

TOWN OF PLAINFIELD PLAN COMMISSION

DATE: 06-01-2026

Project Page: [Plainfield Christian Church Student Center](#)

CASE NO.: RZ-26-031; PP-26-031; DP-26-031

PETITIONER: Mark Meyerholtz – Banning Engineering

REQUESTED ACTIONS:

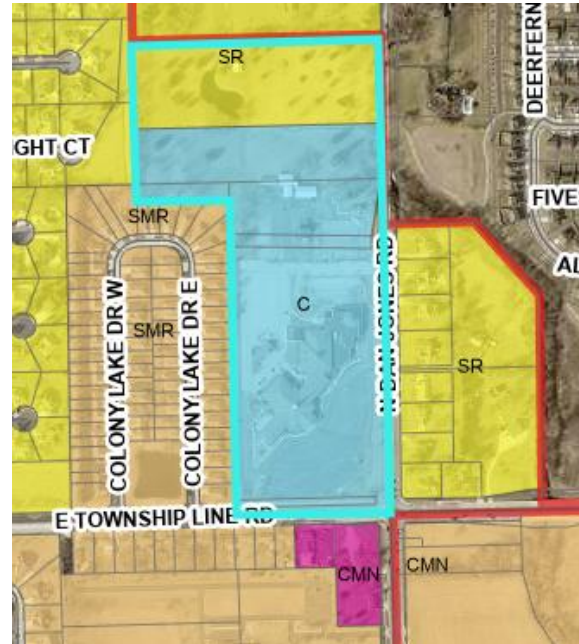
RZ-26-031: Request to rezone 17.10 +/- acres from AG: Agriculture to REL: Religious

PP-26-031: Request to amend existing Primary Plat to create one 30.03 +/- acre lot

DP-26-031: Request for Master Development Plan review for a 10,134 +/- square foot student center including waivers for building height and building materials

LOCATION: 830 Dan Jones Road Plainfield, IN 46168

PARCEL SIZE: 17.10 +/- acres



EXISTING ZONING AND LAND USE		THRIVE! COMPREHENSIVE PLAN	
Site:	REL: Religious AG: Agriculture	Site:	C: Civic and Utilities SR: Suburban Residential
North:	AGR: Agriculture (1) R-1: Single Family Residential (2)	North:	SR: Suburban Residential Residential (3)
South:	R2: Low Density Residential OD: Office District NR: Neighborhood Retail	South:	CMN: Community Mixed Node SMR: Suburban Mixed Residential
East:	R2: Low Density Residential	East:	SR: Suburban Residential
West:	PUD: Colony Lake PUD	West:	SMR: Suburban Mixed Residential

(1) Hendricks County Zoning
 (2) Town of Avon Zoning
 (3) Town of Avon Comprehensive Plan

TOWN OF PLAINFIELD PLAN COMMISSION

PROJECT DESCRIPTION

- Requested Actions:
- Rezone of 17.10 +/- acres from AG: Agriculture to REL: Religious
 - Amendment to existing Primary Plat
 - Master Development Plan review for a 10,134 +/- student center and associated site improvements
-
- Concurrent Actions:
- None
-
- Future Action(s):
- Improvement Location Permit and other necessary permits (Administrative)
 - Secondary Plat
-



PROJECT REVIEW

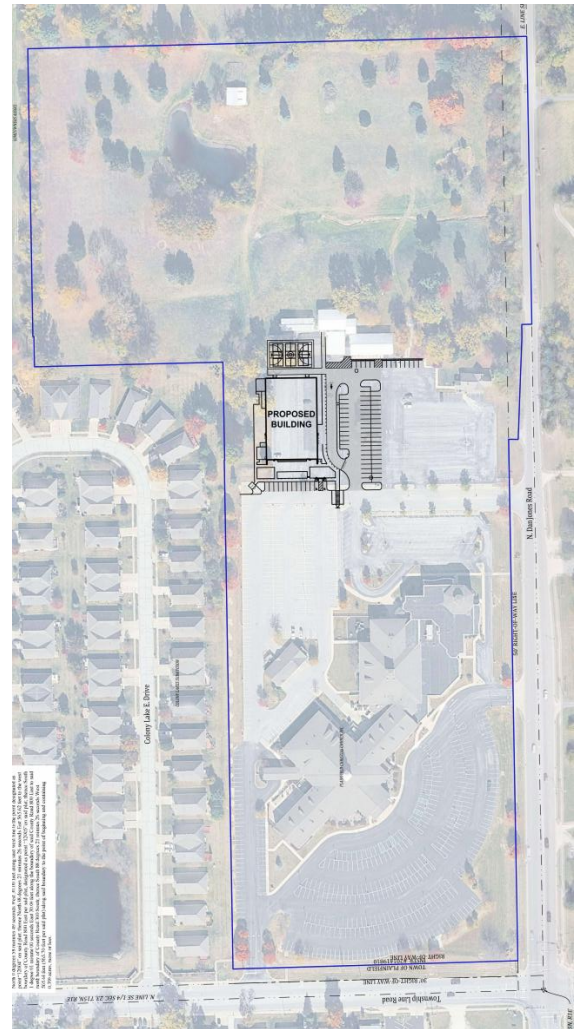
The applicant is requesting approval of a rezoning, primary plat amendment, and Master Development Plan associated with the construction of a new 10,134 +/- square foot student center for Plainfield Christian Church located at 830 Dan Jones Road. The proposed facility is intended to serve as a replacement for the existing student center on site and includes associated parking, pedestrian connectivity, and site improvements.

The proposed student center is located on the western portion of the existing church campus (shown on right) and is designed as a standalone accessory structure supporting youth and student programming. As proposed, the structure exceeds the maximum permitted building height within the district and includes waiver requests for both the building height and façade materials as part of the Master Development Plan request (discussed in further detail in staff comments below).

The project has undergone several revisions throughout the review process. Initial concepts presented during the Initial Review Collaborative (IRC) process on April 2, 2026 included a building primarily clad in metal façade materials. During IRC review, staff identified concerns regarding compliance with the Town’s Architectural and Site Design Standards, specifically the project’s ability to achieve the minimum required façade material point totals.

In response to staff comments, the applicant revised the proposed elevations prior to the Project Review Meeting (PRM) on April 23, 2026 to incorporate fiber cement-style materials in place of the previously proposed metal façade. Based on the revised elevations submitted for PRM review, the proposed building achieved full compliance with the Town’s adopted façade point matrix requirements.

The revised elevations were subsequently reviewed by the Design Review Committee (DRC) at their May 5, 2026 meeting. During review, the DRC acknowledged the project’s compliance with the Town’s façade material standards and forwarded a unanimous favorable recommendation to the Plan Commission.



TOWN OF PLAINFIELD PLAN COMMISSION

Following DRC review and approval, the applicant informed staff that they intended to revise the proposed building materials and return to the metal façade they began the process with. As a result of this revision, the building does not comply with the Town's minimum building material requirements. As such, the applicant is requesting waivers from the Architectural and Site Design Standards related to façade materials. With the design requiring a waiver and a majority of the Design Review Committee members also being affiliated with the petitioner (as members of the church), staff elected not to send the project back to the DRC for reconsideration due to potential conflicts of interest. The project is effectively being forwarded to the Plan Commission with "no recommendation".

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	Requesting Waiver	Maximum Height: 22' Requested Height: 28'6"		
Building Materials	4.21	Requesting Waiver	FAÇADE POINTS	Required	Shown
			North	600	284
			South	600	314
			East	600	410
			West	600	320
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			

TOWN OF PLAINFIELD PLAN COMMISSION

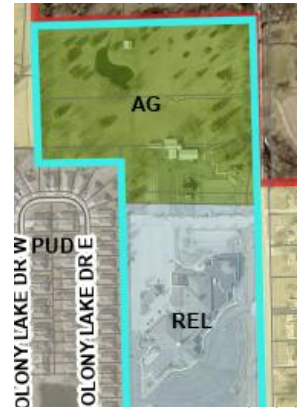
Perimeter Yard Landscaping	4.7.C	Compliant	
Foundation Landscaping	4.7.E	Compliant	
Parking Lot Trees	4.7.F	Compliant	
Parking Lot Screening	4.7.F	Compliant	
Trash Enclosure Landscaping	4.1.J	Compliant	

STAFF COMMENTS

PLANNING:

1. RZ-26-031: Rezoning Request

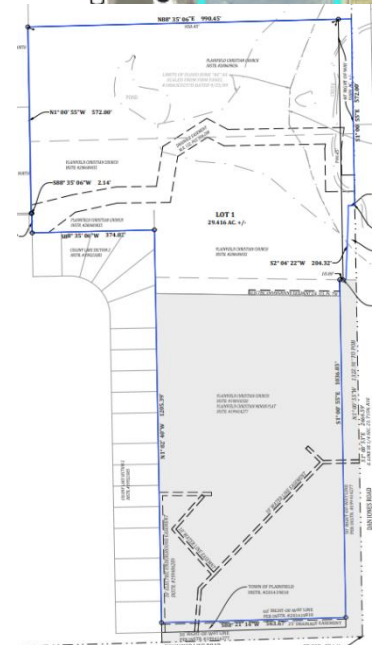
The applicant is requesting to rezone approximately 17.10 +/- acres from AG: Agricultur to REL: Religious as part of the continued expansion of the existing Plainfield Christian Church campus. As shown below, the church property is currently split-zoned, with the southern portion of the campus already zoned REL and the north portion zoned AG.



The proposed rezoning would bring the remainder of the church-owned property into the REL district and establish consistent zoning district across the site. Staff finds that the request represents a logical extension of the existing REL zoning and is generally consistent with both the existing use of the property and the Thrive! Comprehensive Plan’s Civic and Utilities designation for the site.

2. PP-26-031: Primary Plat Amendment

The applicant is requesting approval of a Primary Plat amendment to reconfigure four existing plats into one 30.01 +/- acre lot. As shown to the right, the proposed plat would establish a single lot across the overall church property. Right-of-way acquisitions and changes associated with the Primary Plat amendment are discussed below in the “Transportation” section of this report.



3. DP-26-031: Master Development Plan

The applicant is requesting Master Development Plan approval for the construction of a new 10,134 +/- square foot student center and associated site improvements on the existing Plainfield Christian Church campus. The proposed structure is located along the western property line, behind the primary church structure and will function as an accessory building to the existing church.

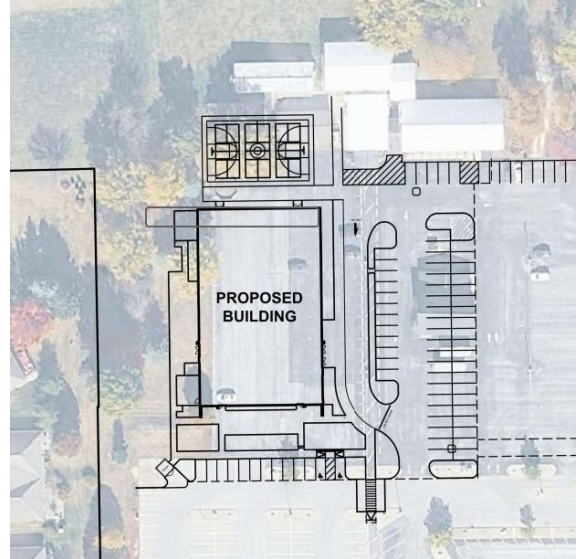
The proposed development includes modifications to an existing parking lot, replacing portions of impervious surface with new building area, landscaping, and outdoor activity space. In addition to the student center itself, the site includes outdoor gathering areas and a proposed sport court intended to support student activities.

TOWN OF PLAINFIELD PLAN COMMISSION

The development also includes sidewalk additions and other pedestrian improvements intended to better connect the proposed building with the existing church campus and surrounding parking areas.

Additional landscaping and screening have been provided along the western property line adjacent to the Colony Lake subdivision. The submitted landscape plan includes an increase in plantings to provide greater sound and visual buffering from neighboring residential properties.

As part of the request, the applicant is seeking waivers related to building height and façade materials. Those waiver requests are discussed further below.



4. Building Height Waiver

The applicant is requesting a waiver from the maximum permitted building height requirement for accessory structures within the REL district. Accessory structures are limited to a maximum height of 22', while the proposed student center is shown at approximately 28'6".

The proposed increase in height appears primarily related to the roof form of the structure rather than the addition of a full second story or increased building mass.

5. Building Materials Waiver

The applicant is requesting a waiver from the Town's Architectural and Site Design Standards related to façade materials. As currently proposed, the student center utilizes vertical metal panel siding as the primary exterior material, which combined with the remainder of the materials used, does not meet the required façade material point totals established by the Town's façade matrix.

During the review process, staff identified concerns regarding the project's compliance with the Town's façade material standards. Staff notes that the proposed vertical metal panel siding appears most consistent with the "Standing Seam Metal" category identified within the Town's Architectural and Site Design Standards, which is identified as either an accent material or a discouraged material depending on the project type.

Material Difference			
	Required Score	Metal	Fiber Cement
North	600	284	800
South	600	314	800
East	600	410	800
West	600	320	800

Article 6.2H of the Plainfield Zoning Ordinance allows the Plan Commission to grant waivers within Master Plan approvals. The ordinance states the following:

To encourage creativity in the design of Master Plan Developments, the Plan Commission may grant a waiver of any of the development standards in the underlying zoning District; off-street parking; signs; landscaping; lighting; and building materials, upon finding that the proposed Master Plan use development:

1. *Represents an innovative and appropriate development of a Master Plan use, including site design features, building materials, lighting and landscaping which will enhance the use or value of area properties and the safety and functionality of the Master Plan use;*

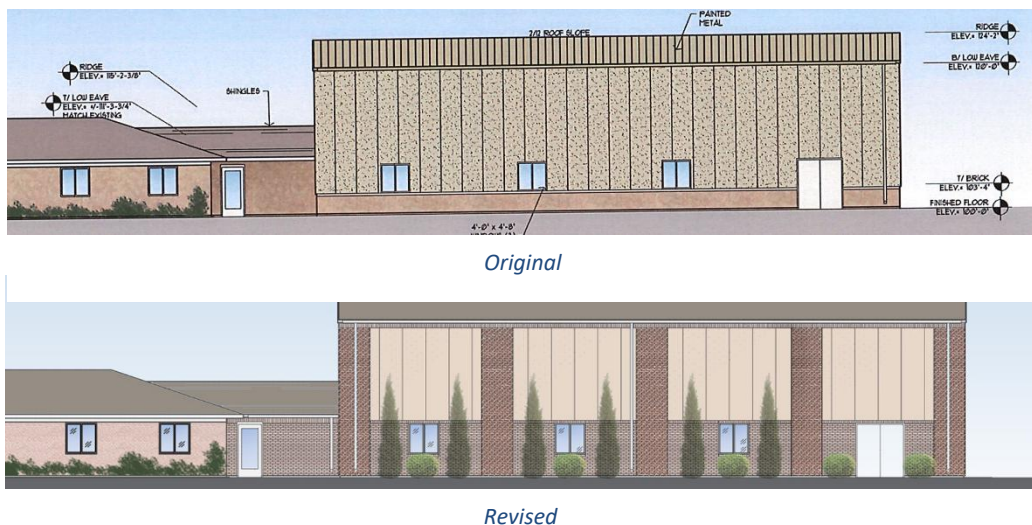
TOWN OF PLAINFIELD PLAN COMMISSION

2. *Is consistent with and compatible with development located in the immediately surrounding area; and*
3. *Is consistent with the intent and purpose of this ordinance.*

The petitioner's [rationale for the waiver](#) cites the durability of the proposed material and states that the building would be compatible with other accessory structures on the property. However, those existing structures do not conform to current development standards. While the petitioner correctly notes that the proposed board and batten design would provide a similar visual appearance regardless of material type, this rationale also suggests that the waiver is not needed to achieve an innovative or enhanced architectural design.

In the absence of a recommendation from the Design Review Committee (DRC), staff reviewed prior petitions involving religious institutions and places of assembly to provide historical context regarding the use of metal building materials.

In [2020 Center Community Church proposed](#) an office and gymnasium addition consisting primarily of insulated/textured metal panels. In its review, the DRC requested the incorporation of additional brick elements to reduce the visual dominance of the metal façade, improve architectural interest, and increase compatibility with nearby residential uses. The committee also recommended enhanced landscaping to further screen the building façade. The Plan Commission subsequently approved the development plan with those modifications.



The Plan Commission subsequently approved the development plan.

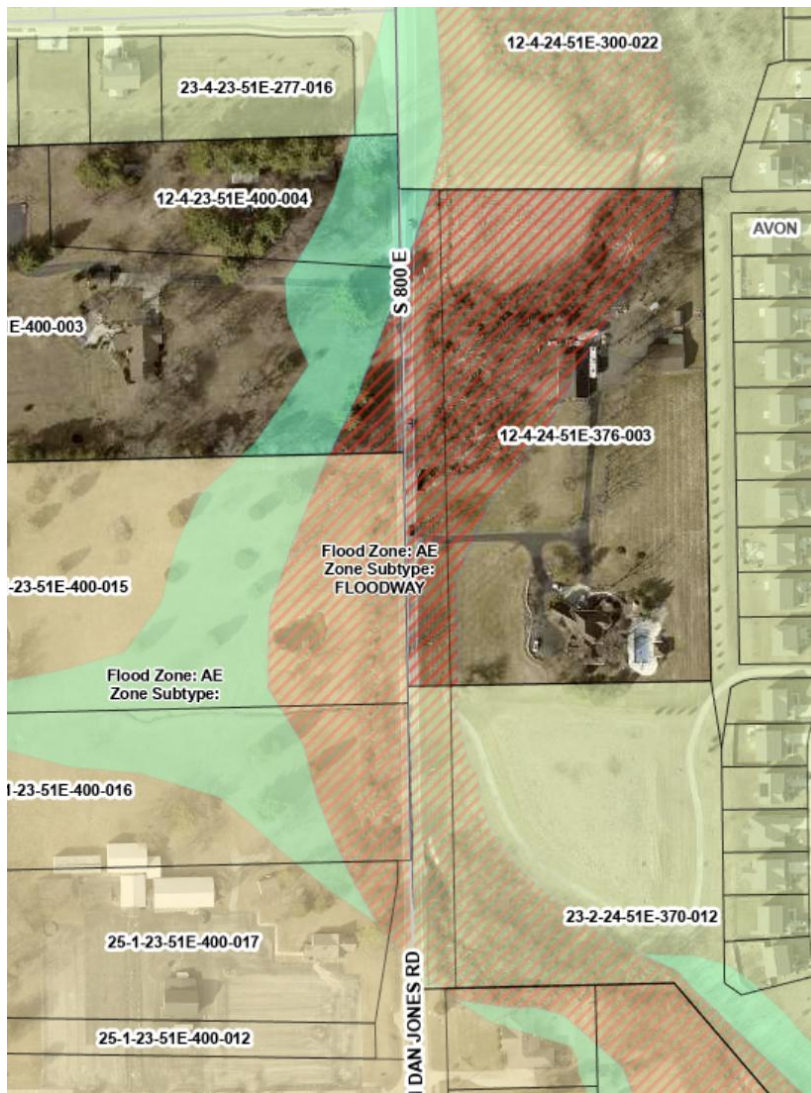
In 2019, Kingsway Christian Church proposed a new facility within the Saratoga Planned Unit Development (PUD) where Saratoga Village is now being developed. The proposed building featured a mix of building materials including stucco, stone, composite wood, glass, and metal. The original submittal showed that the material percentages for the various [facades ranged from 41-63% metal](#). The DRC objected to the amount of metal on the building and the design was [modified so that the usage ranged from 39-59%](#). During Plan Commission review, concerns remained regarding the overall use of metal and the building's compatibility with surrounding residential uses. The Plan Commission continued the Final Detailed Plan pending a requested redesign of the façade. The petitioner did not return with revised plans.

While these projects differ from the current proposal in terms of design and location, they demonstrate that both the DRC and Plan Commission have historically expressed concerns regarding the extent and implementation of metal building materials for places of assembly.

TOWN OF PLAINFIELD PLAN COMMISSION

TRANSPORTATION: After several considerations, it was discussed by representatives of the Petitioner and Staff to update the Minor Plat to reflect dedication of 50' of right-of-way along Dan Jones to match the previously obtained width further south. Additionally, a 25' DU&E will be part of the recorded plat in compliance with Town Ordinances. At the time of this report, the submitted plat had not been updated and shows a 40' dedication of right-of-way only.

Note that due to the uncertainty of the roadway design, including the future replacement of two County bridges, and the fact that any construction will occur in a floodway, it is impractical at this time to decide on or construct any sidewalk improvements for future connection. Those are expected to get finalized as part of any future roadway construction.



UTILITIES: No offsite utility improvements are expected and the onsite service lines are understood to have sufficient capacity to serve the new building.

TOWN OF PLAINFIELD PLAN COMMISSION

POTENTIAL MOTIONS.

The following motions are provided to the Plan Commission for the possible decisions that can be made on each of the petitions: **approve**, **deny**, or **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 1: Rezone

I move that the Plan Commission certify RZ-26-031, a Zone Map Amendment of 17.10 (+/-) acres from AG: Agriculture to REL: Religious with a(n) **favorable recommendation** / **unfavorable recommendation** / **no recommendation** subject to the following condition(s):

1. General compliance with the documents on file as of June 1, 2026.

MOTION 2: Primary Plat

I move that the Plan Commission **approve** / **deny** / **continue** PP-26-031: A request to amend the existing Primary Plat to create one 30.03 +/- acre lot, finding that:

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.

MOTION 3: Waiver – Building Height

I move that the Plan Commission **approve** / **deny** the request for a Waiver for the overall height of the accessory structure associated with DP-26-031, allowing for a building height of 28'6", finding that:

1. The waiver **does** / **does not** represent an innovative and appropriate development of a Master Plan use, including site design features, building materials, lighting and landscaping which will enhance the use or value of area properties and the safety and functionality of the Master Plan use;
2. The waiver **is** / **is not** consistent with and compatible with development located in the immediately surrounding area; and,
3. The waiver **is** / **is not** consistent with the intent and purpose of this ordinance

MOTION 4: Waiver – Building Materials

I move that the Plan Commission **approve** / **deny** the request for a Waiver for building materials of the accessory structure associate with DP-26-031, allowing for metal siding as a primary material, finding that:

1. The waiver **does** / **does not** represent an innovative and appropriate development of a Master Plan use, including site design features, building materials, lighting and landscaping which will enhance the use or value of area properties and the safety and functionality of the Master Plan use;
2. The waiver **is** / **is not** consistent with and compatible with development located in the immediately surrounding area; and,
3. The waiver **is** / **is not** consistent with the intent and purpose of this ordinance

TOWN OF PLAINFIELD PLAN COMMISSION

MOTION 5: Master Development Plan

I move that the Plan Commission **approve / deny / continue** petition DP-26-031: Master Development Plan review for a proposed 10,134 +/- square foot student center, finding that:

1. The Development Plan **complies / does not comply** with all applicable Development Standards of the District in which the site is located;
2. The Development Plan **complies / does not comply** with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;
3. The Development Plan **complies / does not comply** with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted;
4. The proposed development **is / is not** appropriate to the site and its surroundings; and,
5. The proposed development **is / is not** consistent with the intent and purpose of this Ordinance.

And that such approval shall be subject to the following condition(s):

1. Substantial compliance with the development plan file as of June 1, 2026.
2. The secondary plat shall be recorded prior to the issuance of any Improvement Location Permits.