

Board of Zoning Appeals - Common Forms

Project Name	Integrity Rational Molding-New Warehouse Addition		
Address/Location			
Type	☒ Conventional	☐ Planned Unit Development	☐ Other
Existing Zoning	12	Requested Zoning	12
Are additional petitions necessary? (see below)		Have the petitions been submitted? (see below)	
Architectural and Site Design	☒ Yes ☐ No	Architectural and Site Design	☒ Yes ☐ No
Primary Plat	☐ Yes ☐ No	Primary Plat	☐ Yes ☐ No

Contact Information	Applicant	Owner	Engineer
Corporate Name	Integrity Rotational Moldin ⁺	TSS Reality LLC	InSite Engineering LLC
Contact Name	Terry Stemple	Terry Stemple	Don Humphrey P.E
Street Address	701 N. Carr RD	701 N. Carr RD	16308 Ketton DR
Street Address			
City/Town	Plainfield	Plainfield	Noblesville
State, Zip	IN 46168	IN 46168	IN 46060
Phone Number	317-509-4133	317-509-4133	317-691-5294
E-Mail	tstemple@integrityrotationa ⁺	tstemple@integrityrotationa ⁺	Insiteeng2024@outlook.com ⁺
Primary Contact	☐ Yes ☒ No	☐ Yes ☐ No	☒ Yes ☐ No

Contact Information	Architect	Attorney	Other
Corporate Name	InSite Enginerring LLC		
Contact Name	Don Humphrey P.E		
Street Address	16308 Ketton DR		
Street Address			
City/Town	Noblesville		
State, Zip	IN 46060		
Phone Number	317-691-5294		
E-Mail	Insiteeng2024@outlook.com ⁺		
Primary Contact	☒ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No

Form: Authorization from Owner

The undersigned, TSS Reality, LLC, being the Owner of the property commonly known as, 701 N. Carr Rd-Integrity Rotational Molding hereby authorizes InSite Engineering LLC to file a (check all that apply):

- | | | |
|--|--|--|
| ☐ Zone Map Amendment | ☐ Architectural and Site Design | |
| ☐ Primary Plat | ☐ Secondary Plat | ☐ Vacation |
| ☒ Variance | ☐ Special Exception | ☐ Administrative Appeal |

This consent shall remain in effect:



Until revoked by a written statement filed with the Town of Plainfield



Until the following date:

Signature:

Printed: Terry Stemple
Time (if applicable)
Date: 9/2/26

Signature:

Printed:
Time (if applicable)
Date:

The undersigned, having been duly sworn on oath states the above information is true and correct as (s) he is informed and believes.

Signature of Applicant: _____ Date: _____

Printed Name & Title: Terry Stemple-President

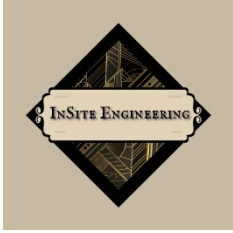
State of: _____)

County of: _____) SS:

Subscribed and sworn to before me this ____ day of _____, _____.

Notary Public Signature / Printed Name

Residing in _____ County My Commission expires _____



PROJECT NARRATIVE FOR BZA

701 N. CARR ROAD

Petitioner: TSS Realty, LLC
701 N. Carr Road
Plainfield, IN 46168

Project Name: Integrity Rotational Molding – New Warehouse Addition
701 N. Carr Road
Plainfield, IN 46168

Represented By: Don Humphrey, P.E.
InSite Engineering, LLC
16308 Ketton Drive
Noblesville, IN 46060

Project Description

This project involves the construction of a new 57,420 SF Warehouse Addition to the existing Integrity Rotational Molding industrial facility located at 701 N. Carr Road in Plainfield, Indiana. The property is a 7.28 acre parcel which includes two existing manufacturing and warehouse buildings. Integrity Rotational Molding is a plastics rotational molding company that manufactures and stores various plastic parts.

The new warehouse addition will be located on the east side of the lot and the area of construction is mostly undeveloped and heavily wooded.

Variance of Development Standards

As part of the project design, it will be necessary to request a Variance of Development Standards related to Section 14.2 E.2.c which does not allow for Driveways to be located within a Side Buffer Yard. Due to the location of the proposed warehouse addition matching the north building line, the addition will fall just south of the required 50' side buffer yard along the north property line. As required by fire code and the Town of Plainfield fire department, we are required to provide a 20' fire and emergency vehicle access drive along the north side of the building addition which would fall within the 50' buffer yard. The emergency access drive will connect to Carr Rd and run east along the existing building (which already sits on the buffer yard setback line) then further east along the proposed addition. Given the location of the existing building it is not practical to construct the road outside of the buffer yard and therefore a variance to the development standard is being requested.

The 20' access drive would be used for emergency vehicles only if ever needed and would not be used for normal business operations.

All required buffer yard and building base landscaping is still being met so the asphalt drive will be mostly screened by the required evergreens.

Proposed Use

The new building will serve as additional warehouse storage space for the plastic parts manufactured at the facility. The 57,420 SF addition will be connected to the existing north building and include six (6) new loading docks along the connector. The building will be fully sprinkled for fire protection.

Site Access

Access to the site will be via N. Carr Road and the existing asphalt drive along the south side of the property. Additional pavement will be constructed to accommodate both employee parking and access to the new truck docks. Fire apparatus will access the site via the existing asphalt drive along with an additional asphalt drive constructed along the south side of the new building addition which will include a “hammerhead” to facilitate turn around of the fire trucks.

Traffic Counts and Patterns

The existing Integrity Rotational Molding light manufacturing facility has daily traffic counts of approximately 20 passenger vehicles and 3-5 semi-trailers for material pick up and deliveries. Upon completion of the new warehouse addition, the Owner projects 5-6 additional employees and an increase of semi-trailers to 5-7 per day.

The new connector between the existing north building and new warehouse addition will include six (6) truck docks to replace the three existing docks which will require semi-trailers to back in. The area between existing and new building will be mostly paved with a 118' paved area that will allow for maneuverability within the site. The project will also include a 14' wide fire lane along the south side of the new addition that can be used by the truck drivers to help back into the docks. Passenger cars within the truck area will be limited to the parking spaces along the building addition and will have minimal impact on the semi-trailer deliveries.

Site Utilities

The project site will be served by various public utilities including sanitary sewer, water (both domestic and fire service), electrical, and gas service. The required utilities are all available along N. Carr Road and/or through the existing building and will be extended east to the new warehouse addition.

Site Drainage

The existing site is relatively flat and stormwater runoff currently sheet drains from north to south into the wooded area along the south side of the property. The new building addition roof will be single slope to the south and the project will include a dry-detention to detain the peak storm flows from the newly developed areas before release off site. Stormwater release from the pond will be directed to an existing shallow swale running along the public trail to the south.

Findings: Variance of Development Standards

Project	Integrity Rotational Molding New Warehouse Addition
Location	701 N Carr Road

Finding	Applicant Response (use additional sheets if necessary)
The variance of use will not be injurious to the public health, safety, morals, and general welfare of the community because:	The fire access road will be used expressly for emergency vehicle use for both the development and potentially for the adjacent properties which will actually contribute to the safety and general welfare of the community and therefore not be injurious.
The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:	The fire access road within the buffer yard will be expressly for emergency vehicle use, will be flush with grade, and screened by the required buffer yard landscaping and will therefore not be visible to the adjoining residential properties nor have any significant adverse affect.
The strict application of the terms of the Plainfield Zoning Ordinance would result in an unnecessary hardship in the use of the property because:	If the strict application of the Ordinance is applied and the fire access lane must be constructed outside the buffer yard, either the proposed addition would have to be significantly reduced in size addition project would have to be scrapped all together. Both of these options will restrict the continued growth of the business causing a financial loss to the Owner and restrict growth in the community.

At its meeting held on the 21st day of September, 2026, the Plan Commission voted to _____ the requested Vacation of Plat by a vote of to .

Applicant Signature: Don Humphrey

NOTICE OF PUBLIC HEARING BY THE PLAINFIELD PLAN COMMISSION

Pursuant to applicable law, the Plainfield Plan Commission will hold a public hearing on 10-5-26, at 6:30 p.m., at the Council Chambers at Plainfield Civic Center, 206 West Main Street, Plainfield, Indiana on the following petition:

Petition: Requesting Development Plan approval for a new 53,100 SF Warehouse Building Addition to Integrity Rotational Molding on a 7.28 acres +/- parcel zoned I2.

Petition location: 701 N. Carr Road

Contact Person: Don Humphrey, P.E., InSite Engineering LLC
16308 Ketton Dr., Noblesville, IN 46060

Petitioner is: Terry Stemple

The Owner(s): TSS Realty LLC, 701 N. Carr Rd, Plainfield, IN 46168

Docket Number(s): DP-26-069

LEGAL DESCRIPTION is on file in the office of the Town of Plainfield Development Services Group at Plainfield Civic Center.

This petition and associated plans were filed digitally with the Town of Plainfield.

Prior to the public hearing, the public may review the petition and submit written comments to the Plan Commission Secretary. Review and submission details are as follows:

- In person: Plainfield Government Center at the Plainfield Civic Center, Development Services Group, 206 West Main Street, Plainfield, Monday – Friday 8:30 a.m. - 5:00 p.m. except for Holidays.
- Digitally: Digital copies may be obtained and comments filed by contacting the Development Services Group at development@townofplainfield.com or by using the QR code and clicking on the “Proposed” tab.



At the Public Hearing:

- Written comments may be submitted to the Plan Commission Secretary and/or presented verbally during the public hearing.

Questions regarding the Petition may be answered by calling the Development Services Group at (317) 839-2561 during normal business hours.

The Public Hearing may need to be continued from time to time as may be found necessary. The Public Hearing will be open to the public and comments related to the petition will be heard at this hearing.

For special accommodations needed for disabled individuals planning to attend, phone (317) 839-2561 or TDD (317) 839-2566 at least forty-eight (48) hours prior to the meeting.

Steve Bahr
President

Andrew J. Klinger
Secretary