

PLAINFIELD PLAN COMMISSION

August 1, 2022

6:30 p.m.

Mr. Bahr: I'd like to call to order the August 1st Plainfield Plan Commission meeting.

ROLL CALL/DETERMINATION OF QUORUM

Mr. Bahr: If you would please, call the roll.

Ms. Robinson:

Mr. Philip – here

Ms. Andres – here

Mr. McPhail – here

Mr. Kirchoff – here

Mr. Brandgard – here

Ms. Giesting – here

Mr. Bahr – here

(All members are present)

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

Mr. Bahr: Approval of minutes from the July 7th meeting, any discussion? If not, I'd look for a motion.

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

Mr. Kirchoff: I will second that, but I will comment that there were an awful lot of gaps in it.

Mr. Bahr: In the audio?

Mr. Philip: Lots of “inaudibles”. Kim had indicated that they were working on some alternatives.

Mr. Bahr: We have a motion and a second. All in favor?

(All ayes)

Mr. Bahr: All opposed? Let the record show that I’m abstaining, for I was not at the July meeting.

Ms. Andres: I was not either, so I abstain as well.

Mr. Bahr: Thank you

GUIDELINES FOR PUBLIC HEARINGS

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

1. The proceedings are recorded for public record; 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; please 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.
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

Mr. Bahr: Mr. Daniel, if you would administer the Oath, please?

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

(Mr. Daniel administers the Oath of Testimony)

Mr. Daniel: Thank you

Mr. Bahr: Thank you Mel.

PUBLIC HEARINGS

Mr. Bahr: First item of business is docket DP-22-058 and RZ-22-058. Eric?

Mr. Berg: I'll keep this even more brief than normal because my voice is probably not going to make it through tonight. This is for AllPoints Midwest 9. It's been a while since we've been waiting on this to fill up. You'll see it in yellow there, way up in the northeast quadrant, north of Township Line in AllPoints industrial park, the northeast quadrant of Bradford and Smith. They are proposing three different petitions. The first is a zone map amendment of 1.18 acres – if you look up in the upper left there, you can see just kind of in the southwest corner, that's a parcel that did not get rezoned as part of the AllPoints development back in 2006; that parcel was not a part of that, so they're seeking a rezone of that. They're looking at a loading space development incentive for the rear of the building that will face Smith Road. If you look on the lower left there, the green area there is a conservation easement due to a floodplain. And then as a final part of this they're looking at requesting architectural and site design review for a 300,000 square foot distribution facility, which you can see in the rendering at the top of the screen there. It's very gray- I'm glad I made Terry laugh with that. We do have representatives with Browning here to discuss it. I'll turn it over to them unless there are any questions.

Mr. Bahr: Thank you

Mr. Cohoat: My name is John Cohoat, I'm Senior Vice President of Development for Browning. The address is 8940 River Crossing Boulevard, Indianapolis, Indiana 46240. I'm going to be very brief as well. I'm happy to answer any questions that you might have but this is another really important project for our joint venture; really excited about building another 300,000 square foot building. We think that it fits with the character of all the other buildings in the park. I'm not quite sure how the zoning, that little piece, stayed AG the last several years because I think we've always assumed that this was all zoned I-2. Hopefully we can correct the record here. With that, I'm happy to answer any questions you might have.

(Brief pause)

Mr. Cohoat: Thank you

Mr. Bahr: Thank you. This is a public hearing. We'd like to open it at this time and allow those to approach the podium to voice their opinion as far as for the project or opposing the project.

(Brief pause)

Mr. Bahr: Sir, were you sworn in?

Mr. Rabe: No, I wasn't. I thought that was for everyone else.

(Mr. Daniel: administers the Oath of Testimony)

Mr. Daniel: Thank you

Mr. Rabe: My name is David Rabe, I live at 2052 Smith Road, which is basically one house away from the corner on the southwest corner. My question is – in all of the developments that you've done all along there, I'm not aware of anything that's had any considerations for the residents. You know, lots of places have a barrier between neighborhoods and industrial areas, and it doesn't seem to appear that there's been any of that all along there. And this is another example where the loading docks are going to face these people's houses and we're going to eliminate what's left of the floodplain there. There were substantial woods just on the other side of Smith Road there, right, that I think on four different occasions reduced it, reduced it, reduced it, thinned out the trees, thinned out the trees again, and the trees that were left were already dying and now those trees are dead. So, I don't see that anything's been done on our behalf.

Ms. Rabe (away from the microphone): And the creek...

Mr. Rabe: Yeah, well, there is some concern about the health of that creek and the wetlands that are there.

Mr. Bahr: Thank you. Would anyone else like to speak?

(Brief pause)

Mr. Bahr: Seeing none, I'll close the public hearing and allow the petitioner to address the questions that were asked.

Mr. Cohoat: In regard to the buffer – that we're showing in the green, kind of along the creek line – one of the requirements that we've committed to is keeping all those trees intact. I think we talked earlier and referred to that as a conservation area, as an area that we're committed to not removing trees or moving anything in that area.

Ms. Rabe: Which area?

Mr. Cohoat: The green – no, so, the top is just showing you that little AG (Agriculture) corner, that little rezone piece where the existing pond is at the corner of Smith and Bradford. And then the bottom, the green area that moves through it – I think it's Clarks Creek – and that's showing you the line of the floodway. And so, we can't build anything in that area. If we were going to try to build anything in that area, we'd have to get IDEM involved and Army Core of Engineers. We're committing to keeping that area the way that it is today, so that's part of our development plan. In regard to the docks, I'll let you know that all of the docks on this building face that area, so there won't be any docks facing south, okay. All of the docks will face to the west. The front of the building right there, looking at this picture, that will be along Midwest Drive. So, when you drive up the street, you'll see that kind of going the whole length of the building. So, it's kind of a long, skinny building and the offices will be all along the front and then the docks will be on the back facing the wooded area.

(Brief pause)

Mr. Berg: I'm trying to pull up the project plan. I've learned not to fight with IT, especially when I've got a...

Mr. Brandgard: You'll never win.

Mr. Berg: No, especially when it's a bad mouse.

(Brief pause)

Mr. Cohoat: There we go. So, here's the site plan. Here's the landscape plan. So, as we're looking at this picture, to the left would be north, okay. We show all the offices and sidewalks and parking up front for the cars, and then we're showing the docks back on the west face of the building facing – and you can see the creek running through. So, kind of the limits of our development follow that line – that's the line that we were pointing to earlier. So, that line will be held intact with our development. And then our landscape plan is showing the additional plantings that we would plant. When you move to the south end of the site and you see the truck court to the kind of southwest corner – it says "landscape berm" – per the ordinance we were not required to put that in but when we came in front of DRC, we made a commitment to build an earth berm there and plant trees on top of that. We've committed to do that; we're going to do that, and that will hopefully help with both light and noise over the course of coming years. So, this is a representative plan of our landscaping that we plan to install. We hope the berm will at least help shade that area for the residents.

Ms. Rabe: (away from the microphone) Is the area in the corner, is that still the retention pond?

Mr. Cohoat: Yeah, that's the retention pond that exists today. Both of those – there's a pond north and a pond south and they're both there today; I was just there right before the meeting. But I know that they're there, I know that they're in the neighborhood because the first building that we had on the corner of AllPoints and Bradford, we had to remove three different drainage

pipes because muskrats had burrowed into them and set up shop, so we do that a little bit differently now, a little more quality control measurements because of the muskrats. Are there any further questions that you had? Okay.

Mr. Bahr: Thank you. I'll open it up for discussion or entertain a motion.

Ms. Giesting: I will make a motion. Motion 1: I move that the Plan Commission certify the zone map amendment request RZ-22-058 a petition requesting a Zone Map Amendment of 1.18 acres +/- from AG: Agriculture to I2: Office/Warehouse Distribution with a favorable recommendation.

Mr. Philip: Second

Mr. Bahr: I have a motion and second. If you would please, take roll.

Ms. Robinson:	Mr. Philip – yes
	Ms. Andres – yes
	Mr. McPhail – yes
	Mr. Kirchoff – yes
	Mr. Brandgard – yes
	Ms. Giesting – yes
	Mr. Bahr – yes

Zone Map Amendment request for RZ-22-058 is approved.

Ms. Giesting: Alright, I'll make the second motion. I move that the Plan Commission approve the Loading Space Orientation Development Incentive finding that:

1. The required front yard or required front bufferyard is effectively screened with a plant unit value which exceeds the standard for such yard by adding a plant unit value of 4.0 to the total plant unit value otherwise required by this ordinance or other development incentive.
2. The proposed development is appropriate to the site and its surroundings; and
3. The proposed development is consistent with the intent and purpose of this ordinance.

Ms. Andres: Second

Mr. Bahr: I have a motion and second. If you would please call vote.

Ms. Robinson:

Mr. Philip – yes

Ms. Andres – yes

Mr. McPhail – yes

Mr. Kirchoff – yes

Mr. Brandgard – yes

Ms. Giesting – yes

Mr. Bahr – yes

Development Incentives have been approved.

Mr. Bahr: Very good, good luck.

Ms. Giesting: We have to do a third motion.

Mr. Bahr: Oh, I'm sorry.

Ms. Giesting: The third motion is, I move that the Plan Commission approve DP-22-058 requesting Architectural Site Design approval for Architectural and Site Design review for a proposed 300,000+/- square foot speculative warehouse/distribution center on a 28.20 acre +/- parcel to be incrementally platted that is zoned I2: Office/Warehouse Distribution and a portion to be rezoned from AG: Agriculture to I2: Office/Warehouse Distribution within 600 feet of a residential zoned property, 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.
2. A secondary plat will be required within sixty (60) days of the Plan Commission approval.
3. Subject to the Town Council Approval or secondary platting of the 1.18 acres that is currently zoned AG as a common area or similar.

Ms. Andres: Second

Mr. Bahr: I have a motion and second. If you would please call vote.

Ms. Robinson:

Mr. Philip – yes

Ms. Andres – yes

Mr. McPhail – yes

Mr. Kirchoff – yes

Mr. Brandgard – yes

Ms. Giesting – yes

Mr. Bahr – yes

DP-22-058 has been approved.

Mr. Bahr: Thank you. Next on the agenda is DP-22-053 and FDP-22-056. Kevin?

Mr. Whaley: Yes, thank you Mr. Chairman. these two petitions are for the Bo-Mar Estates Development which is going to be located at the northwest corner of Smith and Township Line. Plan Commission members may recall that this project came before you back in April as a rezone of 126 acres located at that quadrant. It was rezoned from Agriculture to PUD: Planned Unit Development, and now the developer is pursuing Primary Platting of the site, as well as the

Final Detailed Plan of the townhome section. This provides a summary of how the Primary Plat would basically plat out the different lots within the development. I tried to color code these so that you could see each section that would be affected. The single-family portion shown in yellow would create 85 single-family lots, single-family detached housing. There would be 56 paired villas in the blue section. There would be 301 townhomes in the orange section, which is proposed to be subdivided into 39 blocks and then those blocks would be further subdivided to accommodate the townhomes as they are constructed. And then the red section is going to be platted as a single block, and this is for the multi-family. The multi-family component is not a part of the request for approval this evening; that will come to you later. In total we have 442 lots as part of this subdivision. This just gives you a general breakdown of how the townhomes would be subdivided. I believe the intent here is to create these blocks and then they'll construct the townhomes and then they'll come through with an incremental plat which is an administrative process where they come through staff and do that secondary plat on the individual lots. They do that after the building is constructed so they can basically plat that line right along that common party wall between the units. One thing that we did note in the staff report is, as a part of the street network within the subdivision they are showing connectivity activity to the parcel to the north which is currently vacant. This is owned by Cedar Run Investments LLC which I believe is associated with the Settlement subdivision to the west. This was Tim Shrout who contacted us about this site. He had inquired about having connectivity activity so he could access the property. You can see to the north that there is a sub street, Buttonbush Drive which is a part of the Settlement, and there's a creek that runs just to the south of that sub street. There's also another tributary that runs through the middle of the site, so it is access challenged in terms of access to the site. It's good to have that street connectivity. At this point I'll turn it over to the applicant's engineer who is here to speak further about the project.

Mr. Ferrell: Good evening, Lance Ferrell with Banning Engineering here in the Town of Plainfield. Just a couple key things I wanted to mention. He hit pretty good on everything that we've discussed with those guys. The townhome area that we have shown here; we worked with the staff on the platting part because we have a concern on how that was going to be platted; we decided to wait until further down the line so that we can locate the buildings to make sure that we have our lines in the proper places and there's access into the rear alleys with ingress/egress and common areas. Just of note, the park area is almost 4 acres. It will have a pool, pool house, pickleball, a dog park, quite a bit of stuff through that whole thing. And then one thing is, the landscaping plan, I believe we far exceeded or met everything; I think it will be something that the town will be very proud of. Smith Road as you can see on this drawing; we've been working with Scott and an engineer on future Smith Road, and how we would tie in our development with Hobbs. Banning is fortunate enough to work on some of the Hobbs stuff. I think, my personal opinion is that this is going to be a great corridor in the future, something we all can be proud of and change the way that looks. I'm open to anything anyone has.

Ms. Rabe: (Speaking away from the microphone, before the public hearing.)

Mr. Bahr: None till the public hearing. Very good, thank you Lance. At this time, we'd like to open the public hearing and allow those to approach the podium.

Mr. Kirchoff: Were you sworn in sir?

(Mr. Daniel administers the Oath of Testimony)

Mr. Speheger: I realize everybody's got a have a place to live and everything.

Mr. Kirchoff: Your name and address.

(Brief pause)

Mr. Speheger: Yes, I realize everybody's got to have...

Mr. Brandgard: Can we have your name and address please?

Mr. Speheger: Pardon me?

Mr. Brandgard: Could you tell us your name and address please?

Mr. Speheger: Oh, I thought you meant write. My name is Ben Speheger. My address is 1161 Thistlewood Way, Plainfield, Indiana. Okay. I realize everybody has to have a place to live but it just seems like Plainfield is getting over developed. I'm tired of traffic. I've got small town roots and I like small town roots. If people need a place to live can't there be some demolition maybe, or something, on old existing buildings to make room for things. I just get frustrated; it's traffic, traffic, traffic and no ne wants that. Thank you very much.

Mr. Bahr: Thank you. Would anyone else like to speak?

(Mr. Daniel administers the Oath of Testimony)

Ms. Rabe: My name is Melinda Rabe; I live at 2052 Smith Road in Plainfield. I don't really have a comment as much as a question do why – so, the area right to the east of where it says "park", there's a whole bunch of trees, a house a barn – and I understand the house, the barn being torn down, but I'm wondering why the park area isn't there where you could use the existing trees. There's a lot of nut trees, fruit trees. Why is it where the farm ground it?

(Brief pause)

Ms. Rabe: You don't have any answers to that question?

Mr. Bahr: No, ma'am. After the public hearing we'll allow the petitioner to address the questions.

Ms. Rabe: Okay, alright. Thank you.

Mr. Bahr: Thank you. Would anyone else like to speak?

(Brief pause)

(Mr. Daniel administers the Oath of Testimony)

Mr. Brames: My name is Jason Brames. I'm with Avon Community School Corporation. This is just a question that we'd like addressed too, and that is when does build out occur, dates associated with the complete build out of the proposed buildings?

Mr. Bahr: Thank you. Would anyone else like to speak?

(Brief pause)

Mr. Bahr: Seeing none, at this point I'll close the public hearing and allow Mr. Ferrell to address the issues raised.

Mr. Ferrell: I'll try my best here. I'm 58 years old; I've lived in the Town of Plainfield for 54. I understand Ben's comment. I will say this, I have a 25-year-old and a 21-year-old, and this is exactly what they want. That whole area. As far as Jason's comment on the school, I don't see this first section getting started until maybe late fall this year, and then spring, and that's just section 1. I'm assuming you're going to go two years before going into the next section, as far as getting them built. I think with what we have today in the world, I think it's an unknown thing to just say we can just go, go, go type of a deal. So, I think you're looking at a five year build out.

Ms. Rabe: (away from the microphone) Is that Plainfield or Avon schools?

Mr. Ferrell: That is in Avon Schools. Melinda, that was looked at; that was definitely looked at. Like I said, I've lived here basically all my life. The part that didn't want the park to be out on Smith Road, per say. They were going to try to utilize some of the trees that they could. They also understood those were some of them are old mature trees and they've looked at those thinking that the life of those probably isn't as good as planting something new and taking out the old ones. Also, what's kind of hard to see from here is, that corridor, they want to have it tighter so it will have more of a traffic calming situation and not have cars running up and down Smith Road, like you would see today.

Ms. Rabe: (away from the microphone) Is it going to be widened?

Mr. Ferrell: It's going to be split. That's proposed to be split – you can see the roundabout just north of what you were talking about, and then obviously the roundabout that's there currently today. And then, I don't know if you're familiar, but on this side of that whole thing is Hobbs

Station which is going to have – you can go online and find it out from some of the previous stuff that we've done and see the drawing of that and stuff. It's going to have a different feel than what you're used to on that road. I think I covered everybody's...

Mr. Bahr: Can you address the traffic – or Scott?

Mr. Singleton: Yeah, so as Lance was beginning to describe, we are making improvements and you can see, at least partially illustrated there for Smith Road, so the town is taking on some improvements between the two developments that are happening, to reconstruct Smith Road into a boulevard type design, to where a grass median would exist. And then we would also have through travelling roundabout at that north intersection, full access at the south intersection, and then a right in/right out drive that goes over to the Hobbs Station along Smith Road, that you can kind of see on the image there. As part of that improvement, we are also looking to include a striped bike lane with those through lanes. And so, all of this is really getting designed – to Lance's point earlier, people are looking for that stronger walkable community, so we're adding some outside bike lanes to that improvement. And we really think that's going to help keep traffic at a calmer pace, along with the roundabout through there and the boulevard entry. There is no doubt that we are adding lots of traffic volume in this area. It is able to handle it by our typical measurements of capacity and those types of things, but then we're also taking steps to really just kind of change the nature of the feel of the area to try and encourage slower speeds and like I said, more walkable because all these communities are easily within walking distance of a lot of the commercial spaces out on U.S. 40 and the Perry Shopping Districts. So, we're really looking for that to be further developed in the future. I would add, in the long term, down on Township Line Road, you can see some corner cuts there as the new road, as part of the new development intersects Township Line Road opposite of Shady, we are making provisions for a future roundabout there. Again, slowing traffic, handling the capacity of cars there, but making sure that we encourage people to drive through these areas slowly but try to keep them moving. That's really kind of what we're after with some of our planning that's gone on with the development. Does that answer the questions? I do want to point out, I understand it can be kind of demoralizing being the transportation guy – the second you build a road, it's always getting worse in a growing community. And so, there's no denying that we're going to create more congestion, but we do think we're trying to offset some of that with some trips that are going to be more walkable and biking and those types of things. So, we think overall it's a pretty good fit for this area.

Mr. Bahr: Thank you Scott.

Mr. Singleton: Thank you

Mr. Bahr: At this time – I'm sorry ma'am the public hearing is closed. At this time, I'll open it up for discussion amongst...

Mr. Ferrell: I was just going to say one thing really quick. Where you see the proposed, there on Smith boulevard – the road that comes down through, to Shady Lane, we’re continuing that boulevard with landscaping in the middle of that. And then right there to the left of the “t”, that’s going to be a roundabout as well – landscaped. And then as we come south of there, once we widen the section, we’ll have on-street parking kind of like you would see in a downtown atmosphere. And we’re continuing an 8-foot trail throughout the whole thing – just wanted to add that.

Mr. Bahr: Thank you. It’s up for questions from the Commission.

(Brief pause)

Mr. Bahr: Or I’ll entertain a motion.

Ms. Andres: I’ll move that the Plan Commission approve PP-22-056 as filed by Olthof Homes to create a 442-lot subdivision on approximately 126 acres 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.
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 condition(s):

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
 - Chapter 154: Subdivision Control Ordinance
2. Compliance with the standards and specifications of the Plainfield Subdivision Control Ordinance.
3. The applicant will work with the Town during Civil Plan Review to confirm appropriate locations for street lighting.

this Text Amendment is intended to accomplish. I'm here to answer any questions you might have.

Mr. Bahr: Very good, thank you. At this time, I'd like to open the public hearing and allow anyone that would like to address the Commission.

(Brief pause)

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

Ms. Giesting: I feel like we discussed it quite thoroughly at the last meeting and my hope is that it does add simplicity for everyone wanting to build and that kind of thing, with this new format. So, hopefully it will do so.

Mr. Whaley: Thank you. One thing I will add is that we did meet with legal counsel and Mel had some questions about a section in there that we had about single-family attached housing. So, what we did was we basically reverted back to two-family. So, we have single-family and two-family listed. That was one change we did make after our meeting with legal counsel. Hopefully that satisfies the concerns that you had. I do want to thank Kent and Jennifer for serving on the committee. I'd been great to work this process together; they provided some exceptional feedback and asked a lot of tough questions that caused us to think about what we're doing, which is a good process to go through, so I enjoyed the exercise. Again, here to answer any questions you have.

Mr. Daniel: If I could make a comment Mr. Chairman. I think the staff has put a lot of effort on this and really done a remarkable job of – "cleaning up" is probably not a very good use of words – but from the standpoint of making things much more understandable, especially for the public that comes in and tries to use this ordinance and that sort of thing. I think this is a dramatic improvement in our Zoning Ordinance.

Mr. Bahr: Thank you Kevin, it's definitely an improvement.

Mr. Brandgard: With that, I would move the Plan Commission certify TA-22-060 with a favorable recommendation to the Town Council.

Ms. Giesting: I'll second.

Mr. Bahr: Mr. Bahr: I have a motion and a second. I you would please call the vote.

Ms. Robinson: Mr. Philip – yes

Ms. Andres – yes

Mr. McPhail – yes

Mr. Kirchoff – yes

Mr. Brandgard – yes

Ms. Giesting – yes

Mr. Bahr – yes

TA-22-060 has a favorable recommendation to the Town Council.

Mr. Bahr: Thank you.

PLAN COMMISSION DISCUSSION

Mr. Bahr: Any discussion?

ADJOURNMENT

Mr. Bahr: If not, I'd entertain a motion to adjourn.

Mr. Kirchoff: Was there anything from your staff report you wanted to cover with us?

Mr. Whaley: Nothing additional this evening.

Mr. Kirchoff: Okay, thank you.

Mr. Philip: I move we adjourn.

Ms. Giesting: I second.

Mr. Bahr: All in favor?

(All ayes)