



PLAINFIELD PLAN COMMISSION
MAY 2, 2022 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

April 7, 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 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.

RESOLUTIONS

- None

PETITIONS FOR PUBLIC HEARING

1.	DOCKET:	RZ-22-018, PP-22-018, DP-22-018	APPLICANT:	Verizon Wireless
	PROJECT:	Verizon Switching Equipment Facility		
	DESCRIPTION:	Petitions seeking the following: Zone Map Amendment of 17.58 +/- acres from General Commercial and Tri-L PUD to GC: General Commercial; Creation of a one-lot non-residential subdivision; and, Architectural and Site Design Approval of a telecommunications switching facility on a parcel located between Interstate 70 and Gateway Drive.		
	STAFF:	Eric Berg, AICP		
2.	DOCKET:	PP-22-028	APPLICANT:	Larry Good
	PROJECT:	Grey Hawk Place Primary Plat		
	DESCRIPTION:	petition requesting Primary Plat to create 73 residential lots on 23.1 +/- acres currently zoned R-4: Medium Density Residential, requesting waiver(s) to the Subdivision Control Ordinance on a parcel located west of Shady Lane, south of the Vandalia Trail		
	STAFF:	Kevin Whaley, AICP		
3.	DOCKET:	DP-22-008	APPLICANT:	Hetal Patel
	PROJECT:	E-Studio Hotel		
	DESCRIPTION:	Petition requesting Architectural and Site Design approval for a proposed 33-unit hotel on a parcel zoned GC: General Commercial within a Gateway Corridor including a Depth of Yard Development Incentive.		
	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	1/17	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:	TA-22-032	APPLICANT:	Town of Plainfield
	PROJECT:	Commercial Indoor Lodging Zoning Ordinance Text Amendment		
	DESCRIPTION:	Petition seeking to amend the Plainfield Zoning Ordinance (Chapter 154) in the following respects: <ol style="list-style-type: none"> 1. Amend Article 13.2: Definitions to strike "Hotel" and "Motel" and add "Commercial Indoor Lodging; 2. Enact a new Article, 4.20, regarding Standards for Commercial Indoor Lodging Facilities; 3. Amend Article 2.8.A, regarding Permitted Uses within the TC: Town Center District; 4. Amend Article 2.10.A, regarding Permitted Uses within the OD: Office District; 5. Amend Article 2.11.A, regarding Permitted Uses within the GC: General Commercial District; 6. Amend Article 2.19.A, regarding Permitted Uses within the AC: Automotive Commercial District; and, 7. Amend Article 3.9.A, regarding Permitted Uses within the HB: Highway Business District. 		
	STAFF:	Kevin Whaley, AICP		

5.	DOCKET:	TA-22-033	APPLICANT:	Town of Plainfield
	PROJECT:	Off Street Parking Regulations Text Amendments		
	DESCRIPTION:	Petition seeking to amend the Plainfield Zoning Ordinance (Chapter 154) in the following respects: <ol style="list-style-type: none"> 1. Repeal Article 4.10: Off Street Parking Regulations and replacing it with a new Article 4.10: Off Street Parking Regulations; and, 2. Amend Article 13.2: Definitions to add "Parkingshed." 		
	STAFF:	Kevin Whaley, AICP		

PLAN COMMISSION DISCUSSION

- None

OLD BUSINESS / NEW BUSINESS

- Proposed Work Plan

ADJOURNMENT

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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
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