

**PLAINFIELD PLAN COMMISSION**

Oct. 7, 2013

7:00 p.m.

**CALL TO ORDER**

Mr. Gibbs: I'd like to call to order the Plainfield Plan Commission meeting for October 7, 2013.

**ROLL CALL/DETERMINATION OF A QUORUM**

Mr. Gibbs: Ms. Sprague would you poll the Board to determine a quorum?

Ms. Sprague: Mr. Brouillard- here  
Mr. McPhail- here  
Ms. Lafata- here  
Mr. Brandgard- here  
Mr. Dunkin- here  
Mr. Kirchoff- here  
Mr. Gibbs- here

We have seven present, none absent; we have a quorum for the purpose of conducting business.

**PLEDGE OF ALLEGIANCE**

Mr. Gibbs: If you would please rise for the Pledge of Allegiance.

Mr. Gibbs: I hope all of the board members have had an opportunity to review the minutes from September the 5<sup>th</sup>, if there is corrections please note, if not I will entertain a motion.

?: Seeing as no one has any corrections I move to approve the minutes.

?: Second.

Mr. Gibbs: I have a motion and a second, all those in favor signify by saying aye, opposed, motion carries.

**OATH OF TESTIMONY**

Mr. Daniel conducted oath of testimony.

**PUBLIC HEARINGS**

Mr. Gibbs reviewed the guidelines governing the conduct of public hearings.

**PETITIONS FOR PUBLIC HEARING**

Mr. Gibbs: The first previously continued item on the agenda this evening is RZ-13-003, Joe, we will turn it over to you.

Mr. James: The first order of business is Verus Partners, requesting a zone change of 55.4 acre from GC and C-I to I-2 Office/Warehouse. This was continued from the September Plan Commission in order to give the petitioner more time to work on getting contracts for the purchase of the residential property along CR 200 S. Because the same rezone request was heard in 2012 and again this year, I want go into a lot of detail again. Some of the issues raised by surrounding property owners last month were the same issues raised in 2012. Large warehouses would produce negative impacts like noise, traffic and reduced property values. How would drainage impact Medallion Meadows? What's different than the 2012 request is that they have provided a concept plan with the assumption that all of the residential property along CR 200 S has been bought and rezoned to I-2 and the warehouses have been oriented so that loading docks do not face Medallion Meadows. The same zoning commitments and use restrictions as the 2012 petition are being offered. The differences in the I-2 and C-I zoning are related to building size and bufferyards. Based on the September meeting, the petitioner was to have all properties under contract so we'll can and update tonight on the petitioner's progress. Also, since the last meeting, Tim Robinson, who is a property owner on CR 200 S, has provided a summary of the proceedings and his requests for commitments in the event his property is not bought. It was included in your packet and are the requests reasonable to hear tonight. The petitioner and representatives are here and I'm sure they'd be glad to answer your questions.

Mr. Calderon: Joseph D. Calderon, 111 Monument Circle, Suite 2700, Indianapolis. Verus has reached agreements with three of the landowners and is talking terms with the other two. One other land owner, Tim Robinson, has proposed conditions on the warehouse.

Mr. Robinson: Tim Robinson, 10243 E. County Rd. 200 S. I have lived in the neighborhood for 51 years and on this property for 27. I feel what Verus has offered is too low. I don't believe I can move to a comparable, nearby location with their offer. I would like to stay where I am. I see three possible solutions. One is to deny the zoning change. The second would be a higher offer so I can move to a place with comparable woods and in the county so I have the ability to construct a large pole barn. The third is a series of special conditions that would enable them to build and for me to stay on my land.

Ms. Thompson: Dorothy Thompson 10253 Bradbury Dr. in Medallion Meadows. I object to the height of the berm. We hear Adesa auctions & it has higher berm. I believe the people in Medallion

Meadows should also be offered some kind of financial consideration because our properties will suffer if such a warehouse is built.

Mr. Burks: Tom Burks, 10277 E. County Rd. 200 S. I have reached agreement with Verus but want the other neighbors brought in. I don't want to keep coming back. I do object to Tim's conditions as they violate my conditions on Verus which includes harvesting the trees. The Commission should consider continuing for another thirty days until all can be brought in. Don't rezone until then.

Mr. Cavaser: Larry Cavaser, 10350 Bradbury Dr., I live behind the Speedway Gas station and I oppose this project altogether.

Ms. Martinez: Cheryl D. Martinez, 10113 E. County Rd. 200 S., I also feel this should be continued until all the neighbors agree. It should be rezoned only if all neighbors are in.

Mr. Helms: Ed Helms, 10059 E. County Rd. 200 S. I'm tired of all this. I've signed with Verus, but I do want this done and I want it so I don't get stuck. I'd like to see the inspections get started soon.

Mr. Sheeran: Dan Sheerann of Medallion Meadows, 10084 Bradbury Dr., we are going to have to live with the warehouses and want a much higher berm.

Mr. Gibbs: Are there any further comments for or against the petition? Seeing none, I close this portion of the meeting to the public. Would the petitioner like to respond to the comments from the public?

Mr. Calderon: My client has placed more setback for Medallion Meadows than is required by the ordinance. It is consistent with other Plainfield developments and at this point, with so many residents along 200 S near to making deals with Verus, the time between now and the Town Council's final decision on the zoning change, these could be ironed out. At this point the rezoning should be and recommended to Town Council.

Mr. McPhail: The property can be developed today with warehouses. I think it's in the best interest of everyone to rezone to I-2.

Mr. Brandgard: If the residential properties stay, there should be buffers for both the north and south perimeters.

Ms. Lafata: I'm in favor of a taller berm for the south perimeter; maybe a twenty foot tall berm.

Mr. Kirchoff: I don't feel Verus is that much closer to having deals made with the property owners than in September. At this

point the petition is too conditional. The homeowners don't seem to be protected if we approve it.

Mr. Calderon: Verus is proposing a language change for the commitments that would give Medallion Meadows a minimum 8 - 10 foot berm minimum with a minimum 65 ft setback & level 5 landscaping as opposed to the 4 foot berm proposed now, the 50' bufferyard required by the ordinance and the level 5 landscaping as required by the ordinance.

Mr. McPhail: I move that the Plan Commission certify the zone map amendment request RZ-13-003 as filed by Verus Partners, LLC requesting rezoning of approximately 55.54 acres from the C-I Commercial-Industrial District and GC General Commercial District to the I-2 Office / Warehouse Distribution District with a favorable recommendation subject to the following commitments being submitted on Exhibit A forms prior to certification to the Town Council:

1. Gateway Corridor Standards: All development shall be subject to Gateway Corridor Standards.
2. South Property Line Buffer: All property abutting the Medallion Meadows Subdivision or any residential property west of the Ronald Reagan Parkway will have at a minimum of an 8-10' tall berm, 65' bufferyard and Level 5 perimeter landscaping. Other perimeter landscaping will be in compliance with the Town of Plainfield Zoning Ordinance.
3. Right-of Way Dedication: 35' of right-of-way shall be dedicated along the west property line adjacent to Adesa property.
4. I-2 Use Restrictions: I-2 Use Restrictions shall be as listed in the Administration Document dated August 28, 2013.

Mr. Brandgard: Second.

Mr. Gibbs: I have a motion and a second, Ms. Sprague would you poll the board.

Ms. Sprague:	Mr. Brouillard- yes
	Mr. McPhail- yes
	Ms. Lafata- yes
	Mr. Brandgard- yes
	Mr. Duncan- yes
	Mr. Kirchoff- no
	Mr. Gibbs- yes

Six ayes, one opposed, the motion is approved.