



PLAINFIELD PLAN COMMISSION
AUGUST 7, 2023 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 6, 2023

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.

OLD BUSINESS

- Cabin Coffee

CONTINUED FROM MAY MEETING

1.	DOCKET:	DP-22-114	REPRESENTATIVE:	Plainfield Retail Management LLC
	PROJECT:	Chick-Fil-A		
	DESCRIPTION:	Development Plan Review for a Drive-Through Restaurant on a 1.3 acre (+/-) parcel zoned GC: General Commercial within a Gateway Corridor. Location: 6102 Cambridge Way		
	STAFF:	Kevin Whaley, AICP		

PETITIONS FOR PUBLIC HEARING

2.	DOCKET:	PP-23-036 and FDP-23-036	REPRESENTATIVE:	Jason Coyle, Banning Engineering
	PROJECT:	Hall Business Primary Plat and Final Detailed Plan		
	DESCRIPTION:	Requesting Primary Plat and Final Detailed Plan approval for Hall Business Park on an 18.5 acre +/- parcel zoned Hall Business PUD. Location: 6446 – 6448 South County Road 675 East		
	STAFF:	Eric Berg, AICP		

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2023 MEETING SCHEDULE	J	F	M	A	M	J	J	A	S	O	N	D
PLAN COMMISSION	1/5	2/6	3/6	4/6	5/1	6/5	7/6	8/7	9/7	10/2	11/6	12/4
DESIGN REVIEW COMMITTEE	1/12	2/9	3/9	4/6	5/11	6/8	7/6	8/10	9/7	10/12	11/9	TBD
BOARD OF ZONING APPEALS	1/19	2/23	3/20	4/17	5/15	6/19	7/17	8/21	9/18	10/16	11/20	12/18



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3.	DOCKET:	DP-23-037	REPRESENTATIVE:	Greg Dempsey, TerraSite
	PROJECT:	Cousins Subs		
	DESCRIPTION:	Requesting Development Plan approval for Cousins Subs on a 1.3 acres +/- parcel zoned GC – General Commercial. Location: 405 South Perry Road		
	STAFF:	Kevin Whaley, AICP		
4.	DOCKET:	DP-23-045	REPRESENTATIVE:	Ryan Lindley, Banning Engineering
	PROJECT:	Chimney Safety Institute of America (CSIA)		
	DESCRIPTION:	Requesting Site Development Plan approval for site and utility improvements on a 1.5 acres +/- parcel zoned Industrial 2. Location: 2155 Commercial Drive		
	STAFF:	Kevin Whaley, AICP		
5.	DOCKET:	TA-23-060	REPRESENTATIVE:	Town of Plainfield
	PROJECT:	TF: Technology Flex District		
	DESCRIPTION:	Amend the following Articles: 2.20 RF: Residential Flex; 6.2 Master Plan; 14.1 Land Use Matrix; 14.2 Development Standards Matrices. Enact the following Article: 2.22 TF: Technology Flex. Correct scrivener's error.		
	STAFF:	Eric Berg, AICP		

PLAN COMMISSION DISCUSSION

- TBD

NEW BUSINESS

- None

ADJOURNMENT

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