

PLAINFIELD PLAN COMMISSION

June 5, 2023

6:30 p.m.

(No audio from 0:00:00-0:00:58)

(Meeting is called to order)

ROLL CALL/DETERMINATION OF QUORUM

Mr. Klinger: Everyone is present and accounted for.

Mr. Bahr: Thank you.

PLEDGE OF ALLEGIANCE

Mr. Bahr: If you would all please stand and join me in the Pledge of Allegiance.

APPROVAL OF MINUTES

Mr. Bahr: First up would be approval of minutes from the May 1, 2023, meeting. If there are no enhancements or discussion, I'm ready for a motion.

Ms. Andres: I move to approve.

Mr. Everling: Second

Mr. Bahr: A motion, and a second by Mr. Everling. All in favor?

(All ayes)

Mr. Bahr: All opposed?

(Brief pause)

Mr. Bahr: Motion stands.

GUIDELINES FOR PUBLIC HEARINGS

Mr. Bahr: Public hearings - Public Hearings are designed to allow public input regarding the subject matter. Guidelines for such:

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, address and make your presentation.
2. Please make presentations as concise as possible and limit your comments to no more than five minutes.
3. If possible, please designate a spokesperson for groups.
4. Following your presentation, please print your name and address on the speaker's sheet at the podium.

OATH OF TESTIMONY

Mr. Bahr: First we have two items continued from the May meeting... Sorry, I'm jumping ahead of myself. We need to give the Oath of Testimony. Mr. Daniel?

Mr. Daniel: Anyone expecting to testify before this Commission tonight, please stand and raise your right hand.

(Mr. Daniel administers the Oath of Testimony)

Mr. Daniel: Thank you.

Mr. Bahr: Thank you Mel. And thanks for catching my mistake.

PUBLIC HEARINGS

Mr. Bahr: Continued from the May meeting, DP-22-114. Additional continuance requested by the applicant?

Mr. Whaley: Yes, the applicant has requested continuance to the August 7th Plan Commission meeting. They are in the process of conducting a formal traffic impact study and that information was not available for this meeting. They did note in the request that the July 6th Plan Commission meeting date does not work for their full team, so they would not be able to come to that meeting. They did want to gather whether or not the Plan Commission would be open to a special meeting or possibly moving the meeting to a different date. So, I will leave that with you all for discussion.

Mr. Bahr: I have no problem keeping that to August.

Mr. McPhail: I don't support holding a special meeting.

Mr. Brandgard: I guess the question is, Kevin, do you think August is far enough out?

Mr. Whaley: When I spoke with the applicant, he indicated that they should have the information by that point, yes.

Mr. Brandgard: Okay. Well, I would move that we grant the continuance from the applicant, Chick-Fil-A DP-22-114 to August.

Mr. Bahr: We have a motion.

Mr. Philip: Second

Mr. Bahr: Second by Mr. Philip. All in favor?

(All ayes)

Mr. Bahr: All opposed?

(Brief pause)

Mr. Bahr: Motion carries. Also continued from the May meeting is DP-22-113 – Urban Air

Mr. Berg: Thank you Mr. President. As we discussed in this hall last month, this Commission gave some pretty clear orders, so to speak, to the applicants to come up with agreements on parking and on the maintenance of such and the roads. I'd like to say I did a lot to accomplish that but basically all I did was give them an "atta boy" when they were done, so I can't take any credit for that. Kevin did, I believe, get those out to you for verification that they exist. I don't really have much more to say so I'll stand down.

Mr. Bahr: Thank you Eric.

Mr. Brandgard: With that, I am satisfied with the agreements that I've seen, and they've done what we've asked. If there's nothing else, I would move that the Plan Commission approve DP-

22-113 requesting Architectural and Site Design Review for a 38,000 square foot indoor commercial entertainment facility on a 4.9 acre +/- parcel zoned GC: General Commercial within the Gateway Corridor, finding that:

1. The Development Plan complies with all applicable Development Standards of the District in which the site is located.
2. The Development Plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted.
3. The Development Plan complies with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted.
4. The proposed development is appropriate to the site and its surroundings.
5. The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance.

And that such approval shall be subject to the following condition(s):

1. Substantial compliance with the plans and document approved by the Commission.

Ms. Andres: (inaudible) (Seconds)

Mr. Bahr: A motion, and a second by Jennifer. Andrew, if you would, call the vote.

Mr. Klinger:

Mr. Phillip – yes

Mr. Everling – yes

Mr. McPhail – yes

Mr. Kirchoff – yes

Mr. Brandgard – yes

Ms. Andres – yes

Mr. Bahr – yes

DP-22-113 has been approved.

Mr. Bahr: Thank you Andrew. Next on the agenda MP-23-028 – The Plainfield High School Expansion.

Mr. Whaley: I don't think I need to do much of an introduction to this site. This is for the high school expansion, looking to add approximately 33,000 square feet in building additions, as well as interior renovation on the west side of the building. As you can see here, looking to the southwest, this gives you an aerial view of the current campus. They are pursuing three different building additions. One being on the east side of the property to connect to existing wings of the building, classroom additions. The second is going to be in the northeast vicinity of the building, and then the third is going to be at the very north of the building, which is for Project Lead the Way and a science addition. And as I mentioned, on the west end of the building they will be doing some interior renovations of the building and remodeling. This gives you an overview of what the current facility looks like today, and how it would appear if this project was approved and constructed with three different building additions. As you can see, they would be enclosing those wings and creating courtyard spaces, and then putting that building addition again on the northeast end of the property where the bus drop-off and pick-up is located. And then this just gives you a view of the current building and what's been proposed. So, this is the addition on the east side, the northeast side, and then the north. You can see the materials that they're using on the building expansions are architecturally compatible with the current structure. We did note in the staff report that they are looking at the potential for an alternate landscape plan. The ordinance requires a certain amount of landscaping around the foundation of the building. They are showing that on their landscape plan, but they have requested again, the possibility to explore the option in pursuing an alternate landscape plan so that they can take the required landscape plant unit values and reallocate those to different portions of the site. The applicant did cite some safety concerns with having low-rise shrubs and planting materials of those natures around the building entrance and foundation. It creates different hiding places for people who might be looking to be up to no good, and you could also hide other types of materials in there that I won't mention. But they do have those concerns, so we did reference it in the staff report. Up on the screen I do have the listing of the different materials of the plant unit values, should they relocate those to a different part of the site. At this point I'll turn it over to the applicant. Thank you.

Mr. Lindley: Good evening, everyone. Ryan Lindley with Banning Engineering, 853 Columbia Road, Plainfield. Kevin had some great presentation photos. I do have Mark with the School Corporation here with us tonight, as well as the architect representative, Zach Rucker – to help answer any architectural questions, or any process type questions Mark can handle for us. I think the biggest item on this, as Kevin mentioned, was the landscape plan and we are working with the corporation to relocate that amount of foundation plantings or plan unit value elsewhere on the campus. As Kevin mentioned, it is a security issue. We don't want people hiding in the bushes. With that, we ask that we be able to work with staff to come up with that alternate landscape plan – make sure that they're okay with it. Other than that, we're here to answer any questions you may have.

Mr. McPhail: I do have a question.

Mr. Lindley: Sure

Mr. McPhail: We refer to this as a new high school – it's been around a while.

Mr. Lindley: Yes, 2007.

Mr. McPhail: What is the projected life that these additions will get them to, where they think they'll have to do something else?

Mr. Mark (?): (not at microphone) Yeah, so (inaudible) expansion (inaudible) future (inaudible). (inaudible) performing arts facility within the (inaudible). So, (inaudible). (inaudible) the original plan for expansion which would have been to make another set of – another finger out the northwest corner. It leaves that space there for any future growth. (inaudible) right now but (inaudible). (inaudible) that building (inaudible).

Mr. McPhail: Thank you.

Mr. Bahr: No additional questions at this time.

Mr. Lindley: Alright

Mr. Bahr: This is a public hearing. We'd like to open the public hearing and invite anyone that would like to speak on behalf of the project to come forward.

(Brief pause)

Mr. Bahr: Seeing none I'll close the public hearing and open it up for discussion amongst the council.

(Brief pause)

Mr. Bahr: If there is no discussion, I'm ready for a motion.

Mr. Philip: Mr. President, I move that the Plan Commission approve MP-23-028 as filed by Plainfield Community School Corporation requesting architectural and site design approval for proposed high school building additions on a 90.07 acre parcel zoned S: School finding that:

1. The Development Plan complies with all applicable Development Standards of the District in which the site is located;
2. The Development Plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;

3. The Development Plan complies with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted;
4. The proposed development is appropriate to the site and its surroundings; and,
5. The proposed development is consistent with the intent and purpose of this Ordinance.

And that such approval shall be subject to the following condition(s):

1. Substantial compliance with the development plan file as of June 5th, 2023.
2. An alternate landscape plan to redistribute the Plant Unit Values associated with the required foundation landscape materials may be approved by the Director, subject to Article 4.7 – Landscape Provisions of the Plainfield Zoning Ordinance.

Mr. Brandgard: Second

Mr. Bahr: We have a motion by Mr. Philip and a second by Mr. Brandgard. Andrew, if you would call the vote.

Mr. Klinger:

Mr. Phillip – yes

Mr. Everling – yes

Mr. McPhail – yes

Mr. Kirchoff – yes

Mr. Brandgard – yes

Ms. Andres – yes

Mr. Bahr – yes

MP-23-028 is approved.

Mr. Bahr: Very good.

Mr. Lindley: Thank you.

Mr. Bahr: Good luck.

PLAN COMMISSION DISCUSSION

Mr. Bahr: Kevin, Plan Commission discussion: introduction to Architectural, Administrative, and Procedural Zoning Ordinance Revision.

Mr. Whaley: Yeah, I'm going to turn this one over to Eric but while we still have some school officials in the room, as someone who just walked from the athletic parking lot over to (inaudible) for the graduation ceremony, I'd certainly appreciate some trees along that stretch of sidewalk, if you'd give that some consideration. But like I said, I'm going to turn this part over to Eric.

Mr. Berg: About a year ago we started on our revisions to the zoning ordinance. Jennifer and Kent, along with Bruce Smith, have been involved with that on a committee basis. Mel and his team at Taft have been extremely valuable to us because – well, I guess Jennifer is an attorney, but Kevin and I aren't, Kent isn't, and Bruce isn't. We've written it, to an extent, how planners would administrate it and Mel's team has been excellent in helping us to make sure that we're not putting in any difficulties. We've kind of gone over these goals a lot; I did add a fifth one. To create a document that's easy for the public to understand and the reason that this popped into my head is, eight years and one week ago I started here with the town, and I took a picture of the zoning ordinance as I printed it out to begin my first day; and those are some pretty substantial binders. It was a very large document. In fact, it was 693 pages. Last year we had it down to 589 and right now, as of the last ordinance that went through the Town Council, we're down to 280. And we did it through reaching all of our goals, clarification, simplification, replacing text with graphs and charts, and reducing repetition. Some of the things that we're looking at with this is landscaping, And then also a philosophical change on commercial and industrial landscaping. With commercial landscaping you want to have something that's high up, so that you're not sitting here and blocking signs and that type of thing. Whereas with industrial, you want to keep that lower to actually screen the buildings. Our current ordinance doesn't do that so we're working on ways to do that. Lighting: we've got some updates on that as far as we've got requirements to use certain lights that just aren't being used yet. I don't think we've seen anything but an LED, other than a sconce, in three or four years. So, getting rid of some of those requirements, adding height requirements for the light standards so that we don't get that ethereal glow that tends to plague us. And we also don't have people seeing the elements. Off-street loading: the only thing we have in our ordinance for that is a 90-degree loading dock. We don't have a 30, we don't have a 45, we don't have a 60. The ordinance would require that that's approved by Tim. Now, I don't know how many of you have tried to reach Tim during the day, he's in a lot of meetings. I sit what, 12 feet from Tim, I think, and I saw him three times today. So, to get him to approve something that's different, why not just put it in the ordinance. We're taking gravel out as a loading surface. I mean, I understand why we had it years ago, but probably not now. We're removing areas that conflict with this. Consolidating a couple of parts here, outdoor display and outdoor seating. I've never understood why we have what you need to submit for a development plan and the procedures separate; we're going to merge those

together because it just seems logical and rational. Planned unit development ordinance is a bit unwieldy. We have tried to make it clearer, tried to put it in a format where it's like reading a book where you're following it as a plot. That's kind of the way we've been doing a lot of the things in this ordinance, so that as you read from the beginning of the article to the end of the article, you're following a process. We have zone map amendment procedures within the rules of procedure, looking to add those potentially to the ordinance. The administration section: some minor reorganizations on that. I can't think of an example off the top, but we have a whole bunch that start with preserve and protect, and defend – you know, if you have six sentences with that preserve, protect, and defend, and then just lists. We also want Mel and his team to review some of the things that are within that ordinance to make sure that nothing has changed within the Indiana code, within case law or best practices, to keep us at the top of our game. Mel's pretty good at that so I think it'll work. And then moving a section that seems out of place and into an area with (inaudible). I'm going fast because I know you all want to go home. A couple definitions, the first two are ones that we use a couple of times, three or four times within in the ordinance, and instead of defining them every time in the text, why not just put it in the definitions. Again, simple things to make it all work better. Working on the development incentives – when I started there were 117 development incentives and waivers, 101 waivers. 101 waivers, 101 things in the ordinance that could be waived. We're down to 81. But still, if we're sitting here and we're trying to put together a document that will guide developers and the public, we should really reduce those numbers of waivers and development incentives, and instead write the standards that we're looking to have as a community and let them, if they want to deviate from those, go to other means such as a planned unit development or the Board of Zoning Appeals. From what I've read, these development initiatives were put in place to generate and encourage (inaudible) on the standards of development. And again, if that's our goal let's just write what we want and hold ourselves and the developers to that. 5.2 we feel could be removed because between the planning and development ordinance and the residential flex, there's ample opportunity to have that flexibility that that (inaudible). For the commercial and industrial districts what we've done is take things like (inaudible), and moved them into a space that correlates with what they're regulating and kept standards that would improve it. And then for all the other ones other than what I've shown here, there are other means – as Tim would say, there are other ways to get to Mooresville – there are other ways to achieve what they want to achieve without going through a development incentive. We have four sections that deal with development plans. But not only do they deal with that but architectural standards, accessory use standards, development incentives, (inaudible). Instead of having four that do that, we thought we'd have a couple of these. We've already done part of that with this Commission and the Town Council, back in January, by creating and updating the accessory use section. But the things that we can do here is take these and (inaudible). We are currently working with David Rausch Studio (inaudible) council the ability to do that. In order to make sure that these standards not only help us to create a better Plainfield, but also so to speak, speak the language that the architects and developers speak so that there's not a disconnect that we're all working together to understand what they're trying to achieve. Creating, again as I've mentioned before, combining 5.7 and 5.8 in one consolidated development plan area so that there's only one place you need to look. You don't

have to look at 5.3, 5.5, 5.6 – the idea, again, as we've said many items before, it to make it so that there's no (inaudible), you're just looking in the area that you need to, to find the information. And then most of the architectural standards for fueling station and truck fueling stations fall in the 4.2 and 5.7 but there are certain sections there – let's say 15 items – that don't fit into those, but they do within the land use matrix, have additional specific standards for each of these uses, and those can be moved to that area. The other thing that we're looking at – well, let me walk you through this real quick – a project starts at what we call (inaudible), that can be anything from a napkin sketch all the way up to a pretty fully formed development plan. Our idea from there is to get early comments to the applicants, help them understand where they are in terms of our ordinance and (inaudible). From that they move to a project review meeting; that's a much smaller group. Again, what we're doing is we are critiquing and trying to help them get ready for the next step, which is the entrance into the public hearing process and the Design Review Committee. Once they make it through that, they're documented, and then they send legal notices out, then they come before this group here – except in the case where there are legislative acts such as a rezone or a planned unit development, you guys are the last stop. If there are legislative acts, they go to the Town Council – as you undoubtedly know. So, we were thinking– you know we've had, in the last year we've had things such as the expansion of a couple of logistics buildings, some really non-controversial things that came to you that probably might not have even required a public hearing. They could have almost been approved administratively. So, what we thought about is, is there an expedited process. And again, this is just throwing this out here just to kind of test the water before we try to have Mel figure it out for us and tell us we can't do it or we can do it, one of the two. We wanted to make sure that that would be something that if it can be that way, that that would be something that you would be in favor of. Just off the top of my head I can see that there would be some things that would trigger you to have to automatically go the long process. Again, things such that require legislative acts, rezones, planned unit developments; maybe it requires a plat, maybe it's adjacent to residential so there's a higher chance that people would come in here to raise comment, maybe it's a certain size of building that triggers it, maybe they need variances or waivers, maybe we look at it and say holy cow that's going to be the most controversial thing ever but we want to make sure that we want to bring it to this board. So, there are different reasons why we would just automatically go down this process. But if that's not the case – consent is probably not the right word, but it was the only one that came to my mind – you could bring it to this board right after the project review meeting. And you could say well, no, I don't think this is an appropriate use or an appropriate approval, so we want to send it to the Design Review Committee. It would typically, by our calendar, it would be at the Design Review Committee three days from the meeting. What that means is if you went through this process and this committee said I'm not too keen on that, they would not lose any time. So, it's no risk to the applicant; that's how we would set it up. They could come here, hear a no and then still be on – and the no might not be something that it's not something you want, it might be that you guys just don't think that it's fully baked. But if you do, then it would just be a simple – much like you do here, but without the public hearing. It's an option that could be out there. Again, I have not run this by Mel; he may stand up right now and say you're crazy, we can't do his – but as I said to you six years ago when the previous director

left, we're going to throw out ideas, we're going to bring things to you that may work, may not work, in the interest of making the process better. That was everything I wanted to say, really, really fast because we have a short meeting and are trying to get everybody home while it's still light. Are there any questions I can try to answer?

Mr. Bahr: Going back to the manuals – in past life I've been bogged in processes and to reduce it like you have, that's a lot of work. Personally, I appreciate all the work and if we can expedite anything, legally, and make it easier to approve the customer, that would be good.

Mr. Berg: Thank you. But again, I have to point to Kent and Jennifer, and to Bruce and the rest of our team who have worked very hard to try to find ways that we can make this a document that's much more accessible.

Mr. Daniel: Eric, I'd just say one thing. You commented on making the ordinance lighter; sometimes that's the only exercise I get. Heaviness is an upside.

Mr. Berg: Well, I mean, we can probably find like an Indianapolis ordinance or something, to do curls.

Mr. McPhail: Well, you know, one thing I've tried to emphasize, in particular, this last area where we could maybe expedite some things – I don't want to put staff, and I've told them, I don't want to put them in a position where they're making controversial decisions. That's not fair to them and...

Mr. Brandgard: That's our job.

Mr. McPhail: That's our job to handle the controversial stuff but you know, some of this stuff, if it meets everything, if there's a way to expedite it, I hope we can work it out. But I always say, ask Mel.

Mr. Berg: And the way this is laid out Kent, I took what you said to heart, I mean, the final approval body is still this body. So, the idea is that if it is something that can be moved forward in a quicker manner, then we can do that. Again, I haven't asked Mel; I'm throwing it out there. If you like it, then we'll talk, and you'll tell me I'm crazy – which wouldn't be the first time...

Mr. Daniel: (inaudible) crazy. One thing – this is the first time I've seen this – the only thing that hits me immediately is you'll have to be careful cutting out the public hearing, for legal purposes. (inaudible). Needless to say, we'll have to be very careful (inaudible) state statute (inaudible) legal notice (inaudible) when that particular (inaudible).

Mr. Berg: Yeah, I mean, I looked at how we can approve – right now, the director can approve certain things without legal notice, and then it has to come basically informative to this this body.

Mr. Daniel: Right

Mr. Berg: So, I didn't know if that was something that could be modified in that way.

Mr. Daniel: (inaudible)

Mr. Berg: Yeah. So, as I said, that's why I made sure to give Mel kudos early and often, because he's going to be the one who makes sure that we don't wander off into the darkness of the forest here.

Mr. Daniel: Just a comment on your chart up there – it sounds picky, but I don't mean it that way – I think generally, on your last piece of that chart, it probably would go up to the Town Council instead of down to the town council. I think they're probably the superior body in those situations.

Mr. Berg: Yeah, I did that chart a little too fast.

Mr. Daniel: We understand what you meant; that's what my grandfather would say.

Mr. Berg: So, I guess what I'm hearing is you're open to the idea...

Mr. Brandgard: I like what you've done.

Mr. Berg: ...and make sure that we're not putting the town into jeopardy.

Mr. Daniel: You've dramatically improved the process.

Mr. Berg: Again, only the people on this dais, for here and the Town Council, and our team, to thank for that.

Mr. Bahr: Thank you Eric, very much.

NEW BUSINESS

Mr. Bahr: I see no new business. Kevin, do you have anything else?

Mr. Whaley: I'll keep this brief. This is just a plug, that the comprehensive plan is underway. Hopefully you saw that in the planning and zoning report. We're going to have our second meeting in June, for our steering committee. So, they are getting accustomed to that process, and we have heard a lot of positive things from the first meeting. So, a lot of good feedback that we got from that group. Just excited about the process – there's going to be opportunities for you all to participate, either through stakeholder interviews in the coming months or at public forums. We're going to be out at the farmer's market, for example, and we'll be at Quaker Day, so you're going to see us out and about for the next few months. So, stay tuned.

Mr. Bahr: Thank you.

ADJOURNMENT

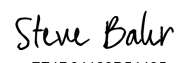
Mr. Bahr: If there's not anything else, I'm ready for a motion to adjourn.

Mr. Brandgard: So moved.

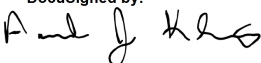
Mr. Philip: Second

Mr. Bahr: All in favor?

(All ayes)

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Steve Bahr, President

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Andrew Klinger, Secretary