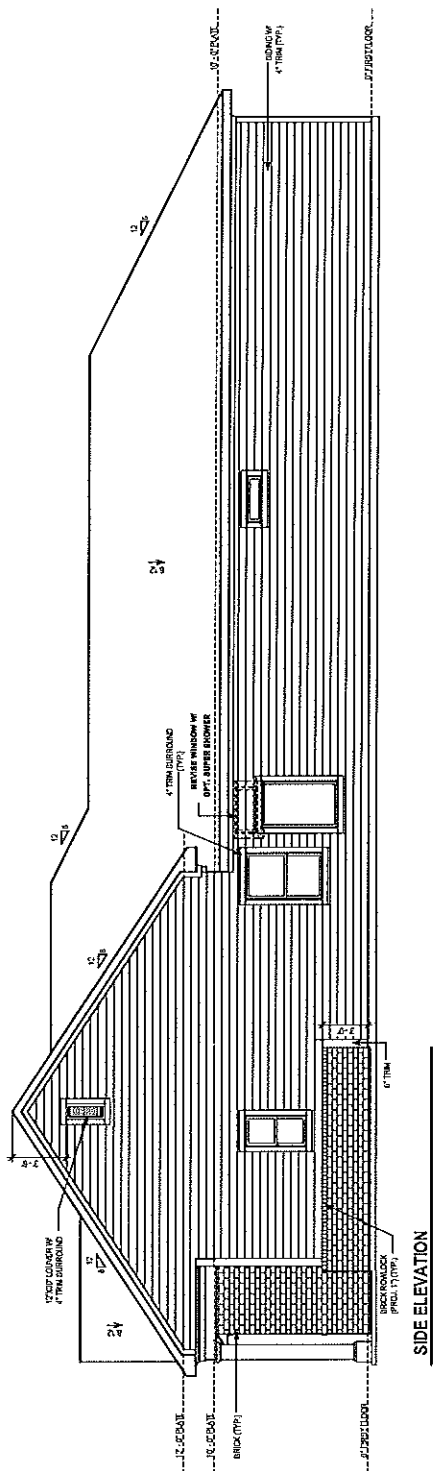
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
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21-0 PLATE	21-1 7/8

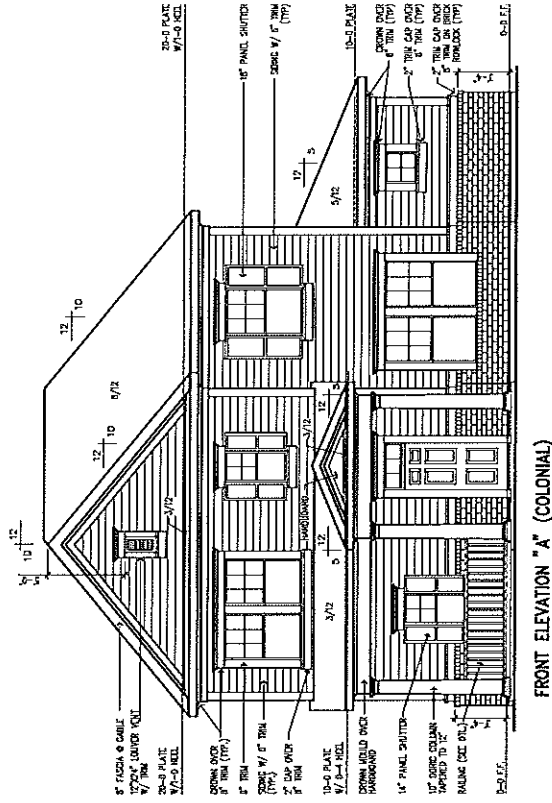


CORNICE DTL.
SCALE: 1" = 1'-0"

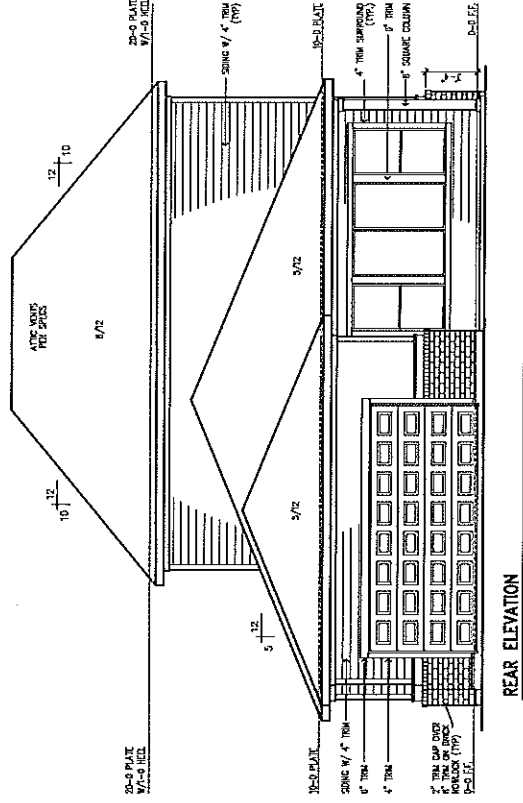


PORCH RAILING DETAIL
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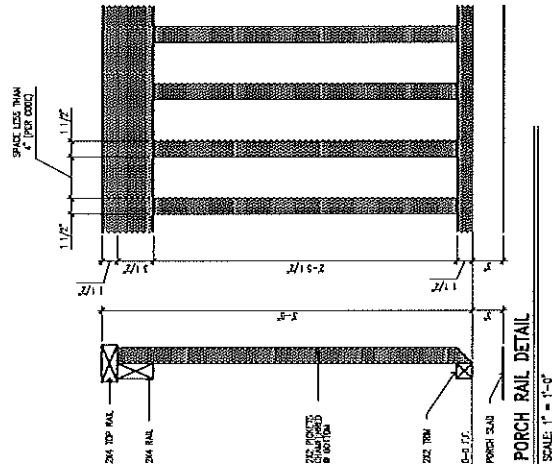




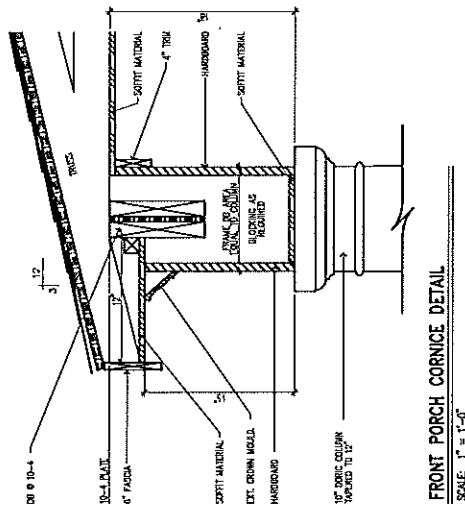
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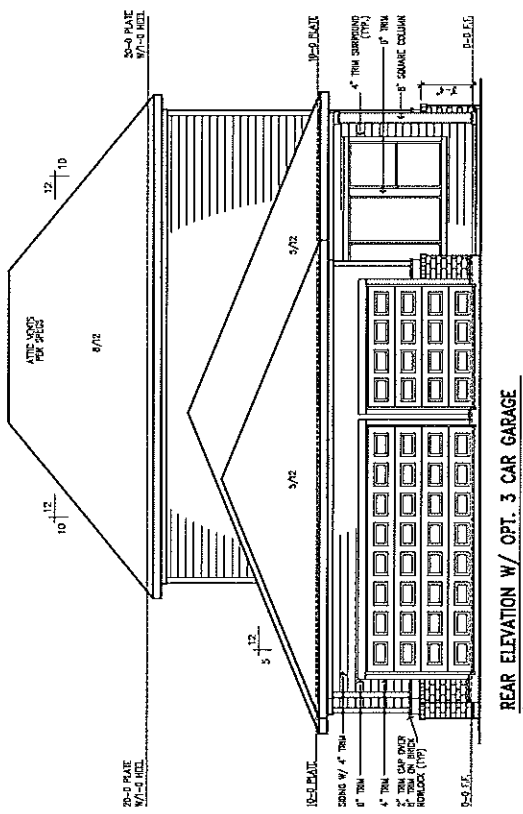
REAR ELEVATION



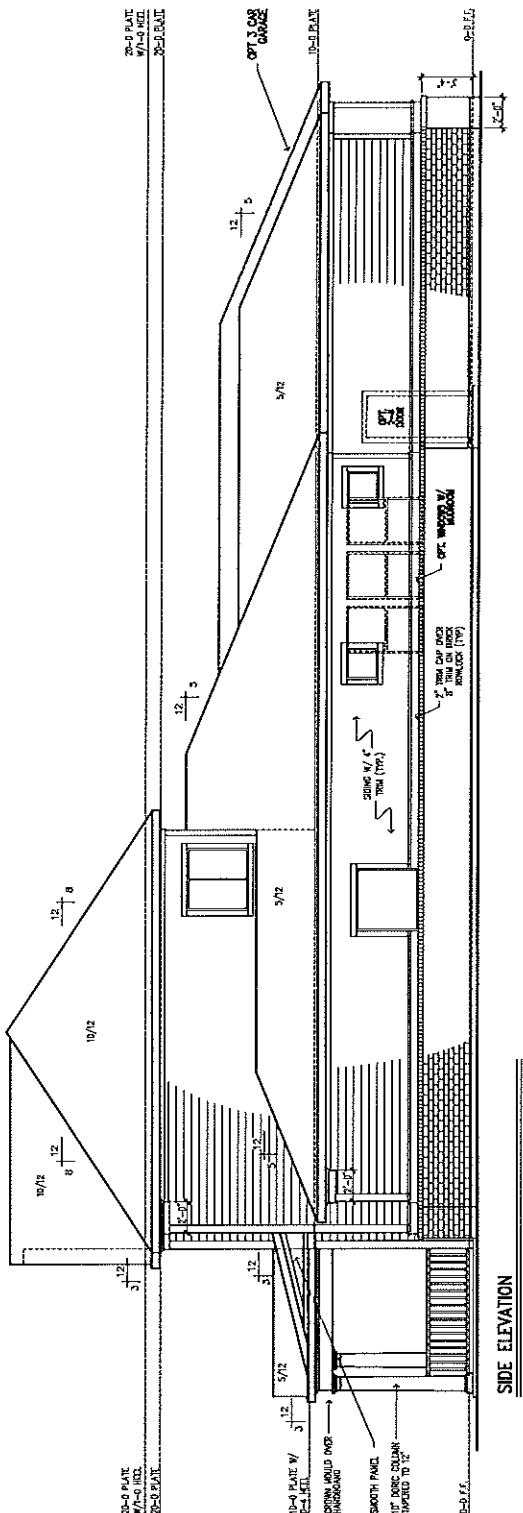
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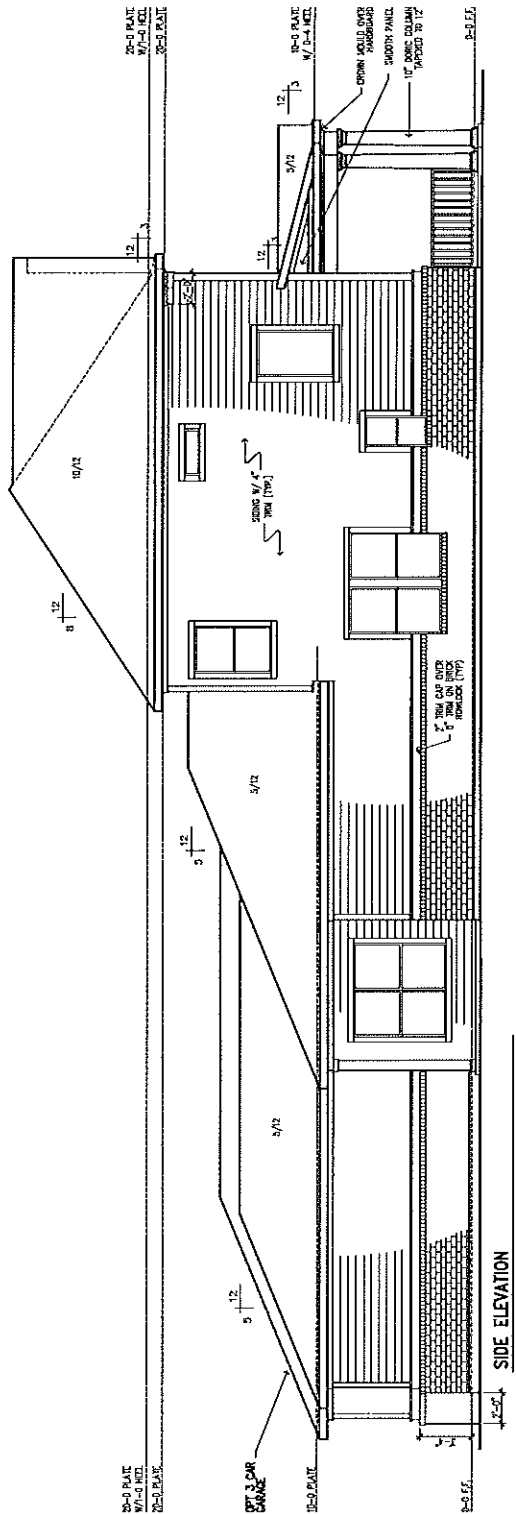
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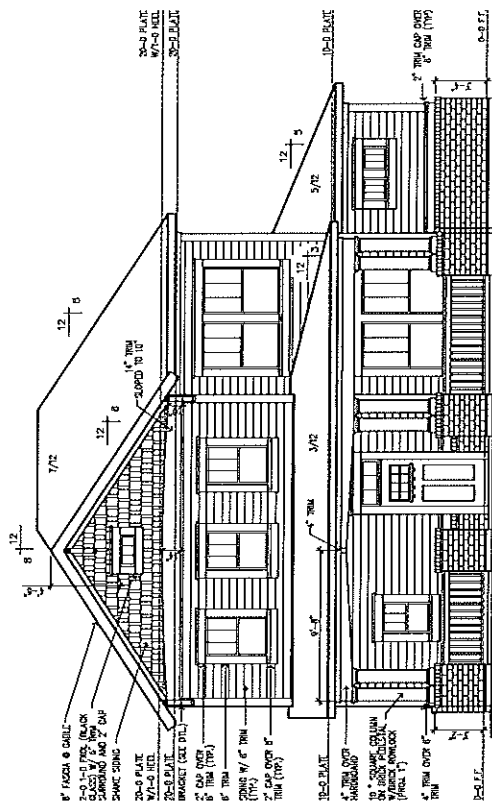
REAR ELEVATION W/ OPT. 3 CAR GARAGE



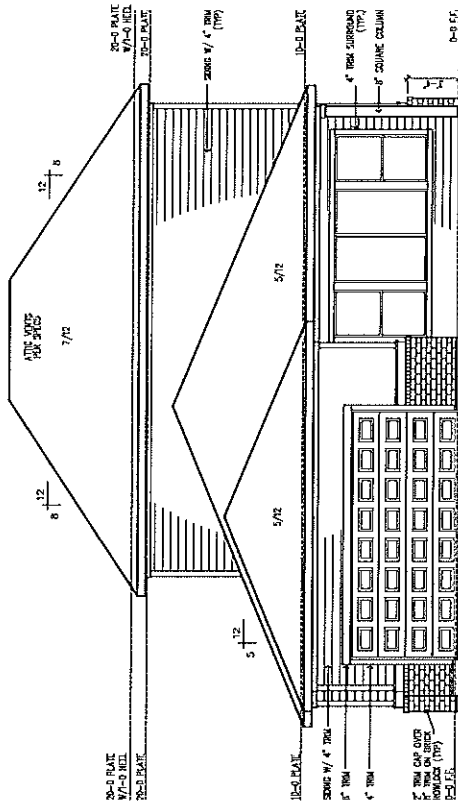
SIDE ELEVATION



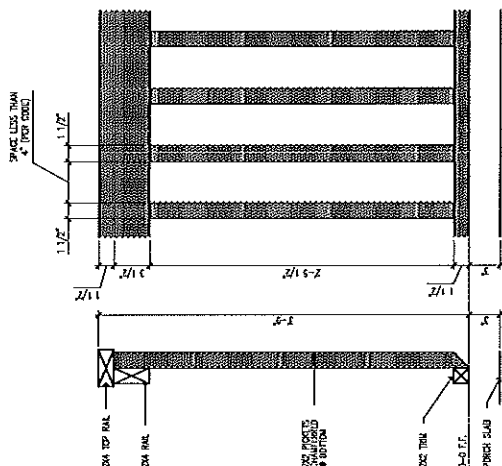
SIDE ELEVATION



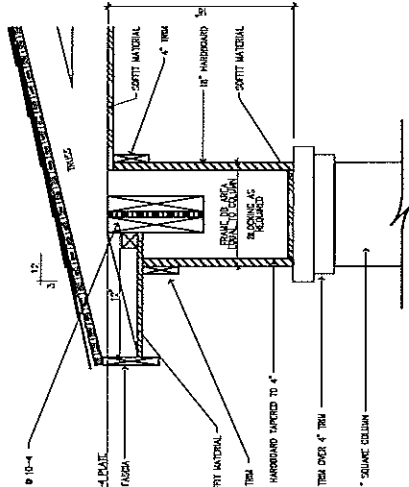
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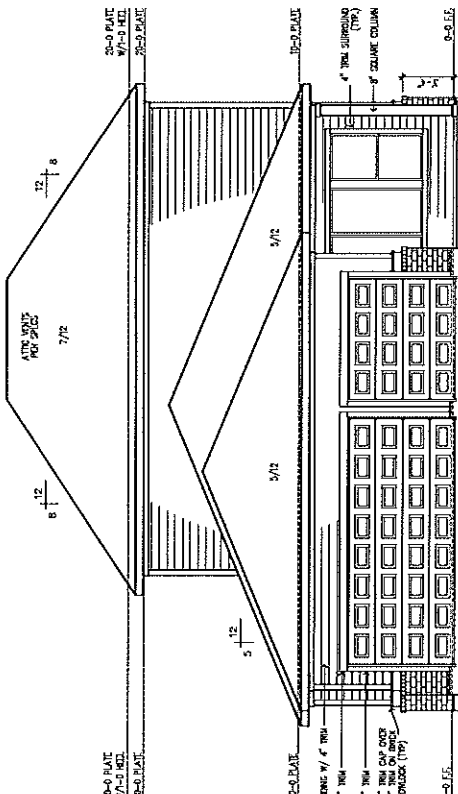
REAR ELEVATION



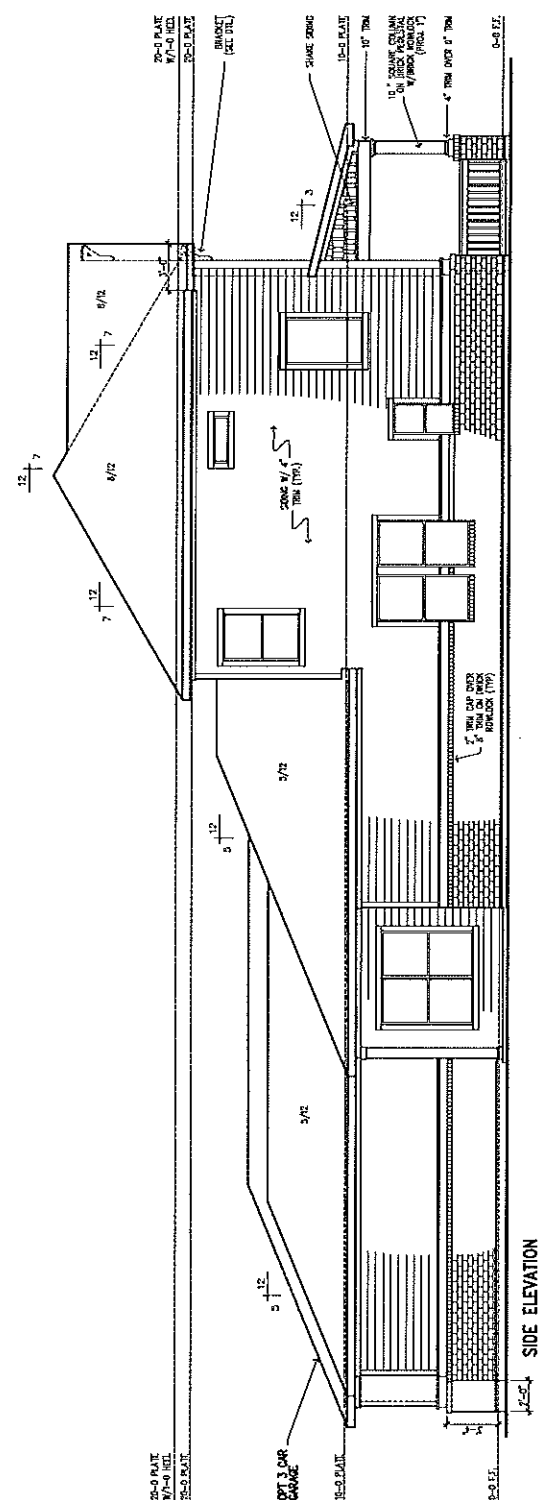
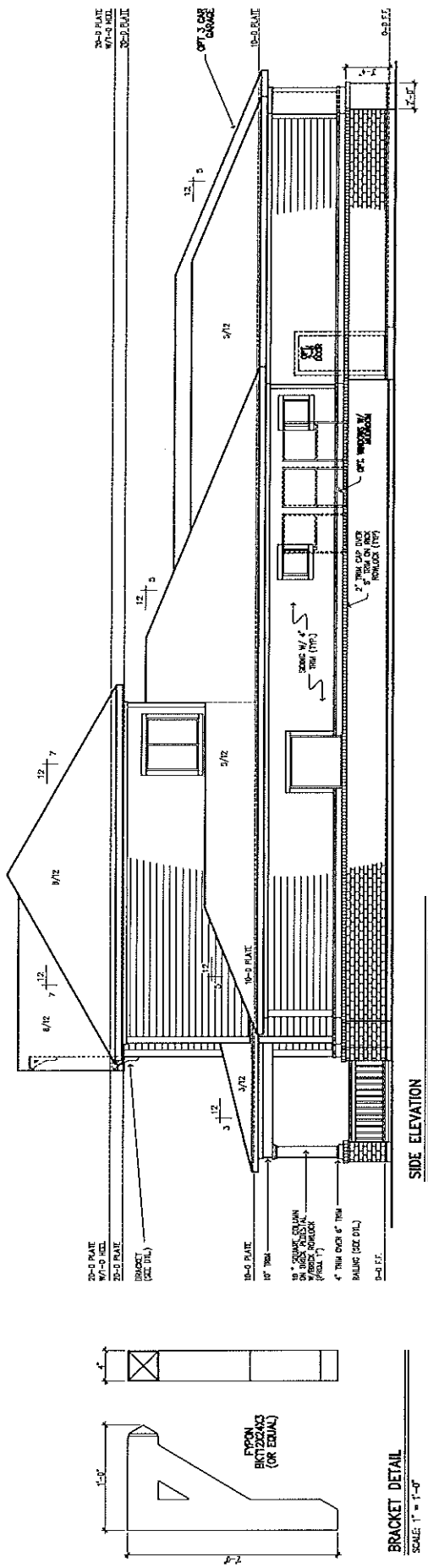
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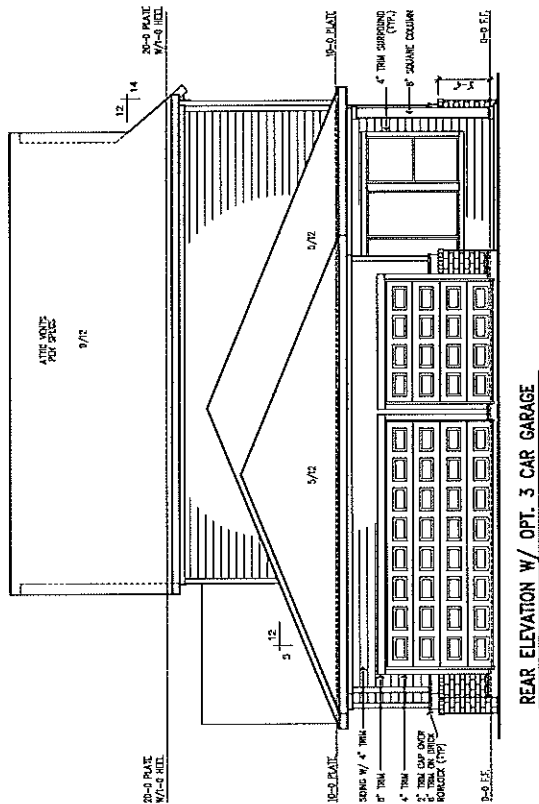
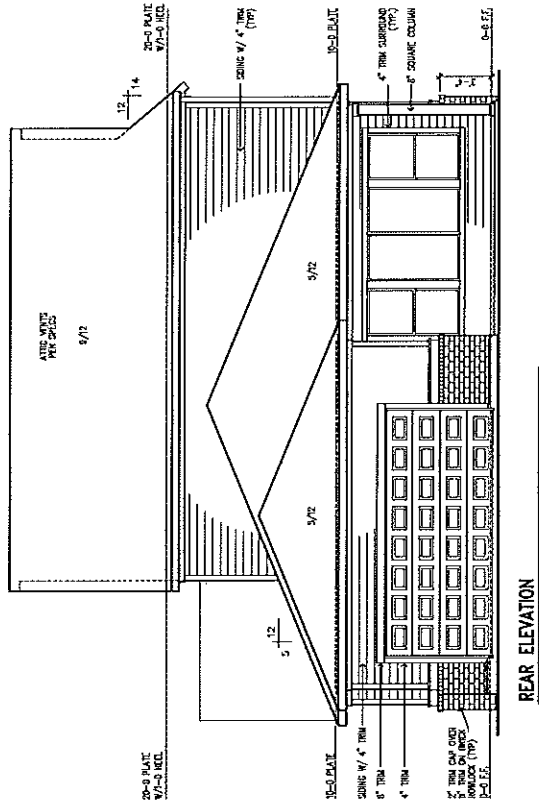


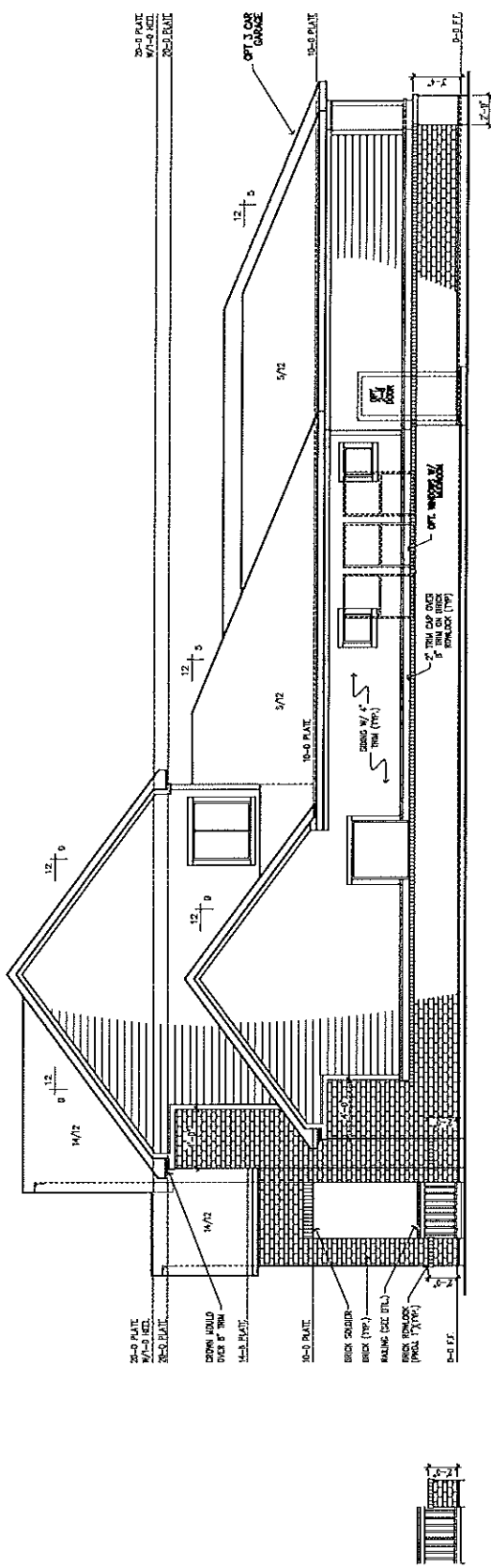
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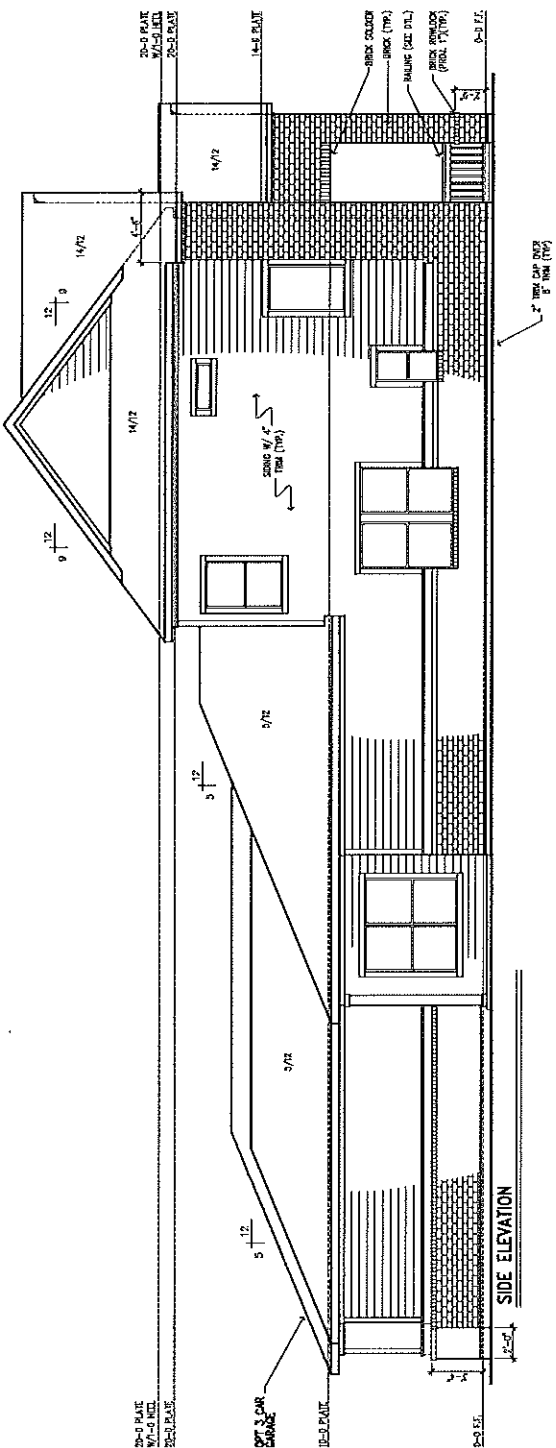
REAR ELEVATION W/ OPT. 3 CAR GARAGE







SIDE ELEVATION



SIDE ELEVATION

ORDINANCE 15-11

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1505-PUD-07**), 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. 1505-PUD-07** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (6-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505:

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Lantern Park PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by : (i) the provisions of this Ordinance and its exhibits; and (ii) the provisions of the Unified Development

Ordinance as of the date of approval, 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. Lot ("Lot") number references of this Ordinance shall hereafter refer to the lot numbers as specified for reference purposes only on the Concept Plan.
- 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 **Different Color Package:** For the purposes of **Exhibit D**, shall be a home which has both: a different primary siding color; and has a different color of at least one (1) of the following exterior elements: Masonry Material, the trim, any accent siding (e.g., board and batten, shake).
- 2.2 **Underlying Zoning District:** The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.
- 2.3 **Trail:** Any pedestrian or nature trail internal to the District that is used by pedestrians, hikers, or pets. A trail may be paved or maintained in a natural state (e.g., gravel, rock, grass or mulch).

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

Section 5. **Permitted Uses.**

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 shall be permitted.

- 5.2 District Areas: The Real Estate shall be divided into two (2) areas, identified on the Concept Plan as “Parcel A” and “Parcel B”. The development of the two areas may be phased. Parcel B consists of approximately sixteen (16) acres of floodplain and shall be developed for green space uses. No homes shall be built on Parcel B. Parcel B shall not be deemed as common area nor shall be deeded to and maintained by a homeowners' association and shall not be part of the common area maintained by the homeowners' association. Parcel B may remain in private ownership or be deeded to a private or public agency for development and maintenance. Parcel A consists of approximately twenty-five (25) acres to be developed for single-family residential uses.
- 5.3 Maximum Density: The maximum number of Dwelling Units in the District shall be sixty (60) so long as the overall aesthetics of the District do not substantially change as set forth herein.

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

- 6.1 Minimum Building Lines:
- A. Side Yard: 5 feet
 - B. Front Yard: 20 feet
 - C. Rear Yard: 20 feet
- 6.2 Minimum Lot Width: 60 feet
- 6.3 Minimum Lot Size: 7,200 square feet
- 6.4 Maximum Building Height: Story and one-half (1.5)
- 6.5 Minimum Living Area:
- A. One Story: 2,000 square feet
 - B. Story and one-half: 2,300 square feet

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

- 7.1 Article 6.3 Architectural Standards: Shall apply. In addition, the following shall also apply:
- A. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do, as an average, hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. It is not

the intent to limit the architectural styles shown in the Character Exhibit, but to encourage diversity in architectural styles of Dwellings within the District. There shall be a minimum of four (4) floor plans offered within the District with each floor plan having a minimum of three (3) elevations offered. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

B. Article 6.3(C)(1) Architectural Standards; Single-family Districts (Residential Uses); Perimeter Lots shall apply; except as modified below:

- i. Lots 1 through 17 shall not be considered Perimeter Lots in relationship to Union Street and the south Lot Line of Lot 1 and Lot 35 shall be considered side Building Facades oriented towards 161st Street.
- ii. Article 6.3(C)(1)(b)(ii) Perimeter Lots; Rear/Side Building Façade Enhancements; Qualifying Characteristics shall be expanded to include the following: Lots where entrance wall features or privacy fence/landscape features (providing a minimum of six (6) foot visual obstruction) associated with the subdivision's entrance wall extend along at least fifty (50%) percent of a Side or Rear Lot Line facing a Right-of-way (2 points).

C. Additional Standards: The rear Building Façades on all homes located on Lots 1 through Lot 35 shall have a minimum of one (1) of the following:

- i. Sunroom or screened-in porch (minimum sixty-four (64) square feet in size);
- ii. Covered patio (minimum one hundred and twenty (120) square feet in size);
- iii. A minimum of one (1) four-foot (4') deep offset, which is a minimum height equivalent to one-story;
- iv. Two (2) additional shade, ornamental or evergreen trees in the Established Rear Yard (in addition to the Minimum Lot Landscaping Requirements set forth herein); or
- v. A minimum of seventy five (75) square feet of windows on the rear Building Façade.

Notwithstanding any other provision herein, no more than fifty (50%) percent of the lots subject to rear Building Façade enhancements under 7.1(C), shall utilize only the enhancement included in 7.1(C)(iv).

- D. Building Materials: Article 6.3(C)(3) Building Materials applies, in addition, vinyl and aluminum siding shall be prohibited.
 - E. Garages: All Dwelling Units shall have a minimum of a two (2) car attached garage. Differing garage door designs will be offered throughout the District. The differing garage door designs offered shall include, but not be limited to, diversity in windows (including options with and without windows and differing window shapes/styles), hardware, panel style and raised trim options. No more than three (3) consecutive homes on the same side of the street shall have an identical garage door design.
 - F. Article 6.3(C)(2) Streetscape Diversity: Shall not apply and shall be replaced and superseded by **Exhibit D**.
- 7.2 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified below.
- A. Article 6.8(K) Minimum Lot Landscaping Requirements shall apply, except as modified below:
 - i. No new landscaping shall be required within Parcel B; and
 - ii. All Lots shall be landscaped in accordance with the requirements of Single-family Residential (per Lot under 8,000 sq. ft.) regardless of the actual size of the Lot.
 - B. Article 6.8(J) Street Trees shall not apply; rather, one (1) shade tree as otherwise required by the Minimum Lot Landscaping Requirement set forth herein, shall be installed in the Front Yard. The shade tree shall be installed within ten (10) feet of the right-of-way line; however, if utility infrastructure prohibits such placement, then the shade tree shall be installed as close as reasonably practical to the right-of-way line without interference with the utility infrastructure.
 - C. Article 6.8(M) External Street Frontage Landscaping Requirements shall apply. In accordance with Article 6.8(E)(6)(b) Preservation and Replacement of Trees; Incentives to Preserve Trees, preserved tree areas a minimum of thirty (30) feet in width along the 161st Street frontage may be credited towards this requirement.
 - D. Article 6.8(N) Buffer Yard Requirements shall apply, except as otherwise modified below:
 - i. Parcel A: Buffer A (small) (as set forth in Article 6.8(N)(4) of the UDO) shall be required around the east and north perimeters of Parcel A.
 - a. Existing trees that are preserved in accordance with the UDO may be credited towards required landscaping within the

Buffer Yard. Tree preservation areas shall be identified on the Overall Development Plan.

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

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

9.1 Article 8.6 Open Space and Amenity Standards shall apply: however, shall be enhanced as follows:

- A. Minimum Open Space: Shall be enhanced to require a minimum of twenty seven percent (27%) Open Space for Parcel A.
- B. Development Amenities: The following shall be required within Parcel A, as generally illustrated on the Concept Plan:
 - i. Multi-purpose paths stub between Lot 13 and 14, along with a bench/sitting area overlooking floodway, which shall be installed with the final phase of Parcel A;
 - ii. Fountains in detention pond areas which shall be installed with the first phase of Parcel A; and
 - iii. One (1) bench sitting area overlooking the detention pond located between Lot 38 and 58 which shall be installed with the first phase of Parcel A.

Section 10. **Phasing.**

10.1 Parcel A: Parcel A shall be developed in no more than three (3) secondary platted sections.

- A. The Perimeter Path along 161st Street, for both Parcel A and Parcel B, shall be installed with the first phase of Parcel A.

10.2 Parcel B: All requisite public improvements on Parcel B (including but not limited to the Perimeter Path on Union Street and the path noted on the Concept Plan as “Parcel B Trail System”) shall be installed with the final phase of Parcel A, unless otherwise determined by the Director. Notwithstanding any other provision herein, any trail located on Parcel B (including the trail noted on the Concept Plan as “Parcel B Trail System”) must be hard surfaced and installed according to current City of Westfield standards for trails.

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[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

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

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Chuck Lehman

Chuck Lehman

Chuck Lehman

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy 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. Russell L. Brown

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

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE NO. 15-11

This _____ day of _____, 2015.

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby VETO ORDINANCE No. 15-11

This _____ day of _____ 2015.

J. Andrew Cook, Mayor

Prepared by: Russell L. Brown, 26781-49, Clark, Quinn, Moses, Scott & Grahn, LLP
320 N. Meridian Street, Suite 1100, Indianapolis, IN 46204, (317) 637-1321

EXHIBIT A
REAL ESTATE

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA. ALSO: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND RUN NORTH 6 RODS 13.38 FEET TO A STONE; THENCE EAST 77 RODS 4 FEET TO A STONE; THENCE SOUTH 6 RODS 4.7 FEET; WEST TO THE PLACE OF BEGINNING. **EXCEPTING THEREFROM** PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, BEING A PART OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 9709739582, ALL IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 00 DEGREES 06 MINUTES 39SECONDS EAST (LOCATION ROUTE SURVEY BEARING, INSTRUMENT NO. 200600025208, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA), ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION 70.10 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 55 SECONDS EAST, 16.50 FEET TO THE APPARENT EXISTING RIGHT OF WAY; THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS EAST, 12.25 FEET; THENCE SOUTH 35 DEGREES 39 MINUTES 46 SECONDS EAST, 55.22 FEET; THENCE NORTH 81 DEGREES 08 MINUTES 19 SECONDS EAST, 166.88 FEET; THENCE NORTH 24 DEGREES 11 MINUTES 53 SECONDS EAST, 60.42FEET; THENCE NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST, 125.00 FEET; THENCE SOUTH 32 DEGREES 15MINUTES 04 SECONDS EAST 47.17 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS EAST, 375.00 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST, 35.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS EAST 50.00 FEET; THENCE SOUTH 71 DEGREES 35 MINUTES 47 SECONDS EAST, 42.22 FEET TO THE APPARENT EXISTING RIGHT OF WAY; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST, 16.50 FEET TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 45 MINUTES 15 SECONDS WEST, ALONG SAID SOUTH LINE, 866.18 FEET TO THE POINT OF BEGINNING, CONTAINING 1.233 ACRES, MORE OR LESS.

EXHIBIT B
CONCEPT PLAN

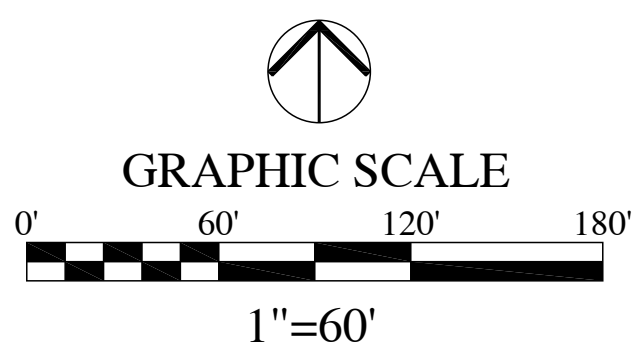


EXHIBIT C
CHARACTER EXHIBIT





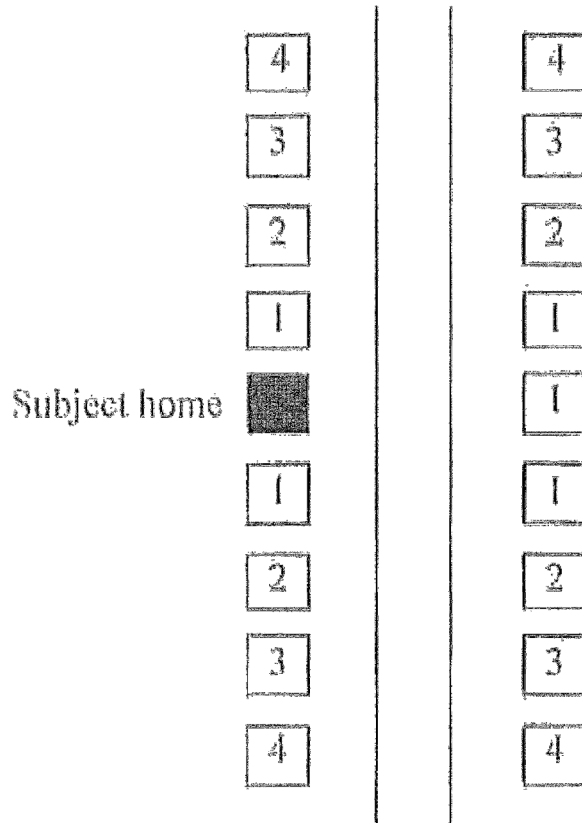








EXHIBIT D



Home #	Requirement
1	Subject Home must have a Different Elevation and a Different Color Package than the Existing Home.
2	Subject Home must have a Different Elevation than the Existing Home. If an Existing Home's Dominant Exterior Material is brick or stone, then the Subject Home's brick or stone color may be the same color. If an Existing Home's Dominant Exterior Material is not brick or stone, then the Subject Home must have a Different Color Package than the Existing Home.
3	Subject Home may have the same elevation as the Existing Home as long as the Subject Home has a Different Color Package.
4	Subject Home may be identical to the Existing Home.

EXHIBIT B
CONCEPT PLAN



South Union Street

161st Street

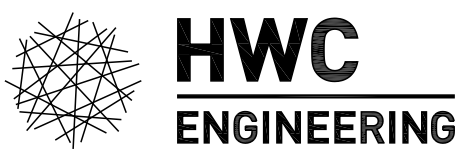
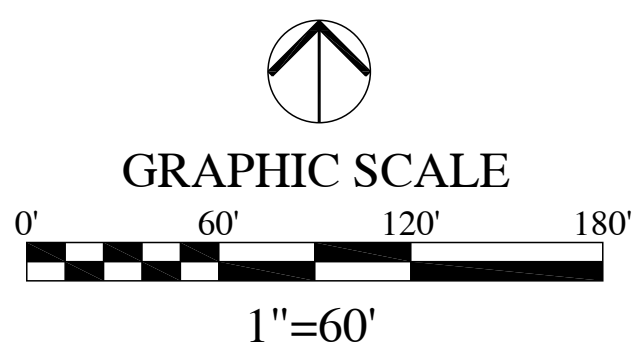


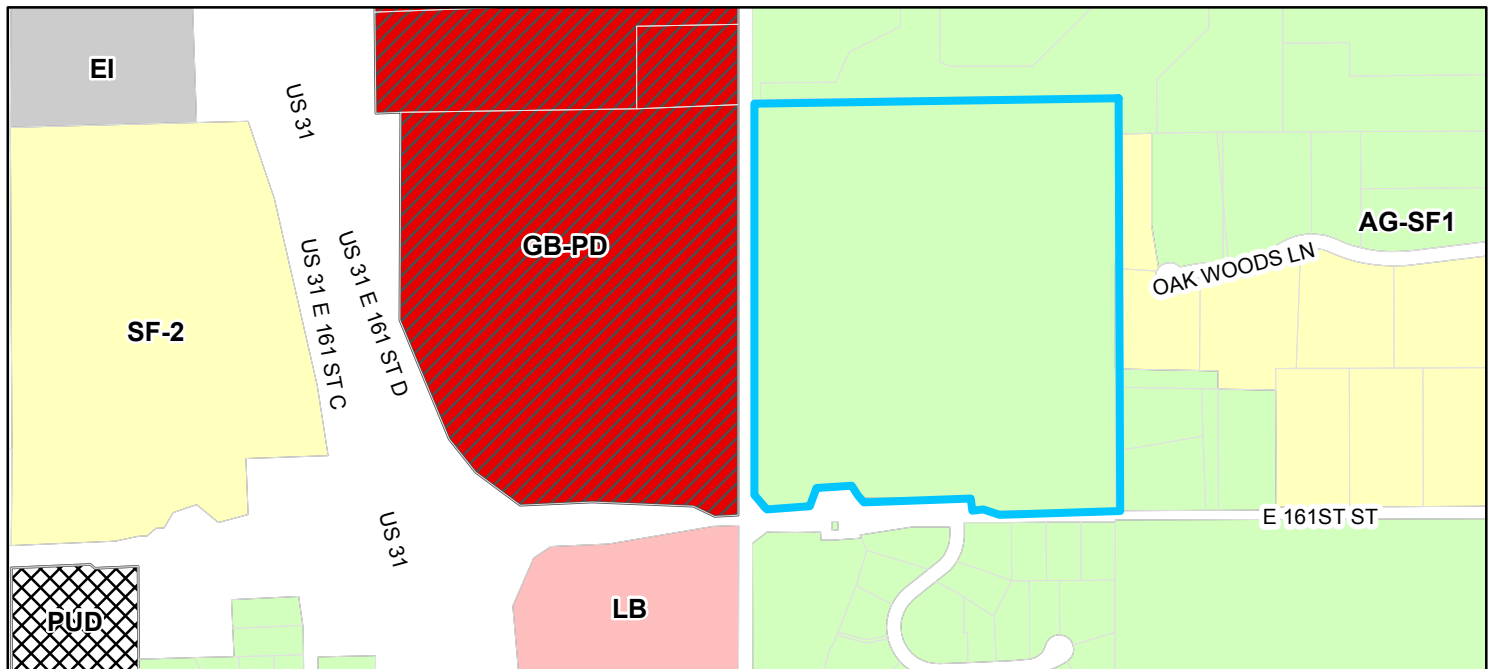
EXHIBIT 1D
LANTERN PARK
CONCEPT PLAN
60 LOT MAXIMUM
WESTFIELD, INDIANA
JUNE 2, 2015

Aerial Location Map

 Site



Zoning Map



 Parcel	Zoning	 EI (Enclosed Industrial)	 LB (Local Business)
 AG-SF1 (Agriculture - Single Family - 1)	 GB-PD (General Business - Planned Development)	 PUD (Planned Unit Development)	 SF-2 (Single Family - 2)

EXHIBIT C
CHARACTER EXHIBIT













ORDINANCE NUMBER 15-13

Document Cross Reference No. 200500022608, 2010068626, 2012023476, 2013012833, 2013043809 and 2013065216

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

This is a Planned Unit Development District Ordinance to amend the Westfield-Washington Township Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance") and Ordinance No. 04-22, as amended by Ordinance No. 10-30, Ordinance No. 12-05, Ordinance 13-11, Ordinance 13-25 and Ordinance 15-06 enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 *et seq.*, as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Docket 1506-PUD-10**), filed with the Commission requesting an amendment to the Zoning Ordinance;

WHEREAS, the Commission forwarded **Docket 1506-PUD-10** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (Vote: __ in favor to __opposed) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 This ordinance shall hereafter be referred to as the Two Gaits at Viking Meadows PUD Amendment Ordinance for Lot 17 (this "Ordinance").

- 1.2 This Ordinance applies only to the subject real estate, generally described as Lot 17 within Parcel B of the Viking Meadows PUD Ordinance, and more particularly described in Exhibit A attached hereto (the “Real Estate”).
- 1.3 Any provisions of the Viking Meadows PUD Ordinance or Zoning Ordinance that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance. All other provisions of the PUD Ordinance not affected by this Ordinance shall remain in effect with the adoption of this Ordinance.

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

- 2.1 Original PUD Ordinance. Shall mean and refer to The Viking Meadows Planned Unit Development District Ordinance recorded as Instrument No. 200500022608 in the Office of the Recorder of Hamilton County, Indiana and adopted by the Westfield Town Council on June 14, 2004 as Ordinance No. 04-22.
- 2.2 Viking Meadows PUD Ordinance. Shall mean and collectively refer to the Original PUD Ordinance and the Viking Meadows Planned Unit Development Amendment Ordinance recorded as Instrument No. 2010068626 in the Office of the Recorder of Hamilton County, Indiana and adopted by the Westfield City Council on December 13, 2010 as Ordinance No. 10-30.

Section 3. **Development Standards.** The standards of the Viking Meadows PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.

- 3.1 Minimum Building Setback Lines. The Rear Yard Minimum Building Setback Line shall be six (6) feet.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGES FOLLOW.]

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

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoove

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Charles Lehman

Charles Lehman

Charles Lehman

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify **ORDINANCE** 15-13 was delivered to the Mayor of Westfield on the ____ day of _____, 2015.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 15-13
this ____ day of _____, 2015.

I hereby VETO ORDINANCE 15-13
this ____ day of _____, 2015.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
REAL ESTATE

Lots #17 of Two Gaits at Viking Meadows Section one per the plat thereof recorded as Instrument No. 2007071773 in the Office of the Recorder of Hamilton County, Indiana.

Location Map

Viking Meadows PUD Amendment

Ord. 15-13

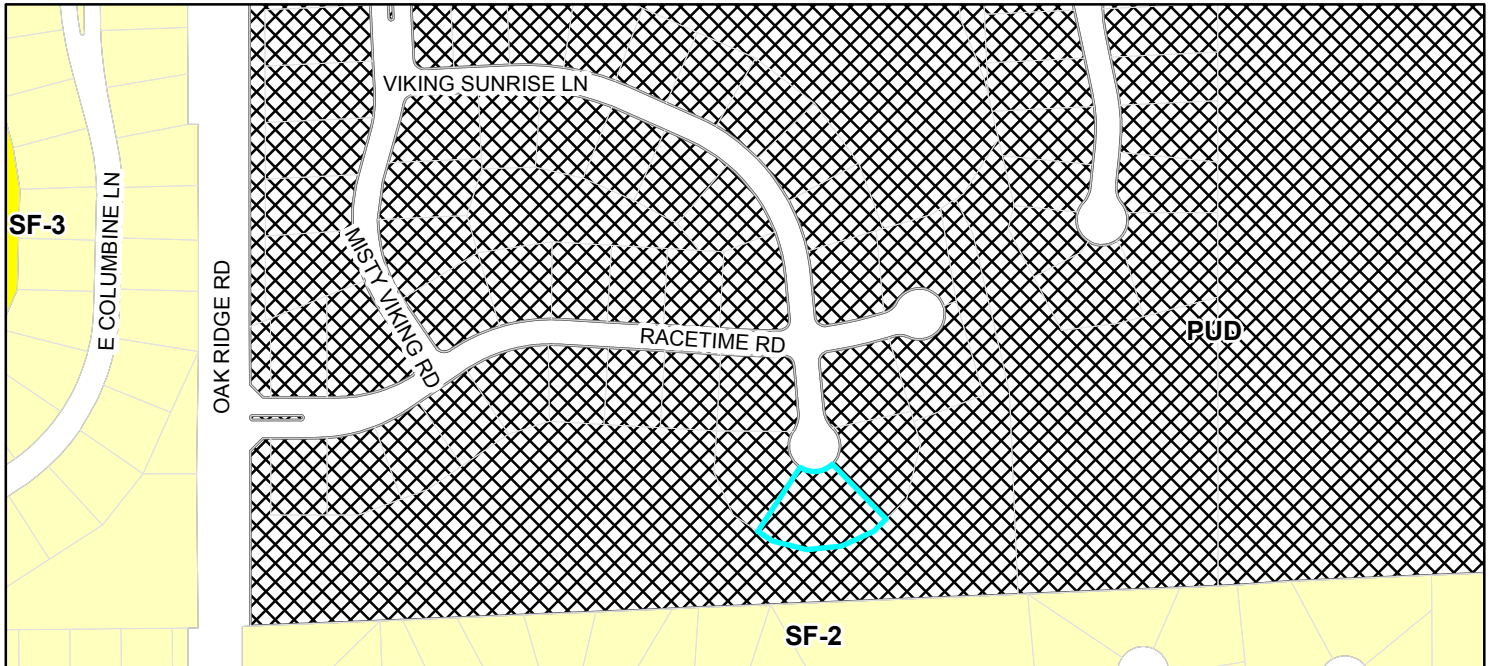


Aerial Location Map

 Site



Zoning Map



Zoning

-  PUD (Planned Unit Development)
-  SF2 (Single Family 2)



Westfield City Council Report

Ordinance Number:	15-13
APC Petition Number:	1506-PUD-10
Petitioner:	Denese & James Stachowiak
Requested Action:	An amendment to the Viking Meadows Planned Unit Development (PUD) District to modify Minimum Rear Yard building setback to apply to lot 17 in the Two Gaits section.
Current Zoning:	Viking Meadows PUD District
Current Land Use:	Single Family Dwelling
Exhibits:	1. Staff Report 2. Location Map 3. PUD District Ordinance 4. Site Plan 5. APC Certification
Prepared by:	Andrew Murray, Associate Planner

PETITION HISTORY

This petition was introduced at the May 11, 2015, City Council meeting. The petition received a public hearing and favorable recommendation (Vote: 7-0) at the June 1, 2015, Advisory Plan Commission (the "APC") meeting. This petition is eligible for adoption consideration at the June 8, 2015, City Council meeting.

PROCEDURAL

City Council: The PUD Amendment Ordinance was introduced to the City Council at the May 11, 2015, meeting.

Public Hearing: Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held on June 1, 2015, at the APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

Statutory Considerations:

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

1. The Comprehensive Plan.

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

PROJECT OVERVIEW

Project Location: The Property is Lot 17 in the Viking Meadows subdivision section, known as Two Gaits. The Two Gaits section is generally located at the southeast corner of 156th Street and Oak Ridge Road (the “Property”) (see **Exhibit 2**).

Amendment Request: The requested amendment to the Viking Meadows PUD Ordinance would modify the Property’s Minimum Rear Yard Building Setback requirement (the “PUD District Ordinance”, see **Exhibit 3**). The Petitioner is requesting approval to reduce the Minimum Rear Yard Building Setback Line from twenty-five (25) feet to six (6) feet to accommodate the construction of a swimming pool. Swimming pools are required to meet the same minimum Building Setback Lines as the Principal Building to which they are accessory.

RECOMMENDATIONS / ACTIONS

APC Recommendation

At its June 1, 2015, meeting, the APC forwarded a favorable recommendation of this petition to the Council (Vote of: 7 in favor, 0 opposed) (see **Exhibit 5**).

City Council

Introduction: May 11, 2015

Eligible for Adoption: June 8, 2015

Submitted by: Andrew Murray, Associate Planner
Economic and Community Development Department

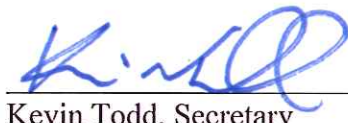
**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, June 1, 2015, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1506-PUD-10
Ordinance No.	15-13
Petitioner	Denese & James Stachowiak
Description	The petitioner requests an amendment to the Viking Meadows Planned Unit Development (PUD) District to reduce the Minimum Rear Yard Building Setback requirement to apply to lot 17 in the Two Gaits section.

On June 1, 2015, a motion was made and passed to send a favorable recommendation to the City Council regarding this petition (Vote: 7 in favor, 0 opposed).

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



Kevin Todd, Secretary

June 2, 2015

Date



Westfield City Council Report

Petition Number:	1505-PUD-07
Petitioner:	Site Solutions Property Group, LLC
Request:	A change of zoning from the AG-SF1: Agriculture / Single-Family Rural District to the Lantern Park Planned Unit Development (PUD) District.
Current Zoning:	AG-SF1: Agriculture / Single-Family Rural District
Current Land Use:	Agricultural/Unimproved
Approximate Acreage:	40.95 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan Comparison 4. PUD Ordinance 5. Neighbor Meeting Summary 6. Petitioner's Narrative 7. Public Comments 8. APC Certification
Staff Reviewer:	Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the April 13, 2015 City Council meeting. The petition received a public hearing at the May 4, 2015 Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held on May 4, 2015, at the APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

The Petitioner hosted a meeting for adjoining property owners on April 1, 2015, as required by Article 10.9(C)(1)(f) of the UDO for proposed PUD Districts. The Petitioner has provided a summary of that meeting, which is included at **Exhibit 5**.

PROJECT OVERVIEW

Project Location: The subject property (collectively, the “Property”) is approximately Forty-one (41) acres located on the northeast corner of 161st Street and Union Street (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agriculture / Single-Family Rural District.

Project Description: The Petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Lantern Park”, that would allow for a single-family residential neighborhood, as illustrated on the Concept Plan (see **Exhibit 3**). The Petitioner’s narrative (see **Exhibit 6**) characterizes the proposed development as a high quality development which will provide continued buffering for the adjacent larger single-family properties, while providing an attractive and convenient location for new development.

Default Standards: The proposed PUD District Ordinance (the “PUD Ordinance”) (see **Exhibit 4**) defaults to the recently adopted Westfield – Washington Township Unified Development Ordinance (the “UDO”), with the **SF4: Single-Family High Density District** as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance permits those uses permitted by the Underlying Zoning District.

General Regulations: As proposed, the PUD Ordinance establishes enhanced or modified general regulations from the Underlying Zoning District (Chapter 4 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner’s vision for the development. The development standards of note are briefly highlighted below:

1. **Minimum Building Lines:** The PUD Ordinance modifies the eight (8) foot side yard setback, and the twenty-five (25) foot front and rear yard setbacks required by the UDO to five (5) feet for the side yard, and twenty (20) feet for the front and rear yards.
2. **Minimum Lot Width:** The PUD Ordinance modifies the fifty (50) feet minimum lot width required by the UDO to sixty (60) feet.
3. **Minimum Lot Area:** The PUD Ordinance modifies the 9,000 square foot minimum lot area required by the UDO to 7,200 square feet.
4. **Maximum Building Height:** The PUD Ordinance modifies the twenty-five (25) foot maximum building height allowed by the UDO to story and one-half (1.5).
5. **Minimum Living Area:** The PUD Ordinance modifies the 1,000 square foot minimum living area for single story residences required by the UDO to 2,000 square feet. In addition, the PUD Ordinance modifies the 750 square foot minimum ground floor living area for story and one-half (1.5) residences to a minimum total size of 2,300 square feet.

Development Standards: As proposed, the PUD Ordinance establishes enhanced or alternative development standards from the Underlying Zoning District (Chapter 6 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner’s vision for the development. The development standards of note are briefly highlighted below:

1. **Architectural Standards** (Article 6.3): The PUD Ordinance incorporates enhanced architectural standards, including the incorporation of Character Exhibits to establish the benchmark for the quality and character of the development. The PUD Ordinance also replaces Article 6.3(C)(2) Streetscape Diversity with a Façade Variety Form.

In working with the department, the petition has modified the rear architectural requirements. In lieu of treating lots with rear elevations facing north and east as if they abut an external street and utilizing the point system, they will require all perimeter lots to utilize one (1) of four (4) rear enhancements from a list provided in the PUD Ordinance. Only 50% of these lots are permitted to use rear landscaping to meet this requirement. Additionally, modifications have been made to

guarantee that at least four (4) different floor plans will be offered with at least three (3) elevations each, that differing garage door designs will be offered throughout the development, and that no more than three (3) consecutive homes on the same side of the street can have identical garage doors.

2. Landscaping Standards (Article 6.8): The PUD Ordinance modifies the Minimum Lot Landscaping Requirements to specify that (a) no new landscaping shall be required within Parcel B, and (b) that all lots shall utilize the landscaping requirements for lots under 8,000sf regardless of actual lot size. The PUD Ordinance also removes the requirement for street trees, but requires that one (1) or the required lot trees be placed in the front yard as close as reasonably practical to the right-of-way line. Additionally the PUD Ordinance allows for preserved trees to be credited towards external street frontage requirements (along 161st Street) and buffer yard requirements (along the east and north perimeters).

Infrastructure Standards: As proposed, the PUD Ordinance establishes alternative Construction Standards (Article 7.3 in the UDO). These modifications are intended to accommodate the unique environmental and topographical characteristics of the Property and the Petitioner's vision for the development. The specific changes have been removed from the PUD and placed in a Developer Agreement.

Design Standards: As proposed, the PUD Ordinance establishes enhanced or alternative design standards from the Underlying Zoning District (Chapter 8 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner's vision for the development. The design standards of note are briefly highlighted below:

1. Open Space (Article 8.6): The PUD Ordinance increases the minimum required amount of open space from 15% (for SF4 Districts) to 27% of the land in Parcel A. This does not include the area inside the floodway.
2. Amenities (Article 8.6): The PUD Ordinance requires that three (3) types of amenities be provided for the development; (a) a multi-purpose path stub between lots 13 and 14, along with a bench/sitting area overlooking the floodway to be installed with the final phase of Parcel A; (b) Fountains in the detention pond to be installed with the first phase of Parcel A; and (c) one (1) bench sitting area overlooking the detention pond located between lots 38 and 58 to be installed with the first phase of Parcel A.
3. Pedestrian Network Standards (Article 8.7): The PUD Ordinance requires that the perimeter trail along 161st Street to be installed with the first phase of Parcel A. All trails in Parcel B, including the perimeter trail along Union Street, will be installed with the final phase of Parcel A unless otherwise approved by the Director. All trails located on Parcel B will be hard surfaced and built to current city standards.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Suburban Residential". The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

The development policies for "Suburban Residential" include: (i) promote the protection of the existing suburban character of the area; (ii) ensure that new development adjacent to existing suburban is properly buffered; (iii) ensure development occurs in a way that is contiguous with existing development; (iv) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (v) prevent monotony of design and color that applies to the collective impact of an entire development; (vi) emphasize

connectivity between subdivisions, and avoid creating isolated islands of development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; and (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities.

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

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

RECOMMENDATIONS / ACTIONS

APC Recommendation

At its June 1, 2015, meeting, the APC forwarded a favorable recommendation of this petition to the Council (Vote of: 7 in favor, 0 opposed) (see **Exhibit 8**) with the condition that the petitioner’s proposed revisions, as noted below, be incorporated into the PUD Ordinance:

1. Section 5.2 should include the statement “No homes shall be built on Parcel B.”
2. The trails on Parcel B should be referred to as “Parcel B Trail System” as opposed to “Trail System to be constructed with Parcel B.” This should be modified on both the Concept Plan and in Section 10.2.

These revisions have been incorporated into the PUD Ordinance, as presented (see **Exhibit 4**).

City Council

Introduction: April 13, 2015

Eligible for Adoption: June 8, 2015

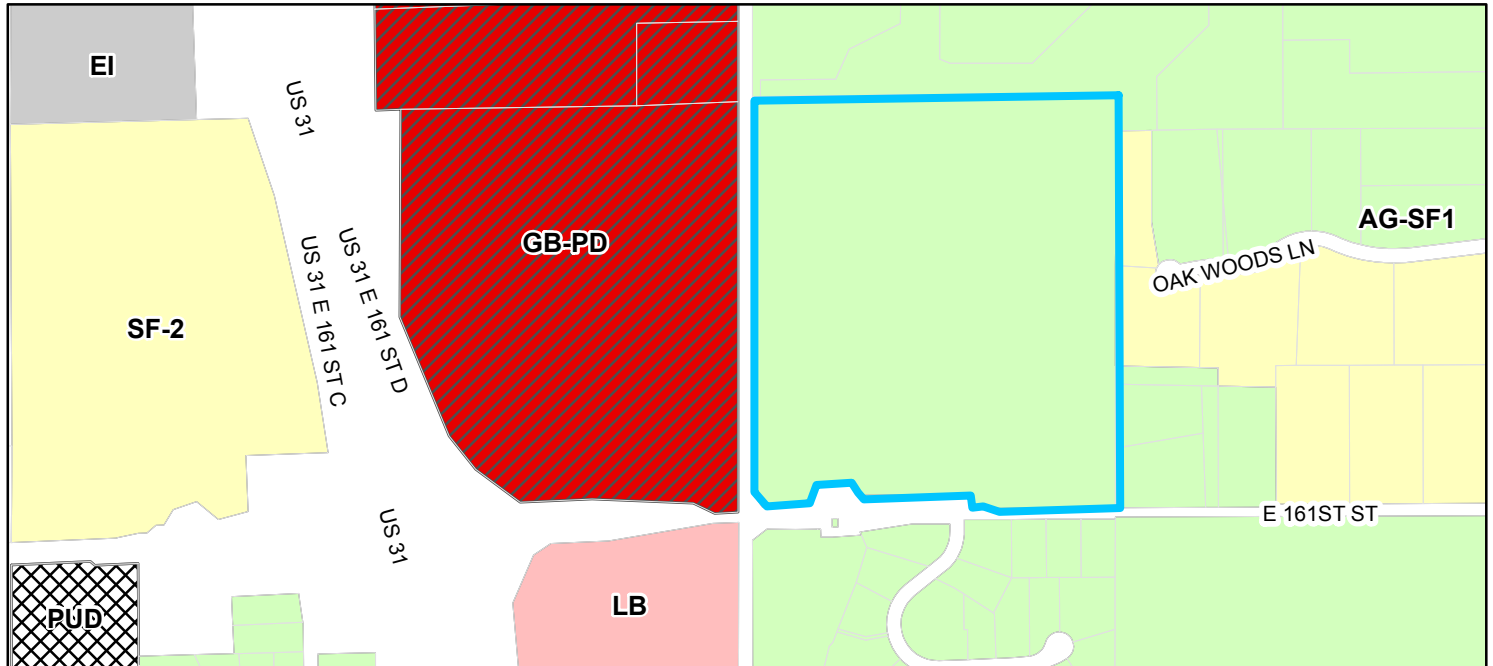
Submitted by: Pam Howard, Associate Planner
Economic and Community Development Department

Aerial Location Map

 Site



Zoning Map



 Parcel	Zoning	 EI (Enclosed Industrial)	 LB (Local Business)
 AG-SF1 (Agriculture - Single Family - 1)	 GB-PD (General Business - Planned Development)	 PUD (Planned Unit Development)	 SF-2 (Single Family - 2)

EXHIBIT B
CONCEPT PLAN



1



ORDINANCE 15-11

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1505-PUD-07**), 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. 1505-PUD-07** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (6-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505:

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Lantern Park PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by : (i) the provisions of this Ordinance and its exhibits; and (ii) the provisions of the Unified Development

Ordinance as of the date of approval, 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. Lot ("Lot") number references of this Ordinance shall hereafter refer to the lot numbers as specified for reference purposes only on the Concept Plan.
- 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 **Different Color Package:** For the purposes of **Exhibit D**, shall be a home which has both: a different primary siding color; and has a different color of at least one (1) of the following exterior elements: Masonry Material, the trim, any accent siding (e.g., board and batten, shake).
- 2.2 **Underlying Zoning District:** The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.
- 2.3 **Trail:** Any pedestrian or nature trail internal to the District that is used by pedestrians, hikers, or pets. A trail may be paved or maintained in a natural state (e.g., gravel, rock, grass or mulch).

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

Section 5. **Permitted Uses.**

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 shall be permitted.

- 5.2 District Areas: The Real Estate shall be divided into two (2) areas, identified on the Concept Plan as “Parcel A” and “Parcel B”. The development of the two areas may be phased. Parcel B consists of approximately sixteen (16) acres of floodplain and shall be developed for green space uses. No homes shall be built on Parcel B. Parcel B shall not be deemed as common area nor shall be deeded to and maintained by a homeowners' association and shall not be part of the common area maintained by the homeowners' association. Parcel B may remain in private ownership or be deeded to a private or public agency for development and maintenance. Parcel A consists of approximately twenty-five (25) acres to be developed for single-family residential uses.
- 5.3 Maximum Density: The maximum number of Dwelling Units in the District shall be sixty (60) so long as the overall aesthetics of the District do not substantially change as set forth herein.

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

- 6.1 Minimum Building Lines:
- A. Side Yard: 5 feet
 - B. Front Yard: 20 feet
 - C. Rear Yard: 20 feet
- 6.2 Minimum Lot Width: 60 feet
- 6.3 Minimum Lot Size: 7,200 square feet
- 6.4 Maximum Building Height: Story and one-half (1.5)
- 6.5 Minimum Living Area:
- A. One Story: 2,000 square feet
 - B. Story and one-half: 2,300 square feet

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

- 7.1 Article 6.3 Architectural Standards: Shall apply. In addition, the following shall also apply:
- A. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do, as an average, hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. It is not

the intent to limit the architectural styles shown in the Character Exhibit, but to encourage diversity in architectural styles of Dwellings within the District. There shall be a minimum of four (4) floor plans offered within the District with each floor plan having a minimum of three (3) elevations offered. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

B. Article 6.3(C)(1) Architectural Standards; Single-family Districts (Residential Uses); Perimeter Lots shall apply; except as modified below:

- i. Lots 1 through 17 shall not be considered Perimeter Lots in relationship to Union Street and the south Lot Line of Lot 1 and Lot 35 shall be considered side Building Facades oriented towards 161st Street.
- ii. Article 6.3(C)(1)(b)(ii) Perimeter Lots; Rear/Side Building Façade Enhancements; Qualifying Characteristics shall be expanded to include the following: Lots where entrance wall features or privacy fence/landscape features (providing a minimum of six (6) foot visual obstruction) associated with the subdivision's entrance wall extend along at least fifty (50%) percent of a Side or Rear Lot Line facing a Right-of-way (2 points).

C. Additional Standards: The rear Building Façades on all homes located on Lots 1 through Lot 35 shall have a minimum of one (1) of the following:

- i. Sunroom or screened-in porch (minimum sixty-four (64) square feet in size);
- ii. Covered patio (minimum one hundred and twenty (120) square feet in size);
- iii. A minimum of one (1) four-foot (4') deep offset, which is a minimum height equivalent to one-story;
- iv. Two (2) additional shade, ornamental or evergreen trees in the Established Rear Yard (in addition to the Minimum Lot Landscaping Requirements set forth herein); or
- v. A minimum of seventy five (75) square feet of windows on the rear Building Façade.

Notwithstanding any other provision herein, no more than fifty (50%) percent of the lots subject to rear Building Façade enhancements under 7.1(C), shall utilize only the enhancement included in 7.1(C)(iv).

- D. Building Materials: Article 6.3(C)(3) Building Materials applies, in addition, vinyl and aluminum siding shall be prohibited.
 - E. Garages: All Dwelling Units shall have a minimum of a two (2) car attached garage. Differing garage door designs will be offered throughout the District. The differing garage door designs offered shall include, but not be limited to, diversity in windows (including options with and without windows and differing window shapes/styles), hardware, panel style and raised trim options. No more than three (3) consecutive homes on the same side of the street shall have an identical garage door design.
 - F. Article 6.3(C)(2) Streetscape Diversity: Shall not apply and shall be replaced and superseded by **Exhibit D**.
- 7.2 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified below.
- A. Article 6.8(K) Minimum Lot Landscaping Requirements shall apply, except as modified below:
 - i. No new landscaping shall be required within Parcel B; and
 - ii. All Lots shall be landscaped in accordance with the requirements of Single-family Residential (per Lot under 8,000 sq. ft.) regardless of the actual size of the Lot.
 - B. Article 6.8(J) Street Trees shall not apply; rather, one (1) shade tree as otherwise required by the Minimum Lot Landscaping Requirement set forth herein, shall be installed in the Front Yard. The shade tree shall be installed within ten (10) feet of the right-of-way line; however, if utility infrastructure prohibits such placement, then the shade tree shall be installed as close as reasonably practical to the right-of-way line without interference with the utility infrastructure.
 - C. Article 6.8(M) External Street Frontage Landscaping Requirements shall apply. In accordance with Article 6.8(E)(6)(b) Preservation and Replacement of Trees; Incentives to Preserve Trees, preserved tree areas a minimum of thirty (30) feet in width along the 161st Street frontage may be credited towards this requirement.
 - D. Article 6.8(N) Buffer Yard Requirements shall apply, except as otherwise modified below:
 - i. Parcel A: Buffer A (small) (as set forth in Article 6.8(N)(4) of the UDO) shall be required around the east and north perimeters of Parcel A.
 - a. Existing trees that are preserved in accordance with the UDO may be credited towards required landscaping within the

Buffer Yard. Tree preservation areas shall be identified on the Overall Development Plan.

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

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

9.1 Article 8.6 Open Space and Amenity Standards shall apply: however, shall be enhanced as follows:

- A. Minimum Open Space: Shall be enhanced to require a minimum of twenty seven percent (27%) Open Space for Parcel A.
- B. Development Amenities: The following shall be required within Parcel A, as generally illustrated on the Concept Plan:
 - i. Multi-purpose paths stub between Lot 13 and 14, along with a bench/sitting area overlooking floodway, which shall be installed with the final phase of Parcel A;
 - ii. Fountains in detention pond areas which shall be installed with the first phase of Parcel A; and
 - iii. One (1) bench sitting area overlooking the detention pond located between Lot 38 and 58 which shall be installed with the first phase of Parcel A.

Section 10. **Phasing.**

10.1 Parcel A: Parcel A shall be developed in no more than three (3) secondary platted sections.

- A. The Perimeter Path along 161st Street, for both Parcel A and Parcel B, shall be installed with the first phase of Parcel A.

10.2 Parcel B: All requisite public improvements on Parcel B (including but not limited to the Perimeter Path on Union Street and the path noted on the Concept Plan as “Parcel B Trail System”) shall be installed with the final phase of Parcel A, unless otherwise determined by the Director. Notwithstanding any other provision herein, any trail located on Parcel B (including the trail noted on the Concept Plan as “Parcel B Trail System”) must be hard surfaced and installed according to current City of Westfield standards for trails.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.]
[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Chuck Lehman

Chuck Lehman

Chuck Lehman

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy 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. Russell L. Brown

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

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE NO. 15-11

This _____ day of _____, 2015.

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby VETO ORDINANCE No. 15-11

This _____ day of _____ 2015.

J. Andrew Cook, Mayor

Prepared by: Russell L. Brown, 26781-49, Clark, Quinn, Moses, Scott & Grahn, LLP
320 N. Meridian Street, Suite 1100, Indianapolis, IN 46204, (317) 637-1321

EXHIBIT A
REAL ESTATE

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA. ALSO: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND RUN NORTH 6 RODS 13.38 FEET TO A STONE; THENCE EAST 77 RODS 4 FEET TO A STONE; THENCE SOUTH 6 RODS 4.7 FEET; WEST TO THE PLACE OF BEGINNING. **EXCEPTING THEREFROM** PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, BEING A PART OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 9709739582, ALL IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 00 DEGREES 06 MINUTES 39SECONDS EAST (LOCATION ROUTE SURVEY BEARING, INSTRUMENT NO. 200600025208, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA), ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION 70.10 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 55 SECONDS EAST, 16.50 FEET TO THE APPARENT EXISTING RIGHT OF WAY; THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS EAST, 12.25 FEET; THENCE SOUTH 35 DEGREES 39 MINUTES 46 SECONDS EAST, 55.22 FEET; THENCE NORTH 81 DEGREES 08 MINUTES 19 SECONDS EAST, 166.88 FEET; THENCE NORTH 24 DEGREES 11 MINUTES 53 SECONDS EAST, 60.42FEET; THENCE NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST, 125.00 FEET; THENCE SOUTH 32 DEGREES 15MINUTES 04 SECONDS EAST 47.17 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS EAST, 375.00 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST, 35.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS EAST 50.00 FEET; THENCE SOUTH 71 DEGREES 35 MINUTES 47 SECONDS EAST, 42.22 FEET TO THE APPARENT EXISTING RIGHT OF WAY; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST, 16.50 FEET TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 45 MINUTES 15 SECONDS WEST, ALONG SAID SOUTH LINE, 866.18 FEET TO THE POINT OF BEGINNING, CONTAINING 1.233 ACRES, MORE OR LESS.

EXHIBIT B
CONCEPT PLAN



South Union Street

161st Street

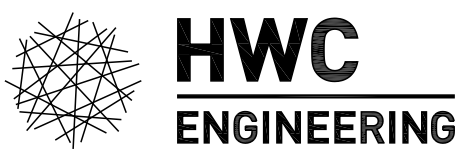
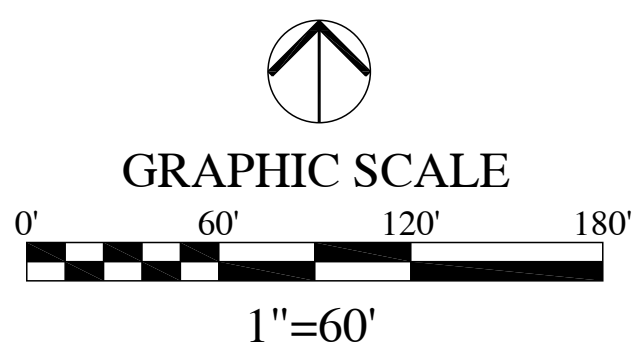


EXHIBIT 1D
LANTERN PARK
CONCEPT PLAN
60 LOT MAXIMUM
WESTFIELD, INDIANA
JUNE 2, 2015

EXHIBIT C
CHARACTER EXHIBIT





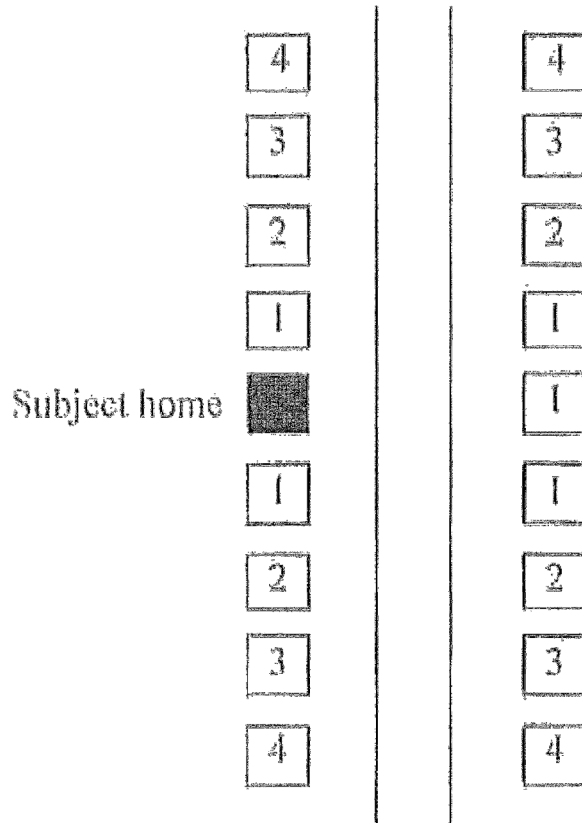








EXHIBIT D



Home #	Requirement
1	Subject Home must have a Different Elevation and a Different Color Package than the Existing Home.
2	Subject Home must have a Different Elevation than the Existing Home. If an Existing Home's Dominant Exterior Material is brick or stone, then the Subject Home's brick or stone color may be the same color. If an Existing Home's Dominant Exterior Material is not brick or stone, then the Subject Home must have a Different Color Package than the Existing Home.
3	Subject Home may have the same elevation as the Existing Home as long as the Subject Home has a Different Color Package.
4	Subject Home may be identical to the Existing Home.

Neighbor Meeting Summary

Project: Lantern Park

Date: Wednesday, April 1, 2015

Location: Bridgewater Clubhouse

Questions and Comments

- How will this affect traffic at rush hour? Has Pulte studies this?
 - A study has not been done
- Will all trees be cut or will some be preserved?
 - Most will be preserved, the entrance depicted is the existing entrance at the Haven (that is why no trees are shown)
- This area floods too much, putting a house there would be “disastrous.” Why is there no access off of Union...traffic is too bad on 161st already? Will there be a turn lane?
 - An entrance off of Union would require a bridge over the stream, that is financially unfeasible and the project would not happen if that were required
 - The road will be widened to accommodate a turn lane
- Is a new lift station required?
 - No, the current station has capacity
- Will lots be sold individually? Will there be an HOA? Who will maintain yards?
 - Lots will be priced and sold individually, price will vary based on location
 - There will be an HOA, residents can pay a fee to have HOA maintain yard
- Will there be a trail? Any possibility of future connection to Cool Creek?
 - Would like to use current driveway as trail, already has small bridge over creek
 - There will also be a trail along 161st st
- Will a tree preservation plan be put in place?
 - Not sure yet
- Will room be provided to expand 161st to 4 lanes?
 - Yes, that is required by the City
- Will a deceleration lane be provided?
 - Yes
- Very disappointed in Pulte regarding Viking Meadows along 161st. House are “all lined up like soldiers in a row.”
 - There will be a tree preservation easement blocking the view
 - Homes abutting external streets will need 7 points
 - All lots facing the exterior of the development will be treated as if they abut an external street
- If no vinyl siding is allowed, what materials will be used?
 - Combination of masonry, hardi-plank, efis

- No aluminum
- Which trees will be removed?
 - The center line of trees, along with those in the SE corner of the property
- “I don’t trust Pulte.” What you are saying doesn’t sound like them...Viking Meadows along 161st looks BAD.
 - They will have to follow whatever is written into PUD
- Concerned about headlights leaving the development, want entrance off Union on 161st.
 - Entrance off Union is not feasible
 - Streets will line up so headlights will go down other street except when turning
- The road WILL flood with heavy rain, that portion of the site floods heavily.
 - Will address drainage with Public Works and Surveyor’s Office
 - There will be a drainage pipe under the new road
- How big is the pond? The entire development?
 - Not sure of the size of the pond
 - The entire site is ~41 acres, ~26 is being developed
- What about the existing house?
 - Will be torn down.
- Do you own the property?
 - Conditional purchase upon zoning approval, as most developments are

CHANGE OF ZONING APPLICATION

(PLANNED UNIT DEVELOPMENT)

NARRATIVE STATEMENT

SITE SOLUTIONS PROPERTY GROUP, LLC

Property on 161st and Union

The proposed planned unit development ordinance will provide the framework for residential development to occur at the northeast corner of 161st and Union. This large parcel of undeveloped property contains a significant portion of the property in the floodway, making flexible residential development opportunities important. The ordinance provides a framework within which a high quality development must be developed. The unique terrain of the property and the location near the new 161st and US 31 interchange make this property especially attractive for new, quality and desirable residential development. The proposed development, with the large undeveloped portion of the property on the west boundary, will provide continued buffering for the larger single family lots to the east and north, while providing an attractive and convenient location for new development. The amenities proposed for the development encourage walkability and access to other nearby public amenities. The overall goal of the PUD is to promote a high quality product which will serve as a buffer to existing single family development and serve as a showplace of the variety of new single family development available in Westfield for visitors to community accessing historic downtown Westfield, the future Grand Junction, and other nearby amenities along with future nearby contemplated development through the US 31 and 161st Street interchange.

Pamela Howard

From: Jesse Pohlman
Sent: Monday, May 4, 2015 9:36 AM
To: Pamela Howard
Subject: FW: Concerning the proposed "Lantern Park" residential development

From: Ed Rowland [mailto:ejrowlan@hotmail.com]
Sent: Monday, May 04, 2015 9:33 AM
To: Jennifer Miller; Jesse Pohlman; jwoerner@westfield.in.gov; Andrew Murray; Matt Skelton; Kevin M. Todd, AICP; Jim Ake; Steve Hoover; Robert Horkay; Chuck Lehman; Bob Smith; Cindy Spoljaric; Rob Stokes
Cc: cwhite@sitesolutionsgroupllc.com
Subject: Concerning the proposed "Lantern Park" residential development

We live at the southwest corner of 161st and Cool Creek Circle - immediately across from the proposed "Lantern Park" development. While we will not be at this evening's Planning Commission meeting, we wanted to appraise you of our concerns in hope that they will be addressed as this project proceeds forward.

Our concerns:

- Traffic flow at the entrance/exit - primarily during rush hour. Request that Westfield work with the developer to mitigate this issue.
 - To that end, we would be gravely concerned should the number of homes for this area increase beyond the currently proposed maximum of 60.
- Making sure that the proposed development will properly handle rain water run-off from heavy rains.
- Designing in an adequate buffer (preferably trees or very tall shrubs) between the two lots at the entrance of the development and 161st street. In particular, the development should be proactive in the design so that all would know, including the eventual owners of these two lots, that there would still be an appropriate buffer after the day comes when Westfield widens 161st to the north to make it four lanes.

Your attention to these concerns will be most appreciated.

Sincerely,

Ed & Sandy Rowland
19 Cool Creek Circle

Pamela Howard

From: Jennifer Miller
Sent: Wednesday, May 6, 2015 5:59 PM
To: Pamela Howard
Subject: Fwd: 1505-PUD-07

Sorry. I didn't realize he sent it to just me.

Jennifer M. Miller, AICP
Assistant Director

City of Westfield | Economic and Community Development

2728 E. 171st Street | Westfield IN 46074

T: 317.804.3170 | DL: 317.223.6420 | F: 317.804.3181

Sent from my iPhone.

Begin forwarded message:

From: <ronthomaswf@comcast.net>
Date: May 4, 2015 at 2:09:12 PM EDT
To: <crwhite@crwhitedevelopment.com>
Cc: <jmiller@westfield.in.gov>, Ron Thomas <ronthomaswf@comcast.net>
Subject: 1505-PUD-07

Chris,

The following are concerns from Cool Creek Circle residents that will be brought forth at tonight's Public Hearing. I want to ensure you have these so they can be addressed in a timely manner.

More may be forthcoming in the near future as this project is discussed.

I won't be available this afternoon as I have other commitments. We can talk before presentation if you'd like.

Thanks
Ron Thomas
Cool Creek Circle - HOA President
205-6061

- Significant concerns with traffic. We have difficulties existing the neighborhood in the morning between 6:45 and 8:00 due to the backup of vehicles at Union Street.

- We want to have assurances that what we've been told in the past, that any widening of 161st will occur to the north side of 161st, so that the south edge is maintained and the road doesn't encroach any further into our yards.
- That the homes that are nearest to 161st are aware of 161st moving northward due to widening. That buffering, plantings and such, mitigate the impact widening to the north will cause on these homes.
- The underlying Zoning classification is inappropriate in that SF1 and SF2 abut this on three sides. We believe that a continuation of SF2 would be appropriate since the site has a natural buffer to the west. Specifically, a reduction in the number of dwellings as well as more compatible lot size compared to existing properties in the area.
- Lot sizes are inappropriate in that for SF4 the size is 9000 Sq. Ft. and these are reduced to almost SF5 standards
- We believe the side yard distances should be maintained at 8 feet. Currently this proposal reduces it to 5 feet
- We believe the amenities suggested are inadequate in that the pond pump(s) will be a liability and additional cost for the residents and HOA.
- There are concerns with headlights shining in windows of existing homes. Is there a way to mitigate or lessen the impact of this?
- We would like signage placed at the entrance of Cool Creek Circle noting no construction traffic allowed.
- Talking points of "empty nesters" have been mentioned. How will this be upheld?
- Are the covenants written and can we have a copy?
- Is there an intent or agreement that Parcel B will be turned over to the city? Will this be in lieu of Park Impact Fees? Will Park Impact Fees be paid as a cash / check payment?
- Can the speed limit be reduced to 30 from Union Street to the east, past the entrances to allow residents to enter and exist safely? There is a downward grade the starts at the east end of the homes in Cool Creek Circle and sometimes vehicles "catch up" rather quickly when someone is turning into the neighborhood.

Pamela Howard

From: Cindy Spoljaric
Sent: Sunday, May 31, 2015 2:10 PM
To: APC; Pamela Howard; Matt Skelton
Cc: Council Members
Subject: Lantern park

Hello. I still have concerns with this project.

Construction in this sensitive area is potentially problematic for the stability of the floodway, water quality, erosion control, etc.

While overall density appears low, actual coverage in parcel A is much different.

How many trees will be taken out with this project and what does grading plan look like? I know this will be looked at later stage but should be addressed now. In our comp plan, as referenced in staff report, land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities - also, maintain and preserve stream corridors, woodlands, hedge rows, or other natural resources...building SF 4 lots up to floodway does not accomplish that recommendation.

Requests were made for side and rear elevations yet none given. The additional standards for rear elevations on lots 1-35 have a choice of just 1 standard, including 75 sq ft of windows or 1 4-foot offset or 2 additional trees. I don't know that those options are enough to meet intent. No details required on side elevations. Also, snub nose all front loading garages are still allowed-only the type of doors addressed.

Amenities include a path stub in between 2 homes, 2 benches, and a fountain in the pond. Not much offered there.

I would like to see a copy of the developer agreement specifying changes to infrastructure standards. Also, the requirement that all trails in parcel b will be completed with final phase of parcel a unless otherwise approved by the director...would like to see "unless otherwise approved by the director" removed.

Concept plan still says path on Union to be installed with parcel B but ordinance specifies to complete with final phase of A.

At this point, with the considerations given above, I could not support this project moving forward at this time. Please either give negative recommendation or continue to work with petitioner on the above issues. Thank you for your consideration.

Cindy Spoljaric
Westfield City Council
695-6673
Cspoljaric@westfield.in.gov

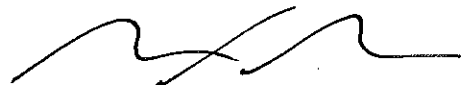
**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, May 4, 2015, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1505-PUD-07
Ordinance No.	15-11
Petitioner	Site Solutions Property Group
Description	The petitioner requests a change in zoning of approximately 41 acres +/-, generally located at the northeast corner of 161 st Street and Union Street, from AG-SF1: Agriculture/Single-Family Rural District to the Lantern Park Planned Unit Development (PUD) District.

On June 1, 2015, a motion was made and passed to send a favorable recommendation to the City Council regarding this petition (Vote: 7 in favor, 0 opposed).

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



Matthew S. Skelton, Secretary

June 4, 2015

Date

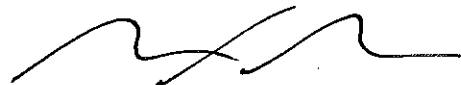
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Matthew S. Skelton, Secretary

June 4, 2015

Date



Westfield Public Works Department

Jeremy Lollar, Director

June 8, 2015



Primary Responsibilities

- Road Safety
- Road Maintenance
- Storm Water Maintenance and Repair
- Infrastructure Improvement (Capital Projects)
- Infrastructure Inspection
- Lending a Helping Hand



Road Safety

- Snow Removal
 - Brickman
 - Practical Property Group
- Pothole Repair
 - FE Harding
 - 108 tons of Asphalt placed (88 hot/20 cold)
- Federal HSIP Grant
 - Highway Safety Improvement Program
 - \$1.5 Million awarded for ADA and intersection safety improvements





Road Maintenance

- Pothole repair
- Crack sealing
 - Spring and Fall Seasons
 - Night work
- Shoulder repair
- Infrared patching
- Resurfacing
 - Highway Safety Improvement Program
 - \$1.5 Million awarded for intersection safety improvements





Storm Water Maintenance and Repair

- Erosion and encroachment inspection
- Culvert replacement and repair
- Sink hole repair
- Ditching and swale repair





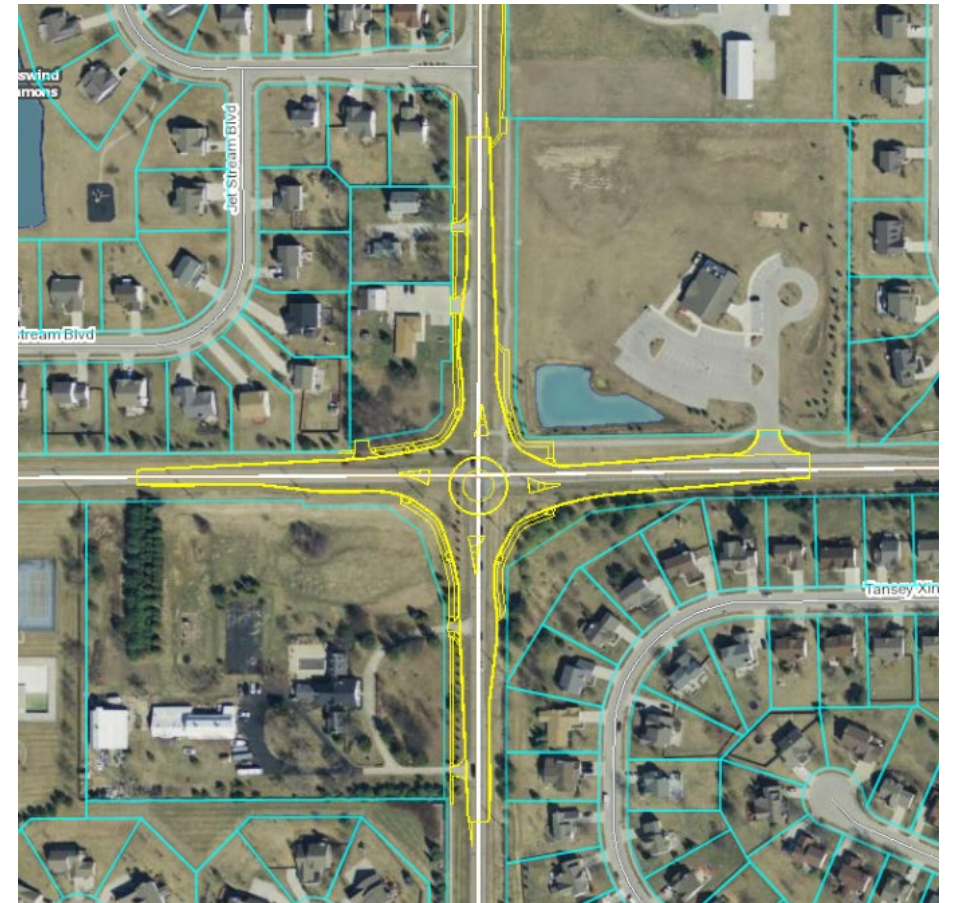
Infrastructure Improvement

- 2015 Spring Resurfacing
- 156th and Springmill Round-a-bout
- 191st and Tomlinson Round-a-bout
- Grand Park Blvd. Extension
- 161st and Oakridge Round-a-bout
- Mill Street Extension



Infrastructure Improvement

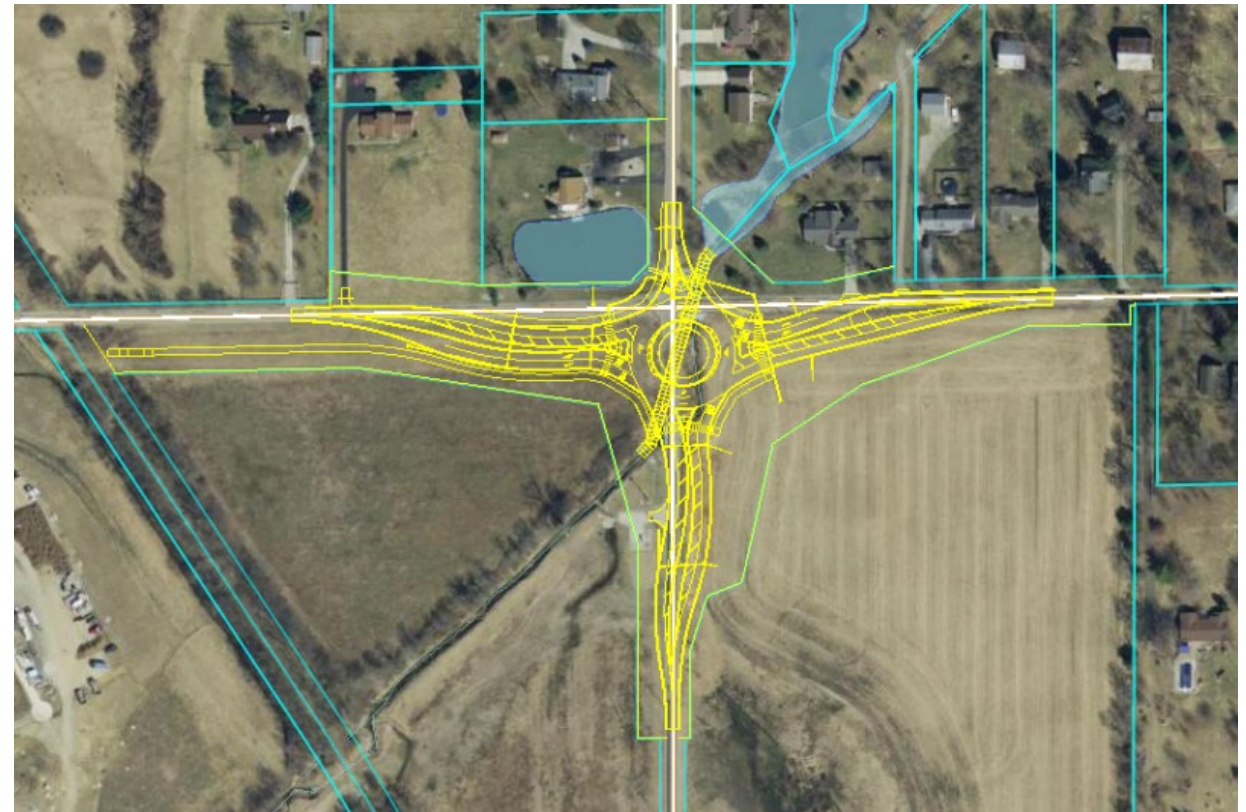
156th and Springmill Round-a-bout





Infrastructure Improvement

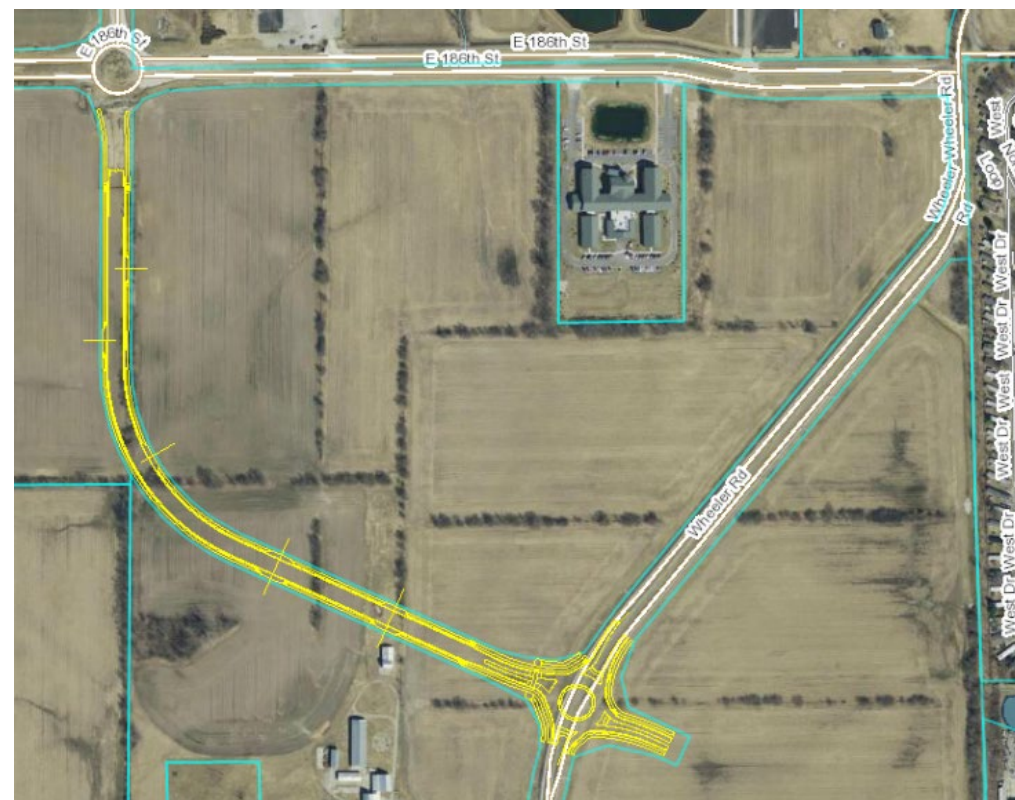
191st and Tomlinson Round-a-bout





Infrastructure Improvement

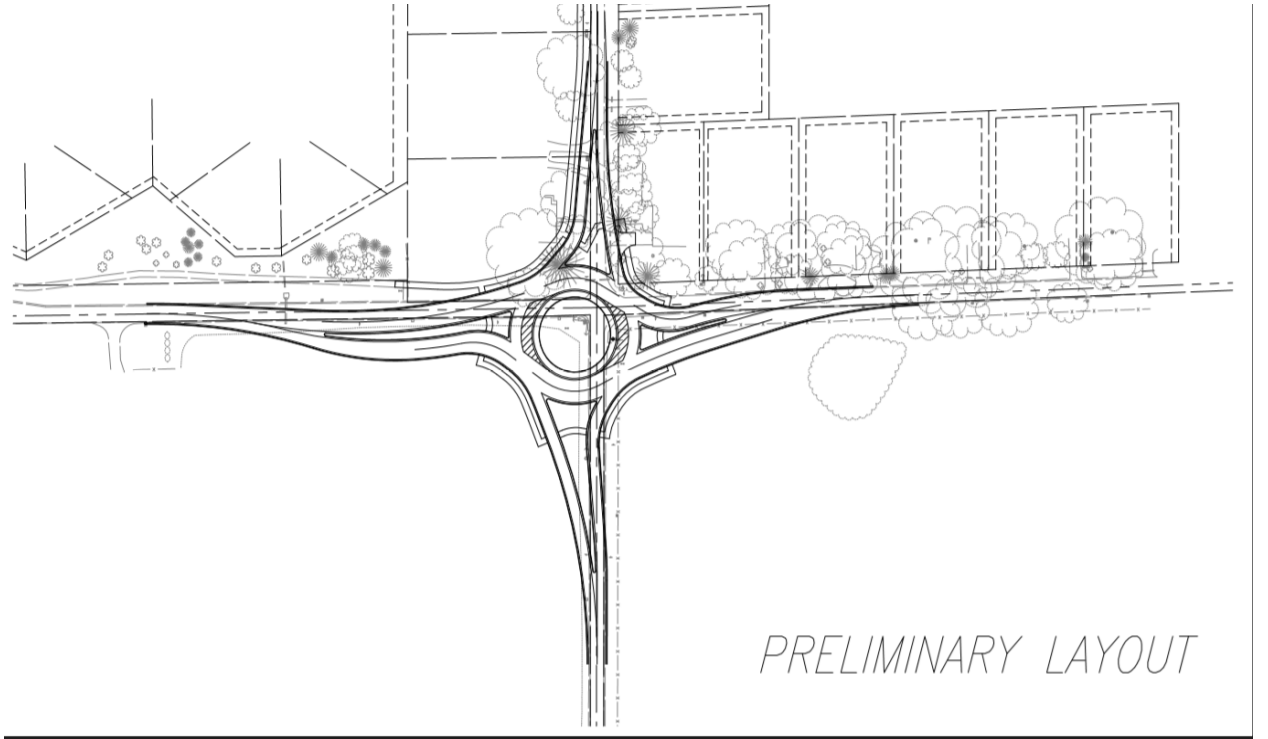
Grand Park Blvd. Extension





Infrastructure Improvement

161st and Oak Ridge Round-a-bout





Infrastructure Improvement

Mill St. Extension





Lending a Helping Hand

- Grand Park
 - Design and construction of the WYSI field additions
 - Under-brush clearing in the wooded areas
 - Rock pile removal and placement
 - Shade sail installation



ORDINANCE 15-20

ORDINANCE TO AUTHORIZE PARTICIPATION IN THE CENTRAL INDIANA REGIONAL DEVELOPMENT AUTHORITY

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, I.C.36-7.6-2, et al. authorizes the ability to create a development authority to carry out the functions as describes by the statute, and

WHEREAS, the City of Indianapolis has created a Multi-Jurisdictional Authority pursuant to Chapter 115-301 of its Revised Code of Ordinances allowing for participation by other jurisdictions, including the City of Westfield.

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

- Section 1.** That the City hereby recognizes the benefits of participating in the Central Regional Development Authority for the citizens of the City and the surrounding areas.
- Section 2.** The Mayor and the City administration are hereby authorized to negotiate and present an agreement consistent with this Ordinance, I.C. 36-7.6-2-1 and Chapter 115, Article III of the Revised Code of Ordinances of the City of Indianapolis for consideration by this Council.
- Section 3.** This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. All acts undertaken to create this Ordinance are hereby ratified.

ALL OF WHICH IS ORDAINED THIS ____DAY OF _____2015.

WESTFIELD CITY COUNCIL

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

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 15-20 was delivered to the Mayor of Westfield
on the _____ day of _____, 2015, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 15-20 I hereby VETO ORDINANCE 15-20
this _____ day of _____, 2015. this _____ day of _____, 2015.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by
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KRIEG DEVAULT, LLP
(317) 238-6266