



MEMORANDUM

TO: Plan Commission
FROM: Eric Berg, AICP, Senior Planner
THROUGH: Kevin Whaley, AICP, Director of Planning
DATE: March 2, 2026
RE: [TA-26-017](#): Site and Infrastructure Permits/Revisions to General Commercial

Site and Infrastructure Permits. The Town Council approved [Ordinance 42-2025](#) on December 18th, 2025. This ordinance prescribed construction requirements, established fees, and created a permitting process for infrastructure improvements, infrastructure installations, and site improvements.

The ordinance passed by the Town Council related to *Chapter 150: Building and Construction Regulations*, specifically creating a subchapter 150.130 through 150.147 titled “Permits and Regulations for Site and Infrastructure Work.” It was determined that additional amendments would be necessary to join this process into the procedures listed in *Chapter 153: Subdivision Control Ordinance* and *Chapter 154: Zoning Ordinance*.

Modifications to the GC: General Commercial Zoning Classification. In 2022, the Town Council adopted [Ordinance 22-2022](#) in an attempt to curb issues with transient and extended stay lodging facilities unilaterally converting to substandard and non-compliant housing units. This provided specific standards for these facilities in an attempt to create Commercial Indoor Lodging facilities less likely to convert.

In early 2024, the Town had been receiving inquiries about building extended stay Commercial Lodging Facilities in commercial areas that would have been more conducive to either mixed use or traditional residential uses. For that reason the Council enacted [Ordinance 02-2024](#) which reduced the zoning classifications where Commercial Indoor Lodging Facilities could be located to just one: HB: Highway Business. This classification area was intended to be used in the vicinity of the Quaker Boulevard/Interstate 70 interchange, the Town’s traditional lodging area.

These change does not prevent certain Planned Unit Developments from allowing Commercial Indoor Lodging Facilities, such as [Hobbs Station](#), the mall portion of the [Shops at Perry Crossing](#), and [Saratoga](#). Two Planned Unit Developments that have vacant developable ground do not permit Commercial Indoor Lodging facilities, [Vandalia](#), and [Legacy Farms](#).

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The text for this amendment to the GC: General Commercial zoning classification was adapted from a portion of [Ordinance 17-2020](#) penned by Town Attorney Mel Daniel. This was based upon request from then-Council Vice President Bill Kirchoff to ensure that automotive uses (*excepting fueling stations*) that were present as of August 10, 2020 remained legal conforming.

Request for Formal Guidance from the Plan Commission. While most of the Town Code is under the sole jurisdiction of the Town Council, Chapter 153 and Chapter 154 are more often the purview of the Plan Commission, excepting legislative actions such as Zone Map Amendments and Text Amendments to the Subdivision Control Ordinance and/or Zoning Ordinance or decisions involving public infrastructure, such as the vacations of rights-of way. In the case of legislative action, the Plan Commission is entrusted to provide formal guidance to the Town Council.

The text amendments before the Commission tonight require that formal guidance be provided to the Town Council through the adoption of the motion below.

MOTION

I move that the Plan Commission certify [TA-26-017](#) with a(n) **favorable** / **unfavorable** / **no recommendation** to the Plainfield Town Council.