



PLAINFIELD PLAN COMMISSION
AUGUST 1, 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
 July 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:	DP-22-058, RZ-22-058	APPLICANT:	Kimley Horn for Browning
	PROJECT:	Allpoints Midwest Building 9		
	DESCRIPTION:	Petitions requesting: <ul style="list-style-type: none"> • Zone Map Amendment of approximately 1.18 +/- acres from AG: Agriculture I-2: Office/Warehouse Distribution; and, • Architectural and Site Design review for an approximately 300,000 square foot distribution facility on approximately 28.20 acres utilizing a Orientation of Loading Space Development Incentive to allow loading docks to face Smith Road Located at the northeast quadrant of Smith Road and Bradford Road.		
	STAFF:	Eric Berg , AICP		
2.	DOCKET:	PP-22-053 and FDP-22-056	APPLICANT:	Olthof Homes
	PROJECT:	Bo-Mar Estates Primary Plat and Final Detailed Plan		
	DESCRIPTION:	Petitions requesting <ul style="list-style-type: none"> • Creation of a residential subdivision with approximately 442 lots, including future incrementally platted lots; and, • Final Detailed Plan for the Townhome and Park portions of the Bo-Mar Estates Planned Unit Development. Located at the northwest quadrant of Smith Road and Township Line Road		
	STAFF:	Kevin Whaley , 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-22-060	APPLICANT:	Town of Plainfield
	PROJECT:	Land Use Matrix Text Amendment		
	DESCRIPTION:	<p><i>Amendments to Title XV Land Usage, Chapter 154 Zoning Ordinance, Articles: 2.1 RR Rural Residential District; 2.2 R-1 Low Density Residential District; 2.3 R-2 Low Density Residential District; 2.4 R-3 Medium Density Residential District; 2.5 R-4 Medium Density Residential District; 2.6 R-5 High Density Residential District; 2.7 R-6 High Density Residential District; 2.8 TC Town Center District; 2.9 NR Neighborhood Retail Commercial District; 2.10 OD Office District; 2.11 GC General Commercial District; 2.12 I-1 Research/Office Industrial District; 2.13 I-2 Office/Warehouse Distribution District; 2.14 I-3 Light Manufacturing District; 2.15 I-4 Heavy Manufacturing District; 2.16 AG Agriculture District; 2.17 RU Urban Residential District; 2.18 MU Mixed Use District; 2.19 AC Automotive Commercial District; 3.2 P Park District; 3.3 S School District; 3.4 REL Religious Use District; 3.5 C-I Commercial-Industrial District; 3.6 G Golf District; 3.8 MUN Municipal Use District; 3.9 HB: Highway Business District 13.2 Definitions</i></p> <p><i>Enactment of Title XV Land Usage, Chapter 154 Zoning Ordinance, Articles: 14.0 Appendix; 14.1 Land Use Matrix; 14.2 Reserved; 14.3 List of Planned Unit Developments</i></p>		
STAFF:	Kevin Whaley , AICP			

PLAN COMMISSION DISCUSSION

- None

OLD BUSINESS / NEW BUSINESS

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ADJOURNMENT

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