

PLAINFIELD PLAN COMMISSION

March 6, 2023

6:30 p.m.

Mr. Bahr: Good evening. Welcome to the March 6, 2023, Plainfield Plan Commission meeting.

ROLL CALL/DETERMINATION OF QUORUM

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

Mr. Klinger:

Mr. Phillip – here

Mr. Everling – here

Mr. McPhail – here

Mr. Kirchoff – here

Mr. Brandgard – here

Ms. Andres – here

Mr. Bahr – here

Everyone is present and accounted for.

Mr. Bahr: Thank you Andrew.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

Mr. Bahr: First we have approval of the February 6th minutes. If there are no additions or discussions.

Mr. Philip: Mr. president, I move approve the minutes as submitted.

Ms. Andres: I'll second.

Mr. Bahr: All in favor?

(All ayes)

Mr. Bahr: All opposed? Motion stands.

GUIDELINES FOR PUBLIC HEARINGS

Mr. Bahr: Public hearings - Public Hearings are designed to allow public input regarding the subject matter. Guidelines:

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, and please try to limit your comments to no more than five minutes. Each speaker is allowed to speak only once.
3. Following your presentation, please print your name and address at the speaker's sheet at the podium.

OATH OF TESTIMONY

Mr. Bahr: Mr. Daniel, would you 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: Thanks Mel.

PUBLIC HEARINGS

Mr. Bahr: First on the agenda is PP-22-101 and DP-22-101.

Mr. Whaley: Good evening everyone. As you just said, the first two petitions tonight are the same property for Royal Transportation; it's PP-22-101 and DP-22-101. It's for a Primary Plat and a Development Plan. The property is located at 2938 South Ronald Reagan Parkway, on the west side of Ronald Reagan. It's highlighted in the teal color on the screen. The primary plat seeks to take the seven parcels shown in the yellow and subdivide that area into two properties. The applicant is also requesting an amendment to the approved development plan for this site. This is a quick summary of the history of this property. Back in 2019 the Plan Commission did approve a development plan for a nearly 5,000 square foot building which is shown in blue on the screen. And then in 2020 the Plan Commission also approved a temporary building which is approximately 1,000, at the location shown in orange. At the time that that building was approved, the one that was approved back in 2019 was not constructed. It was later constructed in 2022 with a smaller footprint. We also had a rezoning in 2022 for approximately 5 acres located to the south, and that's highlighted in yellow on the screen. That was rezoned from General Commercial and Industrial over to R1 which is Low-Density Residential. The purpose of the rezone was for the property owner to build a house. and so again, this petition is requesting to take the properties shown on the screen and subdivide them into two lots; Lot 1 to the north and Lot 2 to the south. This shows the current zoning of the property. So again, we have the General Commercial shown in the red. That's where the business is currently being operated. And then the R1 to the south, Low Density Residential is where the applicant proposes to build a house. Those lines on the screen approximately represent the boundaries of the new lots that will be created with the new plat, which are shown on the screen currently here. There is an access easement here that would connect basically across Lot 2 and connect over to Lot 1. The Plan Commission members back in 2019 when that first project came through, one of the conditions of approval was that the applicant construct a drive over to Klondike to provide a secondary access to the site so that the transportation vehicles had a different route to get out to Ronald Reagan Parkway and not have to do U-turns on that thoroughfare. At this point that condition has not been satisfied so that's one of the points we bring up tonight. we just want to ask the applicant to address that specific issue when they do their presentation. At this point that's all that I have, I'll turn it over to the applicant.

Mr. Banning: Good evening. Jeff Banning with Banning Engineering, 853 Columbia Road, Suite 101, here in Plainfield. Thank you. There's a lot of history to this property, so we've kind of been brought into this to hopefully come before you here this evening with resolutions on trying to get things approved. So, Royal Transportation, as Kevin said, two lots – and you just saw that so this would probably be the best drawing to work from – so, there are multiple buildings on this

site. I think a lot of you are aware of Royal Transportation and what they do since they've been before you several times. I know the staff letter talks about the couple homes here, of course the office here. We've got a building that's been built here and here, parking areas. I went out and took a tour of that here a couple of weeks ago; they have gone in and done a fair amount of work and cleaned up a lot of things. I'm not totally understanding all of the past things that have happened. I know what we're trying to do is figure out how we get those to comply with the current standards, how do we get those to comply with the platting and development plan review. So, here this evening really what we're talking about is a couple of things. One, creating two lots. So, one of the items is taken care of – let's talk about this first. This would become a residential lot with a home constructed here, which would be separate from Royal Transportation. That would be Isaac Awale's new home, who is the owner of Royal Transportation. This will become the compound, so to speak, for Royal Transportation. One of the things Kevin mentioned, we have an existing driveway coming in. that will be extended out here to Klondike, so that would be a part of this. There's an easement across that driveway which will have utility access, maintenance, all those sort of things, when we do the secondary plat which is an administrative approval. I know one of the item that has been discussed is sanitary sewer. We are showing a proposed sanitary sewer line. There's an existing sanitary sewer on the east side of Ronald Reagan parkway; we would extend that on to the property. That will also service the home, it will service every one of the buildings within the complex. I can go on and on talking but I'm sure the Plan Commission has some questions, and I would be happy to discuss those. One other thing I might point out, in the staff report we had a meeting with the Hendricks County Health Department – who is in the audience as well if you have any questions. We were trying to get a construction schedule for getting the buildings tied onto sanitary sewer and off of the septic system, so you will see what our proposed construction timeline is. Unfortunately, in today's world it takes a lot longer to get stuff done. You would have thought you could get it done quicker, but we think going through the process, that was a legitimate timeframe so we didn't have to come back in front of you and ask for an extension and so forth. So, I think with that, I'll let you all ask questions or open it up to the public.

Mr. Kirchoff: (inaudible) I'm not totally sure I understand what you all are asking. A couple of questions I had was, are you not mixing residential and commercial in there, in the upper lot?

Mr. Banning: Well, so, the existing homes will be used for employees of Royal Transportation. So, they are a part of – with the, what's the term I want to use. I used it earlier and I said, not transient but because they're in and out of there so often, that becomes a home for some of the drivers to stay at. The office manager lives in one of those as well. So, it's all part of the business and will continue to be part of the business. Does that make sense? Is that what you were asking?

Mr. Kirchoff: I'm not sure what I was – I read through it and I just struggled with what you were asking us to do. Anybody else have that problem?

Mr. Banning: I think it's codifying the site plan because there has been so much built out there...

Mr. Kirchoff: Right

Mr. Banning: ...that was not technically approved. So, what we're trying to get accomplished is to – this is our development plan review, we're bringing that in to ask for approval of what's out there. And then the improvements, mainly utility improvements at this point.

Mr. Kirchoff: Another question I had is, what's our recourse if the sewer connection doesn't get done in a timely basis?

Mr. (?): (microphone not on) (inaudible)

Mr. Kirchoff: I just, I read through this, and I just have all kinds of questions about – I just really struggle with what this is.

Mr. (?): (microphone not on) (inaudible)

Mr. Kirchoff: And the rest was ingress/egress. The same question, I mean...

Mr. Banning: Right

Mr. Kirchoff: We've been asking for this for how long and here we are, another petition and he hasn't met the previous conditions.

Mr. Banning: Right. I think we are consultant number three or four on this, if I'm not mistaken. And that's what we're trying to do, is to come up with timelines to get all of this improved and installed.

Mr. Kirchoff: I haven't read the motion but do we have that kind of protection in our proposed motions?

Mr. Whaley: Yeah, I think in the motions there are references to some conditions about the use of the residential structures. So, hopefully that will address the first concern that you had about understanding the use of those structures. The one that did not get included in the motion is the one that I think you would need to add and that's in reference to the connection over to Klondike through that easement of the drive, because we forgot to include that. So, that would have to be amended into it.

Mr. (?):(microphone not on) (inaudible)

Mr. Whaley: I think that is in the first motion of the primary plat but I'd have to look at the staff report.

Ms. Andres: (inaudible)

Mr. Banning: And we can make that same commitment for the road as well.

Mr. Kirchoff: It says on here – Mel, it simply says on here it's okay whenever you approve it.

Mr. Daniel: (microphone not on) (inaudible)

Mr. Kirchoff: It says it's subject to the approval of the Town Attorney.

Mr. Daniel: (microphone not on) (inaudible)

Mr. Kirchoff: Okay. Did anybody else struggle with this?

Mr. Daniel: (microphone not on) (inaudible) some real value (inaudible) approve all this and (inaudible). I'm concerned that they may (inaudible) these residences (inaudible). (inaudible) all of this in front of the Plan Commission (inaudible)...

Mr. Kirchoff: Defined

Mr. Banning: So, I've heard two items. I've heard sanitary sewer timeframe, I've heard the ingress/egress timeframe, and then the definition of the residential, are the three that I've heard so far. Are there others?

Mr. Daniel: (microphone not on) Well, there's two items in here subject to (inaudible).

Mr. Banning: Correct.

Ms. Andres: And the other one is in the motion too, the residential structures.

Mr. Banning: Yes

Mr. McPhail: Is the temporary building we approved still there, that we approved as temporary?

Mr. Banning: There's a building there, I'm not sure. I think I know what building you're talking about. I'm going to let Kevin talk about that one. I think it might be this building.

Mr. McPhail: Yes

Mr. Banning: Is that the building?

Mr. Philip: I would believe that to be true, yes.

Mr. Banning: I don't – I can go back to the client and find out. Was that how that was approved, as temporary?

Mr. McPhail: That's what my memory serves me.

Mr. Banning: Okay

Mr. Philip: They got it going up before anyone in the town knew what was going on.

Mr. Banning: Okay

Mr. Philip: So, it got called back in here relative to that and it was approved temporary. And there was supposed to be a comeback, or a check back with us.

Mr. Kirchoff: There was some sort of temporary emergency or whatever and he needed it done and we pushed that down the road and we are still...

Mr. Philip: Waiting

Mr. Banning: If you look at our sanitary sewer schedule, you'll see that we've effectively put a month continuance in there, so to speak. We thought platting might get approved this evening providing we met the Commission's comments. But we were expecting to come back next month for an approval. Part of the reason for coming this evening was getting these issues out on the table.

Mr. Kirchoff: Thank you.

Mr. Banning: We weren't privy to what happened in the past so we're trying to figure out what items the Plan Commission really wants to – wants us to tackle, how about that.

Mr. Bahr: (inaudible) an addition or commitment from what Rich brought up – going back and taking a look at – in fact, the prior commitments have been met...

Ms. Andres: Well, the drive hasn't been...

(inaudible)

Mr. Bahr: The temporary building and the commitments that were associated with it – my memory is not that good but...

Mr. Philip: I'm pretty sure the drive was part of that.

Mr. Bahr: Okay

Mr. Brandgard: The drive has been part of several of them and I think he's struggled trying to acquire the property from the previous owner. I think he probably acquired it to do this but the previous developer that had it is not wanting to let it go.

Mr. Kirchoff: (inaudible) have a chance to get it worked out.

Mr. McPhail: You know, we have (inaudible) doing things you know, and then coming in and asking for forgiveness, I don't want to go down that road...

Mr. Brandgard: I think that has been corrected. That has been corrected.

Mr. Whaley: For just some additional details on the temporary building, you are correct, that did come through for an approval of a temporary structure. The condition on that was, it was an approval for a one year period subject to an extension by the director for another year, which was allowed in the ordinance for temporary uses. So, if you calculate that out, that's December of 2022 when that would have expired. This petition was in process at the time so we did not pursue any kind of enforcement to require that being taken down or be brought to the Commission because we knew that the applicant was coming to you all within the next month or two. As a part of this application the applicant has requested to make that a permanent structure. We did as for clarification on that. We asked, are you going to use the development plan to make this structure permanent or are you going to remove it? And so that was the answer that they presented with this application. Obviously, that's subject to your approval of the development plan.

Mr. Banning: Going along with that, trying to understand that I don't know why it was temporary, I don't know why – you know, I've been out there, it's a permanent structure in my mind.

Mr. Brandgard: I can tell you the history behind that.

Mr. Banning: Please do.

Mr. Brandgard: The people who sold him the building told him it was a temporary building. When he showed it to me, I said, Isaac, that's not temporary, it's bolted to the foundation. I said, you're in violations, you better get down and talk to our zoning, which he did, which he did.

Mr. Banning: So, I agree with you Robin. So, the question becomes, is that building adequate, is there something besides it being portrayed as temporary...does it need to be removed, does something need to happen to that? I'm just trying to find out, I'm on a fact-finding mission.

Mr. Daniel: I'm not sure Robin, at the time whether it qualified, under our rules, to be a permanent building, but it wasn't temporary, like you said, because it was on a foundation.

Mr. Brandgard: Yeah

Mr. Daniel: But I also think at that time it didn't qualify otherwise, by building standards, to be a permanent building. So, I think it was temporary granted to be a temporary building.

Mr. Brandgard: Yeah, no, I'm just saying...

Mr. Daniel: Yeah, I know.

Mr. Brandgard: ...the history behind what happened is when he found out he was in violation, he got here to try and do something about it.

Mr. Daniel: Right, right. Exactly right.

Mr. Kirchoff: So, can staff help us do some analysis as to whether it meets our standard for a permanent building? Not tonight, but between...

Mr. Whaley: (inaudible)

Mr. McPhail: Yeah

Mr. Kirchoff: Is that appropriate? Does that help Jeff?

Mr. Banning: Yeah

Mr. McPhail: I think we need a clarification to all of these issues before we can move forward.

Mr. Kirchoff: I think that's what Jeff's saying.

Me Banning: Yes. Yep, absolutely. Here again, not only this body, we've got the Health Department that are trying to get this on to sanitary sewers as well. So, we've kind of got two current things going on here that we're trying to one, go through the right channels with the town but also to be able to get the Health Department taken care of as well. Were there other issues? Rich?

Mr. Philip: My memory is those were the substantial issues.

Me Banning: Okay

Mr. Philip: We get the resolution on that and we should be ready to go. Do you need a motion to continue this?

Mr. Banning: Well, I don't know; it's a public hearing. So, I'd like to hear if there anyone in the public that...

Mr. Philip: Right

Mr. Banning: Okay, thank you.

Mr. Bahr: Thank you. At this time we'd like to open the public hearing and allow anyone who would like to speak on the project to approach and speak to the Commission.

(Brief pause)

Mr. Bahr: Seeing none, I'll close the public hearing and we'll open it up for discussion or a motion from the Commission.

Mr. Philip: From a discussion standpoint (inaudible) make a motion that (inaudible) some stipulations on this as far as what they're supposed to come back with, or do you just want to give them a continuance?

Mr. Brandgard: No, I think he knows what he needs to come back with.

Mr. Banning: I agree. I think there's four items and I've got those written down, so appreciate that.

Mr. Philip: Then I move that we continue PP-22-101 to the April Plan Commission.

Mr. Kirchoff: Second

Mr. Bahr: I have a motion and a second.

Mr. McPhail: We have DP-22-101 also.

Mr. Philip: I know, they did them one at a time, if figured I'd continue them one at a time.

Mr. McPhail: Okay, that's fine.

Mr. Philip: We have a motion and a second for PP-22-101. Andrew, if you would?

Mr. Klinger:

Mr. Phillip – yes

Mr. Everling – yes

Mr. McPhail – yes

Mr. Kirchoff – yes

Mr. Brandgard – yes

Ms. Andres – yes

Mr. Bahr – yes

PP-22-101 is continued.

Mr. Philip: And Mr. president, I move that DP-22-101 be continued to the April Plan Commission meeting.

Mr. Brandgard: Second

Mr. Bahr: I have a motion by Mr. Philip and a second by Mr. Brandgard. Andrew, if you'd take the call.

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

DP-22-101 is continued.

Mr. Banning: Thank you very much.

Mr. Kirchoff: Jeff, the only other comment I'd make is if you get down there and you find that there are other things that you determine to be issues, you'll be upfront with us and say other things we need to be concerned about.

Me Banning: Absolutely. Yes, absolutely. I'll just leave it at that. Thank you very much.

Mr. Bahr: Thank you Jeff. Next on the agenda is MP-23-009 – Franklin Park Master Plan.

Mr. Whaley: This is the applicant's presentation, but we can forgo the slide that I have because it's just one slide for my part of this. Basically, this is a master plan approval for the new plan for Franklin Park. The Parks and Recreation Department has been in the process of developing that plan for some time. Because it's located within the park district as well as the municipal district, these uses require approval of a master plan through this body so that is why they are here this evening. At this point I'll turn it over to the applicant for their presentation.

Mr. Philip: You're not Ryan Lindley.

Mr. Banning: You are stuck with me once again. For the record, Jeff Banning, Banning Engineering, 851 Columbia Drive, Suite 101. Bringing before you this evening, the Franklin Park Master Plan. This is probably the best drawing to show. This had been before this group previously. I think pretty much, other than Gary, you've all seen this before. This was also brought before the Council in the past. What we have is (inaudible) of Franklin Park – let's do this just to

kind of give an idea – peewee fields – this is Mill Street, North Street. Center Street is over here, White Lick Creek, Rec Center over here, existing peewee fields that everyone’s aware of, the existing high school type field here, tennis courts, playground area, shelter house, and Lincoln Street. So, effectively what we are doing is – and as we’ve shown previously, we are eliminating the ball field over here, proposing a dog park; large parking area here is effectively going away, basketball goal here moving down to here. We have two peewee fields here that are going away. We’re reconfiguring the parking lot here, adding a couple shelters in the wooded area there on the west side of peewee, in the old sycamore trees over in that area; adding eight pickleball courts. We’re redoing the tennis courts, redoing the parking lot and the tennis courts up along Mill Street, redoing the playground, re-striping/reconfiguring the parking lot at the existing shelter. And then you can see multiple trails being proposed all throughout the facility. Actually, the south end of the facility, especially in this area here, ties to the downtown redevelopment plan. So, we’re following that plan as well. Like I said, this is effectively what everyone has seen previously. Now that we’ve gotten into the construction plans, we’ve tweaked that a little bit. I will say, the couple things that have changed since it was brought before this body, and changes that were really requested but the Council, we’ve added four additional pickleball courts. We only had four originally; we now have eight. We added approximately 25 parking spaces down here. Those are the main items that have actually changed from the original Master Plan that was brought before everyone. Just so everyone knows, as we were going through the process – this is the northwest corner of the park, the old railroad bridge abuts here, rec center over here, basketball court being moved. We’re relocating the trail and adding new trails as shown here, proposed dog park, all this parking area being removed, and then the baseball field. One of the things we attempted to do was to come in and buy a portion of this ground right here. The current trail appears to go across someone else’s property. So, we’re going to relocate that around their property. The property owner – I was not in those discussions – apparently couldn’t come to an agreement on the cost or the value of that property so we’re now going to run the trail around their property. I know there are several here in the audience I talked to this afternoon/this evening, we’re going to put a fence up along here since we’re adding this trail. That’s pretty much it. I can go on but I’m sure there are some that might want to talk in the audience, probably questions that some of you might have.

Mr. Bahr: Are there any questions for Mr. Banning at this time?

Mr. Kirchoff: Not yet.

Mr. Banning: Okay, thank you.

Mr. Bahr: Thank you. At this time, I’d like to open the public hearing and ask anyone that wants to speak on this project to approach the podium.

(Brief pause)

Mr. Bahr: Seeing none, I’ll close the public hearing and open it up for discussion.

Ms. Andres: I feel like I asked someone this before but parking, is it neutral, are we adding spaces?

Mr. Banning: We are actually reducing. And I know that was a big question, and I know in the staff letter there's a summary.

Mr. Kirchoff: Yeah

Mr. Banning: So, I think on page 2 of the staff letter you can see the summary report. For those that have had kids down there, there's never been enough parking, at least when there's peewee. People park everywhere. And we went back and forth on trying to figure out parking ratios. We feel like with the change of use, eliminating the peewee fields – so, like, when we designed the new peewee fields at Al and Jan Barker, it's almost now you take 12 kids per team, double that for the two teams that are waiting and then double it again because of all the grandparents and everybody else, right. So, that element is now gone from the park. Now the tough part to figure out is the pickleball players, right – yeah, I'm pointing at you. So, we feel like we've provided plenty of parking and we have areas where that could be expanded in the future if need be. We were trying really to take some of that impervious away from this park now that it's become a different use.

Ms. Andres: So, you pulled the parking that's on the other side of the baseball diamond, right, you eliminated that?

Mr. Banning: Yeah, this is going to eliminate it.

Ms. Andres: No, I mean on Lincoln Street, there's parking there.

Mr. Banning: Yeah, well, that's probably more illegal parking...

Ms. Andres: No, there's spaces there...

Mr. Philip: No, spots there over...

Banning: Is there? Okay. Oh, oh, oh, you're talking about here. Okay, I'm sorry. Yes, right, that's right.

Ms. Andres: So, those are removed too?

(inaudible)

Mr. Kirchoff: Rich, what's your comfort level for parking with baseball?

Mr. Philip: It really should be fine Bill. I mean, you know, the busiest time is the changing of the guard, right, from one game to the next. You know, there's 12 on a team, that's 24 kids, next group comes in, that's 48. You know, you're roughly in the right neighborhood as far as parking spots go, and we're talking about middle school and high school age so you know, some of them

are being dropped off, some are showing up on their bicycle, all that kind of thing. So, it really should be pretty good. You know, if the pickleball guys have something big going on it might get crowded, that's probably really the only point of contention. And when the high school kids play on the weekend, they drive themselves and there aren't as many cars; they show up with two or three in a car. So, it's really not too bad.

Mr. Banning: And I think the other thing to that point, we're trying to make this a neighborhood park that's walkable/bicycle-able and so forth as well; not necessarily like it was with peewee.

Mr. Kirchoff: (inaudible) I've got a couple of questions. One, I think the town report, the town portion of it says four pickleball courts and you're showing eight. So, there's that inconsistency. And we had a conversation about, do you want the basketball court closer to the court, closer to the road, or would you rather have the pickleball...

Mr. Brandgard: It does show...

Mr. Kirchoff: Pardon?

Mr. Brandgard: It (inaudible) four, and now it says there will be eight.

Mr. Kirchoff: In the town report it just says four.

(inaudible)

Mr. Kirchoff: I'm on page 16.

Mr. Brandgard: Oh

Mr. Banning: Oh, is that the Master Plan?

Mr. Kirchoff: Yeah

Mr. Banning: Oh, it's the Master Plan, that's right. Yeah, we had four and then when we went through the Council it was suggested to increase that to eight.

Mr. Kirchoff: My other comment was that at that time, would you rather have the basketball court closer to the road, for lack of a better term – when egos get a little hot, would you rather put them in the back where people won't know what's going on, or would you think they'd be better off close to the road?

Mr. Banning: I failed to suggest that Mr. Brent Bangel from the Parks Department was here. We debated that and Brent do you want to... because he had it in different locations. From an operations standpoint, I think Brent could probably answer that question better than I.

Mr. Kirchoff: Sure

Mr. Bangel: Honestly, I don't remember exactly why we chose the locations but – I'd have to check with them on grade and everything (inaudible) based on location.

Mr. Kirchoff: Originally Brent, I – the original showed the pickleball courts close to the street, and basketball, and I said you might want to flip them because of the expansion. We've already expanded them so now it's just a matter of what do you want closest to the street.

Mr. Bangel And I'm sure we can take that into consideration.

Mr. Kirchoff: I don't have an answer – I think there was some reference in here about having the basketball courts closer to where there would be some traffic and maybe diffuse – I don't know. You're the pro, I don't know.

Mr. Bangel: I think we were looking more at relocating it from the back side of the park originally. You get some unwanted things back there so by moving it here it was addressing it significantly. But yes, it could be considered a flip flop with the pickleball courts.

Mr. Kirchoff: I just remember having that conversation.

Mr. Bangel: And I do know, with pickleball – I actually read an article here not too long ago that there was more of a nuisance concern with the noise of pickleball being played versus other sports.

Mr. Kirchoff: Guilty as charged.

Mr. Bangle: So, (inaudible) pickleball courts (inaudible) the apartments that are currently existing there.

Mr. Kirchoff: You're on it, thank you.

Mr. Bangel: Any other questions?

Mr. Philip: Brent, it's going to be exciting having the field redone and regraded and the drainage to work and all of that kind of thing. It's overdue.

Mr. Bahr: Any other questions?

Ms. Andres: I'm curious with the dog park, you list shade structures; presumably (inaudible) because initially it takes a long time for trees to grow – because I know that's one of comments about the other one, is that there's not a lot of shade. Do we have like dog water bowls that you plan to do and those kinds of things? I'm just kind of curious.

Mr. Bangel: Yeah, the dog park shown here, it honestly would be kind of a small (inaudible) like we have a Swinford Park, which I think it's just a little bit over an acre; the one at Swinford I think is closer to two acres. It does have a restricted gate access. You have to have a membership to

use, it's not available in the evenings so when the park closes at dark, it will be closed. We do have a water fountain on each side, a small size and large size. Both of them would have an adult fountain as well as a dog fountain at those, and the shade structure obviously is to provide shade until trees can be grown in there. We've had to add those at the Swinford dog park as well because it will take 30 years for a tree to give shade out there.

Ms. Andres: Have you thought about putting those water stations at other parts of the park, not just the dog park, like just along the trails?

Mr. Bangel: That is a new standard we actually just started. The Vandalia Trail extension that's being added right now, they're the first thing they have on the trail extension there.

Ms. Andres: Great. As a dog owner, my dog will like it.

Mr. Philip: Jeff and Brent, there's no impact to the trees along (inaudible) field?

Mr. Bangel: The trees are actually (inaudible) a tree inventory with the town, so Davey Resource Group that we're working with, they do an inventory of the trees and they monitor the condition of each tree. We have had to cut a couple of those down over the last couple of years based on the condition of those. So, we are on a tree replacement planting cycle with them as well. And again, the same situation, it will take several years for us to have an established tree.

Mr. Philip: Understood.

Mr. Bangel: But we take one out, we're putting some back.

Mr. Banning: We do have a set of construction plans that show additional trees, additional landscaping on the site.

Mr. Kirchoff: It will look different but good. I like it.

Mr. Banning: It's a pretty site.

Mr. Philip: It's been several years in the making.

Mr. Banning: Yes

Mr. Bahr: Thank you.

Mr. Banning: Thank you.

Mr. Bahr: Any additional discussion amongst the Commission?

(Brief pause)

Mr. Bahr: If not, I'd entertain a motion.

Ms. Andres: I'll move e that the Plan Commission approve MP-23-009 as filed by the Town of Plainfield Parks Department requesting Master Plan approval finding that:

1. The development plan complies with all applicable development standards of the underlying District for which a waiver has not been granted;
2. The development plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;
3. The proposed development is consistent with the Comprehensive Plan;
4. The proposed development is appropriate to the site and its surroundings; and
5. The proposed development is consistent with the intent and purpose of this ordinance

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

1. Substantial compliance with the Master Plan file dated March 6th, 2023.

Mr. Philip: Second

Mr. Bahr: I have a motion, and a second by Mr. Philip. Andrew, if you would call vote.

Mr. Klinger:

Mr. Phillip – yes

Mr. Everling – yes

Mr. McPhail – yes

Mr. Kirchoff – yes

Mr. Brandgard – yes

Ms. Andres – yes

Mr. Bahr – yes

MP-23-009 is approved.

Mr. Bahr: Thank you.


Mr. Banning: Thank you very much.

Mr. Bahr: Thank you Jeff.


NEW BUSINESS

Mr. Bahr: Update on Development Standards Matrix.

Mr. Berg: Emboldened by the fact that it looked like Brent was doing a career eliminating move by criticizing pickleball; that was a feat of courage that I don't think I'm going to use. About a year ago we came to you and said we were looking to make changes to improve our code to make it more friendly, more understandable, easier to use, to reduce repetition, recurrences, duplications and reiterations – okay, that's better now. Modernize the current best practices and reduce the need for incentives and waivers that you guys tend to see quite a bit, particularly with development plans. Enact standards that help us create the development that this group and the Council find desirous. This is Article 2 and 3 of our ordinance, pretty much all of the zoning districts classifications –

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Mr. Steve Bahr - President

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Mr. Andrew J. Klinger - Secretary