

Plainfield Planning Commission Minutes

Monday December 15th 2025

Present: Will Colgan, David Scheckman, and Jesse Cooper

Will called the meeting to order and asked for a motion to the minutes of the last meeting. David made the motion and Jesse seconded it. The motion was approved.

The first agenda item for discussion was to go over any suggested changes to the current draft zoning. David had suggested some changes. The first was about the date on the first page. Will said there was the adopted date on the top and then each amendment, including this year's July amendments were listed down below. This is the common format for zoning regulations.

David said the language around the Village District lot sized was confusing. Will said when he had done the edit to move the conditional use size to the list of lot sizes the formatting got disrupted and he wasn't able to change it. Will said he would work on that to clear up the language and formatting both for the conditional lot size and the lot allocation for subdivisions in the Village District. The goal is to have the language be as clear as possible and easy to interpret.

In section 5.3 the language around fee submission needed to be mentioned once not twice.

There was discussion about how and when revisions to the "subdivision plan" could be made. It is up to the Zoning Administrator to decide when a revision is minor and can be made administratively and when it needs to go back to the Development Review Board (DRB) which would be a major revision. Since there isn't a definition of what a minor revision is that is not a clear procedure. Will and David both agreed to research that definition to make the review process have better standards.

Another issue is the mention of a traffic opinion or a traffic study in the subdivision application and hearing. The DRB can decide which is needed. A small subdivision could be done with a traffic opinion from the road foreman but a larger subdivision would be better off using a traffic study. A definition of what a traffic study is would be helpful. Will and David will work on that also.

There was discussion about when to hold the hearing on the amendments and once we get a draft we are comfortable with the date should be as soon as reasonable given the warning requirements. Jesse said he would be able to make both meetings in January so we should be able to have everything ready during one of those meetings.

The meeting adjourned at 7:40