

## **Planning Commission**

The Plainfield Charter Township Planning Commission consists of seven members from the community; each appointed to three-year terms. They typically meet the fourth Tuesday of every month to consider development applications and other land use related items. Examples of development applications considered by the Planning Commission include a proposal of a new residential subdivision, an addition to existing building, new commercial/office/industrial building, and rezoning requests.

The Planning Commission provides community leadership on local planning and development policy. The Planning Commission is an appointed body that advises the legislative body on planning matters. The Planning Commission has the responsibility to prepare a master plan, which influences the regulations and standards in the zoning ordinance and any future changes to it.

The Planning Commission is also the primary body responsible for approval of Site Plans. Commissioners are responsible to ensure that new development fits the community's vision for a given site, with help from professional staff or consultants. Planning Commissions also have responsibility for Special Use approvals. In some communities, they have the sole power to approve or deny Special Use applications, while in others they recommend approval or denial to the elected officials.

Finally, the Planning Commission is the main forum for discussion of changes to the Zoning Ordinance text and map. Changes can be proposed by property owners, the general public, or the Planning Commission itself, but regardless, the Planning Commission must hold a public hearing before recommending any zoning changes to the community's elected body.