

**FINDINGS OF FACT
FOR DEVELOPMENT PLAN DEVELOPMENT INCENTIVES
BY THE PLAINFIELD PLAN COMMISSION**

Petition: PC-22-114

Applicant: Plainfield Retail Management, LLC
30200 Telegraph Road, Suite 205
Bigham Farms, MI 48025

Address: 6102 Cambridge Way

An application for Development Incentives was submitted to the Plainfield Department of Development Services, Division of Planning and Zoning, for the above referenced location. The application, submitted by Plainfield Retail Management, LLC. sought approval for the following:

1. Depth of Required Yards and Required Bufferyards Development Incentives to reduce the required front yard setbacks from 30' to 20' along Quaker Boulevard and Cambridge Way.

The Plainfield Plan Commission conducted a hearing regarding this application on May 1st, 2023. After testimony was given and evidence was presented to the Commission, a motion to DENY the Depth of Required Yards and Required Bufferyards Development Incentive application was made on August 7th, 2023 and the motion carried 6-1.

DEVELOPMENT INCENTIVE FINDINGS

Article 5.4 of the Town of Plainfield Zoning Ordinance states that Depth of Required Yards and Required Bufferyards Development Incentives may be approved only upon a determination in writing that the following standards are met. In its deliberations, the Plainfield Plan Commission weighed the evidence and made the following findings in denying the request for Depth of Required Yards and Required Bufferyards Development Incentives. The Plan Commission sets out its findings in the bold text below each standard.

1. *The plant unit value to be provided in the required yard or required bufferyard exceeds the normal standard for such yard by a multiple of 2.0 or more;*
The proposed plant unit value meets the requirement.
2. *The proposed development is appropriate to the site and its surroundings;*
The proposed development was not appropriate to the site due to insufficient parking and inadequate access management.
3. *The proposed development is consistent with the intent and purpose of this ordinance.*
5.4B,3,a states that the purpose of the Depth of Yard Development Incentive is to

facilitate urban development and improve quality of landscaping in the built environment. While the petitioner satisfied the second portion of this purpose, the yard reduction did not facilitate urban development.

The Findings of Fact contained herein are adopted by the Plainfield Plan Commission on September 7, 2023.

Steve Bahr, Chairman

Andrew Klinger, Secretary