

# MEMO

To: Plainfield Plan Commission  
From: Scott Singleton, Director of Transportation  
cc: Tim Belcher, Executive Director of Development Services  
Andrew Klinger, Town Manager  
Date: March 22, 2024  
RE: Proposed Amendment to the Plainfield Thoroughfare Plan

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## Purpose

The purpose of this document is to formally introduce Resolution No. 2024-02 | A Resolution of the Plan Commission of the Town of Plainfield, Indiana Approving an Amendment to the Plainfield Thoroughfare Plan.

## Background

Staff provided and publicly presented a Memo to the Plan Commission at its public meeting held on March 4, 2024. The content of that memo serves as additional context to this related document.

Attached to this Memo are two items:

- **Draft version of Resolution No. 2024-02**  
*The draft as provided under this memo is currently under review by the Town Attorney.*
- **Public Notification(s)**  
*A series of documents to confirm legal notices for the proposed change have been published. Additionally, Staff has directly notified key parcel owners who would be most affected by the proposed changes, and who might not reasonably be looking for the public notices required by statute.*

This Memo, the attachments, and the previous memo are all offered for the sake of the Public Hearing that is scheduled to be held on April 1, 2024.

## Request

Staff is requesting the Plan Commission pass Resolution No. 2024-02 to amend the Plainfield Thoroughfare Plan with the changes as clouded. The resolution removes and replaces **EXHIBIT Z: FUTURE THOROUGHFARE PLAN MAP** with the updated version as presented.

## PLAINFIELD PLAN COMMISSION

### RESOLUTION NO. 2024-02

#### **A Resolution of the Plan Commission of the Town of Plainfield, Indiana Approving an Amendment to the Plainfield Thoroughfare Plan**

**WHEREAS**, I.C. 36-7-4, *et seq.*, empowers the Town of Plainfield Plan Commission to prepare a Comprehensive Plan for the promotion of public health, safety, morals, convenience, order or the general welfare and for the sake of efficiency and economy in the process of development; and,

**WHEREAS**, the Town authorized the preparation of a Thoroughfare Plan (“Plan”) as provided by I.C. 36-7-4-506 to add to the 2016 Comprehensive Plan for the Town and such Plan was completed for review by the public; and

**WHEREAS**, the Plan Commission passed Resolution 2019-01 to approve the Thoroughfare Plan; and,

**WHEREAS**, an amendment to the Thoroughfare Plan was completed and presented to the Plan Commission at a public meeting on March 4, 2024; and

**WHEREAS**, a public notice in accordance with I.C. 36-7-4-507 was published and a public hearing was conducted by the Plan Commission on the amendment to the Thoroughfare Plan on April 1, 2024; and

**WHEREAS**, the Plainfield Plan Commission finds that it is in the best interests of the Town to approve and adopt the amendment to the Thoroughfare Plan;

**Now, Therefore, Be It Resolved** by the Plan Commission of the Town of Plainfield, Hendricks County, Indiana, that:

The Plan Commission of the Town of Plainfield, Indiana, hereby approves the amendment to the Thoroughfare Plan as a replacement of EXHIBIT Z: FUTURE THOROUGHFARE PLAN MAP (a copy of which is attached hereto as Exhibit A and incorporated herein by this reference) and certifies to the Plainfield Town Council

[SIGNATURES ON NEXT PAGE]

The foregoing Resolution was passed by the Town Council of the Town of Plainfield, Hendricks County, Indiana, this 1<sup>st</sup> day of April, 2024.

**TOWN COUNCIL, TOWN OF  
PLAINFIELD  
HENDRICKS COUNTY, INDIANA**

\_\_\_\_\_  
Steve Bahr, President

\_\_\_\_\_  
Jennifer Andrews, Vice-President

\_\_\_\_\_  
Robin Brandgard

\_\_\_\_\_  
Bill Kirchoff

\_\_\_\_\_  
Rich Philip

\_\_\_\_\_  
Gary Everling

\_\_\_\_\_  
Kent McPhail

UNDER  
LEGAL  
REVIEW

ATTESTED BY:

\_\_\_\_\_  
Andrew Klinger, Secretary  
Town Manager of the Town of Plainfield, Indiana

EXHIBIT A

UNDER  
LEGAL  
REVIEW



# NOTICE OF PUBLIC HEARING BY THE PLAINFIELD PLAN COMMISSION

Pursuant to applicable law, the Plainfield Plan Commission will hold a public hearing on *April 1<sup>st</sup>, 2024*, at 6:30 p.m., at the Plainfield Government Center, 206 W. Main Street, Plainfield, Indiana on the following resolution:

*Resolution 2024-02*: A Resolution of the Plan Commission of the Town of Plainfield, Indiana Approving an Amendment to the Plainfield Thoroughfare Plan

The Contact Person is: *Scott Singleton, 206 W. Main Street, Plainfield, IN 46168; (317) 754-5388*

The Petitioner is: Town of Plainfield

Resolution Number: 2024-02

**LEGAL DESCRIPTION** is N/A.

A copy of this Resolution, and all supporting documents pertaining thereto are on file and available for examination prior to the Public Hearing at the Plainfield Government Center, Department of Development Services., 206 W. Main Street, Plainfield, Monday - Friday, 8:30 a.m. - 5:00 p.m. except for Holidays. Digital copies may be obtained by contacting Scott Singleton at [ssingleton@townofplainfield.com](mailto:ssingleton@townofplainfield.com).

Written comments in support of or in opposition to the Resolution may be filed with the Secretary of Plainfield Plan Commission prior to or at the Public Hearing. Questions regarding the Resolution may be answered by calling the Town of Plainfield Director of Transportation at (317) 754-5388 during normal business hours.

The Public Hearing may need to be continued from time to time as may be found necessary. Said Public Hearing will be open to the public and any objectors or supporters will be heard at this meeting.

For special accommodations needed for disabled individuals planning to attend, phone (317) 839-2561 or TDD (317) 839-2566 at least forty-eight (48) hours prior to the meeting.

Steve Bahr  
President

Andrew J. Klinger  
Secretary

<b>Account Number:</b>	1333195
<b>Customer Name:</b>	Town Of Plainfield
<b>Customer Address:</b>	Town Of Plainfield 206 W Main St Plainfield IN 46168-1134
<b>Contact Name:</b>	Crissy Livengood
<b>Contact Phone:</b>	
<b>Contact Email:</b>	clivengood@townofplainfield.com
<b>PO Number:</b>	

<b>Date:</b>	03/12/2024
<b>Order Number:</b>	9954679
<b>Prepayment Amount:</b>	\$ 0.00

<b>Column Count:</b>	2.0000
<b>Line Count:</b>	40.0000
<b>Height in Inches:</b>	0.0000

**Print**

Product	#Insertions	Start - End	Category
IND Indianapolis Star	2	03/15/2024 - 03/20/2024	Public Notices
IND indystar.com	2	03/15/2024 - 03/20/2024	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$60.80
Tax Amount	\$0.00
Service Fee 3.99%	\$2.43
Cash/Check/ACH Discount	-\$2.43
Payment Amount by Cash/Check/ACH	\$60.80
Payment Amount by Credit Card	\$63.23

<b>Order Confirmation Amount</b>	<b>\$60.80</b>
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**NOTICE OF PUBLIC HEARING  
BY THE PLAINFIELD PLAN COMMISSION**

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Resolution 2024-02: A Resolution of the Plan Commission of the Town of Plainfield, Indiana Approving an Amendment to the Plainfield Thoroughfare Plan

The Contact Person is: Scott Singleton, 206 W. Main Street, Plainfield, IN 46168; (317) 754-5388

The Petitioner is: Town of Plainfield

Resolution Number: 2024-02

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Steve Bahr

President

Andrew J. Klinger

Secretary

INI-03/15, 03/20/2024 9954679 hspaxlp

## Scott Singleton

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**From:** Kimberly Robinson  
**Sent:** Tuesday, March 12, 2024 3:56 PM  
**To:** Scott Singleton  
**Subject:** FW: 9954679-Legal Public Notice - Town of Plainfield  
**Attachments:** Order\_Confirmation\_Liners - 2024-03-12T141733.560.pdf

Attached is the proof of publication for the notice in the Star.

**Kim Robinson** | Executive Assistant to Development Services | Town of Plainfield  
(317) 754-5208 | [krobinson@townofplainfield.com](mailto:krobinson@townofplainfield.com)



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**From:** Gannett Legals Public Notices 4 <ganlegpubnotices4@gannett.com>  
**Sent:** Tuesday, March 12, 2024 3:18 PM  
**To:** Kimberly Robinson <krobinson@townofplainfield.com>  
**Subject:** RE: 9954679-Legal Public Notice - Town of Plainfield

You don't often get email from [ganlegpubnotices4@gannett.com](mailto:ganlegpubnotices4@gannett.com). [Learn why this is important](#)

**EXTERNAL MESSAGE - USE CAUTION OPENING LINKS & ATTACHMENTS**

Hello

Please find your order confirmation and proof of ad attached.

Your ad is set to run in **[Indy Star]** on **[3/15, 3/20/2024]** for **[\$60.80]**. The order cost is **[\$60.80]** which includes an affidavit, that will be mailed to you 7-10 business after the last day of the ad printing. Please reply by 3/12/2024 with any changes.

All orders are subject to a 3.99% service fee if paid with a credit card. As an incentive for customers, we provide a discount off the order cost equal to the 3.99% service fee if you pay with ACH. Pay by ACH and Save!

Final Order cost provided at time of payment and via a receipt.

**Your notice is scheduled to run per your request and will publish unless you reply to this email requesting changes or to cancel.**

In the future, be on the lookout for access to our online self-serve ad portal in your local publication to conveniently place future legal notices.

Thanks,

\*NOTE: We are not legally trained, and it is your responsibility to make sure your AD meets the requirements of your State/Court which includes wording and publication times. Please verify all information is there and that it is correct. If your ad is not complaint with applicable law and needs to be re-published you will be responsible for all additional fees incurred.

**Nadia Lockett**

Public Notice Representative



Office: 844-254-5287

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**From:** Kimberly Robinson <[krobinson@townofplainfield.com](mailto:krobinson@townofplainfield.com)>  
**Sent:** Tuesday, March 12, 2024 2:02 PM  
**To:** IndyStar, Adv PublicNotices <[PublicNotices@indystar.com](mailto:PublicNotices@indystar.com)>  
**Cc:** Melanie Noble <[mnoable@townofplainfield.com](mailto:mnoable@townofplainfield.com)>; Mark Todisco <[mtodisco@townofplainfield.com](mailto:mtodisco@townofplainfield.com)>; Scott Singleton <[ssingleton@townofplainfield.com](mailto:ssingleton@townofplainfield.com)>  
**Subject:** 9954679-Legal Public Notice - Town of Plainfield

Attached is a Legal Notice for a Public Hearing of the Plainfield Town Council. Please publish on 03/15/2024 and 03/20/2024. Should you have any problem with the attached file or meeting the publication deadline, please contact me immediately.

Proof of Publication and the invoices for the publication of these Notices should be forwarded to:

[topinvoice@townofplainfield.com](mailto:topinvoice@townofplainfield.com)

Thank you for your assistance with this matter. **Please confirm receipt of this e-mail.**

**Kim Robinson** | Executive Assistant to Development Services | Town of Plainfield  
(317) 754-5208 | [krobinson@townofplainfield.com](mailto:krobinson@townofplainfield.com)





**Scott Singleton**  
Director of Transportation

ssingleton@townofplainfield.com  
Office: 317.754.5388

**TOWN OF PLAINFIELD**  
206 West Main Street, Plainfield, IN 46168

*A Community of Values*

March 8, 2024

EATON Family Trust  
2000 Hawthorne Drive  
Plainfield, IN 46168

**RE: 2024 Thoroughfare Plan Amendment  
Future Considerations for Parcel ID 32-10-25-100-002.000-012**

To Whom it May Concern,

Please accept this letter as a direct notice of an update the Town is making to its current Thoroughfare Plan. I am sending out this letter because the update is expected to directly affect the referenced Parcel ID and you are identified as the current parcel owner.

The Town's Thoroughfare Plan is a *long-term planning* document used to anticipate future roadway capacity needs that will be needed over a 30-year period. It should not be interpreted to indicate a real project is underway or inevitable, but it does indicate that current decision making for the area should account for the potential improvements in the future. Admittedly, this context is not simple to grasp if it is an unfamiliar process to a person. I would like to meet with you and discuss the implications and answer any questions you may have, including why I am proposing this change.

For this change to get formally adopted, it must be presented as part of a public hearing. It is my intent to schedule this hearing with the Plainfield Plan Commission on Monday, April 1<sup>st</sup> (not a joke).

My contact information is below. I invite you to reach out to me so that we could schedule a time to meet and discuss this matter at your convenience, but preferably, over the coming 2 weeks ahead. I appreciate the sensitive nature of this letter, and I will do what I can to accommodate your schedule.

Respectfully,

Scott Singleton  
Director of Transportation

P: (317) 754-5388

E: ssingleton@townofplainfield.com

*A Community of Values*

**TOWN OF PLAINFIELD**

# Town of Plainfield, IN

## Summary

**Parcel ID** 32-10-25-100-002.000-012  
**Bill ID** 021-125511-100002  
**Reference #** .  
**Property Address** 2000 Hawthorne Dr  
 Plainfield, IN, 46168  
**Brief Legal Description** Pt Nw & Pt Se 25-15-1e 28.28 Ac Pt To 100-008 21.89-2-1  
 (Note: Not to be used on legal documents)  
**Class** AGRICULTURAL - CASH GRAIN/GENERAL FARM  
**Tax District** Town Of Plainfield  
**Tax Rate Code** 86 - Advertised Tax Rate  
**Property Type** 65 - Agricultural  
**Mortgage Co** N/A  
**Last Change Date**



## Owner

**Deeded Owner**  
 EATON FAMILY TRUST  
 2000 Hawthorne Dr  
 Plainfield, IN 46168

## Taxing District

**County:** Hendricks  
**Township:** GUILFORD TOWNSHIP  
**State District** 012 PLAINFIELD TOWN  
**Local District:** 021  
**School Corp:** PLAINFIELD COMMUNITY  
**Neighborhood:** 5550021 RES ACREAGE DEFAULT-PLAINFIELD

## Site Description

**Topography:**  
**Public Utilities:**  
**Street or Road:**  
**Area Quality:** Static  
**Parcel Acreage:** 28.28

## Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
91rr		0	0	5.00	\$9,100.00	\$9,100.00	\$45,500.00	0%	\$45,500.00
91rr		0	0	0.14	\$6,390.00	\$6,390.00	\$894.60	0%	\$890.00
9rr		0	0	1.0000	\$54,224.00	\$54,224.00	\$54,224.00	0%	\$54,220.00
TILLABLE LAND	CrA	0	0	3.2801	\$2,280.00	\$2,326.00	\$7,629.51	0%	\$7,630.00
WOODLAND	CrA	0	0	.0874	\$2,280.00	\$2,326.00	\$203.29	(80%)	\$40.00
WOODLAND	Gn	0	0	1.4439	\$2,280.00	\$2,326.00	\$3,358.51	(80%)	\$670.00
TILLABLE LAND	Gn	0	0	9.7693	\$2,280.00	\$2,326.00	\$22,723.39	0%	\$22,720.00
TILLABLE LAND	MmB2	0	0	2.5783	\$2,280.00	\$2,029.00	\$5,231.37	0%	\$5,230.00
WOODLAND	MmB2	0	0	.191	\$2,280.00	\$2,029.00	\$387.54	(80%)	\$80.00
WOODLAND	MsC3	0	0	.1687	\$2,280.00	\$1,756.00	\$296.24	(80%)	\$60.00
TILLABLE LAND	MsC3	0	0	4.1263	\$2,280.00	\$1,756.00	\$7,245.78	0%	\$7,250.00
NONTILLABLE LAND	MsC3	0	0	.4981	\$2,280.00	\$1,756.00	\$874.66	(60%)	\$350.00

## Residential Dwellings

- Layer List Legend
- Quick Links:  
[View Map](#)  
[Property Search](#)
- Layers:
- Parcels
  - Project Sites
  - Citizen Information
    - School Locations
    - School Walk Boundaries
    - Elementary School Boundaries
    - Bus Stops
    - Bus Lines
    - Trash Pickup Schedule
    - Trails
    - Council Districts
    - Parks
  - Basemap
    - Town Owned
    - County Roads
    - Address Points
    - Bridges
    - Lakes
    - Curbs
    - Road Polygons
    - Building Footprints
    - Rivers
    - Streams
    - USPLS Sections
    - USPLS Quarters
    - Corporate Boundary
    - Other Town Boundaries
    - Electrical Territories
    - Zip Codes
    - Townships
    - Culverts
    - Creeks
    - Ditches



32-10-25-100-002.000-012

EATON FAMILY TRUST  
 2000 Hawthorne Dr  
 28.28 Acres Value \$506,500  
[Property Record Card 2022 \(Assessor\)](#)  
 View: [Report](#) | [Google Maps](#)

Parcel ID	32-10-25-100-002.000-012	Alternate ID	21-1-25-51E 100-002	Owner Address	EATON FAMILY TRUST 2000 HAWTHORNE DR Plainfield, IN 46168
Sec/Twp/Rng	0025-0015-1e	Class	AGRICULTURAL - CASH GRAIN/GENERAL FARM		
Property Address	2000 Hawthorne Dr Plainfield	Acres	28.28		
District	Town Of Plainfield				
Brief Tax Description	Pt Nw & Pt Se 25-15-1e 28.28 Ac Pt To 100-008 21.89-2-1				

(Note: Not to be used on legal documents)

Results:

Parcel ID - 32-10-25-100-002.000-012  
 Alt Id - 21-1-25-51E 100-002  
 Address - 2000 Hawthorne Dr  
 Owner - EATON FAMILY TRUST  
 Acres - 28.28  
[View: Report | Google Maps](#)

Eaton Family Trust  
2000 Hawthorne Drive

Tracking Number:

**92071901066154000193874690**

Remove X

 Copy  Add to Informed Delivery

### Latest Update

Your item was delivered to an individual at the address at 2:39 pm on March 13, 2024 in PLAINFIELD, IN 46168.

Get More Out of USPS Tracking:

 USPS Tracking Plus®

 **Delivered**

**Delivered, Left with Individual**

PLAINFIELD, IN 46168

March 13, 2024, 2:39 pm

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less 

Track Another Package

Enter tracking or barcode numbers





**Scott Singleton**  
Director of Transportation

ssingleton@townofplainfield.com  
Office: 317.754.5388

**TOWN OF PLAINFIELD**  
206 West Main Street, Plainfield, IN 46168

*A Community of Values*

March 8, 2024

PF III LLC  
2379 N CR 500 E  
Avon, IN 46123

**RE: 2024 Thoroughfare Plan Amendment  
Future Considerations for Parcel ID 32-10-25-100-012.000-011**

To Whom it May Concern,

Please accept this letter as a direct notice of an update the Town is making to its current Thoroughfare Plan. I am sending out this letter because the update is expected to directly affect the referenced Parcel ID and you are identified as the current parcel owner.

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Scott Singleton  
Director of Transportation  
P: (317) 754-5388  
E: ssingleton@townofplainfield.com

*A Community of Values*

**TOWN OF PLAINFIELD**

# Town of Plainfield, IN

## Summary

Parcel ID 32-10-25-100-012.000-011  
Bill ID 006-125511-100012  
Reference # SEE LEGAL  
Property Address N/A  
Brief Legal Description Pt Nw1/4 25-15-1E 14.176ac 10/11 SPLIT PT TO 006-125511-100015  
(Note: Not to be used on legal documents)  
Class AGRICULTURAL - VACANT LAND  
Tax District Guilford Township  
Tax Rate Code 71 - Advertised Tax Rate  
Property Type 65 - Agricultural  
Mortgage Co N/A  
Last Change Date

## Owner

Deeded Owner  
[PF III LLC](#)  
2379 N County Road 500 E  
Avon, IN 46123

## Taxing District

County: Hendricks  
Township: GUILFORD TOWNSHIP  
State District: 011 GUILFORD TOWNSHIP  
Local District: 006  
School Corp: PLAINFIELD COMMUNITY  
Neighborhood: 5550006 RES ACREAGE DEFAULT-GUILFORD

## Site Description

Topography:  
Public Utilities:  
Street or Road:  
Area Quality: Static  
Parcel Acreage: 14.176

## Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
PUBLIC ROAD/ROW		0	0	0.2750	\$2,280.00	\$2,280.00	\$627.00	(100%)	\$0.00
TILLABLE LAND	Gn	0	0	5	\$2,280.00	\$2,326.00	\$10,862.42	0%	\$10,860.00
NONTILLABLE LAND	Gn	0	0	2.5	\$2,280.00	\$2,326.00	\$5,815.00	(60%)	\$2,330.00
TILLABLE LAND	MmB2	0	0	5.79	\$2,280.00	\$2,029.00	\$11,747.91	0%	\$11,750.00
TILLABLE LAND	MsC3	0	0	1	\$2,280.00	\$1,756.00	\$1,633.08	0%	\$1,630.00

## Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
12/8/2023	PF III LLC	QCD		\$0.00
4/22/2009	PF III LP	0	0/0	\$0.00
	PF II LP			\$0.00

## Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
12/8/2023	PF-III LP				QCD
1/28/2010					WD
4/22/2009	Pf li Lp				QCD
4/5/1995	Unknown At Conversion	Conversion	0	0	

## Homestead Allocations

	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
Land	\$14,900.00	\$18,200.00	\$18,800.00	\$21,600.00	\$22,900.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

## Valuation

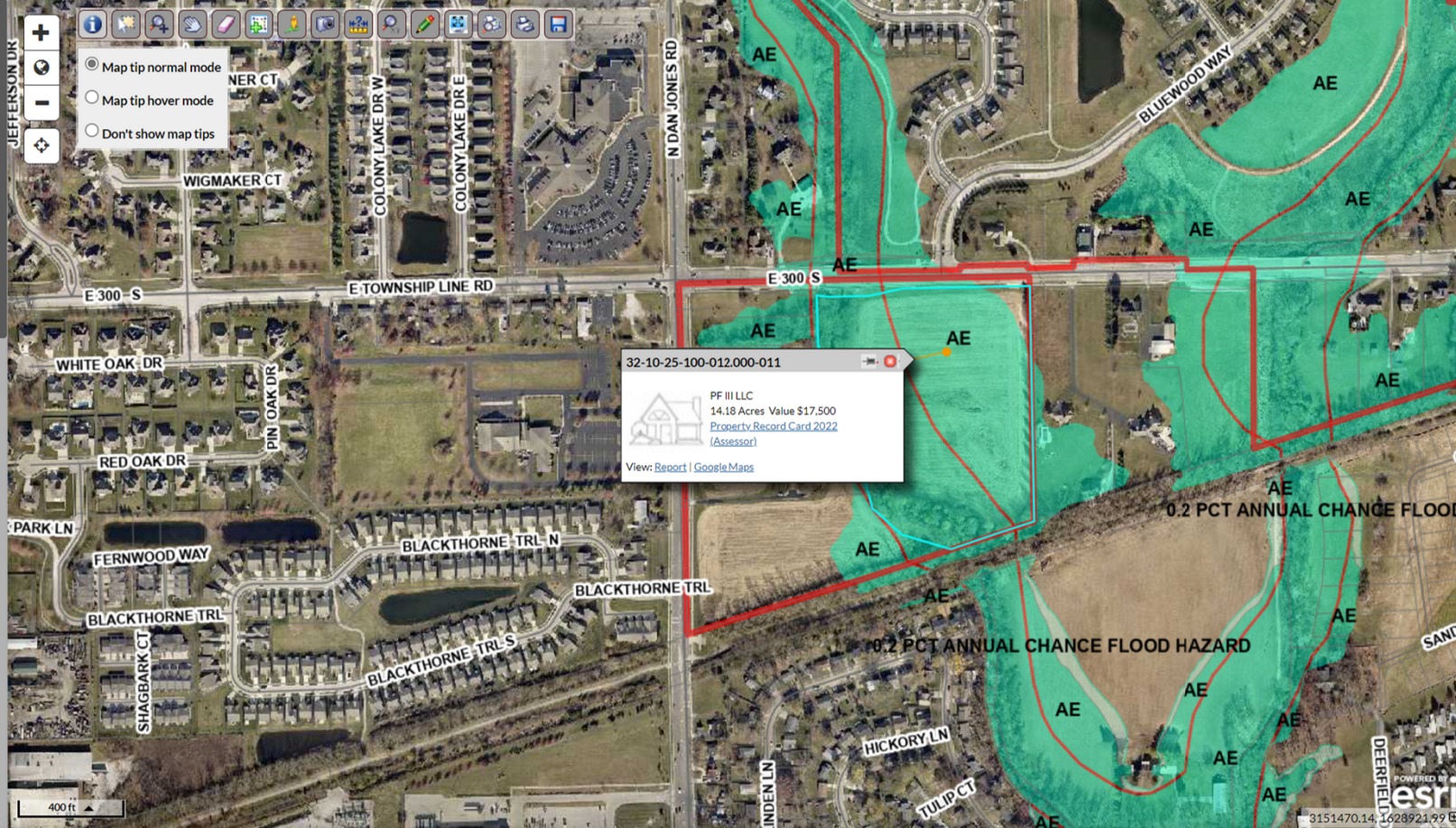
Layer List Legend

Quick Links:

- [View Map](#)
- [Property Search](#)

Layers:

- Parcels
- Project Sites
- Citizen Information
  - School Locations
  - School Walk Boundaries
  - Elementary School Boundaries
  - Bus Stops
  - Bus Lines
  - Trash Pickup Schedule
  - Trails
  - Council Districts
  - Parks
- Basemap
  - Town Owned
  - County Roads
  - Address Points
  - Bridges
  - Lakes
  - Curbs
  - Road Polygons
  - Building Footprints
  - Rivers
  - Streams
  - USPLS Sections
  - USPLS Quarters
  - Corporate Boundary
  - Other Town Boundaries
  - Electrical Territories
  - Zip Codes
  - Townships
  - Culverts
  - Creeks
  - Ditches



32-10-25-100-012.000-011

PF III LLC  
14.18 Acres Value \$17,500  
[Property Record Card 2022](#)  
[\(Assessor\)](#)

[View: Report | Google Maps](#)

Parcel ID 32-10-25-100-012.000-011  
 Sec/Twp/Rng 0025-0015-1E  
 Property Address  
 District  
 Brief Tax Description

Guilford Township  
 Pt Nw1/4 25-15-1E 14.176ac  
 10/11 SPLIT PT TO 006-125511-100015  
 (Note: Not to be used on legal documents)

Alternate ID 06-1-25-51E 100-012  
 Class AGRICULTURAL - VACANT LAND  
 Acreage 14.176

Owner Address PF III LLC  
 2379 N COUNTY ROAD 500 E  
 AVON, IN 46123

Results:

Parcel ID - 32-10-25-100-012.000-011  
 Alt Id - 06-1-25-51E 100-012  
 Owner - PF III LLC  
 Acres - 14.176  
[View: Report | Google Maps](#)

PF III LLC  
2379 N. CR 500 E  
AVON, IN 46123

Tracking Number:

**92148901066154000193874804**

 Copy  Add to Informed Delivery

Remove X

### Latest Update

We were notified by the shipper to expect your package for mailing. A delivery date will be provided when USPS receives the package.

Get More Out of USPS Tracking:

 USPS Tracking Plus®

### Pre-Shipment

● Pre-Shipment, USPS Awaiting Item

March 8, 2024

[What Do USPS Tracking Statuses Mean?](#)

Text & Email Updates



Return Receipt Electronic



USPS Tracking Plus®



Product Information



See Less ^



**Scott Singleton**  
Director of Transportation

ssingleton@townofplainfield.com  
Office: 317.754.5388

**TOWN OF PLAINFIELD**  
206 West Main Street, Plainfield, IN 46168

*A Community of Values*

~~March 8, 2024~~ RESENT ON MARCH 20TH.  
NO CONFIRMATION RECEIVED  
FOR RECEIPT OF ORIGINAL.

PF III LLC  
2379 N CR 500 E  
Avon, IN 46123

**RE: 2024 Thoroughfare Plan Amendment  
Future Considerations for Parcel ID 32-10-25-100-012.000-011**

To Whom it May Concern,

Please accept this letter as a direct notice of an update the Town is making to its current Thoroughfare Plan. I am sending out this letter because the update is expected to directly affect the referenced Parcel ID and you are identified as the current parcel owner.

The Town's Thoroughfare Plan is a *long-term planning* document used to anticipate future roadway capacity needs that will be needed over a 30-year period. It should not be interpreted to indicate a real project is underway or inevitable, but it does indicate that current decision making for the area should account for the potential improvements in the future. Admittedly, this context is not simple to grasp if it is an unfamiliar process to a person. I would like to meet with you and discuss the implications and answer any questions you may have, including why I am proposing this change.

For this change to get formally adopted, it must be presented as part of a public hearing. It is my intent to schedule this hearing with the Plainfield Plan Commission on Monday, April 1<sup>st</sup> (not a joke).

My contact information is below. I invite you to reach out to me so that we could schedule a time to meet and discuss this matter at your convenience, but preferably, over the coming 2 weeks ahead. I appreciate the sensitive nature of this letter, and I will do what I can to accommodate your schedule.

Respectfully,

Scott Singleton  
Director of Transportation  
P: (317) 754-5388  
E: ssingleton@townofplainfield.com

*A Community of Values*

**TOWN OF PLAINFIELD**

## Scott Singleton

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**From:** Scott Singleton  
**Sent:** Wednesday, December 13, 2023 8:31 AM  
**To:** Hudson, Ed  
**Cc:** Arnett, David; Ammons, Lisa M  
**Subject:** RE: Plainfield Comprehensive Plan | Kroger Store

Virtual Meeting held between David Arnett, Lisa Ammons, and Scott Singleton on Friday, January 12, 2024 to discuss planned changes for Comp Plan change for Quaker Boulevard.

Thank you Ed for the quick response and helping me make the connections.

Dave – Could we schedule a virtual call sometime to open up a discussion about a transportation topic I am starting to work on? Very high-level planning discussion to start...but I'd just assume Kroger has an opportunity to hear from the Town on some of our thinking...rather than it get filtered through 'the grapevine' (i.e. social media).

I'll be happy to try and squeeze something in before the holidays, but this can also wait a few months...recognizing the busyness for everyone's schedule this time of year. A meeting could be as short as a ½ hour...but could also stretch a bit depending on questions/discussions...so I'll be happy to accommodate your availability in any case.

Regards,

**Scott Singleton** | Director of Transportation  
Town of Plainfield | 206 W. Main Street, Plainfield, IN 46168  
P: (317) 754-5388  
E: [ssingleton@townofplainfield.com](mailto:ssingleton@townofplainfield.com)

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**From:** Hudson, Ed <ed.hudson@kroger.com>  
**Sent:** Wednesday, December 13, 2023 8:05 AM  
**To:** Scott Singleton <ssingleton@townofplainfield.com>  
**Cc:** Arnett, David <david.arnett@kroger.com>; Ammons, Lisa M <lisa.ammons@kroger.com>  
**Subject:** RE: Plainfield Comprehensive Plan | Kroger Store

You don't often get email from [ed.hudson@kroger.com](mailto:ed.hudson@kroger.com). [Learn why this is important](#)

**EXTERNAL MESSAGE - USE CAUTION OPENING LINKS & ATTACHMENTS**

Scott

Unfortunately, I'm not the correct person. Suggest looping in Dave Arnett cc'd here at the Division office and he can coordinate with the Division Team members needed for such a discussion. Dave leads the Construction Team and is close with the Division Engineering folks. I'm also cc'ing Lisa Ammons who is the Senior Asset Manager for that area.

Thanks, Ed

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**From:** Scott Singleton <[ssingleton@townofplainfield.com](mailto:ssingleton@townofplainfield.com)>  
**Sent:** Tuesday, December 12, 2023 4:12 PM  
**To:** Hudson, Ed <[ed.hudson@kroger.com](mailto:ed.hudson@kroger.com)>  
**Subject:** Plainfield Comprehensive Plan | Kroger Store

**[EXTERNAL EMAIL]:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ed,

Mike Timko with Kimley-Horn provided me your contact information. I was communicating with Mike regarding a proposal he was working on for a Crew Carwash locating to the Kroger site here in Plainfield. Mike indicated you had been involved in some of those discussions from the Kroger side of things.

The Town is currently going through its 'Comprehensive Plan' process. I wanted to reach out to you directly about some high-level roadway planning that is getting underway as part of that process and which would affect the Kroger site sometime in the future. Would you be a good person to hop on a short call with? If not, could you please direct me to the appropriate person?

Appreciate any assistance you can offer.

Regards,

**Scott Singleton** | Director of Transportation

Town of Plainfield | 206 W. Main Street, Plainfield, IN 46168

P: (317) 754-5388

E: [ssingleton@townofplainfield.com](mailto:ssingleton@townofplainfield.com)

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## Scott Singleton

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**From:** Scott Singleton  
**Sent:** Tuesday, December 12, 2023 2:29 PM  
**To:** Timko, Mike  
**Subject:** RE: Plainfield Kroger Traffic Concerns

Mike,

I heard that the car wash has decided to move on from the Kroger site.

I'd like to reach out to someone at the Kroger on this topic. Any chance you picked up a good contact there through this process that you could share with me?

Appreciate any help you can provide.

Regards,

**Scott Singleton** | Director of Transportation

Town of Plainfield | 206 W. Main Street, Plainfield, IN 46168

P: (317) 754-5388

E: [ssingleton@townofplainfield.com](mailto:ssingleton@townofplainfield.com)

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**From:** Scott Singleton  
**Sent:** Wednesday, November 1, 2023 4:36 PM  
**To:** Timko, Mike <Mike.Timko@kimley-horn.com>  
**Subject:** RE: Plainfield Kroger Traffic Concerns

Afternoon Mike.

Following up on my call to you just now. I want to offer some additional, potentially critical information that would affect your client's proposed car wash getting constructed on what is now a parcel owned by Kroger Limited Partnership.

The Town is currently underway with the process to update its Comprehensive Plan. This process typically invites a planning horizon of 30 years. As this planning process unfolds, Town staff is expecting to consider including a potential, future roadway connection that would extend Quaker Boulevard north of US-40 to intersect with Dan Jones and/or Township Line Road. The intent of this connection would be to redirect N/S vehicles in this area away from getting forced to use the E/W stretch of US-40. As part of a recent review by INDOT...it was made clear how this stretch of roadway will continue to be a struggle in the years to come.

Needless to say, a future project of this sort would represent a significant undertaking by the Town. It would likely require steps being taken to add the project to the regional MTP...and could be years, if not decades from actual construction. However, staff feels it is appropriate to share this consideration with your client as they consider their investment options in Plainfield.

This type of long-term planning can be difficult to weigh decision-making against. Because of how our planning efforts can get misunderstood, we prefer for these efforts to unfold through the normal processes in place for the public to digest them. But in this case, given the site proposal and the challenges it would pose for both current and future considerations, I felt compelled to share this information at this time.

Please feel free to provide this information to your client and the parcel owner as you see fit. I would be happy to schedule a dedicated meeting to sit and discuss the implications of this if either party is interested in learning more about staff's intent.

Regards,

**Scott Singleton** | Director of Transportation

Town of Plainfield | 206 W. Main Street, Plainfield, IN 46168

P: (317) 754-5388

E: [ssingleton@townofplainfield.com](mailto:ssingleton@townofplainfield.com)

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**From:** Timko, Mike <[Mike.Timko@kimley-horn.com](mailto:Mike.Timko@kimley-horn.com)>

**Sent:** Wednesday, October 18, 2023 2:04 PM

**To:** Scott Singleton <[ssingleton@townofplainfield.com](mailto:ssingleton@townofplainfield.com)>

**Subject:** RE: Plainfield Kroger Traffic Concerns

**EXTERNAL MESSAGE - USE CAUTION OPENING LINKS & ATTACHMENTS**

Very good. I appreciate the quick feedback Scott. This is very helpful. We'll partner up with Steve, and I'm sure we'll be back in touch once we have some ideas worked up.

Thanks,

Mike

**Mike Timko, P.E.**

**Kimley-Horn** | 500 East 96<sup>th</sup> Street, Suite 300, Indianapolis, IN 46240

Direct: 317-218-9566 | Mobile: 317-753-2412

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**From:** Scott Singleton <[ssingleton@townofplainfield.com](mailto:ssingleton@townofplainfield.com)>

**Sent:** Wednesday, October 18, 2023 1:57 PM

**To:** Timko, Mike <[Mike.Timko@kimley-horn.com](mailto:Mike.Timko@kimley-horn.com)>

**Subject:** RE: Plainfield Kroger Traffic Concerns

Mike,

I'm attaching the study that A&F did way back in 2009. This was before my time with the Town.

But I'm not sure if that's what you were actually referring to. About 2-3 years ago...A&F was working closely with Kroger to revisit the fueling station but having it located on the eastside of the property. To the best of my knowledge, this never got far enough along to complete an actual study...but A&F definitely did a fair amount of up front review with Kroger and the Town to see what options would be entertained. Ultimately...I think the Town will struggle to support any new, added traffic generation in that area unless something is done about the E/W movements in the parking lot being allowed so close to the public intersection. Steve Fehribach and I did look at this closely to see if we could settle on a solution. We had what we thought would work best (still maintaining some of that movement near the intersection because it was a red-line for Kroger)...but ultimately, it was outright rejected by Town leadership during a meeting. I don't think there was any further progress or discussion from that point forward. I didn't keep much of that discussion in my typical files (probably have some in various emails) but Steve should be able to show where that discussion left off.

Regards,

**Scott Singleton** | Director of Transportation

Town of Plainfield | 206 W. Main Street, Plainfield, IN 46168

P: (317) 754-5388

E: [ssingleton@townofplainfield.com](mailto:ssingleton@townofplainfield.com)

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**From:** Timko, Mike <[Mike.Timko@kimley-horn.com](mailto:Mike.Timko@kimley-horn.com)>

**Sent:** Wednesday, October 18, 2023 12:45 PM

To: Scott Singleton <[ssingleton@townofplainfield.com](mailto:ssingleton@townofplainfield.com)>

Subject: Plainfield Kroger Traffic Concerns

**EXTERNAL MESSAGE - USE CAUTION OPENING LINKS & ATTACHMENTS**

Hi Scott,

Hope you're doing well. We had a call with the other Plainfield staff members last week to talk about a potential Crew Carwash as an outlot to the existing Kroger site. The message from staff was received loud and clear that unless substantial traffic safety improvements were made that the project doesn't stand a chance of getting approved. Tim shared a lot of great information about the history of the traffic concerns but didn't have all the specifics.

I was hoping to fill in a couple gaps that Tim had made reference to:

- If you have it on file, could you send us the previous traffic study that was completed when Kroger tried to get a fuel station approved?
- Tim had also mentioned that A&F may have continued to look at that intersection and potential solutions with you even after the Kroger fuel project had been denied. Anything of benefit that could be shared regarding that?

Crew Carwash has a standing relationship with A&F and is reaching out to them to get background info as well. So they'll be involved as we work towards potential solutions.

Also worth mentioning that we had a discussion with the Kroger rep (he was not with Kroger when they pursued the fuel station) this morning, and he is willing to look at potential solutions for their entry. Not saying this will all work out, but wanted to make your team aware that Kroger is at least open to a path forward.

Thanks,

**Mike Timko, P.E.**

**Kimley-Horn** | 500 East 96<sup>th</sup> Street, Suite 300, Indianapolis, IN 46240

Direct: 317-218-9566 | Mobile: 317-753-2412

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## Scott Singleton

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**Subject:** Plainfield Comprehensive Plan Update  
**Location:** Microsoft Teams Meeting

**Start:** Fri 1/12/2024 3:00 PM  
**End:** Fri 1/12/2024 4:00 PM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Scott Singleton  
**Required Attendees:** Arnett, David  
**Optional Attendees:** Ammons, Lisa M; Hudson, Ed

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## Microsoft Teams meeting

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Passcode: AbDNSJ

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