

First Name	Jade
Last Name	Haynes
Phone Number	3176277724
Email	jrhay78@yahoo.com
Are you a resident of the Town of Plainfield?	Yes
Street Address	7942 Edgewood Court
City	Plainfield
State	IN
Zip Code	46168
Public Hearing Topic	Daum Farms
Public Hearing Date	7/6/2026
Questions or Comments for the Town of Plainfield	<p>To the Town of Plainfield:</p> <p>Please accept this letter as formal opposition to the proposed Daum Farms apartment and multi-family development near County Road 825 E and Old 267/Quaker Boulevard.</p> <p>The surrounding residents respectfully request that the Town deny the proposal as submitted or, at minimum, delay any approval until the following issues are independently studied, publicly reviewed, and resolved.</p> <p>Traffic and Road Safety</p> <p>The proposed development would add a large number of new residential units to an area that already has limited access points and existing cut-through traffic concerns. The surrounding county roads and neighborhood streets were not built for the volume of traffic associated with hundreds of apartment units, multi-family homes, visitors, delivery vehicles, school transportation, rideshare vehicles, and service traffic.</p> <p>The Town should require a full traffic impact study that includes current traffic counts, projected daily trips, peak-hour impact, cut-through traffic, school bus routes, pedestrian safety, bicycle safety, and the effect on emergency response times.</p> <p>Emergency Access</p> <p>Our neighborhood has limited entrances and exits. One access point historically used by residents and emergency responders has already</p>

been affected by previous development. Before more density is added, the Town must evaluate whether emergency responders can safely and quickly access both the new development and existing homes during fires, medical emergencies, accidents, blocked roads, severe weather, or utility failures.

Approval should not be granted without a clear emergency access plan reviewed by fire, police, EMS, and county officials.

Incompatibility With Existing Homes

The existing neighborhood consists largely of custom homes on large lots in a quiet, low-density setting. The proposed apartments and multi-family homes are not compatible with the established character of the area. The scale, density, traffic, lighting, noise, parking, and overall intensity of the proposal would dramatically change the surrounding residential environment.

At minimum, the Town should require a substantially lower-density plan and major buffers between the proposed development and existing homes.

Stormwater and Drainage

Daum Farms is approximately 30 acres of land that currently provides open space and natural drainage. Converting that land to buildings, roads, parking lots, sidewalks, and managed ponds will alter stormwater flow. Surrounding residents need assurance that the development will not increase flooding, standing water, erosion, or drainage problems on neighboring properties.

An independent stormwater and drainage review should be required before any approval.

Wells, Water, Sewer, and Utilities

Nearby residents have concerns about well water, groundwater, sewer capacity, electric reliability, and overall utility capacity. A project of this size may place new pressure on systems that were not designed for this level of development. The Town should require clear evidence that the development will not negatively affect existing wells, water pressure, drainage, electric service, or surrounding infrastructure.

Property Values and Quality of Life

The proposed development would place a high-density apartment and multi-family project next to an established residential neighborhood. Residents have invested in their homes and properties with the expectation of a quiet, low-density area. A development of this scale may negatively affect property values, privacy, noise levels, traffic safety, and the overall enjoyment of our

homes.

Lack of Fair Impact on Non-Town Residents

Many of the residents most affected by this decision are not Town of Plainfield residents. Yet the Town's annexation and development decisions will directly impact our homes, roads, safety, utilities, and property values. The Town should not approve a project that places significant burdens on neighboring county residents without fully addressing those impacts.

For these reasons, we respectfully ask the Town of Plainfield to deny the Daum Farms proposal as submitted. If the property is to be developed, the plan should be significantly reduced in density, redesigned to protect existing residents, and supported by independent studies addressing traffic, emergency access, stormwater, wells, utilities, and public safety.

Respectfully,
Jade Haynes
7942 Edgewood Ct.
Plainfield, IN 46168
