



DEPARTMENT OF DEVELOPMENT SERVICES

BOARD OF ZONING APPEALS

Project Name: Trailer Parking

Project Address/Location: 2198 Reeves Rd, Plainfield, IN 46168

Existing use of property: Trailer Parking
Area (in acres): 6.3 +/- Zoning: I-1 and AG

Request Type
[ ] Appeal of Administrative Decision
[ ] Variance of Development Standards to Section(s) ... of the Plainfield Zoning Ordinance.
[X] Variance of Use in a I-1 and AG Zone (Section ... of the Plainfield Zoning Ordinance) to allow Gravel lot for parking trailers.
[ ] Special Exception in a ... Zone (Section ... of the Plainfield Zoning Ordinance) to allow ...

(Note: Each type of request has its own specific Findings of Fact—click on the blue linked words.)

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: [Handwritten Signature] Date: 11/22/23

Printed Name & Title: KEVIN J JONES CO-TRUSTEE

State of: Indiana )

County of: Hendricks ) SS:

Subscribed and sworn to before me this 22nd day of November, 2023.

[Handwritten Signature] Deidra Leonard
Notary Public Signature Printed Name

Residing in Hendricks County My Commission expires 7/27/2030





# COMMON FORMS

## PROJECT CONTACT LISTING

### APPLICANT

Name:	Kevin Jones
Street Address:	2198 Reeves Road
City/Town:	Plainfield
State, ZIP:	Indiana 46168
Phone Number:	317-839-6666
E-Mail:	kevin@abcplainfield.com

### OWNER

Name:	Jones, Damon N Revocable Trust
Street Address:	5720 Mongan Ln
City/Town:	Plainfield
State, ZIP:	Indiana, 46168
Phone Number:	
E-Mail:	

### ENGINEER

Name:	Jeff Banning
Street Address:	853 Columbia Rd, Suite 101
City/Town:	Plainfield
State, ZIP:	Indiana 46168
Phone Number:	(317) 707-3713
E-Mail:	jbanning@banning-eng.com

### ARCHITECT

Name:	
Street Address:	
City/Town:	
State, ZIP:	
Phone Number:	
E-Mail:	

### ATTORNEY

Name:	
Street Address:	
City/Town:	
State, ZIP:	
Phone Number:	
E-Mail:	

### OTHER

Name:	
Street Address:	
City/Town:	
State, ZIP:	
Phone Number:	
E-Mail:	

Of the persons above, is there a designated contact person?

<input type="checkbox"/>	Applicant
<input checked="" type="checkbox"/>	Engineer
<input type="checkbox"/>	Attorney

<input type="checkbox"/>	Owner
<input type="checkbox"/>	Architect
<input type="checkbox"/>	Other



# COMMON FORMS

## AUTHORIZATION FROM OWNER

The undersigned, Kevin Jones, being the Owner of the property commonly known as ABC Distributors, 2198 Reeves Road, Plainfield, IN 46168, hereby authorizes Banning Engineering, Inc. to file a (check all that apply):

- Zone Map Change
- Development Plan
- 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 Department of Development Services.
- until: property has a higher and better use.

Signature Printed: <u>Jeff Banning</u> Title (if applicable): <u>President/Banning Engineering</u> Date:	Signature Printed: <u>Kevin Jones</u> Title (if applicable): <u>Representative of Jones, Damon Revocable Trust</u> Date:
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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: [Signature] Date: 11/22/23

Printed Name & Title: KEVIN J JONES CO-TRUSTEE

State of: Indiana )

County of: Hendricks ) SS:

Subscribed and sworn to before me this 22<sup>nd</sup> day of November, 2023.

Deidra Leonard, Deidra Leonard  
Notary Public Signature Printed Name

Residing in Hendricks County My Commission expires 7/27/2030



**NOTICE OF PUBLIC HEARING  
BY THE PLAINFIELD BOARD OF ZONING APPEALS**

Notice is hereby given that the Board of Zoning Appeals of the Town of Plainfield, Indiana will hold a Public Hearing at the Plainfield Fire Territory Headquarters at 591 Moon Road, Plainfield, Indiana, on Monday, December 19, 2023 at 6:00 p.m. on a request for a Variance of Use to allow the parking of semi-trailers on a gravel parking lot in the I-1 and AG districts.

The property is located at 2198 Reeves Rd., Plainfield, IN 46168.

The Petitioner/Owner is: Kevin Jones, 2198 Reeves Rd., Plainfield, IN 46168.

The Contact Person is: Jeff Banning, Banning Engineering, 853 Columbia Rd., Suite 101, Plainfield, IN 46168.

Docket No: \_\_\_\_\_

**LEGAL DESCRIPTION** is on file in the office of the Department of Planning and Zoning of the Town of Plainfield.

A copy of this Petition, and all plans pertaining thereto are on file and available for examination prior to the Public Hearing at the Plainfield Municipal Building, Department of Planning and Zoning, 206 W. Main Street, Plainfield, Monday - Friday, 8:30 a.m. - 5:00 p.m. except for Holidays. Written comments in support of or in opposition of the Petition may be filed with the Secretary of Plainfield Plan Commission prior to or at the Public Hearing.

The Public Hearing may need to be continued from time to time as may be found necessary. Said Public Hearing will be open to the public and any objectors will be heard at this meeting.

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.

Gregory K. Monnett  
Chairman

Andrew Klinger  
Secretary



## PROJECT NARRATIVE

Kevin Jones proposes to use an existing stone lot for the purpose of parking semi trailers. The site is located on the north side of Reeves Road approximately 1000 feet east of Quaker Boulevard (State Road No. 267) and contains approximately 6.3 acres. The area that is proposed to be used was most recently used as a staging area and the site of a concrete batch plant by the contractor working on Quaker Boulevard. The north part of the site is zoned I-1, Industrial, and the south portion along Reeves Road is AG, Agricultural.

The north portion of the site is fenced with a locked gate on the south end. No fencing is proposed on the south portion.

The variance will be for a maximum of four years after which time, if the applicant wishes to continue the use, a new BZA application will need to be filed.

DATE	10-19-08
SCALE	1"=100'
DRAWN	CH
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DATE	10-19-08
SCALE	1"=100'
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DATE	10-19-08
SCALE	1"=100'
DRAWN	CH
CHECKED	CH

DEVELOPER: DAMON JONES  
 PROJECT: DAMON JONES PROPERTY  
 TOWN OF PLAINFIELD, INDIANA  
 HENDRICKS COUNTY

**BANNING ENGINEERING**  
 4500 COLLEGE PARK DRIVE #101  
 PLAINFIELD, IN 47130  
 PHONE: (317) 207-2900 FAX: (317) 207-2900  
 E-MAIL: BANNING@BANNINGENGINEERING.COM  
 WEB: WWW.BANNINGENGINEERING.COM

**NOT FOR CONSTRUCTION**

PROJECT NO: 05.05  
 SHEET NO: 1 OF 1



Parcelld	OwnerName	OwnerAddress1	OwnerAddress	OwnerCityStZip
32-15-01-426-002.000-012	PEARSON LOGISTICS ASSETS LP	251 N Illinois St		Indianapolis, IN 46204
32-15-01-215-002.000-012	Airwest Owners Association Inc	320 N MERIDIAN ST Ste 700		Indianapolis, IN 46204
32-15-01-215-009.000-012	TESTAROSSA LLC	3333 S 38TH ST		Tacoma, WA 98409
32-15-01-200-003.000-012	KLC LP	3825 S EAST ST		Indianapolis, IN 46227
32-15-01-215-007.000-012	KEELING BUILDING LAND LLC	4851 W COUNTY ROAD 650 N		North Salem, IN 46165
32-15-01-415-003.000-012	JONES DERECK D	502 E Columbia St		Danville, IN 46122
32-15-01-100-008.000-012	Daum Investment Corp	504 S Carr		Plainfield, IN 46168
32-15-01-215-005.000-012	DUNCAN SUPPLY CO INC	910 N ILLINOIS ST		Indianapolis, IN 46204
32-15-01-227-001.000-012	BECTON DICKINSON AND COMPANY	C/O KAREN DEMARINIS	1 BECTON DR N	Franklin Lakes, NJ 07417
32-15-01-205-003.000-012	Js & Jm Realty Llc	P.o. Box 250		Plainfield, IN 46168
32-15-01-218-001.000-012	Durell & Durell D S LLC	PO Box 236		Plainfield, IN 46168
32-15-01-226-001.000-012	JS & JM REALTY LLC	PO BOX 250		Plainfield, IN 46168

