



PLAINFIELD PLAN COMMISSION
OCTOBER 3, 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
 September 8, 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:	PUD-22-059, PP-22-082, FDP-22-082	APPLICANT:	Radiant CDC, Family Promise, and Comer Law
	PROJECT:	Winding Way Planned Unit Development		
	DESCRIPTION:	Petitions requesting: Rezone from Vandalia Trails PUD to Winding Way PUD Primary Plat for Windings Way PUD Final Detailed Plan for Winding Way Located at the Southeast quadrant of the Smith/Township Line Roundabout.		
	STAFF:	Eric Berg, AICP		
2.	DOCKET:	PUD-22-084, FDP 22-083	APPLICANT:	Bob Akin, Plainfield Healthcare Real Estate LLC
	PROJECT:	Randall Residence		
	DESCRIPTION:	Modifications to the Hobbs Station Planned Unit Development The applicant is seeking Architectural and Site Design approval for a proposed 83,000 (+/-) square foot senior living/memory care building on a 2.34 acre (+/-) parcel zoned Hobbs Station Planned Unit Development. Southeast corner of Pearson Parkway and Anthem Parkway		
	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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3.	DOCKET:	TA-22-089	APPLICANT:	Town of Plainfield
	PROJECT:	Sign Regulations — REQUESTING CONTINUANCE TO NOVEMBER PLAN COMMISSION		
	DESCRIPTION:	<p><i>Repeal</i> the following Articles: 7.1 Intent and Application; 7.2 Signs: Exempt; 7.3 Signs: Prohibited; 7.4 Signs: On-Premise Signs: Commercial, Industrial Districts (Except for the TC: Town Centre District and the MU: Mixed Use District; 7.5 On Premise Signs: TC and MU Districts; 7.6 Signs: On Premises, RR, R-1, R-2, R-3, R-4, R-5, R-6, RU and AG Districts; 7.7 Signs: Off-Premises; 7.8 Signs: General Regulations.</p> <p><i>Amend</i> the following Article: 13.2: Definitions</p> <p><i>Enact</i> the following Articles: 7.1 Intent and Application; 7.2 General Sign Regulations; 7.3 Exempt Signs; 7.4 Prohibited Signs; 7.5 Ground Signs; 7.6 Building Signs; 7.7 Incidental Signs; 7.8 Master Plan District</p>		
STAFF:	Kevin Whaley, AICP			

4.	DOCKET:	TA-22-090	APPLICANT:	Town of Plainfield
	PROJECT:	Master Plan District		
	DESCRIPTION:	<p><i>Amend</i> the following Articles: 3.2 P: Park District; 3.3. S: School Districts; 3.4 REL: Religious Use District; 3.5 C-I: Commercial-Industrial District; 3.6 G: Golf District; 3.8 MUN: Municipal District; 3.10 ROW Overlay District</p> <p><i>Enact</i> the following Articles: 6.2 Master Plan.</p>		
STAFF:	Kevin Whaley, AICP			

PLAN COMMISSION DISCUSSION

- None

OLD BUSINESS / NEW BUSINESS

- [Land Use Matrix Text Amendment](#)—Remanded to Commission for revisions
- [Sign Code](#) Discussion (Continued from Public Hearing)
- Consent to adopt [2023 Plan Commission Calendar](#)

ADJOURNMENT

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