

From: [Jo Ellen Dascoli](#)
To: [Blackham, Kathleen](#)
Subject: The Ridge on Williams Creek
Date: Monday, June 13, 2022 7:36:08 PM

To whom it may concern regarding: "The Ridge on Williams Creek",

We live at 827 W. 96th and are one of the 3 neighbors adjacent to Tom Kretz's development on the east side of the drive. Our area is called Tall Timbers. We have followed the progress of his development for over a year now. We are in support of this development as long as the drainage stipulations, landscape issues, and several other areas are addressed that we were assured. We just want everything to be transparent since we are the next door neighbors. It sounds like a beautifully planned neighborhood that I think will only enhance our existing neighborhood.

Tom and JoEllen Dascoli

From: gharker828@aol.com
To: [Blackham, Kathleen](#)
Subject: Comments On Case Number 2022-ZON-016
Date: Monday, June 13, 2022 3:51:15 PM

Ms. Blackham:

I met Tom Kretz in March 2020 when he was considering buying the property next to Springmill Lakes at Tamarack. I've had quite a few discussions with Tom over the past 2 years and learned a lot about the history of the property from him. He has certainly done a lot of research on the property and has planned out what he wants to do with it, which includes building his own home there.

When I've discussed the development of this property with neighbors I've often pointed out that although we would all have preferred that the property remain as it was for many years - a woods with only the one house in it - we no longer have that option since it was sold to Tom in October, 2020. Other development plans for the lot could have more negatively impacted neighbors. Tom's proposed development of the lot will minimally impact Springmill Lakes at Tamarack, the same way the current adjacent development known as Tall Timbers has minimal impact on us. Tom's development plans indicate his concern for the area to remain wooded, fitting in nicely with the adjacent properties, and will likely have a positive impact on property values at Springmill Lakes at Tamarack.

In all of my discussions with Tom, he has never told me anything that didn't later come to pass. Every indication is that he will be a good neighbor who will be respectful of our condominium owners and of the Nature Preserve which shares a border with Tom's property, and in which each condo owner also has an interest. Tom assisted us in removing invasive honeysuckle from the Nature Preserve late last year and has also volunteered to assist us in 2022 with mowing of a butterfly habitat that was recently planted there. He has always been a good neighbor to the Nature Preserve and as current President of the Nature Preserve Board I fully expect this will continue, as Tom appears to me to be a genuinely good person and an excellent neighbor.

Before Tom bought the property I heard no one in our neighborhood mentioning any drainage issues or environmental concerns regarding what is now the Kretz property. From what I've seen of Tom's plans, I believe that the impact of developing the property will be minimal to condo owners of Springmill Lakes at Tamarack.

Tom told me a year ago about his plans to plant trees and plants along his road between our properties, and within the last week has sent us a list of

trees and plants that he plans to use. It is my understanding that some of these will even be planted on our property at his cost, in order to create an appealing landscaping for all of us.

I support the rezoning of Tom Kretz's property.

Greg Harker
9535 Cedar Springs Dr
Indianapolis, IN 46260

gharker828@aol.com
317-691-9737

From: [Anne Lennon](#)
To: [Blackham, Kathleen; icalderon@btlaw.com](#)
Subject: Case #2022-ZON-016
Date: Monday, June 13, 2022 10:58:54 PM

We are the property owners of 821 West 96th Street which is east of this proposed development. We are writing to confirm our support of the proposed zoning changes for this development. However, we would like to reiterate our concerns for the following issues: drainage and irrigation, as well as landscaping along the eastern edge of the proposed private road both during construction and at the conclusion of this project. We hope to receive transparent and continued open communication related to these matters. Please feel free to contact us if you have any questions.

Sincerely,
Brad and Anne Lennon

Sent from my iPhone

From: [Dick Kitterman](#)
To: [Degges, Deniese R.](#); [Blackham, Kathleen](#); Linda.ahlbrande@indy.gov; nancywhitaker@indy.gov
Subject: The Ridge on Williams Creek/ Tom Kretz
Date: Sunday, June 5, 2022 2:11:46 PM

I am sending this E-Mail to express support for the rezoning request. My name is Richard Kitterman, living at 9432 Tamarack Drive, the only unit directly across the street from the construction site. Our condominium is in Springmill Lakes at Tamarack, a development of 110 units. In my opinion, there are several points following which will support approval of Mr. Kretz's request for zoning change.

1. In a meeting of a majority of the condo owners it was approved by a vote of 70 yeas to 1 nay. to approve and endorse the development of The Ridge on Williams Creek. In addition there was discussion on several issues. Most notably, was discussion on the possibility of the entrance roads being made private and details on road construction. .

2. A majority of the owners in Springmill Lakes were quite relieved that Mr. Kretz is building only seven single family homes and that there would not be yet another beautiful forest clear cut for an apartment development.

3. Mr. Kretz , in my opinion, is a tree hugger and very conscientious about maintaining the area with a minimum of clearing. He has had the entire forest researched, trees labeled and GPS plotted by an arborist. I have never seen a developer so ecologically responsible and respectful of the land and how to improve it.

4. For six years, I was the President of the Tamarack Nature Preserve, a 20 acre preserve, which borders the southern boundaries of Mr. Kretz's property. This has given me a unique opportunity to have many conversations with Mr. Kretz. Mr. Kretz has done several projects for the Preserve. I have found Mr. Kretz to be a man of his word who demonstrates a high degree of integrity. What a great quality!

5. In closing, I would like to repeat that our neighborhood highly endorses the intended use of this property. We feel that Mr. Kretz and The Ridge on Williams Creek will be a good neighbors and improve the area we live in.

Thank you for your time and consideration.

Respectfully,

Richard Kitterman
9432 Tamarack Drive
Indianapolis, In.



**THE COUNCIL
CITY OF INDIANAPOLIS
MARION COUNTY**

KEITH POTTS
Councillor, District 2

25 March 2022

City of Indianapolis
Metropolitan Development Commission
200 East Washington Street, Suite 1842
Indianapolis, IN 46204

Re: 2022-ZON-016
859 West 96th Street (approximate address)

Dear Commissioners:

Please let this letter serve as my letter of support for the development project referenced above, for the proposed The Ridge development project.

I have reviewed the site plan and renderings for the project and have walked the site with the petitioner. I appreciate that the developer has paid close attention to site planning such that the project fits in context and there is a high level of architectural design. The petitioner has had ongoing communications with area stakeholders, including nearby neighborhoods, environmental groups, and the appropriate regulators. I am especially appreciative of the attention paid to the numerous trees on the property, and the concerted effort to preserve heritage trees as well as plant additional trees. I am also glad to see a strategic plan in place with regard to stormwater management.

I believe this project puts to good use an undeveloped property that, once developed, will add much needed tax revenue to Washington Township.

For these reasons, I am offering my support for this project.

Sincerely,

Keith Potts
Councillor, District 2
City of Indianapolis
Marion County
Keith.Potts@indy.gov

June 14th, 2022

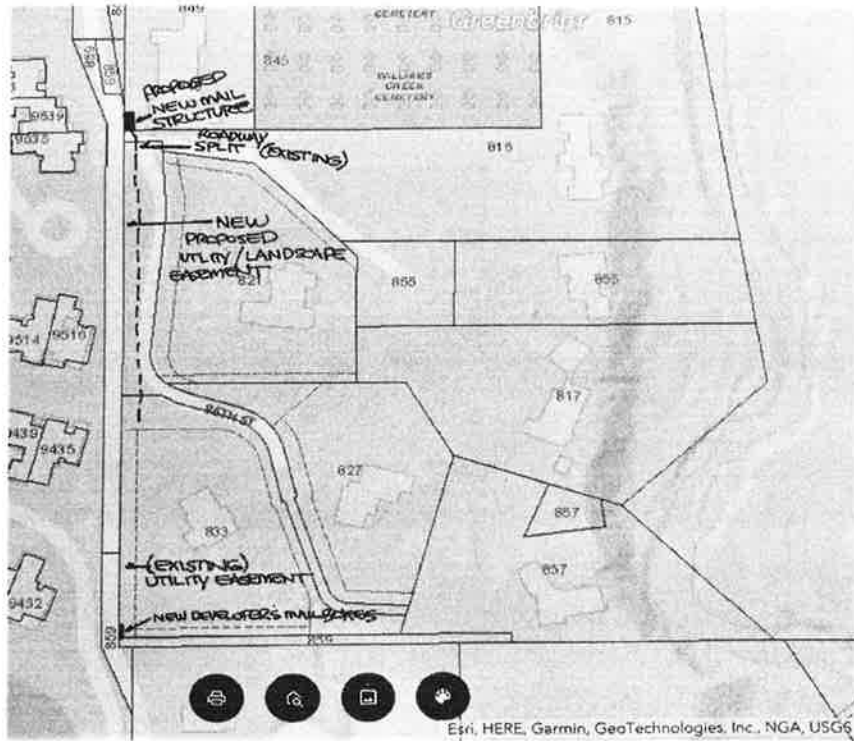
Letter of Support for the Ridge on Williams Creek Development

This Letter of Support has been prepared as an aid to the negotiation between Thomas Kretz of TMK Development, LLC (the "Developer") and Tall Timbers Estates Property Owners Association, Inc. and/or Leo Stenz and Betty Ann Stenz (the "Neighbors") regarding certain agreements and understandings between Developer and Neighbors related to certain new easements located in or alongside Developer's proposed residential development known as The Ridge on Williams Creek.

It is contemplated that Developer and Neighbors will attempt to negotiate to reach an Agreement consistent with the terms of this Letter of Support. The Agreement will contain commitments that are mutually satisfactory to the Developer and Neighbors related to:

- an approximate 4' x 12' easement for Developer's proposed mailbox improvements to be located at the end of Developer's proposed driveway for the Property;
- an agreement for Developer to reconstruct the entire front entrance, from 96th Street back to the split, including moving the existing mailboxes owned by Neighbors to a new, mutually agreeable location;
- an agreement authorizing the Developer to renovate the "split" (where the Neighbors' road breaks east from Developer's road) back an additional 15' to 20' to allow for an easier turn around for mail trucks, and that these renovations will occur within a reasonable time-frame, and as the first part of the construction process;
- an agreement authorizing the Developer to clean up common area owned by Neighbors that abuts the east side of Developer's road, remove invasive plants, vines, and thorns, and add new fill, soil, trees, and plantings along the area to improve aesthetics and create additional screening from the Tamarack condominiums, working mutually with the Tall Timbers neighborhood group; and
- a general AES utility and access easement in favor of Developer in the common area described above, approximately 20' in width and approximately 900' long, for purposes of installing underground AES utility lines, additional drainage including but not limited to: swales, ditches, berms, and drainage pipe, and then landscaping the surface of the same. Engineered drawings depicting the proposed improvements shall be made available to the Tall Timbers neighborhood group prior to construction.

For informational purposes only, these proposed easement areas are generally depicted in the drawing below:



This letter is an attempt to summarize our discussions to date in an effort to facilitate negotiations to reach an Agreement, and to express overall support for this project to the Department of Metropolitan Development.

If you concur with the foregoing, please sign and return this Letter of Support by June 14th, 2022.

The terms of the foregoing Letter of Support are acknowledged by the undersigned.

Dated: June 14, 2022

Leo & Elizabeth STENZ

Address: 855 W. 96th 46268

Tall Timbers Estates Property Owner

From: [Pilar C Morera](#)
To: [DMDpubliccomments](#)
Subject: Re: case # 2022-ZON-016
Date: Wednesday, March 23, 2022 1:49:30 PM

I'm writing this email to offer my strong support to approve Mr. Tom Kretz's request for rezoning the Ridge on Williams Creek Project.

I'm a resident of Springmill Lakes at Tamarack and a nature lover. Since I moved to the area, five years ago I have visited this property almost daily, camera in hand. The secluded nature of this place allowed the fauna and flora to thrive, so there was always something new for me to experience and capture. At the same time, I have been worrying for the future of this unique piece of land once it was sold.

I met Mr. Kretz a year ago. At that time, we had a conversation about his plans for the property. While listening to Mr. Kretz, I felt that this man's financial ambitions were not above his respect and love of nature.

I believe that keeping Springmill Lakes at Tamarack as private as possible is of major importance due to its closeness to Williams Creek. I'm concerned that if this petition is not granted the new homeowners may build unnecessary fences that are a danger to all wild life.

Thank you for your attention on this matter. sincerely, Pilar Morera

Blackham, Kathleen

From: Kerry Michael Manders <kmmanders22@gmail.com>
Sent: Thursday, March 17, 2022 11:54 AM
To: DMDpubliccomments; Blackham, Kathleen
Cc: Joanna Franklin
Subject: Petition # 2022-ZON-016 (859 W. 96th Street)...

Greetings,

Crooked Creek Alert's (CCA) Land-Use Committee voted to Approve Petition # 2022-ZON-016 (859 W. 96th Street) with no Objections.

Please included our position in the Case File for consideration.

Best wishes,

Kerry Michael Manders

Chair, CCA Land-Use Committee

Kerry Michael Manders
P. O. Box 68032
Indianapolis, IN 46268
(317) 253-8816

Sagamore of the Wabash
The President's Volunteer Service Award
Indiana University/School of Liberal Arts Distinguished Alumnus Award
C4's Visionary Trailblazer Award

Confidentiality Note:

This message is intended only for the use of the named recipient(s) and may contain confidential and/or proprietary information.

If you are not the intended recipient, please contact the sender and delete this message. Any unauthorized use of the information contained in this message is prohibited.

From: gharker828@aol.com
To: [DMDpubliccomments](#)
Subject: Comments On Case Number 2022-ZON-016
Date: Wednesday, March 16, 2022 9:52:51 AM

I met Tom Kretz in March 2020 when he was considering buying the property next to Springmill Lakes at Tamarack. I've had quite a few discussions with Tom over the past 2 years and learned a lot about the history of the property from him. He has certainly done a lot of research on the property and has planned out what he wants to do with it, which includes building his own home there.

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