

Asphalt Development Updates

3/16/2026

Dear Hamlets Residents,

I wanted to provide an update regarding the proposed quarry and industrial development south of our neighborhood and the informational meeting we have been coordinating with representatives of The Heritage Group.

After discussions with the project's legal counsel and development team, the community meeting has been rescheduled to Wednesday, April 22 at 5:30 PM at the Landmark Event Center.

There were several reasons for the change in timing. One of the landowners involved in the potential transaction recently passed away. Out of respect for the family, the parties involved wanted to allow time for them to process their loss before continuing with project-related activities.

The Heritage Group has also informed us that they expect the project to appear on the Allen County Plan Commission agenda on May 14 and the Board of Zoning Appeals agenda on May 20, which makes the April 22 meeting an important opportunity for residents to learn more about the proposal before those public hearings occur.

Because of the significant level of community interest that has emerged in recent weeks, the meeting will not be limited solely to the Hamlets. Representatives from other nearby neighborhoods and interested members of the public may also attend.

As your HOA leadership, our goal for this meeting is very clear.

This is an informational meeting intended to allow residents to hear directly from the development team and to obtain answers to the many questions that have been raised about potential impacts including property values, environmental considerations, traffic, noise, lighting, dust, and long-term land use.

This meeting is not a vote and it is not a confrontation. The purpose is to gather accurate information so that our community can better understand the proposal and evaluate its potential implications.

We encourage residents to attend, listen carefully, and ask thoughtful questions. Our strength as a community comes from being informed, respectful, and organized in how we approach important issues that affect our neighborhood.

Over the past several weeks, many residents have already shared concerns and ideas with the Board. We appreciate the thoughtful input and the strong interest in protecting the character and long-term value of the Hamlets.

Additional updates will be shared as more information becomes available.

3/12/2026

Dear Neighbors,

Please be advised that the meeting originally scheduled for **Tuesday, March 17th** with the developer of the proposed asphalt/quarry project has been postponed.

The developer has requested additional time to prepare, and we want to ensure we have the most accurate information available before we convene as a neighborhood.

Please keep a look out for a follow-up email from the Association shortly. We will provide a new meeting date, time, and location as soon as it is finalized.

Thank you for your patience and continued engagement on this matter.

Sincerely,

Mike McCartin
President
East Hamlets HOA

2/27/2026

Dear East Hamlets Residents,

We want to make you aware of a significant development proposal that would impact land directly south of our neighborhood.

The Heritage Group, an Indianapolis-based company, is under agreement to acquire approximately 1,600 acres of land south of US 24, north of Ernst Road, and both east and west of Homestead Road.

Based on the preliminary site plan provided to us, the proposal includes:

- A phased quarry operation encompassing several hundred acres

- A rail spur and rail staging area
- Concrete and asphalt plants with vertical structures up to approximately 85–100 feet in height
- Intensive industrial (I-3) zoning along portions of the I-69 corridor to accommodate contractor yards, material sales, and related construction services
- Commercial zoning south of the site near IU Health for potential medical offices, assisted living, hotels, and similar uses
- Land north of the Norfolk Southern rail line, immediately south of the Hamlets, identified as buffer area with no current development proposed

This proposal would require Special Use approval for the quarry as well as rezoning approvals through Allen County. No formal approvals have been granted at this time, and the filing process is expected to begin in the coming weeks.

Leadership from both West and East Hamlets have coordinated and scheduled a joint informational meeting for homeowners on **March 17 at 7:00 PM at TWO EE's Winery**. Representatives of The Heritage Group will present their plans and be available to answer questions from residents.

The purpose of this meeting is to gather information and allow residents to hear directly from the applicant. To ensure the meeting remains productive and respectful, questions will be directed through HOA leadership, and we ask that all attendees allow presenters to complete their remarks before discussion begins. This meeting is not a vote or a decision-making session, but an opportunity to better understand the proposal and its potential impact.

Given the scale and long-term nature of this proposal, your Board is approaching this thoughtfully and deliberately. Our priority is to fully understand the potential impacts — including noise, traffic, lighting, odors, dust, diesel exhaust, water quality and supply,, and other environmental impacts" visual considerations, and property value implications — before determining any official position.

We believe transparency is important, and we will continue to provide updates as additional information becomes available and as the formal approval process moves forward.

We are asking that you please attend and stand with your neighbors. We must show a united front to ensure our voices are heard by the developers.

If you have questions, you are welcome to reach out directly.

Sincerely,

Kellen Watkins
President
West Hamlets HOA

Mike McCartin
President
East Hamlets HOA