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Are you a resident of the Town of Plainfield?	Yes
Street Address	5668 Beale St
City	Plainfield, IN
State	Indiana
Zip Code	46168
Public Hearing Topic	car wash development at the southeast corner of East US Highway 40 and Ventura Boulevard.
Public Hearing Date	1/5/2026
Questions or Comments for the Town of Plainfield	<p>Joshua Overton 5668 Beale Street Plainfield, IN 46168 01/01/2026</p> <p>Plainfield Plan Commission Town of Plainfield Plainfield, IN 46168</p> <p>Dear Members of the Plainfield Plan Commission, We are writing to formally express our strong opposition to the proposed car wash development at the southeast corner of East US Highway 40 and Ventura Boulevard. As long-term resident of this area, we believe this project would cause significant and lasting harm to our neighborhood and the broader community. Our concerns include, but are not limited to, the following: Traffic and Public Safety The proposed car wash would substantially increase vehicle traffic in an already heavily traveled corridor. This would likely result in congestion, unsafe turning movements, and increased risks for residents, pedestrians, and nearby homes. The surrounding roadways were not designed to accommodate the level of continuous commercial traffic associated with this type of development.</p> <p>Noise and Quality of Life The ongoing noise generated by car wash equipment, vacuum stations, idling vehicles, and extended operating hours would significantly disrupt the peace and quiet of our residential neighborhood. These impacts are incompatible with maintaining a safe and healthy quality of life for nearby residents.</p>

Environmental and Infrastructure Impact

Car wash facilities consume large volumes of water and generate chemical runoff that can strain local drainage systems and negatively affect the environment. To date, there has been insufficient evidence demonstrating that this development would not adversely impact local infrastructure or environmental conditions.

Incompatibility with Neighborhood Character

A high-intensity commercial use such as a car wash is fundamentally incompatible with the established residential character of this area. Approval of this project would set a concerning precedent for further commercial encroachment into residential neighborhoods.

Negative Impact on Property Values

The combined effects of increased traffic, noise, lighting, and visual intrusion are likely to negatively impact nearby property values, directly harming homeowners who have made long-term investments in this community.

For these reasons, we respectfully urge the Plainfield Plan Commission to deny this application. Our neighborhood deserves protection from developments that conflict with its established character, safety, and livability.

Thank you for your time and consideration. We respectfully request that this letter be entered into the official public record.

Sincerely,

Joshua Overton
