



PLANNING & ZONING COMMISSION MINUTES
February 15, 2023 at 6:30 PM
Council Chambers

Chair: Tyler Harriman **Vice-Chair:** Brad Swank
Members: Jody Carney, Dustin Adler, Tom Jaskiewicz

Call to Order:

Mr. Harriman called the meeting to order at 6:31pm.

Roll Call:

Present: T. Harriman, B. Swank, J. Carney, T. Jaskiewicz.

Absent: D. Adler

Approval of Minutes:

Planning and Zoning Commission – May 18, 2022

Mr. Jaskiewicz motioned to approve the May 18, 2022 minutes, seconded by Mr. Swank. Three yeas and one abstention from Mayor Carney.

Planning and Zoning Commission – January 18, 2023

Mayor Carney motioned to approve the January 18, 2023 minutes, seconded by Mr. Jaskiewicz. Three yeas and one abstention from Mr. Harriman.

Communication:

Planning and Zoning – Mr. Hutchinson

Mr. Hutchinson told the Commission that the first reading of the pre-annexation agreement with Wilcox Communities took place at Council this past Monday. Additionally, he gave a brief update on what the Commission should expect at the March meeting. Mr. Hutchinson would like to work with the Commission to plan a few work sessions in the near future to finalize the zoning code update.

BZA – Mr. Jaskiewicz

No meeting during the month of February, nothing to report.

Mayor Carney

Mayor Carney provided the Commission with several updates on the Economic Development Strategy meeting that took place recently and stated that she has been working on maintaining full staffing on each of the various Village committees.

Public Comment:

None.

Old Business:

None.

New Business:

MSD-23-1: Minor Subdivision; O Village Blvd (Parcel ID# 04-00640.001); Applicant: Aaron Miller on behalf of Joe Craft

The applicant was not present at the meeting so Mr. Hutchinson provided a brief overview of the lot split application. He stated that he's explained to the applicant that, should the lot split be approved, it will be difficult to build anything on the newly formed lots due to setback and coverage requirements. Mr. Hutchinson added that the applicant plans to merge the new parcels with several of the existing adjacent parcels.

Mayor Carney motioned to approve MSD-23-1, with the condition of the applicant being aware of building limitations on the lot, seconded by Mr. Swank. All in favor.

Discussion Items

Presentation – Virginia Homes

Charles Ruma introduced himself and thanked the Commission for their time tonight. He provided a brief history of the Virginia Homes company and also an overview of their proposed development and site plan. The development would be located south of Dickens Lane on the east side of US-42. This property previously belonged to the Beachy family. The proposed development would be mixed use, commercial and residential, on roughly 138 acres. Within that acreage, significant green space would be maintained. He plans to eventually have pedestrian and bike connectivity from this development to the Darby Fields subdivision. Mr. Ruma's main goal is to create a legacy development, one that sets a high standard for other developers in Plain City.

Mr. Ruma said that there would not be any sections that would be age-restricted, rather just sections that are age-targeted. Additionally, the company is taking steps to try to provide as affordable housing as possible in accordance with current market trends and prices.

Mr. Hutchinson affirmed that this proposed development aligns closely with the proposed zoning code. Mr. Harriman recommended that Virginia Homes look into allocating more green space, if possible, to reach a higher ratio of green space to structures.

Mr. Jaskiewicz inquired about the feasibility of building three new curb cuts on US-42, as shown on the site plan. Mr. Ruma said that all recommended traffic studies would be completed and adhered to.

Several Commission members recommended that Virginia Homes look into expanding the buffer zone between the north end of the development, which would consist of commercial establishments, and the existing residential homes.

Mr. Harriman stated his concern with the proposed density potentially being too high. Mr. Ruma acknowledged his concern and said that density is something that Virginia Homes always takes seriously and he plans to accommodate density ratios to what best serves Plain City.

Mr. Ruma said that he understands the current water and sewer capacity limitations but would like to start as soon as is reasonably possible.

Mr. Ruma added that, depending on traffic study results, he understands the US-42 may need widened at the point of the intersections for the new development. Mr. Hutchinson confirmed that ODOT would be consulted to make sure that any new curb cuts or signalized intersections are allowed and done so in an appropriate manner.

Mr. Harriman reiterated that the density be reviewed to potentially accommodate more space between lots. He appreciates the layout and concept and believes it would fit well in Plain City. Mr. Ruma acknowledged the Commission's concerns regarding density and assured everyone that he and his company would be cognizant of that topic.

Mr. Ruma stated that his company would not be the primary builder on all product offerings and would have to sell certain sections to accommodate the large scope of the project. However, as this process continues, he expects to have more details in the future.

Mr. Ruma added that the name of this development would be Beachy Farms to preserve the legacy of that influential family.

The Commission discussed at length that they believe there is significant potential with this development and appreciate the work Virginia Homes has invested thus far. They look forward to seeing Virginia Homes address some of their concerns in future preliminary plans. Mr. Ruma thanked the Commission for their time and stated that he looks forward to pursuing this development and next steps.

Zoning Code Update – Mr. Hutchinson

Mr. Hutchinson stated that he has been in discussion with OHM to incorporate the changes proposed by staff and this Commission, especially as it relates to uses, which will be discussed tonight. Mr. Hutchinson began with the first line item on the Comprehensive Use Table in the proposed code. The Commission discussed their thoughts and opinions on permitted and conditional uses currently listed, as well as those that should be removed as both permitted and conditional. Mr. Hutchinson recommended that the drive-through conditional use be removed from the IE district. Mayor Carney agreed with removing it from the IE district given that the intent of that district is more large-scale, campus-style buildings and uses.

Mr. Hutchinson emphasized the importance of the newly formed Economic Development Committee and its involvement with updating the land use map and providing expertise in corridor/throughfare studies. Mr. Hutchinson stated that a lot of zoning codes in Ohio permit home occupations as a conditional use in most districts, whereas the Village's proposed zoning code lists it as a permitted use in all districts except the IE and OS district, where it's not permitted at all. The Commission members stated that they would prefer to keep it permitted as long as it aligns with the definitions of each use.

The Commission discussed their overall views and hopes for the zoning code update with Mr. Hutchinson and explained what they would like to see going forward. Mr.

Hutchinson stated his appreciation for the Commission's comments and that he believes it is exceptionally useful to look at other municipality's zoning code and take what works elsewhere and incorporate it into this code update.

At the request of the Commission, Randy VanTilburg, the Village Engineer, discussed the procedures surrounding traffic impact studies and the benefits they provide to the Village in planning for current and future developments. The Commission agreed with Mr. VanTilburg's comments and emphasized the need for incorporating traffic studies and similar studies in planning for current and future projects. Mr. Hutchinson said that the next corridor study will incorporate the concerns raised by the Commission.

The Commission discussed the goal of having more parks and general open space in the Village as it continues to grow. Staff and Commission members also discussed the potential trade-offs of more open space versus employment center spaces and having an appropriate balance between the two different uses.

Mr. Hutchinson asked if the Commission would be amenable to him working with OHM and compiling a staff report with their recommendations of permitted and conditional uses. The Commission said that would be ideal and look forward to seeing those recommendations.

Mr. Hutchinson said that he would be open to recommendations from the Commission on the date and time of the work sessions he proposed at the beginning of the meeting. The work sessions would be focused on the zoning code update.

The Commission reiterated their desire to have staff compile their recommendations for zoning code changes and present those recommendations to the Commission for discussion and deliberation.

The Commission determined that February 28, 2023 at 5:00pm would be the next work session.

Adjourn:

Mr. Jaskiewicz motioned to adjourn, seconded by Mr. Harriman Meeting adjourned at 9:18pm.