

PLAINFIELD PLAN COMMISSION

July 6, 2023

6:30 p.m.

Ms. Andres: Good evening, everyone. We will call the Plainfield Plan Commission meeting to order.

PLEDGE OF ALLEGIANCE

Ms. Andres: We will start with the Pledge of Allegiance. If you all will please rise.

ROLL CALL/DETERMINATION OF QUORUM

Ms. Andres: Our next item is determination of a quorum. Can you call the roll please?

Mr. Klinger:

Mr. Phillip – here

Mr. Everling –

Mr. McPhail – here

Mr. Kirchoff – here

Mr. Brandgard – here

Ms. Andres – here

Mr. Bahr –

And then do we have Mr. Everling online? No, okay, but we do have five members present and we have a quorum for doing business.

Ms. Andres: Great, thank you.

APPROVAL OF MINUTES

Ms. Andres: Next up we have approval of our June 5th minutes. Are there any changes to those minutes or do we have a motion to approve?

Mr. Philip: I move we approve the minutes as submitted.

Mr. Brandgard: Second

Ms. Andres: All those in favor please say aye.

(All ayes)

Ms. Andres: Any opposed?

(inaudible)

Ms. Andres: Thank you.

GUIDELINES FOR PUBLIC HEARINGS

Ms. Andres: This is a meeting where we will have a public hearing. So, just to review the guidelines for public hearings...

1. The proceedings are recorded for public record purposes; please come to the podium, located in the front of the Meeting Room, provide us with a name and address and make your presentation, and also please make sure to write your name.
2. Please make presentations as concise as possible; try to limit your comments to no more than five 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.

OATH OF TESTIMONY

Ms. Andres: For those that are planning to speak today, we'll do a general Oath of Testimony at this time.

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.

PUBLIC HEARINGS

Ms. Andres: First item is discussion for a continuation from our May meeting; now until August of 2023 for DP-22-114, the Chick-Fil-A project.

Mr. Whaley: That meeting was continued to August at the last Plan Commission meeting, so I do not believe you need to take any additional action at this time.

Ms. Andres: Okay, thank you. I thought – we did not continue it to July last time, we continued it to August?

Mr. Whaley: It was continued to August.

Ms. Andres: Okay, perfect. Then we will start with PUD-23-046 and FDP-23-046, Stanley Terrace PUD and FDP amendment.

Mr. Whaley: Yes, thank you. This request is for modification to the existing Stanley Terrace Planned Unit Development, as filed by Stanley Terrace LP, located at 451 North Vine Street, approximately 2.8 acres. The site is for future development of 60 units of multi-family apartments and townhome development. Just to give you a brief history of the project: back in 2021 the PUD to set up the zoning framework for this project received a favorable recommendation from this body and was adopted by the Town Council. The petitioner subsequently amended the Planned Unit Development ordinance to include some additional property to accommodate the proposed project in 2022. And then in 2023, back in May, the applicant came to the process of platting this property for the development. As mentioned, this request is for modifications to the approved development. Probably the most notable change that they are pursuing at this point in time is the elimination of what was shown to be a community building on the west side of East Street. It was originally detached from the apartment building and then in the PUD amendment back in 2022 it was an attached building with a breezeway, and now at this point it's been eliminated from the project. It's highlighted on the screen in yellow. There were some architectural changes

to the apartment building as well. So, you can see in the upper image, this is a combination of a flat roof and a skillion roof, sort of an offset shed roof there, on top. In the bottom image they're asking for just a flat roof structure. The sketch is a rendering of what that would look like. Similar changes with the townhomes; the elimination of that skillion style roof, with more of a traditional style. There are some additional changes to the townhomes as well, which I won't cover here this evening, but they are noted in the staff report. There are more minor changes with respect to the location of some of the windows and the style of door of the patio. This is a rendering of what the townhomes would look like. And at this point in time since the applicant is more prepared to go into their presentation and the changes, I'll turn it over to them.

Ms. Andres: Thanks.

Mr. Surak: Good evening, Nick Surak, 6219 Guilford Avenue, Indianapolis, Indiana. I'm here on behalf of Woda Cooper Development. Kevin did a good job summarizing the changes. The most notable one he mentioned is the elimination of the standalone building. I think an important thing to remark upon there though is that we haven't eliminated any of the functions that were contained in there. That was going to be home to the community room as well as the manager's office. We simply found a more efficient design for the building itself, to accommodate all those within the building rather than having a standalone building. We felt that was a positive change for the development. It shrinks the footprint a little bit, adds in a bit of greenspace, and that way obviously the residents can access it directly from within the building itself. That's the major change. We did make some minor changes to the elevations to bring it more inline with the Harper's Crossing design that we think was very successful. And just editorial wise, it's a little less busy looking than the original design. I think it will hold up well over time, from an aesthetic standpoint. That's really just the high-level discussion of it but I'm happy to answer any questions you have. And I have our civil engineer here as well who can add any color that you may need.

Ms. Andres: Any questions from the Commission members?

(Brief pause)

Ms. Andres: Thank you. This is a public hearing so at this time I would invite those who wish to speak in favor or against the project to please step forward.

(Brief pause)

Ms. Andres: Seeing none, I will close the public hearing portion of the meeting then. Any further discussion from members on the changes?

(Brief pause)

Ms. Andres: If not, I will entertain a motion (inaudible).

Mr. Philip: Ms. President, I move that the Plan Commission certify PUD-23-046 requesting amendments to the Stanley Terrace Planned Unit Development (PUD) with a favorable recommendation.

Mr. Kirchoff: Second

Ms. Andres: We have a first and second. Mr. Klinger, call roll please?

Mr. Klinger:	Mr. Phillip – yes
	Mr. McPhail – yes
	Mr. Kirchoff – yes
	Mr. Brandgard – yes
	Ms. Andres – yes

Motion is approved.

Mr. Philip: For the second motion, I move that the Plan Commission approve PUD-23-046 as filed by Nick Surak on behalf of Stanley Terrace, LP, requesting Amended Final Detailed Plan approval for a Planned Unit Development finding that:

1. The Final Detailed Plan satisfies the Development Requirements and Development Standards specified in the PUD District ordinance establishing such District;
2. The Final Detailed Plan accomplishes the intent set forth in Article 6 of the Zoning Ordinance;
3. The Final Detailed Plan provides for the protection or provision of the site features and amenities outlined in Article 6.1, C., 2 of the Zoning Ordinance.

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

1. Substantial compliance with the PUD file dated July 6, 2023.
2. Town Council adoption of PUD-23-046.

Mr. McPhail: Second

Ms. Andres: Thank you. Mr. Klinger, will you call roll please?

Mr. Klinger:

Mr. Phillip – yes

Mr. McPhail – yes

Mr. Kirchoff – yes

Mr. Brandgard – yes

Ms. Andres – yes

Motion is carried.

Ms. Andres: Thank you. Next on our agenda we have DP-23-038, the Klondike Crossing Primary Plat.

Mr. Berg: Good evening, Council members and Commissioners. As the President said, this is a primary plat for Klondike Crossing, the general area there of the ADESA site, 155.8 acres. Seeking approval of primary plat because they would like, at some point, probably to subdivide what is now being proposed as Block A, for future development. Looking at this site you may remember this was generally a much larger site. We put Klondike Road through – I want to say that was 2018. A couple years back we had a little project there called Hobbs Station that took a little bit more of the land. So, the Hobbs Station and the Terminus area were platted out of what was an unplatted area. What they're proposing with this is to plat the remaining area. We probably should have done that with Hobbs Station, but that was moving forward somewhat faster than the speed of light, as we may remember. So, what the applicant is proposing is to take the current ADESA site and turn that into Lot 1. And then as I mentioned, the area between what is now Station Boulevard, Klondike and Main Street, will be proposed to be Lot A.– if that was going to be a development on that site, that would be probably the first one that would have it. Lot B has the pond there, and a large number of easements. Whether that's developed or not, it's tough to say, but we have to plat it as something. So, a Block – and Mel can correct me if I'm wrong here – does not convey any ability to be developed; it would have to be platted as a lot. So, we felt that was the safest, given that we don't know whether anything could be built there, to encourage that to be a Block, so that we don't give it any rights it would normally have. I went over my normal 27 seconds, so I'll aim to be shorter next time, but the applicant is here to discuss it. If there are no questions for me, I will gladly take a seat.

Mr. Brandgard: While we wait, I just got a message from Gary Everling. He says he can hear it (the Plan Commission meeting), but he can't see it. He doesn't think he got the right link.

Mr. Dempsey: Good evening. I'm Greg Dempsey, Terra Site Development, 16102 Spring Mill Road, Westfield, Indiana. I have with me tonight, representing the owners Brandon Taylor and Jake Gibson. There's only a couple of things I think I can add to what Eric has already said. I won't

reiterate all through that. The only other thing I think I can add is the site is zoned GC: General Commercial. We're not requesting any waivers or variances. There're no development plans being presented for this plat either; this is just plat only. Beyond that, we'll be happy to answer any questions you may have.

Ms. Andres: Great, thank you very much. Any questions from members at this time?

(Brief pause)

Ms. Andres: Thank you. This is also subject to public hearing so we welcome anyone who would like to speak for or against the project to please come forward.

(Brief pause)

Mr. Germain: Good evening. Do I need to sign in here?

Ms. Andres: You do, thank you.

Mr. Germain: So, my question is...

Ms. Andres: Tell us your name please.

Mr. Germain: Oh, I'm sorry. My name is Robert Germain. I live at 1025 Medallion Drive, right there behind Block B that we're talking about here. My question is, do they plan on developing these areas? Is that the thought on this? ADESA is going to do away with ADESA and you're going to fill it in with something else?

(inaudible)

Mr. Germain: So, is ADESA selling their property or is it just being rezoned?

Mr. Brandgard: I think it's just dividing the property up. Instead of having one big piece it'll be three pieces.

Mr. Germain: Okay

Mr. Brandgard: It's not changing anything out there other than (inaudible)...

Mr. Germain: So, ADESA doesn't plan on moving?

Ms. Andres: That's not part of this proposal, so we don't have the answer to that.

Mr. Germain: Okay, I don't understand the proposal.

Mr. Philip: So, today, legally it's one big plot of land.

Mr. Germain: Okay

Mr. Philip: To have some future flexibility, they're asking to divide it into three different pieces of land. Which will give some future flexibility.

Mr. Germain: Okay. So, no idea what will happen to Block B or Block A or Lot 1 yet?

Ms. Andres: Not yet.

Mr. Philip: Nothing's been brought to us.

Mr. Germain: Okay. My biggest concern is the traffic that goes through my neighborhood down there. It's just an issue; I'm sure you guys have heard it all before. And if you build out there it looks like it will get worse. And I was wondering if there's anything we can do with the main drive down through Medallion Drive to slow that traffic down. We've had – you know, you guys come out, police and everything and it just doesn't seem to help. We've got a way, I think a 3-way stop sign could cut that down a little bit, if that's any way possible to do. But I would probably have to go with Hendricks County on that one?

Mr. Brandgard: Yes

Mr. Germain: Alright. That was my biggest concern. What was going on and how it was going to affect the neighborhood.

Mr. Kirchoff: And if they do, they'll need to come through this body to...

Mr. Germain: I'm sorry?

Mr. Kirchoff: If they do plan to develop it, they'll have to...

Mr. Germain: They'll have to come back through again? Alright, okay. Thank you.

Ms. Andres: Does anybody else wish to come forward?

(Brief pause)

Ms. Andres: Did you stand up and take the oath earlier in the meeting?

Ms. Willingham: Yes

Ms. Andres: Okay

Ms. Willingham: Hi, my name is Christy Willingham. I live at 10065 Medallion Drive. I am the corner lot closest to ADESA. My concerns would be with plot B being – not only is it directly behind my house, but the thousands of dollars I've spent to have privacy back, because when I

bought the house there were two other houses that sat there. And I knew nothing about the road being built because it was not disclosed to me until two hours before I bought my home. So, I had to petition to build an 8' fence instead of a 6' fence so that I can stand at my back door and not have to look at ADESA's parking lot and all the cars. But my biggest concern would also be, like my other neighbor said, more traffic going through our neighborhood because nobody stops at that stop sign and everybody flies through our neighborhood. Can't let kids play outside because it's not safe anymore. And I personally don't want a business behind my home because then all the thousands of dollars I've spent out of my pocket are for nothing, to have something built behind my house, and I don't want that. So, those are my concerns, I don't want that land being built on. I don't care what you do with Lot A, but Lot B, please leave it alone. Thank you.

Ms. Andres: Thank you Christy, for that input. Does anyone else wish to come forward?

(Brief pause)

Ms. Andres: Then we'll close the public hearing and invite – if you would like to make any further comments after you've heard the testimony, you're welcome to; or any other comments from the Commission members to discuss.

Mr. Dempsey: I can speak a little bit to Block B. Obviously we can't control what ADESA's plans are for maybe in the future, but I can say that as Block B sits right now – as Eric said, there's a lot of easements and other encumbrances on that block. There's one very small piece of ground that could potentially be developable; it's all the way down at the intersection of Klondike and Main Street though. It's not up towards that subdivision at all. So, there would still be – if someone did try to develop that small piece, there would still be the pond and the distant trees that would be a big buffer to that subdivision. Thank you.

Ms. Andres: Any other discussion from the Commission members?

(Brief pause)

Ms. Andres: If not, I'll entertain a motion.

Mr. Brandgard: I would move that the Plan Commission approve PP-23-038 requesting approval of an Incremental Primary Plat for Klondike Crossing, dividing a 155.8 acres (+/-) parcel into 1 lot and 2 blocks on a parcel zoned GC: General Commercial within a Gateway Corridor, finding that:

1. Adequate provisions have been made for regulation of minimum lot width, minimum lot depth and minimum lot area;
2. Adequate provisions have been made for the widths, grades, curves and coordination of subdivisions public ways with current and planned public ways; and

3. Adequate provisions have been made for the extension of water, sewer, and other municipal services.

And that such approval shall be subject to the following conditions:

1. Compliance with the Town Standards, including but not limited to the following Chapters of the Plainfield Town Code:
 - Chapter 51: General Sewer Use and Wastewater Pretreatment
 - Chapter 52: Water Regulations
 - Chapter 55: Drainage
 - Chapter 56: Storm Water
 - Chapter 93.15: Access to Public Streets and Thoroughfares
 - Chapter 152: Flood Hazard Reduction; and,
 - Chapter 153: Subdivision Control Ordinance
2. Compliance with the standards and specifications of the Plainfield Subdivision Control Ordinance.
3. Substantial compliance with the primary plat submitted for approval.

Mr. Philip: Second

Ms. Andres: Thank you. Mr. Klinger, will you call roll please?

Mr. Klinger:

Mr. Phillip – yes

Mr. McPhail – yes

Mr. Kirchoff – yes

Mr. Brandgard – yes

Ms. Andres – yes

Motion carries.

Ms. Andres: Thank you.

PLAN COMMISSION DISCUSSION

Ms. Andres: Next on our agenda is discussion of the Technology Flex.

Mr. Berg: Good evening again. We've been looking at a new district – classification within our zoning district called Technology Flex. We've listed the reasons there. What we're seeing is that throughout the country these developments of technological or biotech or similar, have varying needs as far as what they need and that they also are tending to have accessory uses whether they're Commercial, Residential, and others that are worked in as a cohesive development rather than just the standard Euclidian zoning that we have more commonly. There are a couple reasons – well, we have an I-1 that's Research Office Industrial; what we've found in talking to folks is that industrial doesn't brand real well when you're talking to high tech folks. And then also, what we're seeing is, as I mentioned, there's a need for flexibility in these developments for different needs; the I-1 doesn't really provide that. It's quick, but it doesn't provide that. You often have to go to the Board of Zoning Appeals to get all sorts of variances. The Planned Unit Development, as we've seen many times in the last couple of years, is messy, and I think this is the third time today that we had an amendment on this. So, it doesn't hold up real well to the modifications that we've seen. But the Technology Flex, using our masterplan process that we've had for years, could do better in meeting that. Understanding that we have not shown this to Mel yet because before we incur fees – because Mel obviously likes to get paid, why wouldn't he, I mean they've got an office they've got to pay the rent on and all that kind of stuff – we wanted to make sure that we're going in a direction that this body would like us to go. Again, kind of highlighting the fact that there's not a lot of flexibility in some of these in a straight zoning; even the Planned Unit Development we saw tonight, changes would have to be worked through the legislative process, and the masterplan, we can just modify that through this board. And then there's a nice little statement there. Again, we're on a very quick meeting today, and I've got a drive tomorrow, so I'm trying not to take us too long here. So, that's kind of the idea. We've brought it to Kent and Jennifer as a part of the ordinance committee. We do have an active, potential developer and we've shown it to them to kind of get their feel because this is the field that they are in. And what we'd like to do is unleash it to Mel and have him take a look at it as well. Because the last thing we want to do is write something that is going to get us in trouble with all of the legal folks.

Mr. Brandgard: With that said, and I agree, we need to have that type of zoning, I would consent that we have you continue to move that forward and bring it back to us.

Mr. Berg: Okay, that's (inaudible).

Mr. McPhail: (inaudible) that are interested in that kind of development.

Mr. Daniel: (microphone not on) (inaudible)

Mr. Berg: I am very loathe to prezone properties. I've seen that come back and bite me...

Mr. Daniel: (microphone not on) (inaudible)

Mr. Berg: Yes, obviously the Commission and the council, should they choose, could ask for that type of rezoning, but I think as staff – looking back to make sure he doesn't have a pink slip in front of him there for me – we would prefer that an applicant come forward, unless we have direction from this body or the council. For a moment there I thought my career was over.

Mr. Philip: Do you need a motion or anything to make that happen?

Mr. Brandgard: Just consent, at this point.

Mr. Philip: Okay

Ms. Andres: Thank you.

Mr. McPhail: While we're talking, I do have a question. We have a certified data center site; how is that zoned?

Mr. Berg: I believe that that is zoned currently I-2.

Mr. Kirchoff: Well, that's not I-2.

Mr. Berg: But that is how it is zoned (inaudible).

Mr. Kirchoff: I understand, yeah.

Mr. Brandgard: We have a certified site; how can we not have it zoned right?

Mr. Kirchoff: That's my point.

Mr. Berg: But that's something that, should this be approved, should Mel find it acceptable in terms of a legal sense, that is something that we could move forward with.

Ms. Andres: Any objections from anyone today?

(Brief pause)

Ms. Andres: All in favor. Okay, thank you. Anything else, Kevin or Eric?

Mr. Whaley: Nothing additional this evening.

Ms. Andres: Anything from other Commission members?

(Brief pause)

Ms. Andres: I hope Gary was able to do more than hear. Gary, thank you for joining.

ADJOURNMENT


Ms. Andres: With that, I'll take a motion to adjourn.

Mr. McPhail: So moved.

Mr. Brandgard: Second

Ms. Andres: Alright, thank you.

Mr. Steve Bahr - President

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Mr. Andrew J. Klinger

Steve Bahr, President (Jennifer Andres)

Andrew Klinger, Secretary