



PLAINFIELD BOARD OF ZONING APPEALS
FEBRUARY 24, 2022 6:00 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

January 20, 2022

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 stand and 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: Continued from January Meeting

1.	DOCKET:	BZA-21-124-A	APPLICANT:	RaceTrac Inc
	PROJECT :	Race Trac Variance of Use		
	DESCRIPTION:	Requesting a Variance of Use to allow a Truck Fueling Station in a GC: General Commercial District.		
	STAFF:	Eric Berg, AICP		
2.	DOCKET:	BZA-21-124-B	APPLICANT:	RaceTrac Inc
	PROJECT :	Race Trac Variance of Development Standards		
	DESCRIPTION:	Requesting a variance of the Development Standards in Chapter 154: Land Use, Article 4.10A.9.a regarding prohibition of fueling pumps placement between the building and the public rights-of way;		
	STAFF:	Eric Berg, AICP		
3.	DOCKET:	BZA-21-124-C	APPLICANT:	RaceTrac Inc
	PROJECT :	Race Trac Variance of Development Standards		
	DESCRIPTION:	Requesting a Variance of the Development Standards in Chapter 154: Land Use, Article 4.10A.9.n regarding maximum number of permissible pumps;		
	STAFF:	Eric Berg, AICP		

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2022 MEETING SCHEDULE	J	F	M	A	M	J	J	A	S	O	N	D
PLAN COMMISSION	1/3	2/7	3/7	4/7	5/2	6/6	7/7	8/1	9/8	10/3	11/7	12/5
DESIGN REVIEW COMMITTEE	1/13	2/10	3/10	4/7	5/12	6/9	7/7	8/11	9/8	10/13	11/10	TBD
BOARD OF ZONING APPEALS	1/20	2/24	3/21	4/18	5/16	6/20	7/18	8/15	9/19	10/17	11/21	12/19



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4.	DOCKET:	BZA-21-124-D	APPLICANT:	RaceTrac Inc
	PROJECT :	Race Trac Variance of Development Standards		
	DESCRIPTION:	Requesting a Variance of the Development Standards in Chapter 154: Land Use, Article 4.10A.9.c regarding required connection of fueling canopy to the primary building;		
	STAFF:	Eric Berg, AICP		
5.	DOCKET:	BZA-21-124-E	APPLICANT:	RaceTrac Inc
	PROJECT :	Race Trac Variance of Development Standards		
	DESCRIPTION:	Requesting a Variance of the Development Standards in Chapter 154: Land Use, Article 4.10A.9.c regarding required roof design for a fueling canopy;		
	STAFF:	Eric Berg, AICP		
6.	DOCKET:	BZA-21-124-F	APPLICANT:	RaceTrac Inc
	PROJECT :	Race Trac Variance of Development Standards		
	DESCRIPTION:	Requesting a Variance of the Development Standards in Chapter 154: Land Use, Article 4.10A.9.c regarding required connection of diesel fueling canopy to the primary building;		
	STAFF:	Eric Berg, AICP		
7.	DOCKET:	BZA-21-124-G	APPLICANT:	RaceTrac Inc
	PROJECT :	Race Trac Variance of Development Standards		
	DESCRIPTION:	Requesting a Variance of the Development Standards in Chapter 154: Land Use, Article 4.10A.9.c regarding required roof design for a fueling canopy;		
	STAFF:	Eric Berg, AICP		
8.	DOCKET:	BZA-21-124-H	APPLICANT:	RaceTrac Inc
	PROJECT :	Race Trac Variance of Development Standards		
	DESCRIPTION:	Requesting a Variance of the Development Standards in Chapter 154: Land Use, Article 4.10A.9.e regarding required building entrances from a frontage;		
	STAFF:	Eric Berg, AICP		
9.	DOCKET:	BZA-21-124-I	APPLICANT:	RaceTrac Inc
	PROJECT :	Race Trac Variance of Development Standards		
	DESCRIPTION:	Requesting a Variance of the Development Standards in Chapter 154: Land Use, Article 4.10A.9.m regarding maximum height of a fueling station canopy;		
	STAFF:	Eric Berg, AICP		

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10.	DOCKET:	BZA-21-124-J	APPLICANT:	RaceTrac Inc
	PROJECT :	Race Trac Special Exception		
	DESCRIPTION:	Requesting a Special Exception to allow the sale of alcoholic beverages in a GC: General Commercial District.		
	STAFF:	Eric Berg, AICP		

FOR PUBLIC HEARING

11.	DOCKET:	BZA-22-009	APPLICANT:	Christy and Lee Faulkner
	PROJECT :	3 Cords Wedding Facility Development Standards Variance		
	DESCRIPTION:	Requesting a Variance of Development Standards to Chapter 154, Article 4.3: Home Occupations to allow a temporary seasonal wedding facility on a parcel zoned R-3: Medium Density Residential.		
	STAFF:	Terry Jones		

12.	DOCKET:	BZA-22-010	APPLICANT:	Good Oil Company
	PROJECT :	Good Oil Company Variance of Development Standards		
	DESCRIPTION:	Requesting a Variance of Development Standards to Chapter 154, Article 4.18 regarding standards for Fueling Stations.		
	STAFF:	Terry Jones		

OLD/NEW BUSINESS

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