

Public Hearing Comments

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Are you a resident of the Town of Plainfield?	Yes
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City	Plainfield
State	IN
Zip Code	46168
Public Hearing Topic	Opposition to the Daum Farms Development Master Plan
Public Hearing Date	7/6/2026
Questions or Comments for the Town of Plainfield	<p>Honorable Members of the Plainfield Town Council,</p> <p>We respectfully request that the Town Council deny the proposed Daum Farms Development Master Plan, or at a minimum require substantial revisions before any approval is granted.</p> <p>While the proposal is presented as a thoughtful transition from agricultural use to residential development, the scale and intensity of the proposed project are incompatible with the existing character of the surrounding neighborhood and raise significant concerns regarding infrastructure, public safety, and quality of life.</p> <p>1. Incompatible Density with the Existing Neighborhood</p> <p>The proposed development would place approximately 312 multifamily units and 21 single-family homes on only 28.5 acres. This represents a dramatic increase in residential density that is inconsistent with the surrounding area, which consists primarily of custom-built homes on approximately one-acre lots.</p> <p>The existing neighborhood was intentionally developed as a low-density residential community. Introducing several</p>

hundred apartment units adjacent to these homes fundamentally changes the character of the area and is not a compatible transition.

2. Traffic Impacts Are Understated

Although the applicant states that a traffic study concluded no roadway improvements are necessary, residents who use these roads daily experience conditions that may not be fully reflected in the study.

County Road 825 East and surrounding local roads were not designed to accommodate traffic generated by more than 300 additional residential units. Increased traffic will affect:

- * Daily commuting times
- * School bus operations
- * Emergency vehicle response
- * Pedestrian and cyclist safety
- * Overall roadway safety at nearby intersections

Residents request that the Town require an independent review of the traffic study before relying upon its conclusions.

3. Infrastructure Capacity Concerns

Many homes in the surrounding area continue to rely on private wells and septic systems. While the proposed development intends to connect to municipal utilities, residents remain concerned about the broader impacts on local infrastructure and future utility demands.

Questions remain regarding:

- * Sewer lift station reliability and maintenance
- * Long-term utility capacity
- * Stormwater runoff affecting neighboring properties
- * Emergency service capacity
- * School enrollment impacts

These concerns deserve additional evaluation before approval.

4. School Capacity

A development of this size has the potential to generate a substantial number of additional students.

Before approval, the Town should obtain updated information from the school corporation regarding:

- * Current school enrollment
- * Existing classroom capacity
- * Transportation impacts
- * Future capital improvement needs

Growth should occur only where public services can adequately support it.

5. Property Values and Neighborhood Character

Residents invested in this community with the expectation that surrounding land uses would remain compatible with the established pattern of custom homes on large lots.

The proposed density and scale differ significantly from surrounding development and may adversely affect neighborhood character and marketability of nearby homes. While property values depend on many factors, preserving compatibility between existing and new development remains a legitimate planning objective.

6. Open Space Does Not Offset Density

While the application highlights more than 50 percent open space, much of that land consists of required buffers, stormwater facilities, setbacks, and landscaped areas rather than usable community space.

Open space should not be viewed as a substitute for compatibility with surrounding residential development.

7. Better Alternatives Exist

Residents are not opposed to responsible development of the property.

However, development should better reflect the established character of the surrounding area by considering:

- * Lower residential density
- * Detached single-family homes
- * Larger lot sizes
- * No multifamily units
- * Increased buffering from existing residences

Such alternatives would provide housing while maintaining compatibility with neighboring properties.

Conclusion

We respectfully ask the Town Council to deny the Daum Farms Master Plan as currently proposed.

The project introduces a level of density that is inconsistent with the established neighborhood, places additional pressure on local roads and public services, and does not adequately address the long-term impacts on surrounding residents.

We encourage the applicant to work collaboratively with nearby homeowners and the Town to develop a revised plan that better balances growth with preservation of the community's existing character.

Thank you for your consideration of these concerns.
