

## LETTERS OF PROJECT SUPPORT

The accompanying letters were submitted by individuals supporting the Project. Those individuals are as follows:

**Ben Jones:** Mr. Jones is the owner of Jones Greenhouse and is a Boone County resident. (Jones Greenhouse is the temporary tenant of the Woods Edge Greenhouse's site (Project site)).

**John and Diane Lawrence:** Mr. And Mrs. Lawrence are residents of Union Township.

**James A. Merten:** Mr. Merten is a Union Township resident. He and his wife live one mile east of the Project site on CR 300 S.

**Dan and Andi Montgomery:** Mr. Montgomery is one of the three Union Township Board Members. He and his wife Andi are residents of Union Township and own and operate Montgomery Aviation.

**Craig Phillips:** Mr. Phillips is one of the three Union Township Board Members and is a resident of Union Township.

**Gary Prehm:** Mr. Prehm is a resident of Union Township and resides on CR 300 S.

**Jim and Paula Rabb:** Mr. and Mrs. Rabb are residents of Union Township and own and live on the 8 acres immediately adjacent to the east of the Project site.

**James Sanford:** Mr. Sanford is one of the three Union Township Board Members and is a resident of Union Township.

**Sam Yeager:** Mr. Yeager is a former Union Township resident (US 421 and CR 300 S) now residing in Zionsville.

Buren J. Jones & Sons, Inc  
645 N 650 E  
Lebanon, IN 46052

August 21, 2007

Boone County Area Plan Commission  
Attn. Steve Niblick, Executive Director  
116 W. Washington St.  
Lebanon, IN 46052

Dear Steve,

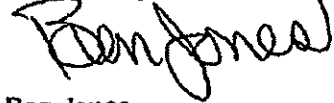
As a life-long resident of Boone County (Union Township), I am writing to express my support and to encourage the approval of zoning for the proposed medical-retail complex at US 421 and County Road 300 South.

I am currently leasing the greenhouse facility on a short-term basis and well realize the strategic opportunity this site provides for the area residents. It is at the intersection of two major traffic corridors and is becoming rapidly surrounded by residential development. Residents moving to such an area need, want, expect and are entitled to retail and medical services.

The impact of this project's real estate tax contribution alone will be enormous for our area and comes at a time when property tax relief for residential properties is utmost on people's minds. The additional benefit of employment opportunities for area residents also translates to the overall economic health of our community.

I would urge the approval of this zoning request. It will greatly benefit our entire community and position Boone County as a county where well-planned, controlled growth translates to an area that serves the needs of all!

Respectfully,



Ben Jones  
Jones Greenhouse  
645 N 650 E Lebanon, IN 46052  
317-769-3254

Received By  
Boone Co. APC

MAY 16, 2007

MAY 17 2007

TO: BOONE COUNTY PLANNING COMMISSION

RE: GREENHOUSE LLC

SUBJECT: DEVELOPMENT OF 12 ACRES LOCATED ON THE NORTHEAST CORNER  
OF US 421, MICHIGAN RD. AND 300 S, 146<sup>TH</sup> STREET IN UNION  
TOWNSHIP, BOONE COUNTY, INDIANA

WE HAVE BEEN RESIDENTS OF BOONE COUNTY AND MORE SPECIFICALLY  
EAGLE AND UNION TOWNSHIPS FOR THE LAST 37 YEARS.

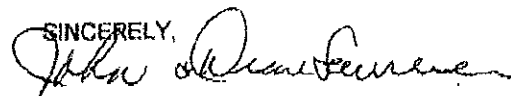
THERE HAVE BEEN MANY CHANGES IN THAT TIME PERIOD, 146 TH STREET WAS  
A GRAVEL ROAD NOW IT IS CONSIDERED A MAJOR THOROUGH-FARE BETWEEN  
ZIONSVILLE AND CARMEL, WESTFIELD AND NOBLESVILLE. MANY ROADS IN  
UNION TOWNSHIP ARE STILL GRAVEL. THIS CAN PARTIALLY ATTRIBUTED TO  
THE FACT THAT THERE IS VERY LITTLE COMMERCIAL DEVELOPMENT IN UNION  
TOWNSHIP TO CREATE A MUCH NEEDED TAX BASE NOT ONLY FOR ROADS BUT  
ALSO OTHER SERVICES SUCH AS FIRE PROTECTION AND SCHOOLS.

IT IS OBVIOUS THAT COMMERCIAL DEVELOPMENT ALONG MICHIGAN ROAD IS  
NOT UNIQUE TO OUR COUNTY. WE VIEW THIS AND AS AN OPPORTUNITY TO  
TAKE ADVANTAGE OF THE TAX BASE THAT WOULD BE ESTABLISHED TO  
ALLEVIATE SOME OF THE TAX BURDEN ON INDIVIDUAL HOME OWNERS.

SINCE THE PETITIONER IS WILLING TO HAVE RESTRICTIONS PERTAINING TO  
THE USAGE OF THE PROPERTY BY THE PLANNING COMMISSION THE  
COMMISSIONERS SHOULD HAVE THE ABILITY TO CONTROL THE USE OF THE  
PROPERTY AND THE END PRODUCT PLACED ON THE PROPERTY.

WE FEEL THAT THIS IS AN OPPORTUNITY NOT TO LOSE ANY MORE TAX BASE  
TO HAMILTON COUNTY (RE: THE AIRPORT) WHICH IS VERY AGGRESSIVE IN  
ESTABLISHING COMMERCIAL AREAS.

SINCERELY,

  
JOHN & DIANE LAWRENCE

May 2, 2007

TO: Boone County Area Plan Commission

FROM: James A. Merten  
11785 E 300 South  
Zionsville, IN 46077

RE: Commercial/Medical Project  
Northwest Corner of 421/300 South

My wife and I live one mile east of this intersection in Boone County. We are aware of the proposed commercial/medical project under consideration. We would support having this development located in our area as long as:

1. The construction is high quality with strong architectural requirements, and
2. The rumored improvements to 300 South, which include turn lanes onto 421 for both east and west bound traffic are completed to allow traffic to safely and efficiently use this intersection.

I made calls to INDOT for two years to push them to upgrade this intersection from a flashing light to a true stop light for safety, and have continued to request turn lanes on 300 to avoid significant backups during rush hours.

This project will be an asset to area residents as long as it is high quality with safe traffic improvements.

JAM/rs1

**From:** Dan Montgomery [danmontgomeryaviation@msn.com]  
**Sent:** Wednesday, August 22, 2007 12:47 PM  
**To:** sniblick@co.boone.in.us  
**Cc:** bknapp@dd-llc.net  
**Subject:** Union Crossing Project

Attn: Mr. Niblick and APC Board

Dear Mr. Niblick,

I am writing to express my support of the Union Crossing project located at SR 421 and CR 300. I feel the citizens of Union Township need responsible economic growth and a business tax base. This project is being done with the consideration of the area residents concerns and has requested input from all interested parties. I understand that growth is coming and this project meets my concerns. The medical facility will keep our health dollars in our community as well as consumer spending dollars. Union township desperately needs a more diverse tax base to meet our future needs and this project works well to that end.

Thank you for your consideration in this matter,  
Dan and Andi Montgomery

**From:** CraigCPhillips@cs.com  
**Sent:** Wednesday, August 22, 2007 10:16 AM  
**To:** sniblick@co.boone.in.us  
**Cc:** bknapp@dd.llc.net  
**Subject:** (no subject)

Mr. Niblick

I am Craig Phillips, a resident of Union Twp. I also serve on the township advisory board. I am writing to express my support for the proposed development at Hwy. 421 and C.R. 300 S. I have reviewed the revised plans, and believe this is exactly what is right for this corner of Union. As the inevitable growth blazes up 421, this type of development proposed by Greenhouse Development is aesthetically pleasing, and provides the much needed tax base for the Township. I would encourage the board to give a favorable recommendation for this project. Thank You.

Craig Phillips </HTML>



**BL ANDERSON**

B. L. Anderson Company, Inc.  
2540 Kent Avenue  
P.O. Box 2237  
West Lafayette, Indiana 47996  
765.463.1518 Voice  
765.463.5641 Fax  
www.blanderson.com

Boone County Area Plan Commission  
116 W. Washington Street  
Lebanon, IN 46052

August 23, 2007

Attention: Steve Niblick, Executive Director

Received By  
Boone Co. APC

Dear Steve,

AUG 24 2007

Subject: Woods Edge Development

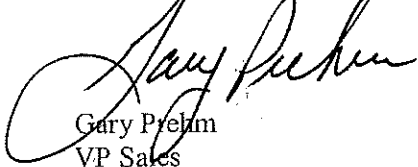
I am writing to support the future development of the Woods Edge Nursery located in Boone County at Michigan Road and County Road 300. I believe developments such as this one are greatly needed in this area and would enhance the community. I believe the owner of this property would develop this site with the best interest of the local community in mind and would provide a first class development that blends in with the community. I believe development is going to happen all along North Michigan Road and I would want that development to be done in a professional manner that blends in with the community and gives us a great asset. I believe this development gives us that and much more.

The owner of this property has tried to do everything the correct way and inform the public of his intentions for the development of this property. I would ask for people to treat the owner of this land with respect to his wishes for developing this property and trust both the developer and APC to do the right thing for the local community.

I live down the road from this development on 300 South and I believe this development is a good thing when done the correct way; I believe this development will be done the correct way and will give a real asset to the community. I also put my trust in the APC that they know what they are doing and have a plan in place to assure that the development fits into the community.

Sincerely,

**B.L. ANDERSON CO., INC.**



Gary Prehm  
VP Sales

GWP/cgb

**From:** paula317r@aol.com  
**Sent:** Thursday, August 23, 2007 6:47 PM  
**To:** sniblick@co.boone.in.us  
**Cc:** bknapp@dd-llc.net; paula317r@aol.com  
**Subject:** Union Crossing

Dear Mr. Niblick --

This letter is to acknowledge our support of the rezoning at County Road 300 South and State Road 421.

My husband and I have lived next to the proposed rezoning property for over 17 years. In that time, we have seen many changes to the area. This includes expansion of the Indianapolis Executive Airport so large, louder planes can fly overhead; 4 new subdivisions; a new school; and most recently the expansion and improvement of the road at County Road 300 South and State Road 421. While we did not fight or support these changes, we embraced them because it's progress. And just like the land at the northeast and southeast corners of the intersection will also change, progress is important.

In this case, the proposed property will bring much needed conveniences and services to a highly populated area of Union Township which we have not had in the past. It also helps build a retail tax base currently not present in the area.

We am confident the proposed developer, Brian Knapp , at the Union Crossing site will produce a functional, professional area. He cares about the surroundings and those living around the area. He has met with us on many occasions to share information and answered our questions favorably. In presenting his proposed development to area homeowners, he has verbalized his willingness to work with those directly next to the development area. His concern for the right look and feel for the site is impressive.

Your support of this project is appreciated.

Sincerely,

Jim and Paula Rabb

James Sanford  
8275 E. 250 S  
Zionsville, Indiana 46077

August 24, 2007

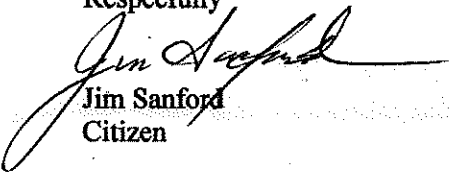
To the APC

Re: Land located on the Northeast corner of 421 and 14<sup>6th</sup> Street formerly "The Wood's Edge"

As a taxpaying resident of Union Township I would encourage economic development to offset property tax. The plat as presented appears to encourage responsible building design and addresses respect for the community.

I would encourage a favorable recommendation to the County Commissioners.

Respectfully



Jim Sanford  
Citizen

Boone County Area Planning Commission  
August 23, 2007

Attn; Steve Niblick

116 W Washington St.

Lebanon, In.

Received By  
Boone Co. APC

AUG 27 2007

Dear Steve,

I am interested in expressing my support for the approval of the proposed medical-retail facility located at the corner of 421 and County Road 300 South (Union Township).

I had lived in Boone County north of this intersection on 200 South from 1989 to 1999. The intersection at 300 south has always been one of very high traffic. I always thought it was just a matter of time that this intersection would grow to what currently is being proposed. If not at this intersection where will there be a better area for services? With 146th Street as a major traffic corridor I cannot imagine this area would not better serve the entire community by offering services ( retail) and not just residential housing.

High real estate taxes are certainly on all tax payers mind. It seems that the master plan for this area that were adopted years ago will be guiding our community down a path of unaffordable tax rates that will make this area available to only the very wealthy.

I am sure if the planning commission reviews this plan and looks at the overall improvements that this project will bring to the area you will agree with me that this project should be approved.

Sincerely,

Sam Yeager

4070 Much Marcle Drive

Zionsville, In.

317-873-4068