

TOWN OF PLAINFIELD PLAN COMMISSION

DATE: 05-05-2026

CASE NO.: [MP-26-031](#)

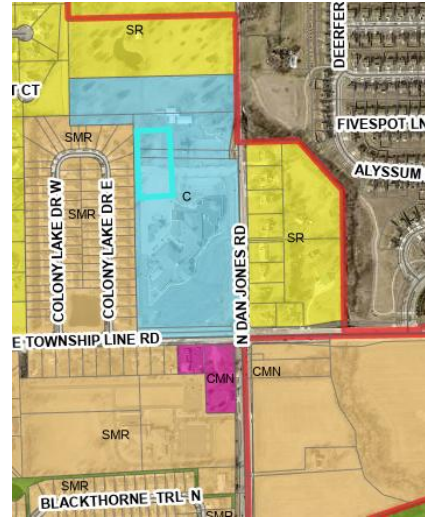
Project Page: Plainfield Christian Church Student Center

PETITIONER: Mark Meyerholtz, Banning Engineering

REQUESTED ACTIONS: Master Plan approval for new student center located on 1.65 +/- acres within the Plainfield Christian Church campus.

LOCATION: 830 Dan Jones Road

PARCEL SIZE: 1.65 +/- acres



EXISTING ZONING AND LAND USE		THRIVE! COMPREHENSIVE PLAN	
Site:	REL: Religious AG: Agriculture	Site:	C: Civic & Utilities
North:	AG: Agriculture	North:	SR: Suburban Residential
South:	REL: Religious	South:	C: Civic & Utilities
East:	R2: Low Density Residential	East:	SR: Suburban Residential
West:	PUD: Colony Lake PUD	West:	SMR: Suburban Mixed Residential

PROJECT DESCRIPTION

- Requested Action:**
- Master Plan approval for a new student center located on 1.65 +/- acres within the Plainfield Christian Church campus.
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- Concurrent Actions:**
- None
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- Future Action(s):**
- Improvement Location Permit and other required permits (*Administrative*)



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PROJECT REVIEW

PROJECT COMPLIANCE SUMMARY

Compliance unknown / needs attention

Does not comply

Review Area	Code Reference	Status	Questions / Comments		
Building Design					
Minimum Yards and Building Setbacks	14.2.D.2	Compliant	Setback Side	Required	Shown
			South	20	27'+
			West	10'	82.9'
			East	20	381'
			North	10	667'
Maximum Building Height	14.2.E.2	Not Compliant	Requesting waiver through Master Plan process.		
Building Materials	4.21	Compliant	FAÇADE POINTS	Required	Shown
			Front (Primary)	600	800
			Rear (Primary)	600	800
			Left (Primary)	600	800
			Right (Primary)	600	800
Mechanical Equipment:	4.1G	Compliant			
Building Lighting	4.9.C	Compliant			
Site Design					
Drive-Through Facilities	4.1.D	N/A			
Loading Space Orientation	4.11.C.1.d	Compliant			
Outside Storage	4.16.B.9	N/A			
Outdoor Seating/Dining	4.16.E	Not Applicable			
Parking Area Location	4.10.C	Compliant			
Off-Street Parking Area Cross Access Connection	4.10.D.7	Not Applicable			
Bicycle Parking	4.10.E	Compliant			
Parking Spaces	4.10.F	Compliant			
Site Lighting	4.9.D	Compliant			
	5.5.C.6				
Trash Enclosure / Trash Compactor	4.1.J	Compliant			
Pedestrian Connectivity	4.1.H	Compliant			
Landscaping					
Perimeter Yard Landscaping	4.7.C	Compliant			
Foundation Landscaping	4.7.E	Compliant			
Parking Lot Trees	4.7.F	Compliant			
Parking Lot Screening	4.7.F	Compliant			
Trash Enclosure Landscaping	4.1.J	Compliant			

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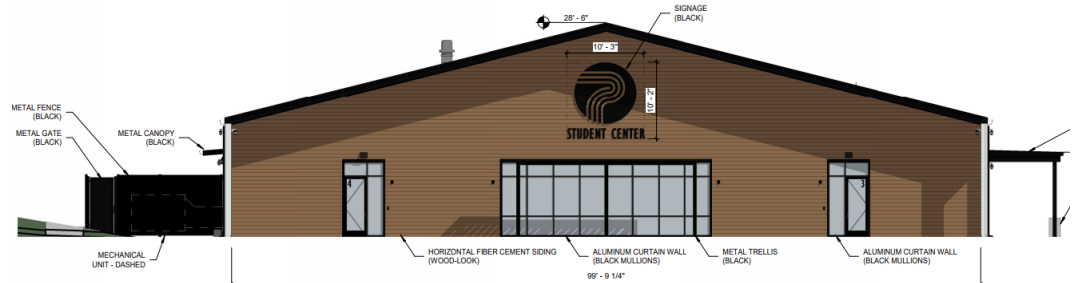
STAFF COMMENTS

PLANNING:

Building Height:

The Plainfield Zoning Ordinance states that accessory buildings on a property are restricted to a height of 22'. The proposed student center, an accessory building to the primary church structure, is being shown at 28.5' tall.

The applicant is eligible for and has been encouraged to request a waiver for the proposed building height from the Plan Commission. This proposed accessory structure does not propose a height greater than the existing primary building.



Landscaping:

The Plainfield Zoning Ordinance offers a great deal of flexibility in the Master Planning process for Institutional (Parks, School, Religious, Government) uses when it comes to landscaping requirements.

In this case, the applicant has more than sufficiently landscaped the area surrounding the proposed student center. Specifically, the applicant has added significant perimeter landscaping on the west property line, where the student center will back up to a residential neighborhood. Although it is not required, the applicant understands the importance of being good neighbors and has heavily screened that property line.

