



MEMORANDUM

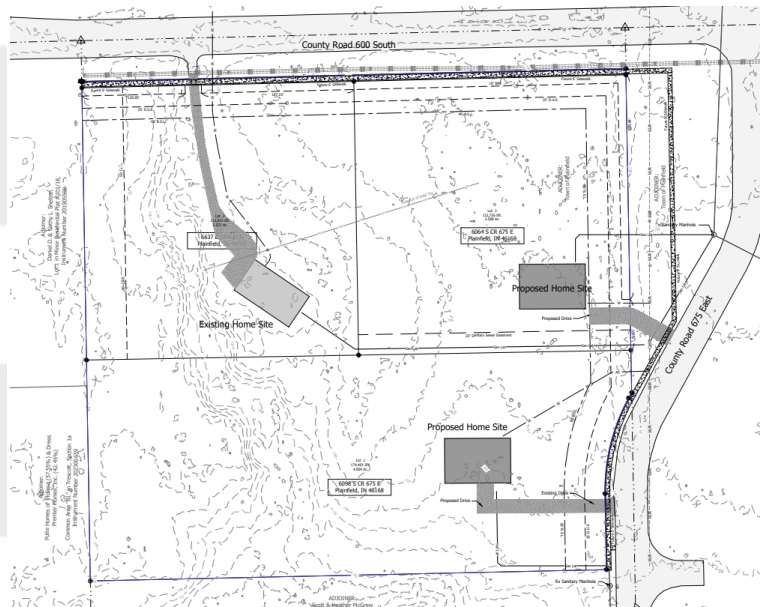
TO: Plan Commission
FROM: Kyle Authenreith, Planner
THROUGH: Kevin Whaley, AICP, Director of Planning
DATE: 06-01-2026
RE: [PP-26-035](#), Barszczowski Primary Plat

The applicant is requesting Primary Plat approval to subdivide approximately 9 acres into three single family lots. The subject property was previously approved for annexation into the Town of Plainfield with a concurrent rezone from AG: Agriculture to R1: Low Density Residential.

The proposed plat is consistent with the previously approved annexation and rezone requests and does not represent a substantive change in land use or development pattern from what was previously considered by the Plan Commission. The request is intended to formally establish three residential lots from the existing parent parcel.

As shown in the exhibit below, the proposed plat would create three lots, including the northwest lot containing the existing residence. The exhibit also depicts anticipated locations for two future single-family homes on the remaining proposed lots. These locations are intended for illustrative purposes only and are not intended to establish or guarantee the final placement of future homes on the lots.

Staff has reviewed the proposed Primary Plat for compliance with applicable subdivision standards and the approved zoning designation of the property.



A Community of Values

TOWN OF PLAINFIELD

POTENTIAL MOTIONS.

The following motions are provided to the Plan Commission for the possible decisions that can be made on each of the petitions: **favorable/approve**, **unfavorable/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-26-035**, a request for Primary Plat approval to create three lots on 9.10 +/- acres zoned R1: Low Density Residential

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.
3. As per the Plainfield Subdivision Control Ordinance, no permits shall be issued for these sites until the recording of the secondary plat.