

Jamestown PC Application Packet

Contact: Administrator (317) 258-8046, DLuzier@INcodecrafters.com

This application packet is for petitions under the jurisdiction of the Town of Jamestown Plan Commission and includes:

- **Subdivision Concept Plan** – conceptual review and site analysis of a proposed subdivision.
- **Primary Plat** – preliminary approval of a subdivision layout.
- **Secondary Plat & Construction Drawings** – final approval of a subdivision layout including detailed construction drawings.
- **Minor Residential Subdivision** – preliminary and final approval of a subdivision with four or less lots.
- **Development Plan** – a specific plan for new development of a property including new commercial, industrial, and multi-family projects.
- **Administrative Development Plan** – a specific plan for additions and new accessory structures for EXISTING commercial, industrial, and multi-family projects.
- **Zone Map Change** – a change from one zoning district to another.
- **Modification of Termination of Commitments** – applies to commitments made as part of a decision made by the PC.

Step 1: Pre-Application Review.

Pre-Application review is required for all PC applications. Please email your entire draft application, forms, and attachments by the Pre-App Review date on the Application Schedule to the Administrator at dluzier@INcodecrafters.com. Be sure to note “PC Application for <applicant>” in the subject line. You will receive a written review of your application by email. Questions can be sent to the Administrator at this same email or by calling (317) 258-8046. Note that the application DOES NOT have to be notarized at this time.

Step 2: Completing the Filing of the Application.

You will receive an email confirmation when your application is deemed “complete” and you are ready to complete the filing of the application. This email will include instructions for paying the application fee. Once paid, you will receive the date/time for your TAC meeting as well as instructions for mailing/publishing your public notices. Filings completed after the posted submittal deadline may be placed on the next application schedule. Questions can be sent to the Administrator at dluzier@INcodecrafters.com or by calling (317) 258-8046.

Step 3: PC Submittal Checklist	Subdivision Concept Plan	Primary Plat & Minor Residential Subdivision	Secondary Plat	Development Plan or Administrative Development Plan	Zone Map Change	Modification or Termination of Commitments
1. Application Fee	\$700	\$1,200	\$1,300	\$1,500	\$1,300	\$700
2. Application Form	✓	✓	✓	✓	✓	✓
3. Town Location Map	✓	✓	✓	✓	✓	✓
4. Aerial Map of the Site	✓	✓	✓	✓	✓	✓
5. List of Adjacent Property Owners	✓	✓			✓	✓
6. Basic Site Plan	✓	✓	✓	✓	✓	
7. Narrative	✓	✓	✓	✓	✓	✓
8. Drainage Calculations and Report			✓	✓		
9. Plat Plans		✓	✓	✓		
10. Construction Plans			✓	✓		
11. Deed and Legal Description		✓	✓		✓	
12. Proof of Sewer/Water Service		✓	✓	✓		
13. Existing and Proposed Modifications to Commitments						✓
14. Draft Ordinance for Consideration					✓	
Attachment A: Consent of Property Owner	✓	✓	✓	✓	✓	✓
Attachment B: Detail Data Sheet		✓	✓	✓		
Attachment C: Certificate of Sufficiency			✓	✓		
Attachment D: Obligation to Observe			✓	✓		
Attachment E: Standards for Evaluating a Zone Map Change					✓	
Attachment F: Waiver Request	✓	✓	✓			

Explanation and Format of Application Submittal Materials

All materials must be submitted separately and electronically in the format shown. Each item on the checklist should be a separate PDF with a file name that corresponds to the checklist item. (For example: 02 Application.pdf; 04 Aerial Map; etc.) Image files cannot be accepted (jpg, tiff, etc.).

1. Application Fee. Make checks payable to "Town of Jamestown."
2. Application Form. All items must be fully completed and either typewritten or printed in ink. The application must be signed by the applicant(s) and notarized.
3. Town Location Map. Using the map on page 14 of this packet, indicate where the property is generally located within the town with a star.
4. Aerial Map of Site. Submit an aerial map of the subject parcel formatted for 8 ½" x 11" in size, showing all properties adjacent to the parcel. The map can be obtained from Google Earth or other similar aerial mapping programs. Be sure to outline the subject parcel.
5. List of Adjacent Property Owners. Obtain a list of all surrounding property owners whose property is within 600 feet and at least two (2) parcels deep from all portions of the subject parcel. The list can be obtained from either:
 - Boone County Auditor's Office, 201 Courthouse Square, Lebanon, IN 46052; (765) 482-2940
 - Hendricks County Auditor's Office, 355 S Washington St, Danville, IN 46122; (317) 745-9300
6. Basic Site Plan. Submit a basic site plan formatted for 8 ½" x 11" in size, showing the basic layout of the proposed development for duplication purposes.
7. Narrative. A Narrative describing the nature of the application, land use, and proposed development including number of lots, hours of operation, number of employees, anticipated traffic generation, and the dates/details of previous construction/permits if applicable. Also include a bulleted statement of the history of the project (annexation, rezoning, platting, amendments, approvals, etc.)
8. Drainage Calculations. Provide preliminary drainage narrative for primary plats and a full drainage plan and calculations for all other applications.
9. Plat Plans. Submit a set of plans that are formatted for 11"x17". Plans **MUST** be prepared on a sheet-by-sheet basis in accordance with *Chapter 7, Section C of the Unified Development Ordinance* for Document and Drawing Specifications.
10. Construction Plans. Submit a full-size set of plans as well as a full set of plans that are formatted for 11"x17". Plans **MUST** be prepared on a sheet-by-sheet basis in accordance with *Chapter 7, Section C of the Unified Development Ordinance* for Document and Drawing Specifications.
11. Deed and Legal Description.
 - Deed - This is evidence of property ownership as well as any restrictions associated with the property. The Deed can be obtained from the Carroll County Recorder's Office.
 - Legal Description - **Only required if the lot does not have its own tax parcel ID number yet.* The legal description is the written words delineating the property and a corresponding drawing with dimensions and bearings. For the electronic version, the legal description should be a PDF generated directly from a Word document so that the text is crisp and clear.
12. Proof of Sewer/Water Service. Provide written verification that sewer and water service are available for the site and that the utility is willing to serve the site under current/future capacity.
13. Existing and Proposed Commitments. Provide a copy of the existing commitments as well as a separate mark-up copy clearing showing the requested modifications.
14. Draft Ordinance for Consideration. Provide a draft ordinance in Word for consideration by the legislative body.

Attachments A - F. Complete necessary attachments per the respective instructions contained on each form.

Step 4: Notifying the Public (*not applicable to Secondary Plat or Development Plan*)

State Law and the Rules and Procedures for Jamestown's PC require you to notify the public of the hearing in two separate ways: by newspaper and by notifying property owners that surround the subject property. The Administrator will prepare the notices, and the applicant is responsible for publishing/mailing as well as the associated costs.

Notification by Newspaper

Publish the newspaper notification prepared by the Administrator one time in the newspaper listed below per the Public Notice Deadline on the Application Schedule. Failure to meet the publishing deadline will delay the hearing of your petition. Be certain to obtain a "Proof-of-Publication" affidavit from the newspaper for your advertisement. This affidavit and *Form 1: Affidavit of Notification* must be turned in to the Administrator prior to the hearing.

- Boone County - Lebanon Reporter. Published daily. (765) 482-4650.
- Hendricks County - The Republican. Published weekly. (317) 745-2777.

Surrounding Property Owner Notification

The Petitioner must notify all property owners within 600 feet of the subject property.

The surrounding property owner notification prepared by the Administrator must be mailed by First Class Certificate of Mailing (NOT certified mail). Certificate of Mailing provides evidence that mail has been presented to the post office for mailing. Use *USPS Form 3665: Certificate of Mailing* on pages 15-16 and follow the instructions for mailing.

After being stamped by the Post Office, provide a copy of this Form to the Administrator prior to the hearing to show proof of mailing.

All letters must be postmarked by the Public Notice Deadline on the Application Schedule.

2026 Application Schedule

The following table depicts the deadlines for petitions before the Jamestown PC. Deviations from this schedule are not permitted without requesting approval from the PC to waive their *Rules and Procedures*.

Pre-App Review	Filing Completion	TAC Meeting	Deadline for Submitting Additional Info/Revisions to the File	Public Notice Deadline	Staff Report Published	PC Hearing
Nov 24, 2025	Dec 1, 2025	Dec 11, 2025	Dec 22, 2025	Dec 24, 2025	Jan 1	Jan 8
Dec 22, 2025	Dec 29, 2025	Jan 8	Jan 19	Jan 21	Jan 29	Feb 5
Jan 19	Jan 26	Feb 5	Feb 16	Feb 18	Feb 26	Mar 5
Feb 16	Feb 23	Mar 5	Mar 16	Mar 18	Mar 26	Apr 2
Mar 23	Mar 30	Apr 2	Apr 20	Apr 22	Apr 30	May 7
Apr 20	Apr 27	May 7	May 18	May 20	May 28	Jun 4
May 18	May 25	Jun 4	Jun 15	Jun 17	Jun 25	Jul 2
Jun 22	Jun 29	Jul 2	Jul 20	Jul 22	Jul 30	Aug 6
Jul 20	Jul 27	Aug 6	Aug 17	Aug 19	Aug 27	Sep 3
Aug 17	Aug 24	Sep 3	Sep 14	Sep 16	Sep 24	Oct 1
Sep 21	Sep 28	Oct 1	Oct 19	Oct 21	Oct 29	Nov 5
Oct 19	Oct 26	Nov 5	Nov 16	Nov 18	Nov 26	Dec 3

- Application Submittal: See “STEP 1” on page 1 of this application packet.
- Filing Completion: See “STEP 2” on page 1 of this application packet.
- TAC Meeting: When required and conducted in person, the Technical Advisory Committee Meetings are held at the Jamestown Town Hall, 421 E Main St, Jamestown, IN on the dates indicated.
- Deadline for Submitting Info/Revisions to the File: After a complete application has been received and given a file number, revisions or additions to the plans and/or file must be submitted by 3:00pm on the date indicated in order to remain on the current application schedule. Revisions shall be submitted electronically with a cover letter noting the file number and an explanation to the attention of the Administrator at dluzier@INcodecrafters.com.
- Public Notice Deadline: Deadline to publish public notice in the newspaper and postmark mailings to surrounding property owners.
- Staff Report Published: On the date indicated, Staff Reports will be emailed directly to the Jamestown PC and the Applicant/Owner.
- Submit Proof of Public Notice: Submit Form 1, the stamped USPS Form 3665, and the Newspaper Proof of Publication as proof of adequate public notice of the hearing. Information shall be submitted electronically with a cover letter to the attention of the Administrator at dluzier@INcodecrafters.com.
- PC Hearing: Unless otherwise noticed, PC Meetings are held at 6:30pm (or immediately following the BZA meeting if later) at the Jamestown Town Hall, 421 E Main St, Jamestown, IN 46147.

PC Application

This application is being submitted for (check all that apply):

- ☐ Subdivision Concept Plan ☐ Development Plan
☐ Primary Plat ☐ Zone Map Change
☐ Secondary Plat & Construction Drawings
☐ Waivers included ☐ Modification of Commitments

For Office Use Only	
File #	Fee
Filing	TAC
Hearing/Meeting	
☐ Reviewed	☐ w/ conditions
☐ Denied	☐ Approved
☐ Favorable	☐ Unfavorable ☐ No Recommendation

Applicant Info

Name	
Street Address	
City, State, Zip	
Primary Contact Person regarding this petition	
Phone	E-Mail
Engineer Preparing Plans	E-Mail
Others to be Notified	E-Mail

Property Owner

Name	
Street Address	
City, State, Zip	
Phone	E-Mail
Applicant is (circle one): Sole owner Joint Owner Tenant Agent Other (specify)	

Premises Affected

Parcel ID or Alternate ID Number		Acreage		
Actual/approximate address				
Subdivision Name			Lot Number(s)	
Zoning of Subject Property		Use of Subject Property		
Proposed Zoning		Use of Subject Property		Flood Zone on Site?
Zoning of Adjacent Properties	North:	South:	East:	West:
Land Use of Adjacent Properties	North:	South:	East:	West:

Notarization

The above information and attached exhibits, to my knowledge and belief, are true and correct.

Signature of Applicant	
Notary Public's Name (printed)	Signature of Notary
My Commission Expires State County	Subscribed and sworn to before me this ____ day of _____, 20____.

Attachment A: Consent of Property Owner

Complete and submit if applicant is different from property owner.

I (we)

NAME(S)

After being first duly sworn, depose and say:

- That I/we are the owner(s) of the real estate located at I (we)

ADDRESS

- That I/we have read and examined the Application and are familiar with its contents.
- That I/we have no objection to, and consent to such request as set forth in the application.
- That such request being made by the applicant (____ is) (____ is not) a condition to the sale or lease of the above referenced property.

(AFFIANT)

STATE OF INDIANA)
) SS:
COUNTY OF _____)

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

, Notary Public

My Commission expires: _____ County of Residence: _____

Attachment B: Detail Data Sheet

1. Acreage

Total Acreage _____

Proposed Private Acreage _____

Proposed Public Acreage _____

2. Densities

Number of Lots/Units _____

Units per Acre _____

Estimated Population _____

3. Utilities to Serve the Development

- ☐ Sanitation _____
- ☐ Water _____
- ☐ Electric _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

4. Private Ownership: List any improvements that are to be owned and maintained privately (and by whom):

5. Performance Guarantees: For which of the following improvements do you anticipate submitting performance guarantee?

- ☐ Streets
- ☐ Signs and Monuments
- ☐ Sanitary Sewers
- ☐ Off-Site Sewers
- ☐ Storm Sewers
- ☐ Off-Site Drainage
- ☐ Sidewalks
- ☐ Other _____
- ☐ Other _____

Attachment C: Certificate of Sufficiency

*This is a sample letter to be submitted on **Engineer's letterhead** at the time of application. This actual attachment should not be submitted.*

RE: Certificate of Sufficiency

DATE: _____

FILE #: _____

ADDRESS WHERE LAND ALTERATION IS OCCURRING: _____

DATE OF PLANS: _____

I hereby certify that to the best of my knowledge and belief:

The drainage plan for this project is in compliance with drainage requirements as set forth in the applicable ordinances pertaining to this class of work.

The calculations, designs, reproducible drawings, master, and original ideas reproduced in this drainage plan are under my dominion and control and they were prepared by me and my employees.

Signature _____ Date _____

Typed or Printed Name _____ Phone _____

Business Address _____

____ Surveyor ____ Engineer ____ Architect Indiana Registration Number _____

Attachment D: Obligation to Observe

*This is a sample letter to be submitted on **Engineer's letterhead** at the time of application. This actual attachment should not be submitted.*

RE: Obligation to Observe

DATE: _____

FILE #: _____

ADDRESS WHERE LAND ALTERATION IS OCCURRING: _____

DATE OF PLANS: _____

I will perform periodic observations of this project during construction to determine that such land alteration is in accordance with both the applicable drainage requirements and the drainage plan for the project submitted for a drainage permit to the Town of Jamestown Plan Commission and/or the Boone County Surveyor's Office.

Signature _____ Date _____

Typed or Printed Name _____ Phone _____

Business Address _____

____ Surveyor ____ Engineer ____ Architect Indiana Registration Number _____

Attachment E: Standards for Evaluating a Zone Map Change

The PC's recommendation and the Town Council's decision shall be based upon how each of the following statutory requirements is justified in the request. Use this form or attach a separate sheet that thoroughly itemizes, explains, and justifies each of the following criteria:

1. The Comprehensive Plan identifies this area for future land use as _____.
The requested zoning change is consistent with the Comprehensive Plan because...

2. The requested zoning change will not have a negative impact on the current conditions and the character of current structures and uses in each district. *(Explain in detail how changing the zoning will not have a negative effect on surrounding properties or the character of the area. What will you do to mitigate this?)*

3. The requested zoning change will result in the most desirable use for which the land is adapted. *(Explain in detail how changing the zoning will complement the other land uses in the area and what you will do to help achieve this.)*

4. The requested zoning change will not affect the property values throughout the Town of Jamestown. *(Explain in detail how changing the zoning will not have a negative impact on property values in the town. What will you do to achieve this?)*

5. The requested zoning change promotes responsible development and growth. *(Explain in detail how changing the zoning will logically fit in with the current and future land use patterns, provide proper access, and connect to utilities where appropriate.)*

Attachment F: Waiver Request

Where the PC finds that extraordinary hardships or practical difficulties may result from strict compliance with the regulations of the UDO and/or the purpose and intent of these regulations may be served to a greater extent by an alternative proposal, it may approve waivers so that substantial justice may be done and the public interest secured. Waivers shall not have the effect of nullifying the intent and purpose of these regulations. Waivers may only be requested from the Subdivision Standards of Chapters 5-7 of the UDO.

Use the form below for each waiver requested. Attach a separate sheet if necessary.

Ordinance Section:
Ordinance Language to be waived:
Alternative/Substitute to be offered:
1. The approval of the waiver request will not be detrimental to the public safety/health/welfare or injurious to property within a reasonable proximity to the subject property involved in the waiver request because...
2. The strict application of the applicable ordinance standard will result in practical difficulties in the development due to the particular physical surroundings, unique constraints, or topographical conditions of the subject property. These conditions will not substantially alter the character of the subject district or neighborhood because...
3. The practical difficulties were not self-imposed and cannot be overcome by reasonable design alternatives because... <i>(Note: financial hardship does not constitute grounds for a waiver)</i>
4. The waiver request is necessary and represents a minimal deviation from explicit ordinance standards because...

Form 1: Affidavit of Notification

Submit this Form two days prior to the hearing along with proof of publication and proof of mailing.

I (we)

After being first duly sworn, depose and say:

- That I have notified in person or by First Class U.S. Mail all owners of property located within a 600-foot radius of my property located at _____.
- That the said property owners were informed by me of the filing of the petition and of the nature of said application, as directed in the application packet "Notifying the Public," which is part of the Rules and Procedures of the PC and/or BZA as described;
- That the said property owners were notified that the BZA/PC will hold a public hearing regarding this application on the date of _____, at _____pm; and
- That the names and addresses of said property owners so notified are listed on a separate paper which is a part of this Affidavit.

And further the Affiant sayeth not.

(AFFIANT)

STATE OF INDIANA)
) SS:
COUNTY OF _____)

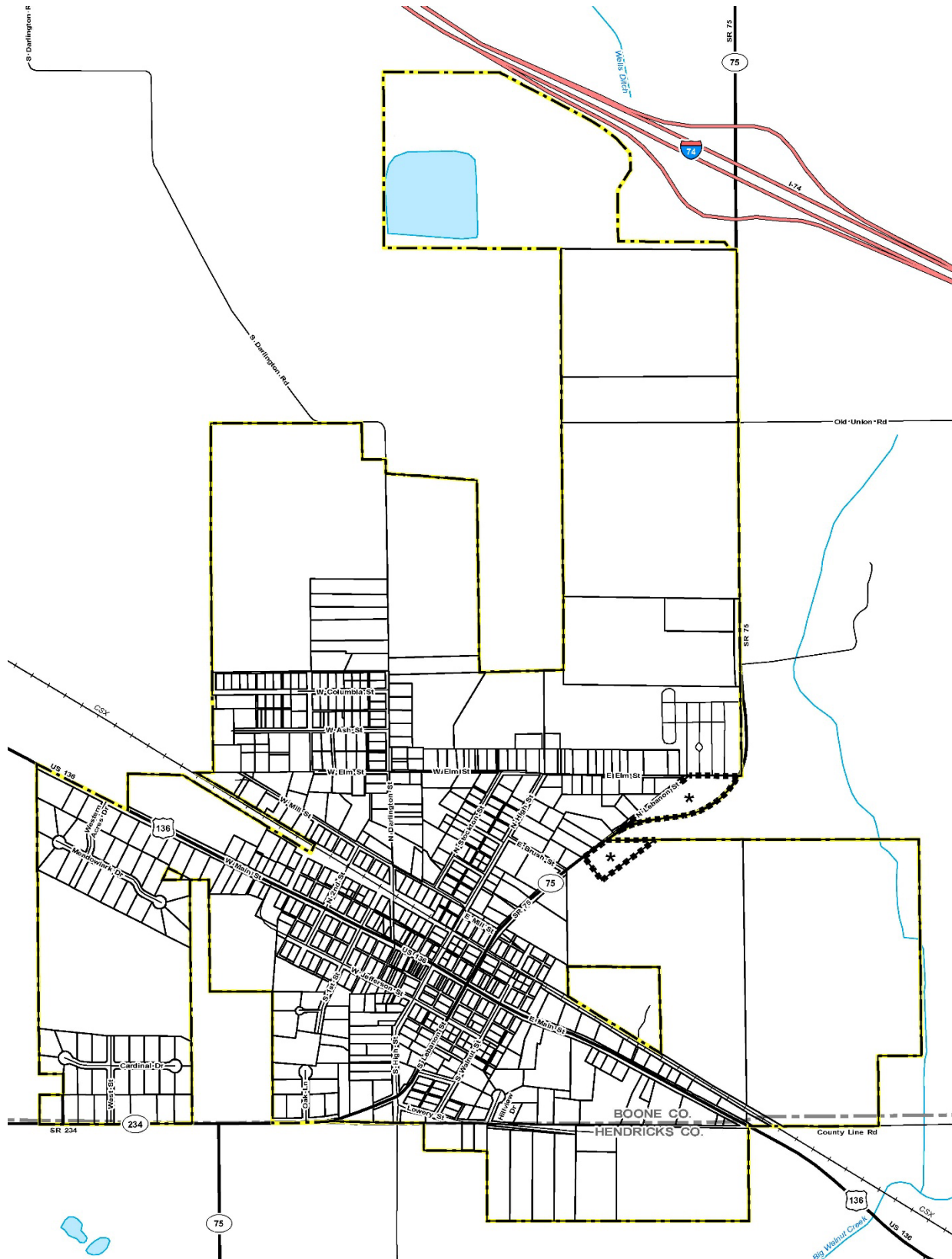
Subscribed and sworn to before me this _____ day of _____, _____.

, Notary Public

My Commission expires: _____ County of Residence: _____

Town Location Map

Add a ★ to this map indicating the general area of where the subject property is located.





Certificate of Mailing — Firm

Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender		TOTAL NO. of Pieces Received at Post Office™		Affix Stamp Here Postmark with Date of Receipt.	
		Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Parcel Airlift	
1.							
2.							
3.							
4.							
5.							
6.							

Instructions for Certificate of Mailing — Firm

This service provides evidence that the mailer has presented individual items to the Postal Service™ for mailing, and is available for the following products:

- Domestic services: First-Class Mail®, Priority Mail®, Media Mail®, Library Mail, Bound Printed Matter and Parcel Return Service (for NSAs only).
- International services: First-Class Mail International® (unregistered items), First-Class Package International Service® (unregistered items), Free Matter for the Blind, and Airmail M-bags®.

The following instructions are for the preparation and use of PS Form 3665, *Certificate of Mailing* — Firm (including USPS-approved facsimiles):

1. Complete and print all forms in ink or ball point pen.
2. Enter the name and address of the sender at the top of the form.
3. Enter a complete return address on each article.
4. Ensure the articles are properly packaged.
5. In the appropriate column, enter the applicable postage and fees.
6. Insert a firm-specific identifier or account number if desired. (This number is for the sender's use only, and the Postal Service will not use it for identification.)
7. When describing and listing three or more individual pieces but not presenting the pieces in the order shown on the sheet, consecutively number each entry line on the sheet and number each piece to show both the corresponding sheet and line number.
8. Enter the total number of articles in the proper space at the top of the form.
9. Obliterate all unused portions of the "Address" column by drawing a diagonal line through the unused portion on the form.
10. When the number of articles presented exceeds the allotted space on the form, use multiple sheets, and in the provided blank spaces in the lower left of the form, number them consecutively to show sheet number and total number of sheets (such as "Page 1 of 4," "Page 2 of 4," etc.).

11. Present PS Form 3665 and the mailing as follows:

- When the mailing has fewer than 50 mailpieces *and* less than 50 pounds, present the form and mailing at a retail Post Office™ location.
- When the mailing has at least 50 mailpieces *or* at least 50 pounds, present the form and mailing at a business mail entry unit (BMEU) or USPS-authorized detached mail unit (DMU).

Privately Printed Forms: The Postal Service allows mailers to use USPS-approved privately printed or computer-generated firm sheets that are nearly identical in design elements and color to the USPS-provided PS Form 3665. See DMM 503 for details on the approval process.

The mailer must retain the original written approval granted by the Postal Service as evidence that the privately printed facsimile of PS Form 3665 has been approved by the Postal Service. The Postal Service does not retain records on the facsimile approvals. A mailer using privately prepared forms must periodically verify them against the USPS-provided version and, if necessary, make routine updates and obtain approval of the updated facsimile form.

A mailer using an approved privately printed form and wanting the form sheets postmarked by the Postal Service must present the forms with the articles to be mailed at a Post Office facility. The forms become the mailer's only receipt (the Postal service does not retain a copy).