

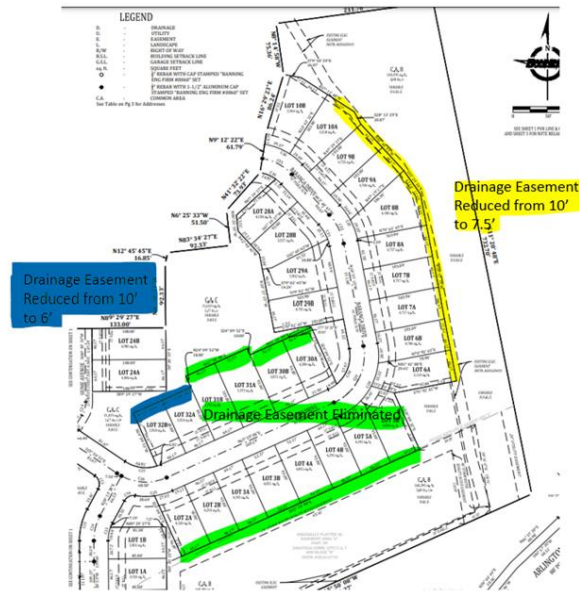


development services

MEMORANDUM

TO: Plan Commission
CC:
FROM: Eric Berg, AICP, Senior Planner
DATE: January 4, 2025
RE: TA-23-097

Banning Engineering, on behalf of Ryan Homes, has requested that the drainage easements for a portion of Saratoga Village be reduced or eliminated (see drawing below.) Yellow highlighted areas request a reduction from 10 feet to 7.5 feet, blue highlighted areas request a reduction from 10 feet to 6 feet, and green highlighted areas request a total elimination of the drainage easement.



In each of these cases, the easement abuts a drainage easement within a common area.

While adding an easement to a property can be as simple as recording a grant at the County Recorder's Office, reducing or eliminating an easement requires the approval of the Plan Commission per the regulations of the Plainfield Subdivision Control Ordinance.

Should the Plan Commission agree that these easements are able to be reduced or eliminated, the civil plan review group will ensure that it does not negatively impair the ability of the drainage system to operate as designed. Once these steps are complete, the petitioner may circulate an amended Secondary Plat for signatures and recording.

A Community of Values

TOWN OF PLAINFIELD

MOTION

I move that the *Plan Commission* may **approve** / **disapprove** a petition for the modification and/or vacation of the highlighted easements in the Saratoga Village plat upon finding that:

1. The conditions in the platted area **have** / **have not** changed so as to defeat the original purpose of the plat.
2. It **is** / **is not** in the public interest to vacate all or part of the plat.
3. The value of that part of the land in the plat not owned by the Petitioner **will** / **will not** be diminished by vacation.

Subject to the following condition(s):

1. Modifications and/or vacation is subject to the final review and acceptance of the Executive Director of Development Services and the Director of the Department of Public Works.

TOWN OF PLAINFIELD