



**Architectural and Site Design
-Common Forms**

Project Name	KUH N HOLDINGS PARKING LOT		
Address/Location	3735 CLARKS CREEK RD		
Type	Development Plan <input type="checkbox"/>	Final Detailed Plan <input type="checkbox"/>	Other <input type="checkbox"/>
Are additional petitions necessary? (see below)		Have the petitions been submitted? (see below)	
Zone Map Amendment	<input type="checkbox"/> Yes <input type="checkbox"/> No	Zone Map Amendment	<input type="checkbox"/> Yes <input type="checkbox"/> No
Primary Plat	<input type="checkbox"/> Yes <input type="checkbox"/> No	Primary Plat	<input type="checkbox"/> Yes <input type="checkbox"/> No

Contact Information	APPLICANT	OWNER	ENGINEER
Corporate Name	KUH N HOLDINGS LLC	SAME	N/A
Contact Name	BRAD KUHN		
Street Address	3735 CLARKS CREEK RD		
Street Address			
City/Town	PLAINFIELD, IN		
State, ZIP	46168		
Phone Number	317.373.0351		
E-Mail	bkuhn@fishwindowcleaning.com		
Primary Contact	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

Contact Information	ARCHITECT	ATTORNEY	OTHER
Corporate Name	N/A	N/A	N/A
Contact Name			
Street Address			
Street Address			
City/Town			
State, ZIP			
Phone Number			
E-Mail			
Primary Contact	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No





2025

Form: Authorization from Owner

The undersigned, KUHN HOLDINGS, LLC, being the Owner of the property commonly known as 3735 CLARKS CREEK RD, hereby authorizes _____ to file a (check all that apply):

- Zone Map Amendment
- Architectural and Site Design
- Primary Plat
- Secondary Plat
- Vacation
- Variance
- Special Exception
- Administrative Appeal

This consent shall remain in effect:

- Until revoked by a written statement filed with the Town of Plainfield.
- Until the following date:

Signature

Brad Kuhn

Signature

Printed

BRAD KUHN

Printed

Title (if applicable)

PRESIDENT

Title (if applicable)

Date

3-3-25

Date

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes.

Signature of Applicant: _____ Date: _____

Printed Name & Title: _____

State of: _____)

County of: _____) SS:

Subscribed and sworn to before me this _____ day of _____

Notary Public Signature Printed Name

Residing in _____ County My Commission expires _____



Project Narrative

Kuhn Holdings, LLC acquired the property at 3735 Clarks Creek Rd, Plainfield, IN 46168 in late July 2022. At the time of purchase, the previous owners had been using the grassy area beyond the detached garage (to the East) as parking, storage and drive area. This is our opinion; we did not have discussions with the previous owner about parking. We had very limited discussions with the previous owners due to their business issues between partners and dissolution that led to the property auction. We solely worked with Freije and Freije Auctioneers.

After moving in and using the property. We approached the TAC committee about building another structure to the East. During those discussions, we expressed our interest in making the parking lot bigger and moving it towards the East where a new structure was being discussed. At that time, the TAC committee gave us some ideas and suggestions and we began to try and move forward.

During our due diligence with Moench Engineering we came across several issues with the buildings site that we were previously unaware of including a right-of-way that Duke Energy holds that essentially splits the property in a diagonal direction from S.W. to N.E. Due to the town ordinance that had been recently put in place (at that time) of the parking lot needing to be in the rear of the building, it became another hurdle to overcome in building a new structure to the East. When you couple that with the rising cost of building materials, the rising cost of labor and the added blessing of this property having (2) "road frontages," building a new structure started to become unobtainable at that time. So, we put our larger plans on hold.

From that time forward, we began to just focus on other things we could do to clean up the property from the lack of maintenance that had been completed in the ending years of the previous owners.

Fast forward to Jan. 2024. There were some ruts and uneven dirt and several other conditions that I began to look at and address. During that time, I began moving dirt around at the property and brought in some dirt to raise up low areas. Some of the finish grading work was professionally done by a guy in town who has done lots of work in and around and for the town. Never once did a permit or permission ever come up. At the same time, I noticed some gravel was down in the lawn to the East of the detached garage and it was overgrown. It appeared to be extra parking area that was not maintained.

So, I decided to scrape off the overgrowth and some topsoil and put down new gravel. I ended up adding 3 parking spots to the East of the detached garage. There were also 3 parking spots added North of this same area, but we lost the 3 spots on the East edge, so those became a net wash. During this process, on several occasions, I noticed a "Town of

Plainfield” pickup truck pull up near my property and stop on the side of the road. A window would go down, a camera would come out, pictures taken, window back up, the truck would drive off. Sometimes moving to a different location around the property, sometimes leaving entirely. I sensed something was up, but since the person never got out of the truck to speak with me or ask what I was doing, I figured it was not an issue and kept on minding to my business. This happened several times throughout the process.

Appx. a week or two later after I was completely done, I received a letter in the mail from Terry Jones asking me to call him. I obliged and we had a discussion about the parking lot. I explained that I used like materials to what was currently at the property and due to the unknown time frame of the new structure going up. We had a nice discussion and I was verbally told it would be considered “temporary” and we would need to revisit in 6 months or so. I said, “ok.”

6 months came and went, I was busy, I am sure Terry was busy. I never heard anything, so I continued on with last I had heard. I honestly thought it was a perpetual renewal unless I heard otherwise.

Jan. 2025. I got a new letter from Terry, telling me I was in violation of an ordinance of non-paved parking. I called Terry to discuss the issue and we re-discussed everything that we had previously discussed. Terry informed me that parking ordinances had changed since we last spoke and I was in violation. Part of that violation is by having a gravel parking lot. I explained that the parking lot was gravel when I purchased the property and nothing in my purchase agreement or anything I received said that I had to pave the parking area. We even had discussions that by me doing maintenance and adding any new top coat gravel to the parking lot, I was in violation of the ordinance (he said one could argue I was in violation). We certainly disagree on that one. Buildings and property require maintenance, that is clearly maintenance.

At that point, I asked Terry what he would like me to do. He suggested that I put this proposal together for the Plan Commission and get approval. So, here we are.

I am just a local, small property owner. Saved my entire life to be able purchase commercial property and be able to have a permanent home for my local small business. Prior to that, I had been squeezed out of two other properties in Plainfield due to growth of neighbors in those locations. Neither time was it convenient for me or my business and I didn't want to experience that again. So, we saved and bought this place.

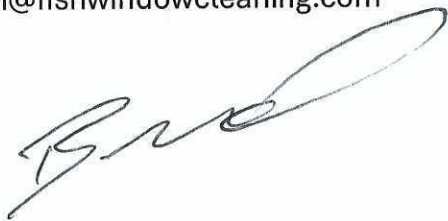
Our business has grown and our needs have grown. We have more company vehicles as we grow and we are providing more jobs in Plainfield. That doesn't necessarily mean our profits are booming as we reinvest in our business and property. That, along with the current building climate challenges put us in a position where we needed to do something in the interim.

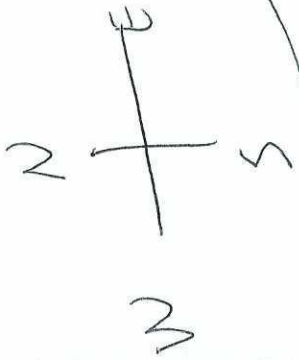
This additional parking area, on our own property, with exact materials to what was already on site was the best option available. Several of our neighbors have gravel parking areas and we keep our property well maintained. Our business is certainly an addition to the town and the upkeep and presentation on this building currently far exceeds the tenure of the previous ownership.

I am putting this entire proposal together because it was requested by Terry Jones. I do not agree with his assessment that the entire parking lot should be brought into "code" because I wanted to add some gravel on top of some ruts and overgrowth that was already there and I wanted to top coat the rest of the existing area at the same time.

So, I am requesting that the Plan Commission approve my changes, as is, and that the matter can be considered over until a future building goes up. I have attached drawings and pictures for you to see. The property can also be viewed at 3735 Clarks Creek Rd – Plainfield, IN 46168 anytime you want to stop by.

Brad Kuhn
317.373.0351
bkuhn@fishwindowcleaning.com

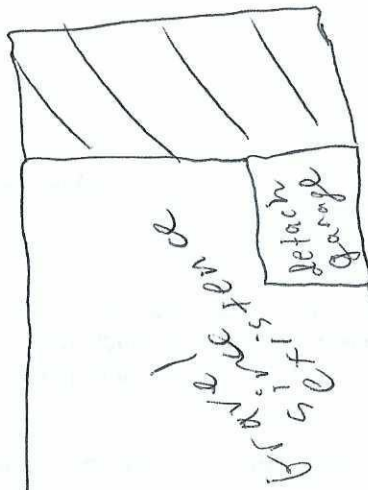
A handwritten signature in black ink, appearing to read 'Brad Kuhn', written in a cursive style.



Creek

CLARKS CREEK RD.

added
base
& gravel



GLADDEN RD

CLARKS CREEK RD.



Overview



Legend

- Parcels
- Road Centerlines

Parcel ID	32-10-25-476-002.000-012	Alternate ID	21-1-25-51E 476-002	Owner Address	KUHN HOLDINGS LLC
Sec/Twp/Rng	0025-0015-1E	Class	COMMERCIAL OFFICE BUILDING 1 OR 2 STORY		3735 Clarks Creek Rd
Property Address	3735 Clarks Creek Rd Plainfield	Acreage	1.18		Plainfield, IN 46168
District	Town Of Plainfield				
Brief Tax Description	Lot 1 Carr Commercial Park Ph 3 1.18ac <i>(Note: Not to be used on legal documents)</i>				

Date created: 3/3/2025
Last Data Uploaded: 3/1/2025 4:07:03 AM

Developed by **SCHNEIDER**
GEOSPATIAL

previous overhead view

Pictometry



CLARKS CREEK RD.

Hendricks County, IN

GLADDEN RD.

overview after addition of gravel



NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

State Form 21366 (R21 / 11-23)
Prescribed by the Department of Local Government Finance

FORM 11

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 17, 2024



MWPSAUTOSEQ***1 of 1***21814
KUHN HOLDINGS LLC
3735 CLARKS CREEK RD
PLAINFIELD IN 46168



Scan the QR code for access to
your property record card.

Legal Description CARR COMMERCIAL PARK PHASE 3 LOT 1 1.18AC DBA: INDY ELEVATOR	Parcel or Identification Number 32-10-25-476-002.000-012
Property Address (number and street, city, state, and ZIP code) 3735 S CLARKS CREEK RD, PLAINFIELD, IN 46168	

This notice indicates the assessed value of your property. Information on the valuation of your property and a copy of the property record card can be obtained from the assessing official at the telephone number and address below.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2):

If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 17 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 17 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or at: <https://forms.in.gov/Download.aspx?id=6979>. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b).

NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal.

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	118,000	LAND	200,600
STRUCTURES	117,800	STRUCTURES	117,800
TOTAL	235,800	TOTAL	318,400

Reason for Revision of Assessment: ANNUAL ADJUSTMENT

- As required by law, your assessment is evaluated and adjusted each year to reflect market value.
The 2024 assessed value is based on sales that occurred in 2023.
- Agricultural land base price has increased to \$2,280/acre per Indiana State Legislation.
- The classified forest base rate has increased to \$16.67/acre per Indiana State Legislation.

If the change in assessment is due to a new home, a taxpayer should be aware that there are many property tax benefits or deductions available. Please see INDIANA PROPERTY TAX BENEFITS (State Form 51781) available on the DLGF website: www.IN.gov/dlcf. Other non-residential construction may be eligible for deductions - see Forms 322/RE and Form 322/VBD.

County Hendricks	Township Guilford Township	Date of Notice (month, day, year) 4/26/2024
Assessing Official Nicki Lawson, County Assessor		Telephone Number (317) 745-9207
Address (number and street, city, state, and ZIP code) 355 S Washington St., Ste 230, Danville, IN 46122		

SEE OTHER SIDE FOR MORE INFORMATION



2025

Findings: Development Plan



Project

KVHN HOLDINGS PARKING LOT

Location

3735 CLARKS CREEK RD.

Finding

Applicant Response
(use additional sheets if necessary)

The Development Plan complies with all applicable Development Standards of the District in which the site is located because:

It is in a form of existence prior to the ordinance it is allegedly violating and would cause hardship to owner to alter

The Development Plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted because:

I don't believe this applies to this property

The Development Plan complies with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted because:

I don't believe this applies to this property

The proposed development is appropriate to the site and its surroundings because:

it is of like materials and completed by trade professionals and is not causing issue in any manner

The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because:

It was in existence prior to the 02/2024 ordinance it is allegedly violating

At its meeting held on the _____ day of _____, 20____, the Plan Commission voted to _____ the requested Development Plan by a vote of ____ to ____.

--	--	--

Commission President

Commission Secretary

Planning Director



3735 Clarks Creek Rd

M< Brad Kuhn <bkuhn@fishwindowcleaning.com>

Mon, 12 Feb 2024 11:00:32 AM -0500 •

To "tjones" <tjones@townofplainfield.com>

Morning Terry!

As we discussed on Friday via phone, I am following up with this email.

No real, solid future plans for the parking area at 3735 Clarks Creek Rd. I did come to the TAC committee a while back about putting up a new structure on the property. During our due diligence, Moench Engineering discovered an easement that Duke Energy has through the middle of my property. This has created some issues with a future building due to the discussed ordinance of having the parking area behind the building and this property having the (2) "fronts" (lucky me). So, that has put our build on pause for now as we work through potential remedies for those issues and the costs associated.

In the interim, we have been having a log jam in the mornings with our smaller, existing gravel parking lot. The work around has been several employees driving through the grass. Not my preferred method and not one that was sustainable as the ground has thawed with these warmer temperatures. I brought my bobcat in to the clean up the ruts and smooth out the land and move some dirt mounds that were existing on the property. Ended up bringing in some additional rock base and expanding the parking area at the same time to make it look nicer and fix our morning log jam issue. Operationally, this was our best option in moving forward and for aesthetics, it is much better for me and the town to not have people parking in and driving through the grass area.

As discussed on Friday via phone, I did not realize I needed approval or permitting for expanding the gravel area (I did not consider it a permanent change with the potential future build). We had discussed in the previous TAC committee meeting about the parking are moving to the East and eventually having a 2nd entrance to move traffic away from the stop sign near our property. I felt like I was doing this change in accordance to what we had talked about previously.

Thank you,



Brad Kuhn
Owner, Fish Window Cleaning

*email from
2/12/24
after discussion via phone*

P 317.559.3474 | C 317.373.0351

3735 Clarks Creek Rd - Plainfield, IN 46168

Independently Owned and Operated Fish Window Cleaning® Franchise

[website](#) | [e-brochure](#) | [pay your bill](#) | [join our team](#) |



February 5, 2025

**KUHN HOLDINGS LLC
3735 Clarks Creek Rd
Plainfield, IN 46168**

RE: VIO-25-017 Town Code of Ordinances 154.01 Article 4.10 Off-Street Parking Regulations 3735 Clarks Creek Road East Main Street, Plainfield, Indiana

To Whom It May Concern:

Your property located at 3735 Clarks Creek Road, Plainfield, Indiana, doing business as Fish Window Cleaning, has installed gravel for the surface parking and drive. This was done a while ago, and this office discussed the matter with representatives of the business at that time. I would like to draw your attention to Section 4.10 D. Design and Construction subsection 2.b. which does not allow gravel or aggregate off-street parking areas without the Town of Plainfield Plan Commission approval.

Either remove the gravel/aggregate material and make arrangements for installation of hard-surface materials or contact this office within fifteen (15) days from receipt of this letter to discuss your parking lot options.

Sincerely,

Terry J. Jones
Development Services
Planning and Zoning
O (317)754-5395; C (317)412-3123
tjones@townofplainfield.com

CC: Mel Daniel, Town Attorney

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T O W N O F P L A I N F I E L D



4.10. OFF-STREET PARKING REGULATIONS

A. Intent. The Intent of this Article is to provide flexibility in the number and location of Off-Street Parking spaces to ensure that land is used efficiently, individual parking spaces are adequate for use, safe pedestrian paths are available between the vehicle and desired land use, and that adequate parking provisions for the motoring public are available. Provisions for electric car charging stations, either for immediate use or future development, are encouraged.

B. Parking for Building, Structures or Uses. All new development, *Building* additions or conversions of use for which an *Improvement Location Permit* is required by this Ordinance shall provide required *Off-Street Parking Areas* in accordance with the following regulations.

C. Location. *Off-Street Parking Areas* shall be located:

1. For new development or redevelopment, behind or to the side of buildings for all single-use commercial sites or Outlots in an Integrated Center unless deemed impractical by the Plan Commission due to site-specific reasons. In the case of multiple frontage lots (through lots) on Main Street, Perry Road north of Stafford Road, or Quaker Boulevard between Hadley Road/Perry Road and Interstate 70, the following shall apply:
 - a) A multiple frontage lot on Main Street shall not have parking between the building and Main Street;
 - b) A multiple frontage lot on Perry Road north of Stafford Road shall not have parking between the building and Perry Road;
 - c) A multiple frontage lot on Quaker Boulevard between Hadley Road/Perry Road and Interstate 70 shall not have a parking between the building and the parallel frontage road.
2. on the same *Lot*;
3. within the same *Integrated Center*; or,
4. Within a defined Parkingshed.

D. Design and Construction. The following standards shall apply to the design of *Off-Street Parking Areas* required by this Ordinance in all *Districts* (except for the AG and RR *Districts*).

1. Standard Parking Geometrics. The layout of all *Parking Areas* shall be in compliance with the requirements set forth in Table 4.10.D.1 - Parking Lot Geometrics.

Table 4.10.D.1. Standard Parking Geometrics (in feet)		Angle of Parking Space (in degrees)			
		0° (Parallel)	45°	45-60°	61-90°
Symbol	Description				
A	Drive Aisle (one way)	12	15	18	24
	Drive Aisle (two way)	24	24	24	24
B	Parking Space Width	8	8.5	9	9
C	Parking Space Depth	22	18	18	18

2. Surface of Parking Areas.
 - a. All *Off-Street Parking Areas* and the ingress/egress to and from such *Off-Street Parking Areas* shall be hard-surfaced with one or more of the following materials:
 - 1) Asphalt
 - 2) Concrete
 - 3) Permeable Asphalt or Concrete (subject to additional administrative review)

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- b. The following materials are not allowable for *Off-Street Parking Areas* and the ingress/egress to and from such *Off-Street Parking Areas* unless approved by the *Plan Commission*:
 - 1) Gravel/Stone/Stone Dust
 - 2) Asphalt millings or concrete chunks
 - 3) Pavers
 - 4) Other materials not listed in section 4.10.D.2.a.
- 3. Distance from Buildings in Commercial and Industrial Districts. All *Parking Spaces*, *Parking Areas* and *Interior Access Drives* located in any Commercial and Industrial *District* shall maintain a minimum five (5) foot separation from the wall of a *Building* and be accessible from a sidewalk connecting to the entrance of the building.
- 4. **Non-Motorized Transportation and Access. See Article 4.1H.**
- 5. The use of Low Impact Design/runoff reducing elements such as bioswales is encouraged.
- 6. Definition of *Parking Spaces*. All *Parking Spaces* shall be provided with curbing to ensure that motor vehicles do not encroach beyond the *Parking Area* or into a required *Yard*. Wheel stops may be utilized when curbing would conflict with an approved bio swale.
- 7. *Off-Street Parking Area Cross Access Connection*.
 - a. The following situations shall require the provision for at least one (1) interior access driveway connecting lots with uses described in Table 4.10.D.5.a: Required Cross Access Connection.

Table 4.10.D.5.a: Required Cross Access Connection	Subject Property Use	
	Commercial	Multi-Family
Adjacent Property		
Commercial Use	Yes	Yes
Multi-Family Use	Yes	Yes
Commercial Zoned Property ⁽¹⁾	Yes	Yes
Multi-Family Zoned Property ⁽¹⁾	Yes	Yes
Property Designated for Commercial Use in the Comprehensive Plan ⁽¹⁾	Yes	Yes
Property Designated for Multi-Family Use in the Comprehensive Plan ⁽¹⁾	Yes	Yes

⁽¹⁾ Vacant or developed

- b. Where *Off-Street Parking Areas* connect, or are planned for connection, a cross-access easement the width of the maneuvering aisle shall be established and recorded.
- E. Required Bicycle Parking.** Non-Residential and Multi-family developments shall provide bicycle parking at the rate of one (1) bicycle parking space for public access door.
- 1. All bicycle parking requirements (short and long-term) shall be demonstrated on the Development Plan or Improvement Location Plan.
 - 2. A bicycle rack, bicycle loops or other device as approved by the *Director* shall be installed to secure bicycles within the *Bicycle Parking Area*.
 - 3. The *Bicycle Parking Area* shall be located near or inside the main entrance of the Primary Structure.
 - 4. The location of the *Bicycle Parking Area* when fully occupied shall not obstruct any pedestrian way and a five (5) foot wide pedestrian path shall be maintained at all times.
 - 5. A *Bicycle Parking Area* may not be located in any *Minimum Front, Side or Rear Yard or Bufferyard*.

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TOWN OF PLAINFIELD