



PLAINFIELD PLAN COMMISSION
APRIL 6, 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

March 6, 2023

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.

RESOLUTION

- Approval of a Declaratory Resolution amending the Ronald Reagan Economic Development Area

PETITIONS FOR PUBLIC HEARING—CONTINUED FROM MARCH 6TH MEETING

1.	DOCKET:	PP-22-101 and DP-22-101	APPLICANT:	Banning Engineering for Royal Transportation
	PROJECT:	Royal Transportation Plat and Development Plan		
	DESCRIPTION:	Requesting Primary Plat and Site Development Plan approval for site and utility improvements on a 13.2 acres +/- parcel zoned GC: General Commercial and R1: Low Density Residential. Location: 2938 South Ronald Reagan Parkway		
	STAFF:	Terry Jones		

PETITIONS FOR PUBLIC HEARING

2.	DOCKET:	DP-23-003	APPLICANT:	Bryan Sheward, Kimley Horn
	PROJECT:	Airwest G		
	DESCRIPTION:	Architectural and Site Design Review for a proposed 70,000 square foot speculative building on a 7.04 acre (+/-) parcel zoned I-2: Office/Warehouse Distribution within a Gateway Corridor. Location: NW corner of the intersection of Columbia Road and Reeves Road.		
	STAFF:	Eric Berg, AICP		

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



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3.	DOCKET:	PUD-23-018 and FDP 23-018	APPLICANT:	Brian Tuohy for J.C. Hart
	PROJECT:	Bo-Mar Flats		
	DESCRIPTION:	Modification to the Bo-Mar PUD to add standards for the approved multifamily portion and to seek Final Detailed Plan approval for Bo-Mar Towns and Flats. Location: Northwest corner of the Perry/Township Line/Smith Road roundabout.		
	STAFF:	Eric Berg, AICP		

4.	DOCKET:	TA-23-023	APPLICANT:	Town of Plainfield
	PROJECT:	Development Standards Matrices		
	DESCRIPTION:	<p>Amend the following Articles: 2.1 RR: Rural Residential District; 2.2 R-1: Low Density Residential District; 2.3 R-2: Low Density Residential District; 2.4 R-3: Medium Density Residential District; 2.5 R-4: Medium Density Residential District; 2.6 R-5: High Density Residential District; 2.7 R-6: High Density Residential District; 2.8 TC: Town Center District; 2.9 NR: Neighborhood Retail Commercial; 2.10 OD: Office District; 2.11 GC: General Commercial; 2.12 I-1: Research/Office Industrial; 2.13 I-2: Office/Warehouse Distribution; 2.14 I-3: Light Manufacturing; 2.15 I-4: Heavy Manufacturing; 2.16 AG: Agriculture District; 2.17 R-U: Urban Residential District; 2.19 AC: Automotive Commercial; 3.1 Noise Overlay District; 3.2 P: Park District; 3.3 S: School Districts; 3.4 REL: Religious Use District; 3.5 C-I: Commercial-Industrial District; 3.6 G: Golf; 3.7 A: Airspace Overlay District; 3.8 MUN: Municipal Use District; 3.9 HB: Highway Business District; 4.6 Special Regulations for Wireless Telecommunications Facilities; 4.7 Landscape Provisions; 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 Within 600 Feet of a Residential District; 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; 5.8 Procedures for Submission and Review of Development Plans; 7.3 Exempt Signs; 7.5 Ground Signs; 7.6 Building Signs; 7.7 Incidental Signs; 7.8 Signs in a Master Plan District; 13.2 Definitions; 14.1 Land Use Matrix;</p> <p>Repeal the following Articles: 2.18 MU: Mixed Use District; 3.10 ROW Overlay District; 4.19 Outdoor Product Display in the I-2 and I-3 Zoning Districts;</p> <p>Enact the following Articles: 2.20 RF: Residential Flex; 2.21 RI: Residential Infill (Multifamily); 14.2 Development Standards Matrices;</p>		
	STAFF:	Eric Berg, AICP		

PLAN COMMISSION DISCUSSION

- None

NEW BUSINESS

- Plan Commission Calendar modification

ADJOURNMENT

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