



MEMORANDUM

TO: Plainfield Plan Commission
CC:
FROM: Kyle Authenreith, Planner
DATE: July 7, 2025
RE: [DP-25-016 Kuhn Development Plan](#)

The petitioner, Brad Kuhn of Kuhn Holdings, LLC is requesting approval of a Development Plan Amendment to allow a gravel parking lot on the property for a specified amount of time.

Kuhn Holdings, LLC acquired the property at 3735 Clarks Creek Road in July 2022. Upon moving into the property in 2022, the petitioner approached the Town’s Technical Advisory Committee (TAC) about future improvement possibilities for the site, including enlarging the existing gravel parking lot. Due to market conditions and some unforeseen issues, the applicant tabled any site improvement work for the immediate future.

In 2024, the petitioner began making modest improvements to the site. It was at this time that the petitioner noticed gravel on the East side of the detached garage that was overgrown, thought to be extra parking that had not been maintained by the previous owner. This prompted the petitioner to clear the overgrowth and some topsoil and to put down new gravel. Satellite photographs of the site, dating from 2002 through 2023 (shown below), do not support this conclusion.



2002

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2006



2013



2017



2021

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This additional gravel extended the petitioner’s parking lot east of where it had been previously, which prompted the Town of Plainfield to engage in a conversation regarding the parking lot and its compliance with the Town of Plainfield’s Zoning Ordinance. Aerial images of the property in 2025 (figure 1) showing the enlarged parking lot as well as an aerial image from 2022 (figure 2) showing the size of the lot before the addition, as well as the general size of the addition.



Figure 1: Beacon 2025 aerial image of subject property



Figure 2: Beacon 2022 aerial image of subject property. Red dashed line indicates approximate location of extended gravel parking lot.



According to the project [narrative](#), the long-term plan (3-5 years) is for an additional building to be constructed on the site. It would be at this time that the petitioner requests to bring his existing gravel parking lot up to code.

The Plainfield Zoning Ordinance gives the Plan Commission the ability to approve non-allowable materials for off-street parking (see below).

- 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.

Motion:

I move that the Plan Commission **approve / deny / continue** DP-25-016 requesting Development Plan Amendment at 3735 Clarks Creek Road finding that:

1. The Development Plan amendment **complies / does not comply** with all applicable Development Standards of the District in which the site is located;
2. The Development Plan amendment **complies / does not comply** with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;
3. The Development Plan amendment **complies / does not comply** with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted;
4. The proposed development **is / is not** appropriate to the site and its surroundings;
and,
5. The proposed development **is / is not** consistent with the intent and purpose of this Ordinance.

And that such approval shall be subject to the following condition(s):

1. Substantial compliance with the Amended Development Plan file dated July 7th, 2025.
2. The requirement to pave the lot by (Date), as determined by the Plan Commission shall be memorialized in a commitment that shall run with the land.

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