

PLAINFIELD PLAN COMMISSION

October 2, 2023

6:30 p.m.

Mr. Bahr: Welcome to the October Plainfield Plan Commission meeting.

ROLL CALL/DETERMINATION OF QUORUM

Mr. Bahr: Kim, if you would please, take roll call.

Ms. Robinson:

Mr. Everling – here

Mr. McPhail – here

Mr. Kirchoff – here

Mr. Brandgard – here

Ms. Andres – here

Mr. Bahr – here

Everybody is accounted for except for Mr. Philip, who is not here tonight.

Mr. Bahr: Thank you very much.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

Mr. Bahr: Next on the agenda would be the approval of the minutes from the September 7th meeting. If there are no additions or enhancements, I'm ready for a motion.

Mr. Kirchoff: So moved.

Mr. Brandgard: Second

Mr. Bahr: A motion by Mr. Kirchoff and a second by Mr. Brandgard. Kim, if you would please? I'm sorry – voice vote. All in favor?

(All ayes)

Mr. Bahr: All opposed? Ayes have it.

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 and address and make your presentation.
2. Please be as concise as possible;
3. If possible, please designate a spokesperson for groups.
4. Following your presentation, please print your name and address on the speakers' sheet provided at the podium.

OATH OF TESTIMONY

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

(Mr. Starnes administers the Oath of Testimony)

PUBLIC HEARINGS

Mr. Bahr: Under old business, first item is PP-23-069.

Mr. Jones: Thank you Mr. President. This is on Avon Avenue, just to the south of the west entrance of Whitmore Place. We had a rezone for this just shortly after it was annexed. It is

currently two lots and they are looking to do a minor split (inaudible). It does comply with the subdivision control ordinance. There are a couple of things (inaudible), word tweaks that they'll have to do but they're actually ahead of most primary plats at this stage. I promised I would try to keep it under three minutes so that's all I have unless there are any questions.

Mr. Bahr: Not at this time. Thank you. Petitioner, if you would like to address the commission.

Mr. Kruse: Thank you, Dale Kruse, Kruse Consulting, 7384 Business Center Drive, in Avon. I'm here this evening on behalf of the Lakhan family; Julie Lakhan is here with me. We're here to ask for approval of a primary plat. Eric just told you where the property is; here's another map of where it is, just south of Whitmore. There's two parcels there now; you can see the rectangle around the existing house. There is an existing home there. So, on our plat – this is actually a little better picture of it, you can see the parcel line around the existing home, and then the vacant parcel where the R-2 label is. That's our view from S.R. 267, looking east into the property. The existing home is there off to the left side. And then the big grass field is where they propose to build a new home up closer to the road, basically in line with the existing house. And then one home back on the three lots. So, there's about 5.5 acres in total, and the idea is to create a new parcel line around the existing house that will be about an acre, a little less than an acre, and one new vacant parcel south of the house that would be about an acre, and then a 3 acre lot in the back. The (inaudible) family would propose to build the homes – they own all three of these – they're going to build two new houses for their family and continue to own the house that's currently on Lot 1. That's kind of a picture of what we're thinking on the house location on the two lots, and then the shared driveway. So, the idea is to share the existing driveway. There will not be a new road cut to S.R. 267 or Avon Avenue; they'll be all shared on the same driveway. Water is out to the front, sewer is off the connection of the existing neighborhood to the north, and there's already power here because there's already an existing home here. (inaudible) if I can keep mine and Eric's under three minutes combined, I think I may have got there. That's about it but I'd be happy to answer questions if you have any.

Mr. Bahr: No questions at this time. Thank you. This is a public hearing. I'd like to open the public hearing at this time and allow anyone to address the Commission.

(inaudible)

Mr. Bahr: Yes sir. If you would, approach the podium.

Mr. Logan: My name is Logan. I live at 7099 Martock Drive, just north of the plat that's shown here. I was just kind of curious as to the size of the homes that would be generated on – the two new homes that would be placed on the property and if any of the existing structures that are currently in place are going to be removed. But the main thing that I'm concerned about is how many families will be living in each home. Thank you.

Mr. Bahr: Thank you. As soon as we close the public hearing, we'll allow you to address the questions that have been raised. Is there anyone else that would like to address the Commission?

(Brief pause)

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

One of the questions that was brought up was how many families will be living in the houses...

Mr. Bahr: I'm sorry, your name is?

Ms. Lakham: I'm Julie Lakham. This is my husband's property. So, the first home that we build initially is going to be the one that's on the east side of the lot, the bigger home on the 3 acres, and that's going to be roughly anywhere from 7,000 square footage to 8,000 square footage, and that's going to host myself and and two kids and family, and my mother-in-law and father-in-law. So, there will be 5-7 people living in that house. The older home that's there, it's vacant. It's not used, it's just there for like small gatherings. No one's actively living there. It's considered like a small farmhouse. Our idea is in the future, plus or minus in three years, the lot that's on the south side of the parcel, that's going to be possibly another home for our in-laws if they decide not to live with us. Because, you know, with kids and everything, it can get a little rough sometimes. And as they get older, we hopefully want to maintain their peace and maybe build them a smaller home, roughly about 5,000-6,000 square feet. They live in Plainfield right now, in a pretty decent sized home and we just want to make sure that they're happy if they're living with us. If not, in the future, we want to revisit, come back and say, let's rezone this again and (inaudible) all at one. So, yeah, roughly, the houses estimates are going to be from 7,000-9,000 for the bigger homes, and anywhere from 7,000-8,000 on the smaller lot. And it will be two separate families living in two separate homes.

Mr. Bahr: Very good.

Ms. Lakham: Any other questions?

(inaudible)

Ms. Lakham: Who lives there? So, that's more like a vacant home right now. It's considered like a farmhouse for anyone who wants to like get dirty – you know, because we have so much land, everybody uses that house. It's not utilized on a very daily basis. It's considered more like a (inaudible) farmhouse. So, to answer that, no one's actively living there (inaudible).

Mr. Bahr: Thank you. At this time, I'll open it up to the Commission as far as any questions or discussion.

(Brief pause)

Mr. Bahr: And if there isn't, I'm ready for a motion.

Ms. Andres: I move that the Plan Commission approve PP-23-069 requesting Minor Plat approval for a 3-lot subdivision on a 5.5 acre +/- parcel zoned R2: Low Density Residential, 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. Bahr: I have a motion...

Mr. Brandgard: Second

Mr. Bahr: And a second by Mr. Brandgard. Kim, if you would please, call the vote.

Ms. Robinson:

Mr. Everling – yes

Mr. McPhail – yes

Mr. Kirchoff – yes

Mr. Brandgard – yes

Ms. Andres – yes

Mr. Bahr – yes

PP-23-069 has been approved.

Mr. Bahr: Thank you. Good luck to you. Now I'll look over to Kevin.

PLAN COMMISSION DISCUSSION

Mr. Bahr: Do we have any additional business to discuss?

(inaudible)


Mr. Bahr: Thank you very much. With that...

ADJOURNMENT


Mr. Brandgard: I move to adjourn.

Mr. Bahr: All in favor?

(All ayes)

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Steve Bahr, President

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Andrew Klinger, Secretary (Kim Robinson)