

Eric Berg

From: John Mcknight <jwduke1976@icloud.com>
Sent: Monday, September 9, 2019 12:59 PM
To: Eric Berg
Subject: Proposed development on Hadley West of Whitelick

I'm opposed to this development due to way too much traffic in this area anyway. The roads in this Town are not ready for all the traffic we already have, and the houses aren't moved into yet at Hadley and Hall Rd. Please don't let another developer over crowd this area. I was out of town last Friday and was not able to attend the meeting. Thank You John McKnight

Sent from my iPhone

Eric Berg

From: Belinda Maar <bmaar72@gmail.com>
Sent: Wednesday, September 11, 2019 9:00 PM
To: Eric Berg
Subject: New Arbor Homes Development

Eric,

As a 20 year resident living in past Arbor Homes development, I want to convey the type of homes they build. If I knew in the past how many issues I would have, I might have reconsidered this company.

When we first moved in we did not have electricity in the upstairs main bath. After investigating, it was discovered that there were live wires BEHIND the master bath mirror. When these wires were corrected, the power was restored to the other bath. I am sure if this hadn't been discovered there would have been a fire. Shouldn't this issue had been repaired before the mirror was placed?

In the first year, we had to replace the dishwasher and the stove due to the low quality of the appliances. In less than 5 years we had to replace the furnace and A/C.

Now for the traffic issues, Hadley Road is already an **extremely busy road** during the morning and evening time frames. With all the traffic that uses this road as a short cut to I-70 and by-passing the town traffic and the additional traffic the new elementary school will bring, we might as well take Moon Road back to US 40, it will probably be faster! It takes me at least 5-7 minutes most mornings to make the left turn out of Glen Haven, when the new school is completed I expect more traffic. With the location of the new Arbor Homes being between the roundabouts, and the homeowners needing to make a left turn to get home there will be backups daily.

Has the town realistically reviewed all the aspects of adding another community on a **2 lane** county road?

Thanks,

Robert & Belinda Maar
5885 Pennekamp Dr.
Plainfield, IN 46168

Eric Berg

From: Jason Stanke <jason.j.stanke@outlook.com>
Sent: Thursday, September 12, 2019 2:20 AM
To: Eric Berg; Kevin Whaley
Subject: Arbor Homes Development along Hadley Road

Mr. Eric Berg and Mr. Kevin Whaley,

I would like to express my **SUPPORT** of the Hadley Preserve project by Arbor Homes. Arbor Homes recently closed out their other highly successful neighborhood off US40 recently. There is no current developer of affordable housing in Plainfield at the moment. You have Westport and Pulte both with mid to upper priced homes and Drees on the upper side, but no builder for more affordable move-up homes. Every realtor in town as every realty article online both mention the severe shortage of affordable homes in America. Lack of affordable homes means renters have no where to go. It means towns are forced to allow more apartment complexes than may be desired due to lack of affordable home builders. As a person who searched for a home in Plainfield for a YEAR, I can attest to the severe shortage of homes in Plainfield as well as the lack of affordable ones available to the public. I hope Arbor Homes puts forth a proposal the Commission can favorably recommend to the Counsel.

Jason Stanke
Resident of Overlook at Vandalia

Eric Berg

From: Jo Schultz <joppa721@gmail.com>
Sent: Thursday, September 12, 2019 12:44 PM
To: Eric Berg

Please reconsider more growth for Plainfield. We do not need it and I would like to know why the council thinks we do. What are the advantages? I have live in this area for 40 years and more than likely will be forced to move so infrastructure can be upgraded due to more traffic. I chose Plainfield over the surrounding areas because of the atmosphere which is rapidly declining. No more subdivisions!

Eric Berg

From: Marcia Reyman <mreynoldsreyman@icloud.com>
Sent: Friday, September 13, 2019 1:29 PM
To: Eric Berg
Subject: Concern and question about posting of Public Hearing: Hadley Road

First, if I have contacted the incorrect individual, I apologize and ask that you forward to the correct recipient.

On Monday or Tuesday, September 2nd or 3rd, a Notice of Public Hearing was posted on Hadley Road just north of the traffic circle. This consisted of 3 signs, all on the south side of the road, and only one faced east where it could be read by passing cars. The other two were on the wrong side of the road to be visible by passing cars. I had to cross the road, on foot to read them, and was appalled to read, on Friday the 6th, that the Hearing had occurred on September 5th.

This of course refers to the 175 home tract development in this parcel of land. I am asking the decision that has been made, and the time table for this development.

Living on 700 E with significant north-south traffic to and from town, I find the prospect of addition traffic of this volume terrifying. Center Street may have the greatest increase, but certainly 700 E can be expected to suffer, along with Hadley Road of course, for east/west traffic. Can our community support nearly 200 homes at the tax rate a \$130 thousand dollar home contributes? I hope that new elementary school is built quickly so that other schools are not impacted by class size growth. Those are some of my concerns about this development.

Again, I ask to be informed of the decision on the development, and the projected time table.

Thank you,
Marcia Reyman, Town of Plainfield resident

Eric Berg

From: Theresa Brandon <theresa_brandon@aol.com>
Sent: Tuesday, September 17, 2019 4:25 PM
To: Eric Berg
Subject: Oct 7th Planning Commission meeting

Mr. Berg - I live on Hall Rd off of Hadley and understand that there is a planning meeting on October 7th. I missed the previous meeting discussion about the new development off of Hadley and am interested in attending and sharing some concerns. Therefore I am requesting, in advance, permission to speak at the meeting.

My Regards,

Theresa M. Brandon, MBA
972-754-9996

Eric Berg

From: Comcast <cellexson@comcast.net>
Sent: Tuesday, September 24, 2019 3:15 PM
To: Eric Berg
Subject: Hadley Preserve by Arbor Homes.

Good afternoon Eric,

I plan to attend the meeting on October 7 but for what it's worth I would like my voice heard as I strongly oppose this development. I can't stress enough as a member of the Plainfield community how much this development along with the builder, and there abhorrent reputation, will completely and utterly hurt the town of Plainfield.

Thanks for listening,

Christopher Ellexson
4355 Spirea Dr
Plainfield, IN 46168

(740) 258-8027

Sent from my iPhone

Growing Concerns Regarding the Housing Development along Hadley Road, Plainfield Indiana.

9/26/2019

As one of many concerned Residents of Plainfield Indiana adjacent to and along Hadley Road, and regarding not only the recent housing development already in progress of Bridlewood Reserve on Hadley just west of the 700 E round about but now the newly proposed housing development by Arbor Homes on Hadley and intersection of road 725, numerous residents who will be directly impacted by this newly proposed Arbor homes development would like to have a few questions answered by the Town of Plainfield.

Hopefully a long-range City planning has been developed and all of these questions can be answered, if not we propose a hold on this approval process be delayed until all concerns have been addressed.

After the last scheduled meeting held by Arbor Homes to inform the local neighbors, we felt there were many open-ended statements and or answers given that leaves many of us with grave concerns. Here are just a few.

1. What are the Town of Plainfield's current plans to help reduce or alleviate not only the current heavy traffic along Hadley especially at rush hour periods, and to help with the additions to the new Bridlewood Community of approx. 150 homes, This will mean at a minimum of 175-300 vehicles traveling on Hadley and at rush hour, this will be overwhelming to say the least.
2. There is also a new Elementary school to be constructed soon as well, further West on Hadley and Moon Road. This too will add additional traffic and school busses to the 2 roundabouts that are already pretty heavily used, they are already difficult to walk though and or when using a bicycle.
3. Are there plans to widen Hadley from 700E to Center street?

4. Are there plans to widen the Bridge over White Lick Creek as well. It is already nearly impossible to safely cross from Center Street area and heading West over to access the City Bike and walking trails.
5. Where is the latest Traffic Study plan and how can we as concerned neighbors view it? What is the date of the Study?
6. Concerning the request by Arbor homes to build a new development on Hadley intersected by CR 725 and adding a proposed approx. 220 homes which will relate to anywhere from 300-600 vehicles considering almost every home has a 2-car family and then a 3rd and maybe 4th car when including children. There is no way the current Hadley roadway between 700E and Center can handle that influx of traffic.
7. Is the Town of Plainfield planning on adding turn lanes, widening Hadley and the Bridge? What is the time line of study and results.
8. If any of these roadway changes are going to be made, they should be done prior to construction of the new development since the heavy construction traffic will be not only a safety issue but also become an extreme inconvenience to all local residents.
9. Residents also have grave concerns regarding the flooding that has taken place along Hadley resulting from heavy rain periods and water flow from the North in White Lick Creek overflowing caused by buildup of debris under the bridge on Hadley Road, and the Crystal Bay lake and the lake along Hadley and the recently renovated park/rest area and then overflowing across Hadley into the said fields where Arbor wants to build 220 homes.
10. Arbor Homes representatives said they would be installing a drainage ditch along in front of the proposed addition diverting the storm water to the White Lick Creek. The Creek will be full and then where does it go? I think we already know.
11. Arbor mentioned there will be bike and walk trails in the new proposed neighborhood and would tie into the trails leading to the Plainfield Park trails. Question is how can this happen safely? They mentioned cross walks with stripes and warning lights, we all know how this will impact all of the new traffic using Hadley from the School and new Bridlewood addition adding up to 150 homes, not to mention vehicles leaving the proposed Arbor homes development of approximately 220 homes. This is a problem. Will there be an overhead pedestrian bridge built?

12. Now the concerns with the Arbor homes development. 1st section would be homes with Hardy board siding and some brick, but the next section would be 0 lot clearance with vinyl siding and some brick. These homes will be of lesser value than we desire in this neighborhood, since they will not increase the value of our surrounding homes but possibly degrade the value of existing homes.
13. Arbor does not yet have definite defined and approved plans which should be in place before final approval.
14. Arbor homes also mentioned a section of approx. 27 home lots set aside on the West Ridge for Custom homes ranging from \$350,000 to \$700,000. This will never happen since homeowners building that price range of home will not enter into a neighborhood of \$180,000 to \$215,000 price range homes.
15. Also, the proposed streets are not wide enough for on street parking, this will prove to be hard to manage and enforce with or without an HOA in existence. Therefore, creating a problem for Fire protection vehicles and residents.
16. There were several residences at the meeting held this past Tuesday Sept 24th with many concerns. Please take the time to address each of our concerns and we ask that the commissioners take the time to fully study all of these concerns as well as those you may have as well before granting permission for yet another subdivision along Hadley in Plainfield Indiana.
Thanks for your consideration.

David Farris.

317-443-2213

5712 CROSS BRIDGE COURT
Plainfield IN 46168

Eric Berg

From: Darrough, Anne <ANNE.DARROUGH@ice.dhs.gov>
Sent: Thursday, October 3, 2019 10:18 AM
To: Eric Berg
Subject: south Hadley building site near peacock lake
Attachments: Indiana Floodplain Mapping 2.jpg

Importance: High

Why are you letting them build in the “additional floodplain area” ??

There are plenty of flooding issues in Saratoga. I can't believe the town would let this mess happen again in this area.

Anne M. Darrough | *Mission Support Specialist*

Homeland Security Investigations IRAC Indianapolis

7355 Woodland Drive, Suite 200

Indianapolis, IN 46278

317.216.0218

Tax Exemption Number: 43-2000174