

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: 04-09-2026
CASE NO.: [PP-26-026](#): Request to amend the Village at Plank Road Primary Plat
PETITIONER: Ryan Lindley, Banning Engineering for Brown Capital
REQUESTED ACTIONS: Amendment of the Village at Plank Road primary plat.
LOCATION: Northwest corner of East Main Street and Raceway Road
PARCEL SIZE: 31 +/- acres

PROJECT DESCRIPTION

- Requested Action:
 - Amend the primary plat for the Village at Plank Road to better reflect the approved Final Detailed Plan. (See the [original Village at Plank Road here.](#))
-
- Concurrent Actions:
 - None
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- Future Action(s):
 - Secondary Plat (*Administrative*)
 - Improvement Location Permit and other required permits (*Administrative*).



SUBDIVISION CONTROL ORDINANCE REQUIREMENTS

The following items are listed as requirements for a Primary Plat by the Plainfield Subdivision Control Ordinance. The Ordinance provides for certain elements at the discretion of the Commission to be deferred to the Secondary Plat either in full or for more detail.

Item	Requirement	Deferred/Provided
1.	Scale, date and north arrow;	Provided
2.	Legal description of the real estate to be subdivided;	Provided
3.	Area map insert showing the general location of the proposed subdivision with reference to major streets and section lines as well as all school district lines and zoning districts properly designated;	Provided
4.	Proposed name of the subdivision;	Provided
5.	Name, address, telephone number of the owner. If applicable, name address and telephone number of the agent representing the owner. Citation of last deed of record conveying title to each parcel involved in the proposed subdivision, including name of grantor, grantee, date and recording information;	Provided
6.	Accurate boundary lines of the proposed subdivision showing distance, bearings, angles and references to section corners, township and range lines;	Provided
7.	Names, centerlines and right-of-way widths of all existing streets, alleys and easements affecting or providing service to the proposed subdivision;	Provided
8.	Layout, number and dimension of all lots with proposed setback lines;	Provided
9.	The complete text of any existing covenants on the property (if applicable);	No Known Existing Covenants
10.	Location, delineation and elevation of all floodway and floodway fringe areas within the boundaries of the subdivision;	Not applicable

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11.	Location of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable, if applicable;	Provided
12.	All improvements to the street system on-site and off-site, including measurement of curb radius and taper;	Provided
13.	Sidewalk plan (or alternate plan for pedestrian ways, when applicable);	Provided
14.	The approximate location, dimensions and area of all parcels of land proposed to be reserved for park, conservation, wetland, common area, lake or other similar uses for the use of property owners within the proposed subdivision;	Provided
15.	Proposed covenants, commitments, conditions and restrictions for the subdivision;	No covenants, commitments, conditions and/or restrictions proposed
16.	A proposed address plan for the subdivision consistent with the address patterns established for the town and county; and	Deferred
17.	Any other information requested in writing by the Director, members of the Technical Advisory Committee or the Plan Commission deemed important to the development of the subdivision.	To Be Determined

The Director, in his or her sole discretion, may waive or relax any of the requirements listed above.

STAFF COMMENTS

- PLANNING:** The project complies with the minimum standards. In their [narrative](#), the applicant provided a summary of the proposed changes.
- PUBLIC UTILITIES:** Public utilities are in the vicinity. Additional easements for final determined locations of water and sewer lines may be required as part of the Secondary Plat.
- FLOODPLAIN:** No known flood hazard.
- TRANSPORTATION:** The narrative provided by the Petitioner sufficiently identifies the purpose and changes of the amended plat. Of key reference is that the Town is expected to continue to maintain the public right-of-way along Raceway Road and Bradford Road. The public right-of-way for Plank Road will be maintained by the Area C1 parcel owner, subject to any separate agreements, until the time that Plank Road may get extended and provide for a public thoroughfare. That condition is being managed via a separate agreement with the Plainfield RDC and Town Council. All other obligations to maintain stormwater and drainage within the platted area shall be the obligation of the parcel owners as generally described.

POTENTIAL MOTIONS.

The following motion is provided to the Plan Commission for the possible decisions that can be made on each of the petition(s): **approve**, **deny**, and **continue**.

Conditions and/or commitments can be added as the Commission deems appropriate, even if no conditions or commitments have been provided/proposed by the applicant or Town Staff.

MOTION: Primary Plat

I move that the Plan Commission **approve / deny / continue** [PP-26-026](#) requesting amendment of the approved Village at Plank Road Primary Plat finding that:

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1. Adequate provisions **have** / **have not** been made for regulation of minimum lot width, minimum lot depth and minimum lot area;
2. Adequate provisions **have** / **have not** been made for the widths, grades, curves and coordination of subdivisions public ways with current and planned public ways; and
3. Adequate provisions **have** / **have not** been made for the extension of water, sewer, and other municipal services.

and that such approval shall be subject to the following conditions:

1. Compliance with the Plainfield Town Code and Plainfield Town Standards;
2. Substantial compliance with the primary plat submitted for approval.