

**From:** [Herman, Mindy](#)  
**To:** [Ryan Crum](#)  
**Cc:** ["mjscaj6@gmail.com"](mailto:mjscaj6@gmail.com)  
**Subject:** Request not to approve the PUD for Snider property  
**Date:** Friday, September 16, 2022 12:57:27 PM

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**Caution:** This is an email sent from someone outside of the company. Please take care when clicking links or opening attachments.

Ryan,

We want to ask that this PUD not be approved. Please share to all committee and council members.

The PUD proposal does not meet the request of the town council, the neighboring areas, and does not compliment the surrounding development with a unique offering. The town council and the neighbors are asking for lower density, larger lots, and larger/higher end homes and in each meeting the Platinum properties or Beazer homes have reduced their offering.

Most of this has already been specifically discussed, is consistent with prior requests by the town and neighbors, and we would like to see us hold to a high standard for the neighboring areas given 2 of the 4 sides surrounding us have already been approved with high density in the area, few if any amenities, small garage space, etc.

**Less density:**

- ALL lots that are a minimum of 100' x 140' and some much larger as in double lots with variations in lot sizes in different sections
- Less density and more green space, additional amenities to attract an active adult community that include large common indoor and outdoor space for gatherings, hot tub or pool, indoor and outdoor pickleball courts, community garden, bike paths/lanes, nature trails, etc.
- Keep buffers on all sides of the neighborhood
- Less straight line of homes
- More green space in Southwest side of property and the East sides including larger lot sizes in these sections

**Higher end homes:**

- 4 sides masonry and not just at bottom. Masonry should have majority requirement that are 90% brick and/or stone on all sides
- Minimum 3 car garage some design options for 4 car garages
- More design options with requirements on variations including different roof lines, back areas not just the same bump out option, shingle selections not just changes in color maybe some dimensional, areas, etc.
- 80% of neighborhood needing to choose from design options in the 3000+ sq foot range
- Landscaping quality around the homes and buffer areas

Agreements in writing with accountability

- Language to allow boat noise
- Confirmation on no additional charges to CL for hookups for septic and water
- Access for CLSC for amenities within reason

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**From:** [Kevin Smith](#)  
**To:** [Ryan Crum](#)  
**Subject:** Snider remonstrance  
**Date:** Monday, September 19, 2022 8:44:26 AM

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**Caution:** This is an email sent from someone outside of the company. Please take care when clicking links or opening attachments.

Hi Ryan –

Please accept this as my remonstrance to the Snider development and forward to PC members.

From the beginning of this project, and every meeting thereafter, the Town Council has requested lower density, larger lots, and larger homes on this property.

The developer held meetings with neighboring residents and the same theme was discussed – lower density and larger homes.

There was an informal (#2) presentation at the April 12<sup>th</sup> Town Council meeting in which the developers stated:

Paul Rioux – Platinum Properties

- Active Adult community with HOA provided low maintenance living
- 80' x 8' buffer mound along west property line with Norway or other spruce tree species.
- Waive connection fees for CLSC for utilities
- All 4 sides would be brick on the 1<sup>st</sup> fl.
- 11 – 80'x140' lots
- 115 – 65'x130'-140'
- 40 – 60'x140'
- 2.09 units/acre
- 2200 sq.ft. min single story

Ann Kloc – Director of Land Acquisition, with Beazer Homes

- 4-sides masonry
- 3-car garages and be from 2200 – 3400 sqft.
- Starting at \$430,000
- 3-car garages – third bay will be tandem behind one other bay
- Language on boat noise

Now the project has been downsized even further to minimum 2050 sqft. homes with no full brick wrap, and no 3-car garage requirement.

This is obviously going in the wrong direction when the council stated they wanted larger homes on larger lots.

I realize the lots will never be as large as Champion Lake, but they could be as large as Colonnade on the south side of Stansbury ditch. (Between 80 – 100')

This property is currently zoned Victorian Estates (county PUD) requiring an average lot size of 12,000 sqft.

Lot sizes should be larger as you move away from town.

The presented elevations are the same as Bordeaux in Westfield, except those homes are 3-5

bedroom and 2214 – 3306 sqft..

The Amenity center is an empty building with a slab of pavement intended for pickleball.

Active Adults want a pool for the summer and indoor facilities such as racquet ball/pickleball to recreate in the winter months.

This might be a great product, but it's clearly the wrong location.

Please do not approve this project with the single-story homes on 65' lots.

Thanks,  
Kevin Smith

**From:** [debbie ruddick](#)  
**To:** [Ryan Crum](#)  
**Subject:** Platinum properties  
**Date:** Monday, September 19, 2022 11:50:45 AM

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Dear Mr . Crum,

Please know that meetings with Beazer homes have been fruitless.

We hear one thing at the town hall meetings and then something different in the meetings between platinum and Champion Lake.

There are still 2 many homes being proposed for the property east of us!

Their selling point is older people less traffic....no I am "older" and if anything more mobile than ever. Face it retired people do not just set at home. W 700 had already seen an increase in speeding traffic and none of this new building had been completed.

Also, we were informed that the homes directly across from us would be open to custom builders. Who is policing this??? Custom builder does not mean quality builder.

A lot of "bait and switch."

If platinum cannot stay within the guidelines or play nice why are they being allowed to continue?

please no more building unless they go for less homes and more quality .

Thank you,

Deborah Ruddick

[Sent from Yahoo Mail for iPhone](#)

**From:** [John Clauss](#)  
**To:** [Ryan Crum](#)  
**Subject:** Property east of champion lake  
**Date:** Monday, September 19, 2022 12:54:14 PM

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Ryan, I was at the first meeting of champion lake neighbors n the platinum developer and talked of larger 2 story homes and we asked for more details to the roof and rear elevations - so they all did not look like a square 2 story box. Now they want to put in much smaller homes and smaller lots . I believe this have a negative effect on all of property values and am requesting that they stick with larger homes and higher values. I m not against development but Keep the quality and prices up John clauss.  
Sent from my iPhone

**From:** [Brian](#)  
**To:** [Ryan Crum](#)  
**Subject:** PC-22-014, Platinum Properties" rezone to Snider Property  
**Date:** Monday, September 19, 2022 5:35:39 PM

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Ryan

My wife Karina are strongly against the rezone to PUD of the 80 acre Snider Property located at 5401 W CR 700N. I have lived at 5945 W 700 North, McCordsville for 30 years and we want to see McCordsville developed with quality home products. The demand is here and the Town needs to leverage the demand to require a quality development.

From the beginning of this project, and every meeting thereafter, the Town Council has requested lower density, larger lots, and larger homes on this property. The developer held meetings with neighboring residents and the same theme was discussed – lower density and larger homes.

There was an informal (#2) presentation at the April 12<sup>th</sup> Town Council meeting in which they stated:

Paul Rioux – Platinum Properties

-[if !supportLists]-->• <!--[endif]-->Active Adult community with HOA provided low maintenance living

-[if !supportLists]-->• <!--[endif]-->80' buffer 8' with Norway or other spruce tree species.

-[if !supportLists]-->• <!--[endif]-->Waive connection fees for CLSC for utilities

-[if !supportLists]-->• <!--[endif]-->All 4 side would be brick on the 1<sup>st</sup> fl.

-[if !supportLists]-->• <!--[endif]-->80' x 8' mound along west property line

-[if !supportLists]-->• <!--[endif]-->11 – 80'x140' lots

-[if !supportLists]-->• <!--[endif]-->115 – 65'x130'-140'

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-[if !supportLists]-->• <!--[endif]-->2200 sq.ft. min single story

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The Amenity center is an empty building with a slab of pavement intended for pickleball.

Active Adults want a pool for the summer and indoor facilities such as racquet ball/pickleball to recreate in the winter months.

Brian and Karina Reske  
5945 W 700 North  
McCordsville, IN 46055  
317-374-6700  
brianreske@aol.com



**From:** [Daniel Stock](#)  
**To:** [Ryan Crum](#)  
**Subject:** Remonstrance against Snider Farms proposal  
**Date:** Monday, September 19, 2022 6:50:28 PM

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Caution: This is an email sent from someone outside of the company. Please take care when clicking links or opening attachments.

We have been told by McCordsville that the plan for east and north of Champion Lake was for larger houses on larger lots. Snider farms as proposed does none of that and further reduces the property values that McCordsville promised to protect. While the developers will claim a given sale price, that sale price will still lower the market value of our properties. Inflating the value of a property because of materials inflation won't change the valuation relative to ours, as only lot size and building size can do that. While we appreciate the promises the developers have made to keep the development from being visually unpleasant for us, no amount of burms, trees, brick veneer and materials can keep property values up in the face of small lots and small buildings. This project should be rejected. If not, no developers of large lots and larger homes will ever trust McCordsville enough to start such a project here.

Dan Stock

**From:** [Stephen Ruddick](#)  
**To:** [Ryan Crum](#)  
**Subject:** Platinum Properties  
**Date:** Monday, September 19, 2022 8:40:25 PM

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Sent from [Mail](#) for Windows

Please be advised that I do not feel Platinum Properties had any real interest in what our Champion Lake neighbors think.

Simply stated I am against their proposal as it stand at this time.

Steve Ruddick

**From:** [Paul Miller](#)  
**To:** [Ryan Crum](#)  
**Subject:** Snyder Property  
**Date:** Monday, September 19, 2022 9:37:33 PM

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Ryan,

I just was looking over the latest on the Snyder Property east of Champion Lake. It appears the developers are taking advantage of the town. From what I have seen, the houses seem to be getting lower in value each time. The amount of brick and the garage space and square footage is getting lower and lower each time they send in a new draft. As a Champion Lake homeowner, I am concerned about this development which at one time seemed to be going in the right direction but not in the last few months.

Thanks for your consideration

Paul Miller  
Champion Lake