

PLAINFIELD PLAN COMMISSION

February 6, 2023

6:30 p.m.

Mr. Bahr: Good evening. I'd like to welcome you to the Plainfield Plan Commission, February 6, 2023, meeting.

ROLL CALL/DETERMINATION OF QUORUM

Mr. Bahr: Andrew, if you would, please take roll call.

Mr. Klinger: Sorry, I thought we started with the Pledge of Allegiance, but we can do that.

Mr. Philip – here

Mr. Everling – here

Mr. McPhail – here

Mr. Kirchoff – here

Mr. Brandgard – here

Ms. Andres – here

Mr. Bahr – here

Everyone is present.

PLEDGE OF ALLEGIANCE

Mr. Bahr: Would you all please join me and stand for the Pledge of Allegiance?

APPROVAL OF MINUTES

Mr. Bahr: Approval of minutes from January 5, 2023. If there aren't any revisions or discussions, I'll entertain a motion.

Mr. Kirchoff: So moved.

Ms. Andres: Second

Mr. Bahr: We have a motion and a second. Andrew, if you would please?

- | | |
|--------------|-----------------------|
| Mr. Klinger: | Mr. Phillip – abstain |
| | Mr. Everling – yes |
| | Mr. McPhail – yes |
| | Mr. Kirchoff – yes |
| | Mr. Brandgard – yes |
| | Ms. Andres – yes |
| | Mr. Bahr – abstain |

Alright, the minutes are approved.

Mr. Bahr: Thank you.

GUIDELINES FOR PUBLIC HEARINGS

Mr. Bahr: Guidelines for the public hearing: - first I need to apologize for my voice. It's never very good but the sinuses tonight are even making it worse, so my apologies in advance.

1. The proceedings are recorded for public record; 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 minutes and avoid repetition.
3. If possible, please designate a spokesperson for groups.

4. Following your presentation, please print your name and address at the speaker's sheet at the podium.

OATH OF TESTIMONY

Mr. Bahr: Mr. Daniel, if you would, administer the Oath.

Mr. Daniel: Anyone expecting to testify before this commission, please stand and raise your right hand.

(Mr. Daniel administers the Oath of Testimony)

Mr. Daniel: Thank you.

Mr. Bahr: Thank you Mel.

PUBLIC HEARINGS

Mr. Bahr: I understand there was some communication with the Town Council, wishes to be heard; invitations were extended to a Ms. Henshilwood and a Mr. Slaughter. Mr. Slaughter indicated that he would not be in attendance and Ms. Henshilwood would be in attendance, and we would ask that she make her presentation.

Mr. Brandgard: Do you want to make a statement relative to why?

Mr. Daniel: Oh, I can, yeah. The reason these two individuals have been invited to come before the Plan Commission was, a couple of the town council members received some written communication concerning the Family Promise application for a rezoning to the Plan Commission, and was wanting a reply from the Town Council – which was a little unusual, in the sense that it went before the Plan Commission, not the town council – but nevertheless, because the town is a public entity and does its business in public, it was deemed that those persons who had made those remarks should come and make those remarks to the entire Plan Commission who heard the hearing, so that the Plan Commission could hear what their comments and concerns were, and if they wanted to respond, would be able to respond, but it would be in a public setting and not a private setting and there would be a record and everybody would know what was said and there would be written record of that. So, the invitation went out for these two people to appear before the Plan Commission if they wanted to, and make those concerns known to the entire Plan Commission. So, that's why that invitation went out.

Mr. Brandgard: Very good.

Mr. Philip: Now Mel, it's not totally inappropriate for them to be asking Town Council because this body was done with that and it had been moved to the Town Council, but because the Town Council didn't have another meeting to get it on the agenda, we ended up withdrawing it before it happened.

Mr. Kirchoff: The petitioner withdrew it.

Mr. Daniel: The petitioner withdrew it.

Mr. Philip: Correct. But I mean, we met the Monday before Thanksgiving, there was a Town Council meeting the following week – with the scope and scale of what that was, there was no way that was going to be on the agenda for that week, I get that. And then it just so happened that we met again before there was a Town Council meeting but from an order of operations standpoint, this body was done with that and had moved it on to the Town Council.

Mr. Brandgard: Well, that is true to a point, but the messages came in after it was withdrawn.

Mr. Daniel: And the comments were directed at the actions of the Plan Commission.

Mr. Brandgard: Yeah

Mr. Daniel: Because nothing had gone before the Town Council. So, since the comments were directed at the actions that were taken by the Plan Commission in the hearing conducted by the Plan Commission, that's why they were invited to come to the Plan Commission.

Mr. Philip: Thank you.

Mr. Daniel: You're welcome.

Mr. Klinger: At any rate, it appears that they're not here.

Mr. Bahr: And to confirm, Ms. Henshilwood and Mr. Slaughter is not here. Thank you, we'll move on to petitions for public hearing. First on the docket is RZ-22-091.

Mr. Berg: Thank you Mr. President. This is a rezone for some property that the council annexed – I want to say it was in December. It's the property outlined here in blue. To the east is Whitmore Place; we have a little bit of property here that's within the town, and then we have various county and Avon jurisdiction to the west. They're looking to rezone from AG which is the default zone that property that is annexed into the town obtains, to R-2: Low Density Residential, which is the same as the Whitmore Place subdivision. In terms of the comprehensive plan, both Whitmore Place and this parcel are shown for single-family detached, so it meets with the comp plan. I don't really have a lot more interesting things to say here but the applicant is here and hopefully they have more interesting thing than I.

Mr. Bahr: Thanks Eric.

Mr. Eglen: Hi, my name is Jeremy Eglen; I am the attorney for the applicant, Sandeep Lakhan. That's Dr. Lakhan and his wife. I don't know that I really have that much that's interesting to say either. The property, we're looking to get rezoned as R-2. While no rezone is ever undertaken lightly, this might be a situation where if we were drawing out the map right now, this would have gone to R-2. The property is situated surrounded by R-2 zoning as far as the town of Plainfield is concerned. It is in line with the comprehensive plan. The current conditions and the character of the structure are appropriate. My client intends to build a single-family detached home in line with the other single-family detached in that neighborhood. The most desirable use, again according to the comprehensive plan, is residential. And indeed, the entire area residential of fairly low density. The property values in the area will be conserved; my clients are intending to build a very nice home in line with other homes in the area. And finally, it seems a perfect part of responsible growth and development for the Town of Plainfield, and we hope just a noncontroversial rezone. We would appreciate a favorable recommendation to the Town Council. I'd be happy to take any questions.

Mr. Bahr: Thank you.

Mr. Eglen: Thank you.

Mr. Bahr: This is a public hearing. I'd like to open it at this time for anyone who would like to speak on behalf of the petition.

(Brief pause)

Mr. Bahr: Seeing none, I'll close the public hearing and open it up for discussion amongst the Commission. And if there is no discussion, I'm ready for a motion.

Mr. Brandgard: Mr. Chairman, I would move that the Plan Commission certify RZ-22-091, Lakhan Rezone with a favorable recommendation.

Mr. Bahr: A motion...

Mr. Philip: Second

Mr. Bahr: And a second by Mr. Philip. Andrew, when you're ready.

Mr. Klinger:

Mr. Phillip – yes

Mr. Everling – yes

Mr. McPhail – yes

Mr. Kirchoff – yes

Mr. Brandgard – yes

Ms. Andres – yes

Mr. Bahr – yes

RZ-22-091 is approved.

Mr. Bahr: Very good. Thank you and good luck. I understand that next on the docket is continued. Correct?

Mr. Philip: Mr. President, I move that PP-22-101 and DP-22-101 be continued to the March plan Commission meeting.

Mr. Bahr: A motion from Mr. Philip.

Mr. McPhail: Second

Mr. Everling: Second

Mr. Bahr: A second from Mr. Everling.

Mr. Klinger: Alright, I'll do the roll call.

Mr. Phillip – yes

Mr. Everling – yes

Mr. McPhail – yes

Mr. Kirchoff – yes

Mr. Brandgard – yes

Ms. Andres – yes

Mr. Bahr – yes

PP-22-101 and DP-22-101 are continued.

Mr. Bahr: Thank you Andrew. Next on the agenda is PUD-22-117, PP-22-118, and FDP-22-119.

Mr. Berg: Thank you Mr. president, this is in essence, taking these parcels here in green out of the Double Creek Planned Unit Development, which I believe came through in the beginning of

2013 and 2014. This is the part that was developed. I believe that this was supposed to be commercial and then a mix of uses up there – assisted living and some other things. That's not what this project has brought forward. What they propose to do is commercial, in this area here just to the west of new Raceway Road off of Main Street. With multi-family here and then back there again. This has been a project where we have done a lot of work with the applicant – as we do with a lot with planned unit developments. They are a little bit time and text intensive, but I think we've brought forward a product that is workable on both sides. As I said, it is currently zoned for the Double Creek Planned Unit Development; they've proposed new standards to be the Village of Plank Road Development. The comprehensive plan here with the local commercial still does reflect the required PUD, and then you have multi-family back in the corner there at Bradford and Raceway. The applicant is here in great numbers to discuss this project, and if there are no questions for me, I will gladly turn that over to them.

Mr. Bahr: Very good.

Mr. Banning: Good evening. Jeff Banning, Banning Engineering, 853 Columbia Road, Suite 100, here in Plainfield. Thanks Eric. Hopefully everyone has read the staff letter. There isn't a whole lot to it. As Eric said, we've been working on this for quite a while and we feel like we've been able to work through a lot of the items over the last – just close to a year now we've been working on this. So, just to let everyone know in the audience this evening we have Will Zink who's with Strategic Capital Partners who is the petitioner, Craig McCormick is here with Blackline, our architect. John (inaudible) is here; he's our landscape architect who just so everyone understands was highly involved with relocation and the gateway portion of Raceway Road. So, we wanted that consistency into this project. And then Lance Ferrell is here as well, with Banning Engineering. So, anyway, this has been a project that has been going on for quite a while, as I said. And I'm not just talking about the Village at Plank Road, I'm talking Double Creek Apartments, and even prior to that. We actually have been working with the client who has since sold, as you all well know, to the town and the Redevelopment Commission. Probably 20 years we've been looking at this property, formally called the Hobbs Property, Hobbs Nursery, for those who are new around here. And it's just continued to morph into where we're at today. We've looked at multiple opportunities in this property, to continue to have the gateway feel coming from Indianapolis/Marion County and into the Town of Plainfield. We've done a really nice job of that to this point. We expect this to be a high-level gateway project as this is constructed along the way. Some of you might be thinking or wondering, what is Village at Plank Road. I remember when we had the ribbon cutting for opening the road, back in the day a lot of highways were built out of wood planks. And so that was kind of the impetus for that name. We were trying to think of something historical that would tie into that. The other one that came up was (inaudible) which was like, that sounds more like some guy's name. But we were trying to look at some way to tie this in, so that's how we ended up coming up with this name. Okay, so this is the north portico of the property. I'm not going to get really high-level unless anyone wants to dive down deep into this. But Bradford Road, formally County Road 200 South is to the north. Raceway Road to the east. And then you can see we've created an east/west road on the southern portion of what we call Area C in the PUD, and a north/south road on the western portion of this property. Here

is the southern portion of the property. As you saw in Eric's drawing, this is that area that is to the east and south of Double Creek Apartments. Main Street/the gateway is to the south. You can see old Raceway Road to the east, new Raceway Road coming through the center of the site. Going back up, this is all apartments to the north. We have an amenity area within this. And then to the south we have the commercial area that would be on the west side of Raceway Road relocated. And then the apartments on the east side. We are more than happy to talk further to show more. Wasn't sure what the Plan Commission wanted to see hear this evening, but that in a thumbnail is really what we're presenting. We've been to DRC twice; we've been to the staff probably four or five times or more. So, we're willing to present whatever the Plan Commission would like.

Mr. Bahr: Any questions for Mr. Banning?

Mr. Brandgard: I only have one.

Mr. Banning: Just one?

Mr. Brandgard: Just one.

Mr. Banning: Okay

Mr. Brandgard: Bradford and Raceway, what are we doing to help the situation in there? Because of late, trucks have decided that's a good route to too.

Mr. Banning: Is that what Google says?

Mr. Brandgard: I don't know what Google says but that's what I see.

Mr. Banning: I'd be happy to share – I know we've been talking with Scott Singleton about the improvement of that roadway. That is going to be part of our construction plans as we move forward. So, we will take that under advisement, but you know, - as of right now it would, really, the intent right now is not much improvement there. We're going to wrap Bradford Road to the west. Is there something else we need to be looking at?

Mr. Brandgard: No, I...

Mr. Kirchoff: Is there room for a roundabout?

Mr. Banning: Well, there's a church on the southeast corner that could be impacted. There is some common area on the northwest – probably not. I hate to design stuff in the middle of a meeting...

Mr. Kirchoff: I understand.

Mr. Banning: But we can definitely look into that. I learned that a long time ago Bill. I'm going to say probably not though.

Mr. Klinger: Further complicated by the fact that that's county line.

Mr. Banning: Well, county line and we've got a lot of utilities there. We've got Indianapolis water; we've got Plainfield water. But I think it's something worth at least preliminarily looking at, if we can do so.

Mr. Brandgard: No, I asked the question from the standpoint of what I've seen, and also from some of the folks who live in the Marion County side of that unimproved road – or was an improved road that kind of deteriorated into unimproved. But nonetheless, complaining about getting out. And then I had seen the trucks trying to make a turn and make people on Bradford back up so that they can get around. So, we need to... whether it's a part of this or not, we need to look at it.

Mr. Banning: Yeah, it seems odd because you go up to County Road 100 South – you know, a mile north, and that roundabout is not designed for trucks. Then of course, you go $\frac{3}{4}$ of a mile north and you've got a railroad bridge that is not designed for semi-trucks. I think 100 South opening up, and I think getting Ronald Reagan more in line, I believe we're going to hopefully some of that resolved.

Mr. Bahr: Okay, thank you.

Mr. Banning: Thank you.

Mr. Bahr: At this time I'd like to open it up to the public hearing and ask anyone to approach the podium to speak on the project.

(Brief pause)

Mr. Bahr: Seeing none, I'll close the public hearing and open it up for discussion amongst the commission. And if there is no discussion, I'm ready for a motion.

Ms. Andres: Mr. President, I move that the Plan Commission certify PUD-22-117, Village at Plank Road Planned Unit Development with a favorable recommendation.

Mr. Brandgard: Second

Mr. Bahr: A motion, and a second by Mr. Brandgard. Andrew, when you're ready.

Mr. Klinger: Mr. Phillip – yes

Mr. Everling – yes

Mr. McPhail – yes

Mr. Kirchoff – yes

Mr. Brandgard – yes

Ms. Andres – yes

Mr. Bahr – yes

PUD-22-117 is approved.

Ms. Andres: I also move that the Plan Commission approve PP-22-118 to incrementally plat 30.97 acres +/- finding that:

1. Adequate provisions have been made for regulation of minimum lot width, minimum lot depth and minimum lot area;
2. Adequate provisions have been made for the widths, grades, curves and coordination of subdivisions public ways with current and planned public ways; and
3. Adequate provisions have been made for the extension of water, sewer, and other municipal services.

And that such approval shall be subject to the following condition(s):

1. Compliance with the Town Standards, including but not limited to the following Chapters of the Plainfield Town Code;
 - Chapter 51: General Sewer Use and Wastewater Pretreatment
 - Chapter 52: Water Regulations
 - Chapter 55: Drainage
 - Chapter 56: Storm Water
 - Chapter 93.15: Access to Public Streets and Thoroughfares
 - Chapter 152: Flood Hazard Reduction; and,
 - Chapter 153: Subdivision Control Ordinance
2. Substantial compliance with the primary plat provided to the Commission on February 6, 2023.
3. Looping of the water system along Bradford Road and final verification of water pressures and flow.
4. Verification of sewage pump station capacity.

Mr. Bahr: I have a motion.

Mr. Brandgard: Second

Mr. Bahr: Second by Mr. Brandgard. Andrew, take call?

Mr. Klinger:

Mr. Phillip – yes

Mr. Everling – yes

Mr. McPhail – yes

Mr. Kirchoff – yes

Mr. Brandgard – yes

Ms. Andres – yes

Mr. Bahr – yes

PP-22-118 is approved.

Ms. Andres: And I move that the Plan Commission approve FDP-22-119 requesting Final Detailed Plan approval for the Village at Plank Road, finding that:

1. The Final Detailed Plan satisfies the Development Requirements and Development Standards specified in the PUD District ordinance establishing such District.
2. The Final Detailed Plan accomplishes the intent set forth in Article 6 of the Zoning Ordinance.
3. The Final Detailed Plan provides for the protection or provision of the site features and amenities outlined in Article 6., C., 2 of the Zoning Ordinance.

And that any approval shall be subject to the following condition(s):

1. Subject to the Town Council approving the Village at Plank Road Unit Development Ordinance.
2. Substantial compliance with the plans and documents approved by the Commission provided February 6, 2023.

Mr. Bahr: I have a motion.

Mr. Philip: Second

Mr. Bahr: And a second by Mr. Philip. Andrew?

Mr. Klinger:

Mr. Phillip – yes

Mr. Everling – yes

Mr. McPhail – yes

Mr. Kirchoff – yes

Mr. Brandgard – yes

Ms. Andres – yes

Mr. Bahr – yes

FDP-22-119 is approved.

Mr. Bahr: Thank you.

Mr. Banning: Thank you very much.

Mr. Bahr: Good luck.

Mr. Philip: Thank you.

PLAN COMMISSION DISCUSSION

Mr. Bahr: Kevin, we'll turn it over to you.

Mr. Whaley: Thank you Mr. President. I do have one addition to the agenda tonight. Next month the Plan Commission will be reviewing the proposed master plan for Franklin Park. For those who don't know, the Parks Department has been updating its master plan for that park which includes the areas shown in yellow in the screen. Now, the area that is shown in blue reflects property that is adjacent to Franklin Park that is owned by Plainfield Parks Department. The reason that area is important is because within the rules of procedure for defining interested parties, it says

if an area is adjacent to an area that is the subject of a petition and it's owned by the petitioner, it has to be included in those notice requirements for sending out notices to interested parties. So, what that means is this is the area that would have to be notified of that public hearing, and that goes out about $\frac{3}{4}$ of a mile away from the park up to past County Road 300 South. In total that would be 378 notices that the Parks Department would have to send out certified mail to property owners, that would be included per the definition in the rules of procedure. What I did in looking at that is I asked the applicant to take a look at who would need to be notified just looking at the project area for the park, and that takes the notices down to about 57. You can see there's a couple of outliers out to the west on the other side of the creek on Redwood Court which could be included, or they could be subtracted, just depending on how you feel. But what I'm asking from this body tonight is to give consideration to amending the rules of procedure for this particular petition, to modify the requirement for sending notices to surrounding property owners. There is some precedence in the rules of procedure for that; petitions that are initiated by the Plan Commission do not have to follow those requirements, you basically set your own requirements and determine who the interested parties are in those situations. There is some precedence but again, I just wanted to bring this to your attention tonight because of the number of parties and the distance that would be required in the rules of procedure. Also, in the future this is going to impact some other projects that we have, such as the nature park. So, that's something to keep in mind. I think we'll be taking a look at this particular requirement when we update the rules of procedure, to try and come up with a rule or standard that's a little bit more flexible, a little bit more targeted. The initial intent here is to try and prevent someone from carving off additional property and notifying themselves to get out of notifying surrounding property owners. That's rare and few and far between situations where that would actually occur. Again, you know, the one size fits all approach isn't necessarily (inaudible), in my opinion. But I do want to get your feedback and see what you think about your willingness to amend the rules for this particular project.

Mr. Brandgard: I think we should amend the rules for this. I mean, if you take that and that's the immediate impact which is what we try and do – if you take that whole parks piece (inaudible) where if the town was going to do something you would have to notice the whole town. So, I think we need to be reasonable in making sure the people who are going to be impacted get noticed.

Mr. Philip: I agree. I think that's the right sentiment for this, because otherwise you've got all that land up and down the creek, the property owned that the town has and all that kind of thing, and it gets pretty convoluted. And what you've outlined there are the people impacted directly around the park.

Ms. Andres: Are we trying to impact those who are impacted around the park or those who also use the park? I mean, I'm just kind of looking at what you have there in terms of the outline and are we looking at who's going to be kind of impacted by the construction type work or is it people who are interested in the import of what's changing?

Mr. Brandgard: I think that we're interested in everybody's input. We notice the people close to what's going to happen, where the activity is at, but that doesn't preclude anybody else within the town, or even outside the town, and coming in and making known, which is what we've always done.

Ms. Andres: Yeah

Mr. Daniel: There would still be the notice in the paper.

Mr. Philip: And we'll have signs posted within the park, right?

Mr. Brandgard: Yeah

Mr. Daniel: And the signs posted in the park.

Mr. Whaley: Yeah, with three street frontages, there's going to be at least three signs and we can always provide more as well since there are trails in that area too. I appreciate the feedback. Did you have any thoughts on those properties that are on the west side of the creek, on Redbud? Those are the outliers in this situation.

Mr. Philip: I don't see that they're directly impacted by what's going on there. I would recommend excluding them.

Mr. Brandgard: Yeah

Mr. Whaley: Okay, I would probably almost swap those for the houses on the north side of the cul-de-sac there, since they're impacted with the trail connection that comes in there.

Mr. Brandgard: I agree.

Mr. Philip: Yeah

Mr. Klinger: Back to your question Jennifer, you know the Parks Department of course goes through a master planning process where they get a lot of feedback and input on these types of plans. And then in this case specifically, they got feedback from neighboring properties as part of the planning process. So, this is probably the third round that we will seek, of public input on this plan as we go through the planning process as well.

Ms. Andres: Yep, thank you. That's helpful, I just, I feel like that's a pretty locally used park so I just want to make sure the people who are around there have kind of had their chance to understand what's happening. So, thank you for that.

Mr. Whaley: Alright, did you guys want to take a vote on that?

Mr. Daniel: Was yours a motion, Robin?

Mr. Brandgard: Yes

Mr. Daniel: Okay

Mr. Philip: I'll second Robin's motion, giving the latitude to use the revised notice of hearing.

Mr. Bahr: If we could, please, just restate what the motion is.

Mr. Daniel: To accept the recommendation of the Plan Commission staff regarding notice of that particular project and limit it to 57 parcels as identified by the staff in their presentation.

Mr. Kirchoff: It may not be 57 anymore if you swap some from the other side.

Mr. Brandgard: It'll be 57 +/-

Mr. Kirchoff: Do we need to put a max number on there?

Mr. Whaley: Yeah, I think there's two or three properties up there – it's hard to see from this...

Mr. Klinger: I think it's just two, so I think it's swapping two for two – but yeah, if you want to add that third, you can call that 58.

Mr. Bahr: We have a motion, and a second by Mr. Philip.

Mr. Klinger: Alright, we'll do roll call.

Mr. Phillip – yes

Mr. Everling – yes

Mr. McPhail – yes

Mr. Kirchoff – yes

Mr. Brandgard – yes

Ms. Andres – yes

Mr. Bahr – yes

Motion carries.

Mr. Bahr: Alright

Mr. Whaley: Thank you.

Mr. Kirchoff: Mr. President, I noticed we had someone come in late. Did you have a question?

(inaudible)

Mr. Bahr: That's already been discussed and the public hearing is closed.

(inaudible)

Mr. Bahr: Thank you.

ADJOURNMENT

Mr. Philip: I move we adjourn.

Mr. Bahr: We have a motion.

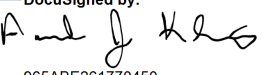
Mr. Kirchoff: Second

Mr. Bahr: Second by Mr. Kirchoff. All in favor?

(All ayes)

DocuSigned by:

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Mr. Steve Bahr, Plan Commission President

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Mr. Andrew J. Klinger, Plan Commission Secretary