

July 2, 2025

Plan Commission Secretary

206 W. Main Street

Plainfield, IN 46168

**RE: Request for Continuance - Westlyn Subdivision - PUD-25-015, PP-25-015**

Dear Plainfield Town Commission,

I am writing to request a continuance for the period of two (2) months for the current proposed Westlyn Subdivision project hearing (rezoning and PUD). The continuance request would move the hearing from Monday, July 7<sup>th</sup>, 2025 to Thursday, September 4<sup>th</sup>, 2025, based on the normal Town Commission schedule (Labor Day is 9/1/25). This is the first continuance request (of a maximum allowed of two). There are several reasons for this request.

1. The scope of this project is very large. It will impact not only the 237 acres of land that Pulte is asking to re-zone and develop, but will impact traffic in the area, school bus services, local school attendance, the wildlife that live in and around the construction area, the land owners around the area, closure of 521, the trails system within Plainfield, and could have an impact on property values, the water table for all well users in the area, a potential for runoff or water pollution, and several other items that are still being discussed. The public has not had enough time to fully review, understand, and ask questions about this project. While notice of a single town meeting was provided to those directly touching the planned development areas, this level of growth impacts the entire town: namely current homeowners that surround this development, including all of Sugar Grove, Forest Creek, and Dell Webb, as well as those most directly impacted by additional traffic flowing to and from this area.

2. Pulte has been working on this plan for a year or longer, with the traffic study beginning in August of 2024, and discussions with landowners potentially preceding that. They have had months to do research and develop a plan of action. The residents of the Town of Plainfield need additional time to review the proposal, ask questions, and be ready to discuss concerns at the meeting with the Town Commission. Current residents should not be limited to mere weeks to fully review a plan that has taken a year or longer to get to this point. In addition to this, the new Plainfield Thrive! plan was just recently reviewed and approved. Residents have hardly had time to look at those changes and how this development may fit into or be in opposition to that plan. A Memo from Scott Singleton regarding the broad traffic concerns in this area was also just added online 2 days ago.

3. No environmental studies have been provided for the public to review. The area under development provides sources of shelter, food, water, and safety to a wide array of animals. As a property owner whose property line touches the planned development I can attest to seeing deer, groundhogs, raccoons, coyotes, skunks, rabbits, possums, blue heron, turkeys, bald eagle, dozens of other bird species, moles, chipmunks, squirrels, weasels, bats, and foxes on and around the property in question. This does not even begin to address the species that live in the waterways in and around this development. The petitioners would like to seek more information about this potential impact.

Due to all of these reasons, I request this continuance for a period of two months, at which time residents will have had enough time to fully review all aspects of this request and provide a sufficient response. It is my true belief that the non-requesting party does not suffer "significant hardship" due to this request, and I am not asking for the full 3 months allowed by the Commission rules. In fact, it may benefit them as they continue to educate citizens regarding their proposal. Any argument to the level of hardship should be weighed against the need of all of the residents impacted by this request to fully understand and have time to bring concerns and questions to the commission.

Thank you for your consideration of this request. If you have any questions, please do not hesitate to reach out.

Sincerely, Lucas Karr

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