



**PLAINFIELD PLAN COMMISSION**  
**JANUARY 5, 2023 6:30 P.M.**  
**PLAINFIELD FIRE TERRITORY TRAINING ROOM**  
**591 MOON ROAD**

**MEETING AGENDA**

**CALL TO ORDER**

**ROLL CALL/DETERMINATION OF QUORUM**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

November 21, 2022  
 December 5, 2022

**ELECTION OF OFFICERS**

**DESIGN REVIEW COMMITTEE APPOINTMENT**

**PUBLIC HEARINGS**

Public Hearings are designed to allow public input regarding the subject matter.

**OATH OF TESTIMONY**

Those who are in attendance to present information to the Board must take an oath of testimony.

**Guidelines Governing the Conduct of Public Hearings**

1. The proceedings are recorded for public record purposes; please come to the podium, located in the front of the Meeting Room, give your name and address and make your presentation.
2. Please make presentations as concise as possible; try to limit your comments to no more than five (5) minutes and avoid repetition of points made by previous speakers. Each speaker will be allowed to speak only once.
3. If possible, please designate a spokesperson for groups supporting or opposing same positions.
4. Following your presentation, please print your name and address on the speakers' sheet provided by the Plan Commission Secretary to ensure the official record reflects your appropriate name and address.

**PETITIONS FOR PUBLIC HEARING**

<b>1.</b>	<b>DOCKET:</b>	<a href="#">RZ-22-091</a>	<b>APPLICANT:</b>	Jeremy Eglen for Sandeep Lakhan
	<b>PROJECT:</b>	<a href="#">Lakhan Rezone</a>		
	<b>DESCRIPTION:</b>	Petition requesting Zone Map Amendment of 5.6 acres (+/-) from AG: Agriculture to R-2: Low Density Residential. Location: 2699 South State Road 267		
	<b>STAFF:</b>	Eric Berg, AICP		
<b>2.</b>	<b>DOCKET:</b>	<a href="#">PUD-22-095</a>	<b>APPLICANT:</b>	Brian Tuohy for Hobbs Station
	<b>PROJECT:</b>	<a href="#">Hobbs Station Sign Package</a>		
	<b>DESCRIPTION:</b>	Requesting to Amend the Hobbs Station Planned Unit Development for approval of a Sign Plan for approximately 86.8 acres +/- zoned PUD. Location: Northeast Quadrant of Township Line Road/Smith Road roundabout		
	<b>STAFF:</b>	Eric Berg, AICP		
<b>3.</b>	<b>DOCKET:</b>	<a href="#">PP-22-116</a>	<b>APPLICANT:</b>	Brian Tuohy for Hobbs Station
	<b>PROJECT:</b>	<a href="#">Sureties Waiver</a>		
	<b>DESCRIPTION:</b>	Requesting a Waiver of the Subdivision Control Ordinance requiring the posting of a maintenance bond, performance bond or other surety for all improvements, installations, or lot improvements within a portion of the Hobbs Station PUD (approximately 40 acres +/- zoned PUD). Location: Northeast Quadrant of Township Line Road/Smith Road roundabout		
	<b>STAFF:</b>	Mel Daniel, Town Attorney		

--CONTINUED NEXT PAGE--

<b>2023 MEETING SCHEDULE</b>	<b>J</b>	<b>F</b>	<b>M</b>	<b>A</b>	<b>M</b>	<b>J</b>	<b>J</b>	<b>A</b>	<b>S</b>	<b>O</b>	<b>N</b>	<b>D</b>
<b>PLAN COMMISSION</b>	1/5	2/6	3/6	4/6	5/1	6/5	7/6	8/7	9/7	10/2	11/6	12/4
<b>DESIGN REVIEW COMMITTEE</b>	1/12	2/9	3/9	4/6	5/11	6/8	7/6	8/10	9/7	10/12	11/9	TBD
<b>BOARD OF ZONING APPEALS</b>	1/19	2/23	3/20	4/17	5/15	6/19	7/17	8/21	9/18	10/16	11/20	12/18



**PLAINFIELD PLAN COMMISSION**  
**JANUARY 5, 2023 6:30 P.M.**  
**PLAINFIELD FIRE TERRITORY TRAINING ROOM**  
**591 MOON ROAD**

<b>4.</b>	<b>DOCKET:</b>	<a href="#">TA-22-109</a>	<b>APPLICANT:</b>	Town of Plainfield
	<b>PROJECT:</b>	<a href="#">Accessory Use Text Amendment</a>		
	<b>DESCRIPTION:</b>	Amend the Plainfield Zoning Ordinance (Title XV Land Usage, Chapter 154) in the following respects: <ul style="list-style-type: none"> <li>• Repeal the following Article: 4.1 Accessory Uses;</li> <li>• Enact the following Article: 4.1 Accessory Uses and Structures;</li> </ul>		
	<b>STAFF:</b>	Kevin Whaley, AICP		

<b>5.</b>	<b>DOCKET:</b>	<a href="#">TA-22-110</a>	<b>APPLICANT:</b>	Town of Plainfield
	<b>PROJECT:</b>	<a href="#">Omnibus 2022</a>		
	<b>DESCRIPTION:</b>	Amend the following Articles of the Plainfield Zoning Ordinance (Title XV Land Usage, Chapter 154): <ul style="list-style-type: none"> <li>• 2.8 Town Center;</li> <li>• 2.17 R-U: Urban Residential District;</li> <li>• 2.18 MU: Mixed Use District;</li> <li>• 3.2 P: Park District;</li> <li>• 3.3; S: School District;</li> <li>• 3.4 REL: Religious Use District;</li> <li>• 3.6 G: Golf District;</li> <li>• 3.8 MUN: Municipal Use District;</li> <li>• 4.10 Off-Street Parking;</li> <li>• 4.18 Architectural Standards for Fueling Stations and Truck Fueling Stations;</li> <li>• 5.3 Development Plans Required for Architectural and Site Design Review in the R-6 District;</li> <li>• 5.4 Development Incentives for All Commercial and Industrial Districts (Except TC: Town Center District);</li> <li>• Article 5.5 Development Plans Required for Architectural and Site Design Review for All Development Located in All Commercial Districts (Except TC: Town Center or MU: Mixed Use District) and All Industrial Districts When Located Within 600 Feet of a Gateway Corridor or 600 Feet of a Residential District;</li> <li>• 5.6 Development Plans Required for Architectural and Site Design Review and Development Incentives in the TC: Town Center District, the R-U: Urban Residential District and the MU: Mixed Use District;</li> </ul>		
	<b>STAFF:</b>	Kevin Whaley, AICP		

**PLAN COMMISSION DISCUSSION**

- None

**NEW BUSINESS**

- None

**ADJOURNMENT**

<b>2023 MEETING SCHEDULE</b>	<b>J</b>	<b>F</b>	<b>M</b>	<b>A</b>	<b>M</b>	<b>J</b>	<b>J</b>	<b>A</b>	<b>S</b>	<b>O</b>	<b>N</b>	<b>D</b>
<b>PLAN COMMISSION</b>	<b>1/5</b>	<b>2/6</b>	<b>3/6</b>	<b>4/6</b>	<b>5/1</b>	<b>6/5</b>	<b>7/6</b>	<b>8/7</b>	<b>9/7</b>	<b>10/2</b>	<b>11/6</b>	<b>12/4</b>
<b>DESIGN REVIEW COMMITTEE</b>	<b>1/12</b>	<b>2/9</b>	<b>3/9</b>	<b>4/6</b>	<b>5/11</b>	<b>6/8</b>	<b>7/6</b>	<b>8/10</b>	<b>9/7</b>	<b>10/12</b>	<b>11/9</b>	<b>TBD</b>
<b>BOARD OF ZONING APPEALS</b>	<b>1/19</b>	<b>2/23</b>	<b>3/20</b>	<b>4/17</b>	<b>5/15</b>	<b>6/19</b>	<b>7/17</b>	<b>8/21</b>	<b>9/18</b>	<b>10/16</b>	<b>11/20</b>	<b>12/18</b>