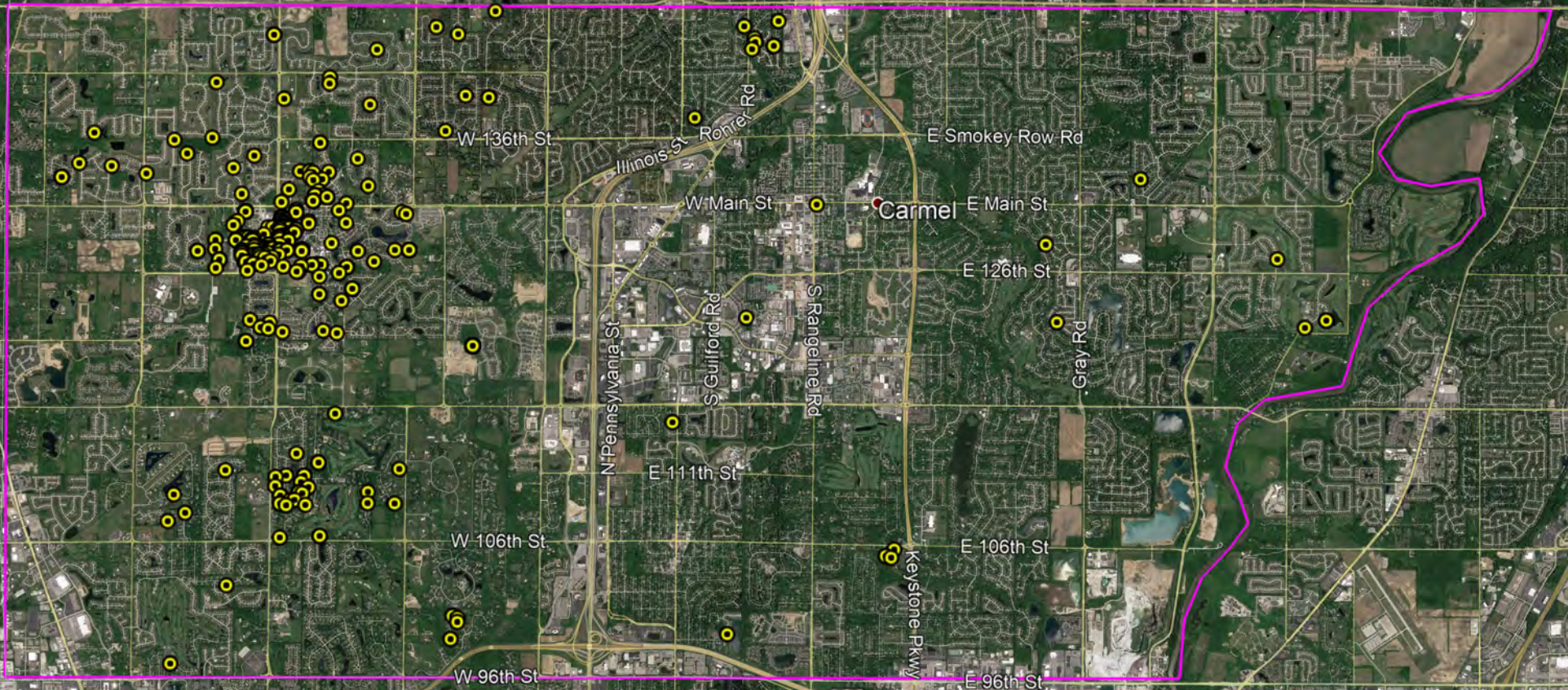


Location of Carmel Residents Who Support a 500-foot Public Health Safety Zone for New Gas Stations 5-2-2021



Google Earth

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4 mi



**Reasons Provided By Carmel Residents As To Why They Signed
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I live very close to the proposed gas station.

I'm a refinery chemical engineer with 40+ years experience. Benzene was not known to be a carcinogen when I was in college--it is now, and exposure and safety guidelines have been modernized accordingly. Looks like Carmel is behind the modern standards. Particularly concerning for the senior housing within the exposure radius.

I am a healthcare worker dealing with a multitude of patient health concerns daily and work hard to prevent diseases through education and controlling causes of disease as we can. Preventing the building of a gas station not needed to support the health care of our community is a very compelling example of "preventative medicine" in a concentrated residential area!

To close to family neighbors

There are several gas stations on the east side (intersection of Springmill and 116th, near the Meijer grocery store) and on the west side (intersection of Michigan and 106) and several others. These are all within couple of miles of distance. What is the point of having a gas station, which sells tobacco, liquor in the midst of residential community where kids and families walk, jog, go on bike rides. What is the community gaining by having this gas station/liquor/tobacco sales outlet?

I am concerned about the health effects of breathing gas station emissions, particularly on children and senior citizens, of which hundreds will live within a very small radius.

Not only is building this gas station unnecessary due to alternative options for fuel, alcohol, and conveniences (ie. WC Wine, CVS, etc.), but building it immediately next to a senior living facility, residential neighborhood, and day care is unethical, unenvironmental, and illogical. Thank you.

Crime increase, traffic increase, litter, changes in the restricted neighborhood and property values dropping. Nobody wants a gas station flooded with bright lights selling liquor in their front yard. It's idiotic to think otherwise.

Placing a fueling station within a high density residential community and in close proximity to elderly citizens and children is poor planning and unacceptable. Let this sink in, Hamilton County has a higher bar than the city of Carmel when it comes to proximity of fueling stations to homes. Carmel has lowered the bar and created a more favorable ordinance while sacrificing the health and safety of the community. The alcohol and tobacco sales notwithstanding, we have safety concerns and see zero upside for the community, it's a poor precedent to set and extremely regressive. When we know better, we must do better. Thank you for your time.

I am concerned with the probably increase in toxins in air & soil, safety concerns with all the kids in the neighborhood due to significantly increased traffic & probable increases in crime! Please do not let this family express happen! No need in a residential area.

It will bring air, noise and light pollution to our residential subdivision, be within feet of a nursing home where compromised elderly live and less than a block from a preschool. Also, it increases the risk of bringing crime to our residential neighborhood. We have wonderful restaurants and a drugstore that provides for our needs. There are 15 gas stations along commercial corridors 7-10 minutes from VOWC. We do not need another gas station.

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Gas stations have a variety of chemicals that make them not safe to be in residential areas. Putting a gas station this close to houses, preschool and elder care is a mistake.

We don't need a gas station in our neighborhood or the issues of alcohol , cigarettes and children in the area plus fumes/ gases . It's also backing up to a retirement community so how is that a good thing

Researchers have documented that as the number of carry out stores increase, so do crime rates and health issues.

The facts are clear that living next to a gas station poses an health and safety risk, as well as and environmental hazard. Gas stations will be obsolete in a matter of years but the effects will be long lasting.

Gas stations don't belong in neighborhoods because of the health risks as shown in the scientific research done on the matter. This is not about what I think or believe. It is about what has been proven and what science has shown us. We KNOW that Benzene is a dangerous chemical. It is as simple as that.

We moved our family to Carmel from downtown Indianapolis because we wanted a cleaner, safer environment to raise our kids - one of whom has an extremely rare genetic disorder that causes pulmonary and cardiovascular complications. We're now considering relocating our family from the Village of WestClay because being in such proximity to benzene fumes will put his already precarious health at risk. "Conveniences" like unnecessary gas stations and liquor stores will diminish Carmel's beauty and safety. Carmel has already set a national standard for what a great community looks like - why put that in jeopardy for the sake of making it easier for people gas up and buy booze?? We're better than that.

Chemical exposure to residents, and children n

I'm concerned for the health and safety of my family and neighbors living in such close proximity to a gas station and the harmful gases it emits.

I am very concerned about living close to a gas station. I along with hundreds of other residents within the Village of West Clay who live within 1000 feet of the proposed station will be exposed to cancer causing Benzene released into the air. There is really no need for another gas station in this area. There is the Get Go station which is 5-6 minutes away, the Meijer station 7-8 minutes away and several stations on Michigan Road 10 minutes away. There is no need to expose additional citizens to the hazards of having a gas station in their backyard. In addition to the health hazards, to have a store like this open 24 hours which also sells carry-out liquor, is a magnet to criminal activity. There are so many other options which already exist like the proposed Family Express, I really don't see the need to have another business like this built, especially within a residential neighborhood.

I don't believe an explanation of the health and safety effects is necessary, we all know the facts.

Health concerns and safety driving around.

Environmental studies show this to be a problem.

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Increased availability of tobacco and alcohol products within the city limits, especially alcohol. Placement of a gas station/car wash in a residential area.

Increased crime and traffic

Studies show that 10% of all crimes take place at convenience stores. Benzene and other compounds released to the air from gas stations can increase cancer among those living within 500- to 1,000-feet.

First and foremost, I am concerned about the health and safety of the community: dog walkers, kids playing, preschoolers, and senior citizens living next door. I am worried about traffic, already we have cars driving through the neighborhood that blow off stop signs. Crime will likely increase as we have late night traffic and alcohol sales. I am concerned about the businesses already in place, the liquor store nearby, the CVS, etc. will be affected. And the bright lights will affect the homes nearby. Lastly, electric cars are going to be the future and gas stations will become unnecessary. It will become an eyesore. Let's pay attention to the science and laws already in place to prevent gas stations in neighborhoods.

I live in the same block near the three locations. The latest facility being planned will not invite good clientele and serve as a good place for kids to hang out. The Stratford will not be exposed to clean air helping with the health issues there. The value of homes surrounding the station will not go up. It will be ugly. Not a beautiful facility to our lovely community. This is just a few of the issues that I could list.

The health of the neighborhood so close to the gas station, and the studies showing increased crime associated with convenience stores. Not to mention CVS is right there.

Increase in health problems and in crime. This gas station is way too close to a neighborhood and senior citizen center!

they should build it somewhere else

I am extremely concerned about benzene and other compounds that are released at gas stations. I live within 1000 feet of this proposed site!!

I am extremely concerned about gas station emissions and alcohol carry-out within 1000 feet of my home!!

The Auto Industry is quickly converting to Electric Vehicles, the last thing Carmel/IN/USA/World needs is another gas station. The increases traffic will cause a safety concern, spills will contaminate our ground water and kills our pond fish, There are gas stations by every grocery store in every direction all within 3-4 miles. Totally unnecessary and an environmental/safety hazard for our community.

Storage tanks will leak some amount of benzene and other toxic chemicals even with safety protocols in place. According to studies, Safety protocols are not monitored. Business of this nature tend to turn over ownership. Even if the original developers have good intentions, subsequent owners may not.

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Statistics show that there is contamination from benzene and other toxic chemicals leaking into the ground surrounding gas stations. Safety protocols are not monitored. Business such as this tend to turn over ownership so even if the original proposal has good intentions, subsequent owners are not as likely to maintain the original standards.

Gas fumes, crime, increased traffic in a neighborhood full of children, too close to assisted living facility for older and vulnerable senior citizens, noise from increased traffic, littering West Clay neighborhood.

I don't support ANY unnecessary pollution, no matter the form. Gas station is pollution to our waters, air, creating a sore to the eyes and noise pollution.

Proximity to my home, the environment and what will happen with the land when electric cars are the majority, crime, cigarette sales no one sells them now, noise, hours of operation and that a gas station car wash is not a fit for the neighborhood there are gas stations and groceries within 2 miles.

Contamination, noise and traffic, plus lighting

I live within 1,000 feet of this proposed station. It is larger and platted differently than I was advised when we purchased our home 12 years ago. We don't need a station here anymore. Several have been built nearby, and electric and autonomous vehicles are on the rise.

The gas station proposed would pose health risks for how owners and elderly residents of the Stanford couples with the potential for attracting criminal activity and risks to residents and children

Concerned about increased crime as well as adverse public health effects.

Increased traffic resulting in safety concerns for nearby school children and elderly people at the retirement center; health and safety concerns with having a gas station within a heavily populated residential community; lack of appropriate notice and planning within the neighborhood residents.

Increased crime, and increased traffic in the area concern me the most, in addition to the environmental concerns.

I am concerned about the proposed building of a gas station in our neighborhood as the location chosen is immediately next to a senior/assisted living complex and directly across the street from single family homes. I am concerned about the affects gasoline will have on these people, and the fear of letting our children be outside playing or walking with the kind of people gas stations attract. We have 3 gas stations, recently built, all less than .5 miles from our neighborhood so the need for one in our neighborhood does not exist. The developers who own this property planned for a gas station in 2000 before the other three were ever built. Now that they have been built, it's more of a risk than a need. This is a quiet upscale community of which a gas station and store selling cigarettes and alcohol will negatively impact the aesthetics of our neighborhood and definitely lowers home values in the area around this proposed gas station.

I am concerned about building a gas station in our neighborhood given that the location

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I think it is absurd to place a gas station with all of the downsides (emissions especially) in any neighborhood. I especially dislike how close it is to Stratford Retirement Community. The residents have worked hard all their life & are able to afford to live in one of the nicest retirement facilities in Indiana, paying large monthly fees. Only to have lazy & greedy people place a gas station right next to you. You can drive 5 minutes in any direction and get gas...there is NOT a need. Honestly can't believe they are still proposing this. The neighborhood poll voted against it by 63%. Please support the residents preference. I live outside the emission danger zone but feel very strongly that this is a very bad idea. There are appropriate places for a gas station, in the middle of any neighborhood is not one of them.

I am very concerned about traffic and toxins from the gas station

The negative impact it will have on our homes, neighbors, retirement home, school. Increase in crime and pollution does not belong in our neighborhood. We don't need third store selling alcohol too.

I am sharing concerns about a gas station at 131st and Towne. We often walk that area - walking to the Stratford to visit my Mother-in-Law; walking to CVS; walking to the bank or Puccini's. A gas station would certainly make the walk less pleasurable...but more importantly, incredibly dangerous for our family. The traffic impact is unacceptable! People WILL get hurt! Additionally, we live less than a mile away. I am concerned about the health hazards, particularly for my son with asthma. Thirdly, how about those homes of ELDERLY residents that back right up to the gas station - the independent living homes? HOW AWFUL!!!! I DO NOT support a gas station that is basically in my back yard - and you know YOU wouldn't want one that close to your home, either. Thank you.

Gas station proposed for the Village of WestClay is too close to residential areas.

Environmental impact, decreasing property value's, unwanted increase of traffic and congestion in our neighborhood.

the air quality that we breathe has a huge impact on our health. benzene and other chemicals released by gas stations are hazardous and cause damage to living beings.

Environmental, too close to senior housing, cars going electric soon so why a gas station?

I am an environmental professional with 25 years experience and live in the Village of West Clay. I fully understand the UST regulations and the risks a gasoline station will bring to the elderly, children, and people in close proximity to it. Benzene is a known carcinogen, case closed. Do the right thing and help keep our neighborhoods free of pollutants.

The area surrounding the proposed gas station brings with it very bright lights, tends to bring loud vehicles, and non residential purchasers of their products. A gas station belongs in a larger business only area and not with multiple residential homes surrounding it.

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For the record, we have lived in the Village since 2015 and have attended ALL of the Owners Association (OA) Annual Meetings since June 2015. Although mention of gas was made during at least one of the meetings, the emphasis by the OA has always been on FRESH GROCERIES, a la the Harvest grocery store that was originally in the Village center. NO mention has ever been made that this would be an operation similar to the GetGo on 116th street, which has 8 pumps and 16 bays! Also, no mention has ever been made of an option for a car wash. During OA annual meeting discussions, the picture that was painted was of a small grocery store with a couple of gas pumps that would only be open during business hours. Instead, what is apparently being planned is a 6 pump/12 bay (large) operation that will be open 24 hours – with lights shining into the residential houses surrounding the site. This type of convenience/gas station is in no way the same as a store providing fresh groceries. To equate what this facility will be to fresh groceries is no more than a dishonest misdirection by all parties involved. We are also concerned about the tanker trucks that will deliver gasoline to the station. These trucks will be negotiating narrow 2 lane roads, with roundabouts, through numerous residential neighborhoods and past schools. Gas is a commodity and is universally distributed using 15,000 gallon tanker trucks. These trucks will undoubtedly use 106th St from Michigan Rd or 116th St from U.S. 31. They could also use Main St from US 31. Do we need this kind of commercial traffic in a predominantly built out residential section of Carmel? This is a dangerous proposition and one accident could have catastrophic consequences. We find it hypocritical that, in an email sent to residents on July 22, 2020, Tom Huston of Brenwick Development stated that “Our view has always been that you cannot pick and choose between those parts of a development plan you like and those you do not. It is a package deal.” In approximately 2016, Current Publishing ran an article regarding proposed zoning changes in the Village (<https://www.youarecurrent.com/2016/02/09/village-of-west-clay-residents-concerned-about-increased-density/>). Due to the fact commercial occupancy in the Village center was not panning out as was originally planned, Brenwick Development was seeking zoning changes to allow for residential units on the second floors of commercial buildings, rather than the office space that was in the original master plan documents. Changes were also requested to allow for more townhomes than originally planned, all increasing the density of the Village. Due to the changes in real estate markets since the original master plan was conceived, Mr. Huston noted that “it is important to adapt.” Furthermore, Mr. Huston said “We need to make some changes...It’s how we think we can put this project to bed and deliver people what we promised them” (emphasis added). If he is now saying “you cannot pick and choose” then Brenwick

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1. We are concerned about the tanker trucks that will deliver gasoline to the station. These trucks will be negotiating narrow 2 lane roads, with roundabouts, through numerous residential neighborhoods and past schools. Gas is a commodity and is universally distributed using 15,000 gallon tanker trucks. These trucks will undoubtedly use 106th St from Michigan Rd or 116th St from U.S. 31. They could also use Main St from US 31. Do we need this kind of commercial traffic in a predominantly built out residential section of Carmel? This is a dangerous proposition and one accident could have catastrophic consequences. 2. Within a 4 mile radius of the proposed gas station there are NINE existing gas stations - all with convenience stores; as well as six full grocery stores (and if you extend that radius less than 0.5 mile more, you will include all of the gas/grocery stores on Rangeline Road, the Costco on Michigan, and the Whole Foods and Walmart in the Clay Terrace area). The nine gas stations provide a combined 52 gas pumps and 104 fueling bays (we drove around and counted them). Of those nine stations, seven are on major roads and/or in commercial corridors and the other two, in mixed use areas, only have 4 pumps each (not 6 or more as proposed at the Village site). We are fairly certain that if this gas station wasn't built, we would all still be able to find a convenient location to get gas. 3. We have convenience and liquor store at the CVS and a separate retail liquor store within steps of the proposed gas station/convenience market. We don't need another such outlet in this area. 4. During OA annual meeting discussions (which we have attended since moving into this neighborhood in 2015), the picture that was painted by the Home Owner Association Board of Directors was of a small grocery store with a couple of gas pumps that would only be open during business hours. Instead, what is apparently being planned is a 6 pump/12 bay (large) operation that will be open 24 hours – with lights shining into the residential houses surrounding the site. This type of convenience/gas station is in no way the same as a store providing fresh groceries. No mention has ever been made of an option for a car wash. To equate what this facility will be to fresh groceries is no more than a dishonest misdirection by the Board of Directors. This is why there has been little objections to this facility raised in the past by local residents. 5. This proposed facility is totally inappropriate for a developed residential area. It belongs in a commercial corridor such as Michigan Ave or US 31.

This location is too near a retirement community and the health and traffic issues that are a part of this gas station/store.

1. Too close to residential (borders the little gnome houses - how can that be healthy for those residents?), environmental pollution and spillage potential, cars are going electric soon; who needs gasoline?

add too much traffic and air pollution to the area

We do not feel the need for this type of business within the boundaries of The Village of West Clay.

Pollution, tobacco, alcohol, and junk food sales

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With 2 kids who walk and ride their bikes to school or play at the park each day- I do not believe they need to be exposed to the contaminated air. I also have a sister who is struggling with (non smoking) lung cancer. She needs to breath the cleanest air possible! I know first hand the effects of being exposed to contaminates in the air- No one should be exposed! This battle is bigger than just the gas station- It is a fight to protect our air quality and our health. Clean air is something that every person in our community cares about! Clean air is also worth preserving and protecting- its a matter health!

Gas station spoils the healthy neighborhood atomosphere, convenience store brings unwanted crowd hanging resulting in safety issues and alcohol carry out is even worse

Land value will diminish.

Biggest concerns are traffic, congestion, light polution, noise pollution. Also not interested as a handout for teens.

I live directly across the street from the proposed gas station, there is a retirement community directly behind it, and a daycare kitty corner from it. I've seen the health concerns and I'm not looking to have my health put in jeopardy by this gas station. I also don't want to see a gas station across the street from my front porch. I don't want the increased crime that could arise. I don't want the increase in traffic which creates dangers for those of us that enjoy walking in our neighborhood.

Safety, traffic increasing at an already busy intersection. Noise and pollution, unsightly

Concerned about increased motor vehicle traffic in the residential area with lot of kids walking and biking. Concerned about noise, air and light pollution especially for the elderly people at Stratford. Concerned about the accessibility of tobacco products in a residential neighborhood with a lot of young/ adolescents. Very concerned about the pollution of the soil and water with petroleum products which include carcinogenic substances

I am concerned about my own health as I have a serious heart issue and the facts regarding the chemical compounds disturbs me. More importantly, the retirement villas north of the Stratford's main building are literally less than 30 yards from this proposed development! These elderly residents are not in a position to take action to protect their health and well-being from this proposed business. If you have a conscious and truly represent the people of Carmel you CANNOT ignore these people!

My townhome is within the yellow circle of the gas station. I'm concerned about the effect on my health and the increased chance for cancer. In addition, as a retired teacher, having another store that sells liquor is concerning for the well being of our youth. Also, I worry about the resale value of my home. Please help us protect ourselves and others from gas stations so close to homes.

The emissions from gasoline tanks & pumps aren't safe for those living close by. Also,alcohol sales are not needed.

Concerned for all those around that will be exposed to toxic waste.

I am concerned about the health and wellbeing of my family, neighbors, and environment. I don't think a neighborhood is a place for something as toxic as a gas station.

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With small kids who attend Primrose School and who live in the townhomes behind the potential gas station and play outside, I am concerned about the health effects of the benzene from the gas station. The World Health Organization has determined human exposure to benzene has been associated with a range of acute and long-term adverse health effects and diseases, including cancer and aplastic anaemia. I am also concerned for the increase of traffic at the roundabout of Towne and 131st, where there have been numerous accidents where cars have hit pedestrians, including a critical injury to a child recently. If Carmel was incorporated, Hamilton County would not permit this gas station to be built, but that loophole puts our children at dire risk for health issues and accidents.

We live directly across the street, concerned about traffic and crime.

Crime, traffic, environmental impact (trash, vented gas & trash smells) late night hours, architectural violation.

Concerned with increased traffic in the Village and speeders! Gas stations bring riff raff and shady characters to the area. Trash pollution all over Towne Road is a big concern for me. Please do not build the gas station.

I'm concerned about INCREASED traffic and foot traffic. More riff-raff and perhaps crime in the area. Not happy about more people coming and going from our neighborhood who may not live in the area.

The effects of gas fumes on the residents nearby concerns me deeply especially the vulnerable... the elderly. I can't think of any gas stations in Carmel that are so close to residential neighborhoods. Please don't allow this!!!!

I am afraid that there will be a congregation of beer purchasers at night and they will be making noises preventing me from sleeping. Also I have an aversion to the smell of gas that makes me feel light headed and nauseous.

I am extremely concerned due to the close proximity to the Primrose School at WestClay! This is a preschool with over 200 children that are there on a daily basis. We can not allow our children to be at risk to harmful chemicals!

1) Increased volume of gasoline and other hazardous chemicals in a community setting; close to assisted living and other community members. 2) impediment of fresh air 3) Potential for disturbances/robberies, solicitations and loitering. 4) Increased traffic with more potential for accidents with pedestrians in the community.

I am very concerned about the safety for my family of benzene emissions. Also I worry about noise pollution for my 88 year old father who lives just a few hundred feet away in the Stratford Cottages.

I am very concerned about health risks associated with benzene emissions for my family. Also, I worry about alcohol carry out and the customers who will be attracted so close to my father in law's cottage in the Stratford.

The traffic pattern will not support a station in that area. The safety of all of us should be the first consideration. There are too many other locations for this to happen in a residential neighborhood

Increased pollution and increased crime rates

I live near the Stratford and have health concerns due to the health effects of released compounds. We do not need another carry out liquor store PERIOD. This gas station would be way too close to our homes. We live here for a reason and I feel this would bring crime and congestion to our neighborhood. It is a quiet neighborhood and this would definitely change that.

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Benzene and other compounds released to the air from gas stations can increase cancer. I am within 1000 feet of the proposed area for the gas station.

We do not want additional traffic and negative effects of this type of business in the neighborhood.

We host over 200 young children at our school daily - the health hazards to the neighborhood and our families are too high. It is not worth the risk!

Too many people and apartments too close to the emissions of these compounds released at gas stations.

Selling of carry-out alcohol invites all kinds of problems!!

adverse health effects and alcohol carry-out concerns

As several studies have documented the adverse health effects of gas stations, this gas station will impact the health and safety of a significant number of Carmel families and residents in a high density neighborhood such as West Clay Village and the Stratford Retirement Community.

I have cancer and I do not want the benzene tanks buried within 500 feet of my house nor the fumes from the gas tanks. Electric cars are the new future, why would we want an environmental hazard lurking in the ground? In addition, the closeness of the assisted living facility and school is too close to the gas station. This is not a welcome improvement.

I am retired and spend most of my time at home and/or in the community neighborhood. So I am concerned from both a health and aesthetic perspective.

Within 500 ft of the designated location of Family Express is a retirement home and within the 1000 ft of the designated location is a Primrose early development child center. The elderly at the retirement center are often seen walking around the VOWC grounds. I am concerned for the health and safety of my neighbors, the drive through traffic that this will cause triggering safety issues. We have two places already close by that sell liquor. We don't need another. We have gas stations within 15 minutes of this location so it is not really serving a need.

Senior Citizen Community directly adjacent to the proposed location adds to their already compromised health risk.

In addition to the potential hazards outlined in previous communications, namely hazards related to operating fuel stations and issues related to low-cost alcohol sales, our family is concerned with the impact on substantially increased traffic flow in and around the West Clay neighborhood.

Family member has cancer and we live across the street within the 1,000 foot circle. Building a gas station within a neighborhood is unconscionable.

Safety, health, traffic, child care close to site, senior living adjacent to site, higher crime

I am concerned about the toxins that will be brought into the area where children live and play. There is a day care nearby in addition to all the homes. There are several gas stations within 2-4 miles and this is simply not a necessity to add this environmental risk to our children. Smoking is a leading cause of lung cancer but environmental toxins and exposures also play a role in a variety of malignancies. In the year 2021 as the majority of automobile makers are focusing on electric vehicles, to build a fast station seems somewhat archaic. This is not representative of the forward thinking community that we are proud to live in.

Concerned about environmental impact, health effects, light pollution, noise pollution and added traffic/congestion leading to safety concerns.

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States and countries are banning new car gas sales in the next 15 years. There's no reason to put something that will ruin the ground in that space at this point. We moved here because our kids had a great area. Big gas station with car wash is not it.

Traffic, Crime, Lighting and Noise, Loss of Home Value

There is a lack of need for a gas station in this neighborhood or anyone's neighborhood. The potential health effects of benzene vapor, environmental pollution due to run off from the gas pumps and proposed car wash, noise and light pollution, and risks associated with increased traffic are unacceptable. Pertaining to this particular site, there are numerous gas stations within 10 mins. Gas stations are best confined to commercial/industrial areas. It is disheartening and ridiculous that Hamilton County has an ordinance requiring gas stations to be 300' from an elder care facility but it doesn't apply to the city of Carmel; the city of Carmel presently has no meaningful limitation of gas station siting relative to residential housing. This is a great opportunity for the city leaders to show care for the health and well-being of citizens and exercise an ounce of prevention.

Long term health risk. Traffic pattern in and out will cause potential dangerous intersection and increased emissions.

The toxins are not healthy for people. Pumping gasoline causes cancer (this written on very single gas pump in California), imagine the side effects of sharing the same soil, air, and water as a gas station.

I just signed a purchase agreement on a home in the Village of West Clay. I am relying on the elected officials of the city of Carmel to do the right thing and protect it's residents. Please act as though your family lives in the Village.

Gas stations emit benzene

There's a large and growing body of scientific research showing that benzene and other compounds released to the air from gas stations increases the likelihood of cancer, low birth weight, and other adverse health effects among those living up to 500 feet from a gas station.

There's a large and growing body of scientific research showing that benzene and other compounds released to the air from gas stations increases the likelihood of cancer, low birth weight, and other adverse health effects among those living up to 500 feet from a gas station.

Health concerns for the residents in and around The Village of West Clay.

Those living near the proposed gas station in the Stratford have the right in their elder years to feel safe. This facility would unsettle that stability. In addition, there are many children in the area who are there for school, and for martial arts training who, I believe would be impacted in a negative manner. The current alcohol sales are done in places where the staff can focus on to whom they are selling their product. A gas station is a busy, often chaotic environment where the staff often cannot give the proper attention to all transactions. This opens up too many opportunities for underage alcohol sales, as well as cigarettes and vapor products. Please consider these threats to the health and safety of our West Clay community.

Living nearby gas stations has proved to cause problems such as Asthma and cancer. There is a retirement group of houses just by the location where they are planning this gas station not to mention the other homes in the nearby vicinity.

Keep these nasty criminal attracting businesses out of my neighborhood. We already have a PLEATHERA of gas stations.

Like fast food, but worse, gas stations are magnets for criminals and related criminal activity. I'd rather drive 10 minutes and be inconvenienced than to have a gas station in or near my neighborhood.

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I'm concerned about the negative health implications a gas station will bring to the senior citizens at Stratford, children that attend Primrose school, and families that live nearby and attend the nearby neighborhood amenities. After reading the research and studies on gas stations and the release of Benzene when people fuel at the pump and through the vents from the Underground Storage Tanks, I'm alarmed at the risks of cancer and childhood leukemia to nearby residents. I'm also concerned about the everyday spills from people fueling up and the runoff going into the ground, the nearby ponds, and storm drains. The number of negatives far outweigh the convenience of having a gas station. With our next vehicle purchase being electric and numerous gas stations in just a couple miles in many directions, it's regressive to add a gas station.

A gas station/convenience store on that corner would encourage additional traffic and generally detract neighborhood aspects of the area.

Knowing the dangers of having a gas station less than 500 ft away from a residential zone, I believe we put a stop to this and keep our community safe and healthy. No gas station should be closer than 500 ft to a residential neighborhood.

Placing gas stations in the wrong areas negatively impacts the quality of certain neighborhoods. People buy homes with a long term outlook of their neighborhood and that does not include gas stations. Leave the gas station out of the backyards.

I am primarily concerned about the health effects for the residents living in close proximity to the gas station. These home owners did not purchase their homes with a gas station operating nearby and should not have to suffer the consequences of doing so because a station was subsequently approved and constructed. Research has shown the risks to residents and therefore I am asking the city of Carmel to stop this process for the safety of the residents in this area.

I don't like the gas vapors close to where people live.

Gas station with its air and noise pollution so close to residential area

The toxic fumes and gas remittance is too close to residents homes and pose a risk to a VWC walkers, children and pets.

I do not want the additional traffic (vehicle and people traffic), noise, and potential crime a gas station would bring into the area. It would also devalue the homes.

Health reasons

I am only concerned about the new gas stations being located within "x" amount of feet from residential areas due the plume factor for water safety. I am not concerned about alcohol carry out stores and fail to see the correlation.

Gas Stations and Convenience stores draw undesirable violence and undesirables to residential communities as well as negatively impact the safety and environment w hazzardous spills

Gas stations are not needed in the middle of residential neighborhoods. Unhealthy and unsightly. There are plenty along 31 and Michigan .

Our property is within half a mile of proposed gas station and when we bought the house we had picked this place because it was away from commercial place and away from any gas stations. To avoid obvious pollution from noise and chemicals. Please consider as if this was around your house!!

I don't want a gas station built so close to peoples houses.

Reasons Provided By Carmel Residents As To Why They Signed The Carmel Healthy Neighborhoods Alliance Petition at: <https://www.surveymonkey.com/r/GWSRLFN>

My very first concern is about the pollution: the environmental, noise and light pollution caused by the gas station that the nearby residents will have to bear day in and day out. Plus, there is a significant concern about the extra traffic that is going to get attracted to that area. This increase in traffic is going to be a major safety concern not only for people visiting neighborhood amenities like CVS, Master Yoo Taekwondo, Puccini and bank, but also for the families with children that walk, bike, and run in the area or visit the nearby neighborhood amenities. My next concern is that the proposed design of the convenience store building is not compliant with the architectural guidelines of the Village of West Clay and will be an eyesore not only to the community but also to the passersby. My last but not the least concern is about the crime rate that will surely increase because of the gas station in the otherwise quiet neighborhood. Every day there are news of gun shot and/or robbery at gas stations, how can we be sure that we are not attracting more crime to the area? Lastly, I would like to mention that the village is loved by many people not only for it's well kept colorful and beautiful houses and streets, but also for the walkability to the neighborhood amenities and restaurants. There are summer concerts, ice cream socials, fall festivals and many such events that happen at the village center which is free not only to the village residents but also to the residents of nearby neighborhoods. In any given day and time, you will find a number of people/families walking, running or biking around happily in the side streets. With the increased traffic and health hazards associated with this new proposed gas station with a car wash, I am worried that village will completely lose it's charm and that area with proposed gas station will look something like a strip from the Michigan Road or any other commercial area rather than a part of such a quiet and family oriented neighborhood like the Village of West Clay. I whole heartedly believe that this new addition to the village will prove as a regressive move not only for the entire West Clay community but also for the City of Carmel as well. When we, as a family, decided to move to Carmel, IN (instead of Zionsville or Fishers) four years ago, we were attracted by it's livelihood (people walking around, running and biking everywhere), diverse community, great school system and most importantly it's forward thinking/ progressive design approaches. When we first moved here, we rented a house very close to where the new gas station is being proposed. After living in the community for one and half year and falling even more in love with the community, we chose to buy a house in the village thinking that our kids will be safe here and thrive in this community. Our youngest attended Primrose for preschool and still attends Master Yoo Taekwondo. That corner of Towne and 131st with cute Stratford cottages, Taekwondo, Puccini's, CVS and Primrose was supposed to be healthy and safe

Mainly that it is too close to residences, especially the Stratford. We don't need a convenience store competing with CVS. And there are other gas stations within 5 minutes from here.

Fumes from gas stations are a pollutant. We have enough liquor stores.

I want to keep my family safe and healthy.

I want to live in a safe environment.

We know the harmful effects of gasoline vapors. We all know that gasoline stations should never be built in close proximity to homes and senior care. We all know the traffic issues that this will cause. Let's stop the hesitation, and be strong enough to speak up for what we know is harmful, unnecessary, and greedy.

I am a cancer survivor and I honestly don't want my children or other children exposed to an unneeded gas station in a family neighborhood

A gas station is not needed in this residential area! The pollution and safety risks are significant. Please please please don't let this be built in this wonderful residential community. For the health and safety of all who live here, young to old. There are so many who would be impacted. Thank you!

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Gas stations should not be built next to senior citizens or day cares. The health risks are well known.

Possible release of noxious fumes. Contamination by gas leaks and spills.

Studies have shown that benzene and other compounds released from gas stations can affect the health of those living up to 500 feet away.

I do not want a filling station in my community. It's right next door to an assisted living facility and we do not need any thing that attracts more traffic or bring down the prices or our homes and pollutes our environment. The community has several stations close enough to serve us. The property should be developed to assist its citizens not harm them.

My husband and I are very concerned and strongly oppose the gas station as it would be located just 900 feet from our home. The benzene emissions, increased traffic, and general noise increase are all reasons we do not support this project. Having a one year old and as we grow our family, I am more and more aware of the increased risk of birth defects and cancer in young children caused by these emissions. More research should be done. I am shocked that Carmel does not follow the same restrictions that Hamilton county does regarding the proximity of gas stations to homes and schools. Thank you for your time.

Recent studies show compounds released from gas stations harm nearby residents.

Gas stations and alcohol carry-out stores simply to not belong close to neighborhoods. They can be dangerous and change the whole atmosphere of family neighborhoods.

Placing a gas station next to a senior living center, day care, and residential neighborhood is unnecessary and unethical.

Environmentally, it is not a sound decision to place a gas station in close proximity to a school or a health care facility for the elderly. Also the possibility of added criminal activity is of great concern.

A gas station located right next to the cottages of a retirement home is absolutely ridiculous, plus the health concerns are my biggest concern. I think you also need to consider the number of islands that you would want at a gas station especially so close to a residential community

A gas station smack against a senior living facility, near a nursery school and in the middle of residential homes is not safe for anyones health and well being. Not only do we know for certain the health implications such as child hood leukemia & other cancers, we also know that this archaic plan to build a gas station will also draw crime. Carmel has already seen armed robberies at gas stations. The future is not in gasoline sales. Cars will be electric. Why would we have so many residents suffer the consequences of a toxic gas station? What happens when gasoline is no longer relevant???? Now the residents will sit by an abandoned structure because no one will want to deal with the costly environmental cleanup that was left behind. It's a lose lose situation.

As a Pediatrician and father of 3, I see no place for a gas station and increased number of alcohol carry-out next to the residential area where my kids walk and play outside, next to a preschool, within close proximity to elementary and middle school. I see pollution problems and I am concerned about the children's risk for leukemia. I am concerned about safety, increased traffic, increased crime and ultimately decreased desirability of the area. I would like also to state that I am all for business in general, I am not against gas stations nor alcohol carry-out stores in general. This is a matter of location and the location matters tremendously.

Concerned with the safety of residents in close proximity to the gas station and the negative impact on existing and future homes adjacent to proposed gas station.

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Electric cars are the future. Gas stations bring environmental issues and crime. We wouldn't of bought here if we knew this would happen.

Health concerns

Health concerns, increase in crime, more traffic

Health issues in my household that could potentially be exacerbated living near a gas station.

I am concerned about the health risk of close proximity of a gas station to schools and homes. We do not need a 3rd alcohol carry out store in the same shopping Center.

No gas station should be so close to a school, residential homes and retirement community. Worry about the health and safety for all that lives near by.

NO to development of gas stations too close to residential areas, retirement communities, schools. Amend the Carmel Unified Development Ordinance (UDO) to create a 500' Public Health Safety Zone around all new gas stations. I am very concerned about the health and safety effects of new gas stations and alcohol carry-out stores.

Nonsense to have a gas station in this proximity to residential area for so many reasons.

Research supports my concern for the increased risk of cancer and other adverse health effects among those living, learning or working within 500- to a 1,000-feet of a gas station.

The gas station will be surrounded by the homes especially it is right next to an assist living facility and a daycare center. This is serous health and safety risk that would harm the community and the environment. There are plenty of gas stations on the main Michigan Street. Why do we need one in the middle of tHe neighborhood?

The proposed gas station in the Village of West Clay literally borders The Stratford retirement/assisted living facility. The elderly residents living there have had little to no voice on the subject. Thus, it seems their health and well-being is being ignored - which is criminal. The City of Carmel Common Council has an obligation to look out for the well-being of those who may not be in a position to do it for themselves.

The proposed gas station/mini mart is not appropriate in the proposed area. It is too close to homes, senior living areas and a day care.

The science is clear. Gas Stations is close proximity to residential areas is not safe.

This gas station is not needed in the area. It does not fit the image of the Village of West Clay. It will absolutely hurt property values. For example, my parents will be moving to the village in the next year and they are no longer interested in the townhomes adjacent to the proposed gas station or the house across the street in the main village. I will not allow my grandmother to move in to the adjacent senior living community due to concerns about the impact on the air quality.

Very concerned about the toxic affects given off by benzene, which is one of many toxic elements found in gasoline. Also concerned about the sales of alcohol until 2am in the morning. This has a potential to increase crime rates

We are concerned about the long term impact of the chemicals that a gasoline station will have on the health of our family and community.

We don't need another gas station here period!!! I have people that live at the Stratford and it's almost sitting on top of the older age home And That is not acceptable..... and. Brenwickshould've known better... . shame on them !

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When we moved to this neighborhood we decided to because there weren't any of these types of businesses really close to our home. We were told that Carmel won't develop our area into commercial establishments, this was a purely residential area. Introducing a gas station here brings pollution to the area, far too close to residents that live here specifically because there is no gas station. There are plenty of places to get gas with a quick drive. No need to poison our neighborhood with yet another gas station.

I support many reasons in this petition.

Safety of children is at risk with a gas station at this location.

Please the gas station away from our beautiful neighborhoods. Neighborhoods do not want the fumes and extra traffic in the area. Please keep our area safe and CLEAN!

The reasons should be self-evident, especially in Carmel. Please keep us healthy, clean and peaceful.

I am worried about the health of the people and children of the community

I am primarily concerned about the potential health and safety effects of a gas station in/near a residential area, including a large senior living development.

My concern is that instead of ANOTHER gas station of which there are plenty. Shouldn't we be building electric vehicle charging stations instead?

Future effects of harmful gases and fumes

this is unhealthy.

24 hour gas stations have no place in a neighborhood They should remain on main thoroughfares such as Interstate exits

benzene

Crime

I am concerned about how close the gas stations will be located to homes.

I don't want my family getting cancer. It's ridiculous not to have regulations in place on this.

I don't want my family getting cancer. It's ridiculous there are not regulations on this.

I was an employee of a county health department and has firsthand awareness of the air quality and health problems created from gas station proximity. Alcohol carry-out also increases crime and drunk driving.

My 3 yr old daughter was diagnosed with Leukemia at 22months of age, just over 1 year ago. Benzene can cause cancer! Why risk the health of anyone for a gas station.

My daughter has leukemia that has been linked to benzene

Opposed: new gas stations and carry out liquor stores. Protect the health and safety of Carmel West neighborhoods

Our family moved to Carmel, specifically Village of West Clay, for the neighborhoods, parks, and schools. Having green spaces and areas to gather with family and friends is important to us. Living in an environment that is free from gasoline emissions and pollution was a priority when considering a move to the Village of West Clay. Please do not allow gas stations to be built in residential areas and especially not anywhere close to senior care facilities.

Putting the gas station that close to residential property is a safety hazard, and not only should the City of Carmel abide by the terms of the petition, a city ordinance should be enacted to prohibit new construction of similar nature that does not conform to the 500-1000 foot safety zone.

safety and pollution from Benzene and other dangerous chemicals.

Unfortunately, the evidence is beyond a shadow of a doubt that gas stations and alcohol carry out stores are detrimental to neighborhoods. I am against it.

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I share the reasons stated in the above document.

The science is clear regarding the deleterious effects on public health from gas station storage tanks. Follow the facts!

Because of the gases in the air around gas stations.

Do not want or need a gas station, convenience store or car wash in our neighborhood. All of those are already available within a three-mile drive. This is NOT the type of development that was ever represented - in fact, the neighborhood board hid the specific details for as long as they could. Unsafe for health reasons and social welfare. Real estate values in the neighborhood will plummet, and a gas station/convenience store will bring negative changes that will affect us all for years to come. It will ruin the neighborhood.

Environmental hazard, cigarette sales, hours of operation, should be on a corner for ingress and egress, if exiting north will force traffic through the village, gas stations within 2 Miles of proposed location

Gas stations built within a few yards of residential homes and senior living communities will adversely effect the health of all that live within those communities. We have 2 children, one of which has asthma. How will the chemicals effect their health, growth, and development? How will building a gas station impact the neighborhood's air quality? When the rest of the world is trying to decrease the use of gasoline powered vehicles to stop global warming, why build another gas station when there are several within a 10 minute drive? What purpose would this "convenience store" serve? CVS carries all the basics already. Please think about the health of the children and the seniors that will be living literally right next door to this proposed gas station in the Village of West Clay.

Health and safety concerns regarding a gasoline station and convenience store so close to a senior community, residential housing and daycare center. Health and social concerns. No need for another vendor with alcohol sales when two other retailers are just steps away, and do not want a store selling cigarettes, vaping and other smoking merchandise so near a residential neighborhood. Do not want or need a convenience store, gasoline sales or car wash in this area. More importantly, any support for this project by the voting board of The Village of West Clay is tainted as Mr. Tom Huston supported and encouraged this development while he will benefit financially. This conflict of interest should render the board's support as null and void.

I'm a pharmacist who works at Purdue University and understand that these chemicals are harmful in many ways, including Benzene and others causing cancer. There are numerous studies to show that children who live closer to gas stations have increased risk of developing such conditions as leukemia. We have plenty of gas stations to access and do not need one in near neighborhoods. Besides the primary issue of health concerns, there's also the issue of noise and light pollution for homes around the gas station. Lastly, it brings down the property value and introduces safety concerns for any near by home as no one wants to live near such a business for the reasons noted. To help minimize gas vapors from leaking out, Carmel should consider requiring all gas existing stations to have gasoline vent pipes to decrease risk of gasoline reserves underground contaminating soil and water. In short, there is simply no reason to permit gas stations to be near neighbors. I suggest that Carmel put together a committee of experts on this issue. All decisions should be evidence-based, not based on sales and marketing. I'm proud to have been living in Carmel for 18 years as Carmel has always prioritized the health and wellness of families. I simply ask: would you want a gas station next door to your home?

This monstrosity is uncalled for in the proposed area and in addition to being an eyesore, the gas station has proven to be unhealthy on so many levels. Do not approve this proposal. Thank you.

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Health issues

We are interested in living at the Stratford, but are very concerned about having a gas station located too close by. No residential area should be within 1,000 feet of a gas station because of the possibility of air pollution, cancer clusters, contaminated soil and ground water and other environmental and health issues.

There are several gas stations within 2-4 miles of this spot and will add an large amount of pollution in this residential neighborhood. The increased traffic will endanger children walking, biking, and playing in the area. This will also endanger children bicycling to and from school. As the country moves to a mandate of electric vehicles, a gas station becomes unnecessary and backward. It leaves a toxic footprint for decades afterward. Carmel has been a forward thinking community and adding a toxic site which increases traffic and pollution is unworthy of consideration.

I am concerned for the Safety and well being of our children in the neighborhood and the impact to their future health. Crime, armed robbery, and the fact that gas stations and their stores are detrimental to the "well-being" of a society as they sell legal age addictive products such as Tobacco and cigarettes in addition to alcohol.

We have little kids who may be exposed to these harmful gases. Having more gas stations esp in residential areas, in the era of electric vehicles, is like trying to go back to horse and carriage after the automobile. Carmel should be looking forward and envision and accommodate the future, not live in the past.

Biggest safety issue after the emissions concern is increased traffic in a highly populated area with lots of families and children walking and riding bikes as well as the potential for increased crime at a convenience store. Something we do not need more of in Carmel.

I am doing research on neighborhoods acceptance of new liquor distribution sites.

Gas and toxic leakage hazards for seniors who live at Stratford and neighbors who live in adjacent townhomes.

I live in the Village of West Clay very near to where they are planning to build a gas station. Elected officials who are making this decision should also have to live next door to the gas station they allowed to be built!

The land available for building in Carmel is rapidly shrinking. This is forcing Carmel to build where it would have been unthinkable a few short years ago. Now, we are looking at residential building projects in existing neighborhoods (146th & Monon) and in what were commercial areas (Clay Terrace). There are pros and cons to changes like these and the future outcome is unknown, as far as the benefits to the residents and to the city itself. Carmel is a very successful city now and we should be very careful in preserving it.

Environmental issues, health hazard to residents

Gas stations have the potential to create environmental conditions. Having them near residential neighborhoods and daycares is not a risk a city should condone.

Health concerns

I do not think a gas station is compatible in close proximity with land uses such as residences, nursing homes, and schools. Thank you for your consideration and for all that you do to make Carmel a great place to live.

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I live down the road from the proposed gas station and see no need for it. Further, I'm appalled that the city would even consider increasing health risks to seniors living in the Stratford Retirement Community. The council has already decreased affordable living options for seniors by encouraging high end developments in moderately priced neighborhoods (mine included). Why? liquor sales? The city recently designated my neighborhood 'River Front' for the purpose of allowing unlimited liquor licenses at Clay Terrace. Since when are liquor sales a problem worth overriding the health and well being of our neighborhoods? It's ironic that our flooding problems were not enough to stop the paving of a chunk of our neighborhood but, it is sufficient to increase liquor licenses. At some point the City needs to stop cannibalizing our neighborhoods and start listening to the people who live here. Hopefully that time comes with the mid term elections

I live right outside of the zone and am outdoors much more often due to the coronavirus pandemic. Because of it, the recommendation is to meet with friends and family outside and distance. This is not possible for outdoor patios and restaurants. That spot would be ideal for a farmers market and a few restaurants with a patio.

I worry about the fumes for the elderly living nearby as well as families living across the street!

I'm concerned about benzene and the proximity near a daycare and senior living community. I'm also concerned about crime.

It is a concern due to risk of health, safety and well being.

It's near residential area and it's not safe for everyone.

Pollution, trash, increase traffic

Soon to be obsolete source of energy which causes adverse environmental and health effects.

Too much noise, air and soil pollution in a residential area.

We do not need an additional store for people to buy alcohol as there is a wine store only a few feet from this proposed facility.

We have small children and the gas emission is not safe for developing brains and for their lungs/allergies. We also do not want to unnecessarily increase the traffic in the area because we walk around. That is the reason we were drawn to West Clay. People can go to 106 to get gas

What you breathe in effects one's health...what more do people need to consider

A gas station has absolutely no place in the Village of West Clay. It would be an eye sore drawing a lot of unwanted traffic in an area highly occupied with children & elderly constantly walking about or riding bikes.

After just several months, gas stations have spill residue, fumes, trash, light pollution from overhead security lights, they draw crime, they draw additional traffic to a residential area, devalue property and keep long hours late into the night. If gas stations in residential neighborhoods are so great then why not have one directly across the street from your own home?

Gas stations and alcohol-carry out stores don't belong in residential neighborhoods.

We seem to have a city. Especially the council, that will vote in anything without any thought or concern to the citizens living within considering areas

I'm most concerned about the traffic impact of these businesses in residential areas.

We reside in a neighborhood directly effected by a gas station that is to be built. We were unaware of this possibility when we moved in and had no way of knowing of the fact. Near this gas station to be built is a nursery school and at least three playgrounds. Emissions are known to cause cancer. I'm very concerned for the health and welfare of our neighbors. Indiana is the number one state for pollution.

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Lots of homes in the area and new development north of our area is causing enough congestion. We are a pass through from Westfield area to Indianapolis. We have lots of families as well as the Stratford retirement home. The area is not set up for a gas station and quick stop shop. The congestion would be damaging to the peaceful area that exists currently.

Building gas stations close to residential areas is harmful and unnecessary. Carmel should require at least a 500 foot safety zone between new gas station sites and residential zoned properties, schools, day cares, assisted living facilities, senior living, and other sensitive uses. Health and safety measures should take priority when deciding if and where gas stations and alcohol carry-out stores are needed.

Concerns about emissions in air and water adversely affecting near-by residences.

Benzene & other compounds release to the air from gas stations can increase cancer among those living within 500 to 1000 ft. There are children in daycare that close.

Health concerns

I am concerned about the environment first of all. Studies show that within a mile of a station the health risks are extremely high. I am also concerned about pedestrian safety with the massive traffic increase in a very tight area. There are several other reasons as well.

I am concerned to have this in such close proximity to our Primrose Preschool! We have over 250 students whose health could be compromised. Also, the additional traffic in an already congested and residential area.

Protection of our children and general health and well being of our neighborhood

Safety and environmental reasons.

There is research out there validating and supporting my concern regarding the ill effects on health and safety of living in close proximity to a gas station. The fact that there are regulations and guidelines in Hamilton county regarding the distance for a gas station to be opened next to residential area further adds weight and supports the evidence. I strongly urge you to institute or take action to update the Carmel city zoning codes to follow County laws already in place, especially with regards to gas station proximity to residential area. It will be the right thing to do. Thank you for your time and consideration.

This is a beautiful city and I would think that having a gas station in the middle of it would not only be an eye sore but could cause issues with residents that surround the area. We have plenty of gas stations to go to around the city no need for one by 1 of the most beautiful sub division within the city.

This proposed site is within 1000 feet of a 250 student preschool. More carry out liquor stores usually mean more crime. Also, the gas station will emit Benzene and other compounds into the air. With preschoolers in the immediate area you can see the reason for my concern. For the children's sake, please don't let this happen.

This will have a negative impact on families and children living in the area, as well as on the children at Primrose school