



MEMORANDUM

TO: Plan Commission
FROM: Eric Berg, AICP, Senior Planner
THROUGH: Kevin Whaley, AICP, Director of Planning
DATE: March 2, 2026
RE: VAC-25-105 and VAC-25-106

At the January 2026 meeting, the Plan Commission approved two development plans ([DP-25-087](#) and [DP-25-088](#)) for data centers at the corner of Allpoints Parkway and Smith Road. Additionally, a primary plat ([PP-25-084](#)) to eventually replace two minor plats created by Hendricks County was approved.

These approvals would require the vacations of the minor plats. Plainfield Subdivision Control Ordinance allows minor subdivisions only for residential uses, unlike the Hendricks County. The Plan Commission has the authority to vacate these plats as there are no public rights-of-way under the jurisdiction of the Town Council.

The applicant has been in contact with local utilities to ensure that there are not active users of the utility easements and therefore can be vacated or replaced with new easements in the secondary plat as appropriate.

MOTION 1

I move that the Plan Commission **approve** / **deny** a petition for the vacation of the Minor Plat 562, finding:

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; and,
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. The applicant shall ensure that all easement holders have consented to the removal or modification of the easements granted in Minor Plat 562.

Property Timeline

March 1, 1994. [Minor Plat 562](#) created under Hendricks County jurisdiction

May 17, 2000. [Minor Plat 844](#) created under Hendricks County jurisdiction

December 15, 2020. Property annexed into the Town ([Ordinance 38-2020](#))

January 27, 2022. Property purchased by Browning Development.

April 11, 2022. Zone Map Amendment from AG: Agriculture to I-2: Office/Warehouse Distribution ([Ordinance 07-2022](#))

August 09, 2023. Demolition of structures on site completed ([Permit 23390](#))

January 5, 2026. Plan Commission approves [PP-25-064](#), [DP-25-087](#), and [DP-25-088](#)

A Community of Values

TOWN OF PLAINFIELD

MOTION 2

I move that the Plan Commission **approve / deny** a petition for the vacation of the Minor Plat 844, finding:

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; and,
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. The applicant shall ensure that all easement holders have consented to the removal or modification of the easements granted in Minor Plat 844.