



PLAINFIELD CHARTER TOWNSHIP

COMMUNITY DEVELOPMENT DEPARTMENT

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MEMO

TO: Mr. Cameron Van Wyngarden, Township Superintendent

FROM: Peter Elam, Senior Planner

DATE: June 4, 2026

RE: Private Road Ordinance Amendments
Second Reading and Consideration

This is a request for the Township Board to provide the second reading and consider proposed amendments to Chapter 28, Article V, Private Roads of the Code of Ordinances (the Private Road Ordinance).

This ordinance was repealed and fully replaced in 2022. Since then, staff has identified several provisions that would benefit from added flexibility and greater efficiency. These proposed amendments, prepared with assistance from the Township Attorney, are intended to address those issues. Additionally, in response to public comments made at the time of the first reading of this ordinance, some minor changes were made to Section 28-258(c) and (d), which now make the responsibility for maintenance and repair consistent with any private road maintenance or restrictive covenant agreement that has been approved, executed, and recorded. If no such agreement exists, then maintenance and repair responsibilities still lie with all owners benefited by the private road.

Attached is a “redline” copy of the proposed amendments showing the language being added and removed. Also attached is the proposed Ordinance to Amend which provides a “clean” version of the amendments. Here are a few notable highlights from the proposed amendments:

- Sec. 28-253(p): Now allows staff to grant minor administrative departures from design criteria for existing private roads.
- Sec. 28-254(a): No longer requires all property owners on private roads to join maintenance agreements to split property; this reduces individual veto power and permits conditional approval for land divisions.
- Sec. 28-256: Updates regulations regarding extensions of private roads and maintenance agreements.
- Sec. 28-262: Removes the requirement for a single owner to upgrade the entire private road.

Recommendation. Staff recommends that the Township Board provide the second reading and approve the proposed amendments to the Code of Ordinances as proposed. If the Township Board is inclined to approve the proposed amendments, we offer the following motion for their consideration:

“I move that the Township Board adopt and enact the Ordinance to Amend to amend Chapter 28, Article V of the Code of Ordinances as proposed.”

Attachment