

2021

**CALENDARS
DEVELOPMENT SERVICES
PUBLIC HEARING/MEETING BODIES**



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KEY TERMS: PLAN COMMISSION CALENDAR

DEVELOPMENT PLAN: Staff, the Design Review Committee (DRC), and the Technical Advisory Committee (TAC) review and provide comments to the applicant.

ZONE MAP CHANGE: A change from a current zoning district to a different zoning district.

COMMITMENT: A legally binding agreement, often executed during a zone map change, that requires an applicant to, for example, abide by certain additional regulations, restrict types or intensities of use, or complete certain tasks.

PRIMARY PLAT: An initial request for the subdivision of real estate filed before the Plan Commission pursuant to the Indiana statutes.

SECONDARY PLAT: Any Plat approved by the Plan Commission and authorized for filing with the Hendricks County Auditor and for recording by the Hendricks County Recorders Office in accordance with the Indiana Statutes.

KEY TERMS: PC/BZA CALENDARS

FILING READINESS DETERMINATION (FRED): An internal meeting to allow Staff to provide a general technical review on a project early in the conceptual stage. The potential applicant will file digital copies of, at a minimum, a site plan, structure elevations, plat (if necessary), and a narrative in iWorQ at least 48 hours prior to the FReD meeting and will contact Staff. Staff will provide preliminary comments after the FReD meeting.

REVIEW AND REVISIONS: Staff, the Design Review Committee (DRC), and the Technical Advisory Committee (TAC) review and provide comments to the applicant.

FILING DEADLINE: The required plans must be filed within the Town's iWorQ system by the date and time on the calendar. Plans will only be accepted through the iWorQ system. One (1) paper copy is to be submitted to Staff within one (1) week of the filing deadline.

DOCKETING: The Director, with the advice of the Technical Advisory Committee, will determine whether the submittal has the sufficient detail and is in sufficient form to receive a docket number and be advanced.

PLAN RESUBMITTAL AND LEGAL NOTICE DEADLINE: The Staff provides the legal notice to the applicant for mailing. Staff will have the notice published in the paper of record and will be reimbursed by the applicant. The applicant will do a resubmittal of plans for the Plan Commission.

PLAN COMMISSION: Staff will review the resubmitted plans and determine whether the submitted plans are sufficient for submittal to the Plan Commission. *Any plans or revised plans submitted after the Plan Resubmittal date may result in the project being continued to a later public hearing.*



BOARD OF ZONING APPEALS

Purpose: The Board of Zoning Appeals (BZA) has five members whose duties include assisting and advising the Town Council in administration of the Town Zoning Ordinance, conducting public hearings as required by provisions of the zoning/subdivision ordinances, and any other matters referred by the Council or Ordinance.

Calendar: See below

Contacts: [Kevin Whaley](#), Director of Planning and Zoning
[Eric Berg](#), Senior Planner

Note: As a quasi-judicial body, contacting the Board Members prior to the public hearing is not permitted.

2021

FILING DEADLINE 5 P.M.	REVIEW AND REVISIONS		LEGAL NOTICE DEADLINE 5 P.M.	BOARD OF ZONING APPEALS
	TAC	DRC		EARLIEST PUBLIC HEARING
12/8	(2)		1/4 ⁽¹⁾	1/21 ⁽¹⁾
1/15	(2)		1/29	2/18 ⁽¹⁾
2/12	(2)		2/26	3/15
3/19	(2)		4/2	4/19
4/16	(2)		4/30	5/17
5/21	(2)		6/4	6/21
6/18	(2)		7/2	7/19
7/16	(2)		7/30	8/16
8/20	(2)		9/3	9/20
9/17	(2)		10/1	10/18
10/15	(2)		10/29	11/15
11/19	(2)		12/3	12/20

⁽¹⁾ Holiday Schedule

⁽²⁾ At Director's Discretion

[Explanation of key terms](#)



2021

REDEVELOPMENT COMMISSION (RDC)

Meeting Dates: See Below

2021 Meeting Dates-Redevelopment Commission

<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>
1/4	2/1	3/1	4/8	5/3	6/7	7/8	8/2	9/9	10/4	11/1	12/6

PLAINFIELD MUNICIPAL INVESTMENT COMMISSION (PMIC)

Meeting Dates: January 26, 2021 *and on an ad hoc basis after that date.*

Contact [Kimberly Robinson](#) for more information.

REDEVELOPMENT AUTHORITY (RDA)

Meeting Dates: January 26, 2021 *and on an ad hoc basis after that date.*

Contact [Kimberly Robinson](#) for more information.

ECONOMIC DEVELOPMENT AUTHORITY (EDA)

Meeting Dates: January 26, 2021 *and on an ad hoc basis after that date.*

Contact [Kimberly Robinson](#) for more information.





PLAN COMMISSION

Purpose: The Plan Commission (PC) has seven members whose duties include assisting and advising the Town Council in administration of the Town Zoning Ordinance, conducting public hearings on matters as required by provisions or the zoning/subdivision ordinances, and any other matters referred by the Council or by ordinance.

Calendar: Development Plan/Zone Map Change
Primary Plat

Contacts: [Kevin Whaley](#), Director of Planning and Zoning
[Eric Berg](#), Senior Planner

TECHNICAL ADVISORY COMMITTEE

Purpose: The Technical Advisory Committee (TAC) was created to advise the Director of Planning and Zoning, the Plan Commission (PC), the Board of Zoning Appeals (BZA), and the Design Review Committee in matters related to proposed public hearings, procedures for the review of public hearings, and amendments to the Zoning or Subdivision Control Ordinances.

Calendar: [See Plan Commission Calendar.](#)

Contacts: [Kevin Whaley](#), Director of Planning and Zoning
[Eric Berg](#), Senior Planner

DESIGN REVIEW COMMITTEE (SUBCOMMITTEE)

Purpose: The Design Review Committee was created to study problems and issues identified by the Plan Commission and make recommendations to the Commission on these topics:

Calendar: [See Plan Commission Calendar.](#)



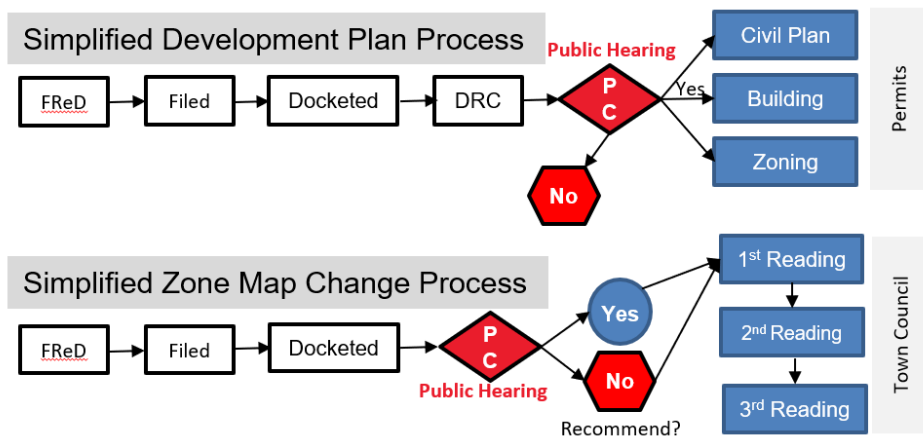
2021

PLAN COMMISSION CALENDAR

(FReD) CONCURRENT WITH TAC	REVIEW AND REVISIONS	FILING DEADLINE 5 P.M.	DOCKETING (REVIEW AND REVISIONS)		RESUBMITTAL AND LEGAL NOTICE DEADLINE 5 P.M.	PLAN COMMISSION EARLIEST PUBLIC HEARING
	TAC		TAC	DRC		
11/12	12/3	12/18	12/31 ⁽¹⁾	1/5	1/15	2/1
12/3	1/7	1/15	1/21	2/2	2/12	3/1
1/7	2/4	2/12	2/18	3/9	3/19	4/8 ⁽¹⁾
2/4	3/11	3/19	3/25	4/6	4/16	5/3
3/4	4/8	4/16	4/22	5/11	5/21	6/7
4/8	5/13	5/21	5/27	6/8	6/18	7/8 ⁽¹⁾
5/6	6/10	6/18	6/24	7/6	7/16	8/2
6/10	7/8	7/16	7/22	8/10	8/20	9/9 ⁽¹⁾
7/8	8/12	8/20	8/26	9/7	9/17	10/4
8/5	9/9	9/17	9/23	10/5	10/15	11/1
9/9	10/7	10/15	10/21	11/9	11/19	12/6
10/7	11/11	11/19	11/24 ⁽¹⁾	12/7	12/17	1/3

(1) Holiday Schedule

[Explanation of key terms](#)



MEETING	LOCATION	MEETING START TIME:
PLAN COMMISSION:	PLAINFIELD FIRE TERRITORY HEADQUARTERS*	6:30 PM
DESIGN REVIEW COMMITTEE (DRC):	591 MOON ROAD, PLAINFIELD	4:00 PM
TECHNICAL ADVISORY COMMITTEE (TAC):	PLAINFIELD TOWN HALL* 1ST FLOOR 206 WEST MAIN STREET, PLAINFIELD	9:00 AM

* PUBLIC MEETINGS/HEARINGS MAY BE HELD REMOTELY VIA TELECONFERENCE