

Plainfield Town Plan Commission
206 West Main Street
Plainfield, Indiana 46168

August 30th, 2025

RE: PUD-25-015, PP-25-015

Dear Town Plan Commission Members,

I write as a Plainfield resident in objection to the above-referenced Westlyn planned use development proposal submitted by Pulte Group which rests before the commission presently. In support of my objections, which I will detail below, I submit a petition urging the commission to reject this proposal, which bears the verified signatures of at least 987 Plainfield residents and voters at the time I submitted this letter of remonstrance. You may find the petition at this link: <https://chng.it/h57rvgMrNh> .

Let me first state that I am not opposed to rezoning and residential development of agricultural land purely on spec, rather only to those proposals that, after considered evaluation of fiscal, environmental, logistical, and demographic impacts, fail to meet the true needs of Plainfield residents. In the case of the proposed Westlyn development, the plan currently before the Commission fails on every one of these factors. For objective proof, one need only refer to your own staff report on the proposal which concludes that it is in conflict with the purpose of Planned Use Development and does not comport with the goals of both Thrive! and the Town's published 2016 Comprehensive Plan.

Even if we defer the argument about wildlife death and displacement because, as Pulte Group stated in their objection to the continuance, this is a common consequence of all development, there are still numerous fatal flaws in this proposal. They have not adequately addressed water and sewer services, rather they expect all Plainfield residents to foot the bill to relocate a pump station, loop into mains outside the development, and to fund expansion of sewage treatment capacity via our taxes. And regardless of who pays for those improvements, the work to perform them will disrupt residents living adjacent to the construction, and traffic flow on Moon and Hadley Roads, which are already heavily traveled as the most direct vectors to Interstate 70 and the businesses on the southeast side of town.

Because Pulte Group chose not to connect the proposed development to the robust Plainfield trail system or even to the adjacent neighborhoods that are connected , non-motorized traffic to and from the development will be relegated to using the shoulder of US 40/Main Street, which is already dangerous enough to motorists, much less bicyclists or children on scooters.

The unit density of this development is almost twice that of the failed Lennar proposal that preceded it. At 473 units on only 237 acres, it becomes obvious that this choice is driven primarily by the developer's pro forma goals and not aesthetics, homeowner needs, or town needs. This is about short term profit, not long term civic responsibility. As a national homebuilder, Pulte Group's business plan is centered around building as many developments as they can, and profiting on high density construction while cutting costs on materials to the bone. In preparing this letter, I reviewed listings for Pulte Group with the Better Business Bureau, ConsumerAffairs.com, and Yelp, among others. With over 1100 reviews between these sources, Pulte Group fared an average of 1.2 stars out of 5 for homeowner/resident satisfaction, build quality, and warranty service. Plainfield can afford the time for another, more qualified developer to develop that land in the best interests of the town's residents, voters, and taxpayers.

For all of the forgoing reasons, I urge the Town Plan Commission to reject PUD-25-015 and to reject, or at least table, PP-25-015 until a proposal that more completely embraces the goals of Thrive! and the 2016 Comprehensive Plan is submitted.

Thank you for your continued service to the Town of Plainfield and for your time and attention to this matter specifically.

Very Respectfully,

A handwritten signature in black ink, appearing to read "Jack Estes", written in a cursive style.

Jack Estes