



TOWN OF PLAINFIELD

MEMORANDUM

TO: Plan Commission
FROM: Kevin Whaley, Director of Planning and Zoning
DATE: July 1, 2020
RE: TA-20-043 (Amendment to the General Commercial Zoning District)

In March 2020 the Plainfield Town Council approved a text amendment to the Zoning Ordinance (TA-20-021) to establish a new zoning district ([AC: Automotive Commercial](#)). The purpose of the district is to provide a location for uses that cater to the needs of automobiles and automobile users. Currently many of these uses are permitted within the GC: General Commercial district.

Now that the AC: Automotive Commercial district has been created planning staff has developed a set of modifications to the GC: General Commercial zoning district ([TA-20-043](#)) to accomplish the following:

- Remove certain Automobile Service uses from the Permitted Use list;
- Amend and append uses within the Permitted Use list; and,
- Add provisions regarding existing automobile uses.

The proposed amendment includes language which is intended to avoid creating legal non-conforming situations where automotive uses already exist. Should the Commission feel that the Text Amendment is ready as proposed/amended, the following motion below has been provided.

Motion:

I move that the Plan Commission certify the text amendment request TA-20-043 with a **favorable recommendation** / **unfavorable recommendation** / **no recommendation** to the Town Council, *subject to the following amendments (if requested)*: