

Public Hearing Comments

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Public Hearing Topic	Opposition to Altura/On Eagles Wings Farms/ Daum Farms plan
Public Hearing Date	7/6/2026
Questions or Comments for the Town of Plainfield	<p>To the Members of the Plainfield Town Council, the Plainfield Plan Commission, Town Staff, and the Daum Farms /Eagles Wings/Altura/Trico Team:</p> <p>We respectfully ask that you DECLINE the Daum Farms/Altura proposal in its current form and instead work collaboratively toward a development plan that better reflects the surrounding community.</p> <p>Residents are not asking that nothing be built. We are asking that what is built belongs here!</p> <p>This is not opposition to growth. Plainfield has grown tremendously over the years, and that growth has helped make it one of the most desirable communities in central Indiana. Growth is both inevitable and necessary. However, the success of Plainfield has never been measured simply by the number of homes or apartments that can be constructed. It has been measured by thoughtful planning, responsible development, and a commitment to preserving the qualities that make Plainfield feel like home.</p> <p>Town Council President Robin Brandgard has often spoken about -maintaining Plainfield's small-town atmosphere with</p>

citizens involved,  
-improving quality of life through parks and green spaces,  
-growing responsibly while preserving community character,  
-and ensuring that different land uses remain thoughtfully  
planned and compatible with one another.

Those principles have helped shape Plainfield into the community it is today. We respectfully ask that those same principles guide this decision.

While the proposed apartment complex is technically classified as residential, a development consisting of more than 300 multi-family units introduces a level of density, traffic, and intensity that is fundamentally different from the surrounding custom-home neighborhoods. Residents respectfully ask whether a development of this magnitude truly reflects the compatible and thoughtful growth that has long guided Plainfield's planning decisions.

The Daum Farms/Eagles Wings farm property represents one of the last remaining undeveloped landscapes in this part of Plainfield. The proposal describes the project as preserving open space, yet the property is already open space. It is pastureland filled with mature trees, native vegetation, wildlife habitat, and a living reminder of Plainfield's agricultural heritage. Replacing these natural features with buildings, parking lots, detention ponds, and ornamental landscaping does not preserve the landscape. It transforms it.

Many residents also recognize the historical significance of Daum/Eagles Wings Farms as a long-standing horse farm that has been part of the community's identity for generations. While families sometimes face difficult decisions regarding their property, those circumstances should not diminish the importance of thoughtfully considering the long-term impact of permanently changing one of Plainfield's remaining open landscapes.

Once open land is converted into dense residential development, it cannot simply be restored. The wildlife habitat disappears. The mature trees disappear. The rural character disappears. Those losses are permanent.

This property is also home to a remarkable variety of wildlife, including deer, foxes, bobcats, birds of prey, opossums, and countless smaller species that have quietly shared this landscape with the surrounding community for years. As Hendricks County continues to develop, opportunities to

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preserve meaningful wildlife habitat become increasingly rare. Responsible stewardship requires us to consider not only what we can build, but what we choose to preserve.

Equally important is the character of the surrounding neighborhood.

Sycamore Estates is unlike many newer subdivisions. It is defined by custom-built homes, generous lot sizes, mature trees, open views, and a peaceful atmosphere that reflects the edge of town where residential neighborhoods transition into open countryside. The proposed apartment development introduces a level of density and intensity that is fundamentally different from what currently exists.

The development narrative concludes that the project will not create significant traffic impacts and that no roadway improvements are necessary. This is completely untrue and deserves a more thorough investigation. Residents who travel County Road 825 East every day strongly disagree.

County Road 825 East was not designed to accommodate the traffic generated by more than 300 apartment units. The entirety of the roadway is narrow, has limited shoulders, lacks sidewalks, and provides little room for future expansion. Families currently walk, bike, and enjoy this area because of its quiet residential character. A significant increase in daily traffic would fundamentally change those conditions and introduce new safety concerns for residents, children, cyclists, pedestrians, and pets.

If this proposal proceeds in any form, the Town should require an independent review of traffic impacts and consider significant infrastructure improvements before approvals are granted.

A thoughtfully designed community of custom homes on larger lots would generate substantially less traffic while remaining more compatible with the existing roadway network, capacity, and surrounding neighborhood.

If the Town determines that development should proceed, the burden of accommodating that growth should not fall solely on existing residents. The developer should bear the responsibility of constructing the necessary road improvements to support the project rather than expecting existing homeowners to absorb the impacts of increased traffic.

Again, if the Town determines that the development

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proceeds, they should also require the developer to evaluate ALTERNATIVES for improving traffic flow, including additional access roads or other improvements, rather than relying primarily on County Road 825 East to absorb the increased traffic demand. Responsible growth requires that the infrastructure supporting new development be planned and constructed alongside it, not after existing residents begin experiencing its impacts.

If existing conditions, including the constraints created by State Road 267, prevent the infrastructure necessary to responsibly support a development of this scale, then perhaps the more appropriate conclusion is not to force this proposal into a location where it simply does not fit. Rather than attempting to make the site fit the project, the project should fit the site. If the investor finds that additional resources are required, they should be invested in developing a plan that is compatible with the surrounding community, not in asking existing residents to bear the impacts of a proposal that exceeds the practical limitations of the property.

Infrastructure should guide development, not struggle to catch up with it.

Before making a final decision, we respectfully encourage every member of the Town Council, the Plan Commission, Town staff, the property owners, and the development team to drive through Sycamore Estates and the surrounding area. Experience the roads, the custom homes, the spacious lots, the mature trees, the abundant wildlife, and the peaceful atmosphere that has made this neighborhood such a special place to live.

Then ask yourselves one simple question:  
If you lived here, would this be the neighboring development you would hope to see?

We believe there is a better path forward.

Rather than maximizing the number of residential units, we encourage the Town and the developer to work together toward a lower-density community of custom homes situated on generously sized lots that naturally complement the surrounding area. This type of development would provide more meaningful residential growth while preserving more open space, protecting existing wildlife habitat, and extending the character that already defines this part of Plainfield.

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This approach would not oppose growth. It would demonstrate responsible growth.

-It would preserve the small-town atmosphere that residents value.

-It would encourage citizen involvement by showing that community voices matter.

-It would protect quality of life through thoughtful planning, parks, green space, and conservation.

Most importantly, it would create a neighborhood that future generations would be proud to call part of Plainfield.

Another point is that the Daum family has been part of Plainfield's history for generations. This property presents an opportunity to leave behind a legacy of thoughtful stewardship rather than simply one of maximizing development potential or financial gains. A carefully designed community of custom homes, generous lots, meaningful green space, and preserved natural features would honor both the family's history and the values that have guided Plainfield's success.

We respectfully ask the Town Council, the Plan Commission, Town staff, the property owners, and the development team to decline the current proposal and instead work together toward a revised vision that truly belongs here.

Growth is inevitable.

The question is not whether Plainfield should grow. The question is how it should grow, and whether that growth happens with the community or to the community. So please protect what makes Plainfield special before it becomes something that can never be reclaimed.

We respectfully ask that the current proposal be **DECLINED** and that the Town and developer work together toward a revised plan that truly belongs here.

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