

Town Of Plainfield  
Town Council Members  
206 W. Main St.  
Plainfield, IN 46168

**Date:**

Re: RZ-13-003, (Verus Partners, LLC, c/o Tom Theobald, ~2250 S. RRPW, requesting zone map change for 55.4 acres from GC and C-I to I-2 Office/Warehouse Distribution Industrial).

**My name and address is:**

I live in Medallion Meadows and I am opposed to RZ-13-003 for the following reasons:

1) A 40-75ft tall building within 65ft of Medallion Meadows property lines will reduce my property value and quality of life. The truck engine and back up beeper noise will be unbearable and make my home unlivable. The warehouse perimeter lighting will shine in my windows at night and keep me awake. Our wells and septic systems may fail due to disturbance of drainage and ground water systems.

2) As shown on concept drawings and stated by Verus Partners representatives in previous plan commission meetings, Verus Partners had committed to a 200ft setback between Medallion Meadows properties and any pavement area. Verus Partners had also committed to a 400ft setback between Medallion Meadows properties and any buildings that were to be constructed. I have recently learned that the version of RZ-13-003 that was recommended for approval on 10/7/2013, did not include those commitments. Verus Partners made a last minute request to commit to a 65ft setback instead of the 200/400ft setbacks that were discussed in all previous meetings. No public discussion or opposition was allowed at that point in the meeting, since the public comment portion of the meeting was closed. Within minutes of the Verus Partners 65ft setback change, RZ-13-003 was voted on and recommended for approval in upcoming town council meetings. I believe this action was unethical, and certainly not in the interest of the well-being of Medallion Meadows property owners.

Please reject RZ-13-003 as it is written and require the setback commitments to be increased back to the previously agreed to distances from Medallion Meadows property lines, which are 200ft to pavement area and 400ft to warehouse buildings from residential properties.