



**PLANNING & ZONING COMMISSION MINUTES**  
**March 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 6:30pm.

**Roll Call:**

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

Absent: None.

**Approval of Minutes:**

Planning and Zoning Commission – February 15, 2023

Mr. Jaskiewicz motioned to approve the February 15, 2023 minutes, seconded by Mayor Carney. Four yeas and one abstention from Mr. Adler.

**Communication:**

Planning and Zoning – Mr. Hutchinson updated the Commission on the zoning code update as well as several development site visits that will be taking place soon.

BZA – Nothing to report.

Mayor Carney – Mayor Carney stated that she will be attending a leadership luncheon this week and will be working with the Plain City Library on several programming opportunities that will be taking place in the near future.

**Public Comment:** None.

**Old Business:** None.

**New Business:**

PUD-23-1: Final Development Plan, Darby Station Section 4 Part 1-2, M/I Homes

Mr. Hutchinson provided a brief overview of the application and stated that the preliminary development plan was approved by this Commission in June 2022. No major changes have been made since the preliminary approval.

Mr. Harriman motioned to approve PUD-23-1, with the conditions recommended by the engineer, seconded by Mr. Swank. All in favor.

PZ-13: Final Plat, Darby Station Section 4 Part 1-2, M/I Homes

Mayor Carney motioned to approve PZ-13, with the conditions recommended by the engineer, seconded by Mr. Harriman. All in favor.

PZ-23-1: 0 Lafayette Plain City Road (Parcel #02-00357.003 and #02-00167.000); Rezoning of 112.82+/- acres along the west side of Lafayette Plain City Road, approximately 0.25 miles south of the intersection of Perry Pike and Lafayette Plain City Road, from Darby Township Agricultural District ("A1") to Planned Residential Development District ("PRD"); Applicant: Wilcox Communities. (Public Hearing)

The public hearing for the rezoning application, PZ-23-1, opened at 6:39pm.

After receiving no public comment, the public hearing for the rezoning application, PZ-23-1, closed at 6:40pm.

Jonathan Wilcox of Wilcox Communities, the applicant for PZ-23-1 and PUD-23-3, provided a brief overview of the proposed development. He stated that he appreciates this Commission's input during their previous informal presentation. He noted several concerns about the increased traffic and stated that mitigation steps will be taken where appropriate.

Gary Smith of G2 Planning & Design, on behalf of the applicant Mr. Wilcox, provided additional details about the proposed development such as layout and the number of units in each subsection. He also stated that they are requesting the Commission to table the preliminary development plan (PUD-23-3) until the next meeting to allow for the engineer's comments to be taken into consideration and implemented. The development will include walking trails, open spaces, and a dog park. Mr. Smith also described the street lighting plan and screening methods that will be used throughout the development.

The public hearing for the rezoning application, PZ-23-1, reopened at 7:11pm.

Earnest Beachy, an owner of nearby property to the proposed development, shared several concerns with potential drainage issues related to Sweeney Run, which borders the development. He also stated his concern with the rapid growth that the Village is experiencing.

Jan Lucas, a Plain City resident, asked the Commission how they determine if the Village is ready for growth and the criteria used for reviewing rezoning applications. Mr. Harriman responded that, as property owners apply to the Village for rezoning of their property, this Commission holds public hearings to gather input and then decides whether to recommend approval or denial of the rezoning request. That recommendation is then forwarded to Council. Mr. Hutchinson added that staff also reviews a rezoning application as it relates to the overall annexation request for that property to determine if the proposed annexation fits into the comprehensive plan and best interests for the Village. Mr. Hutchinson stated that the Village administration is continually reviewing growth trends to ensure that the Village is well equipped for future growth.

Mr. Jaskiewicz noted that this region was a focus area in the 2018 Plain City Comprehensive Plan as an ideal area for potential development.

Mr. Adler stated that drainage issues will be taken into account during the engineering review phase.

Randy Miller, an owner of an adjacent property to the proposed development, shared his concerns about the increased vehicular traffic that will take place. He is also concerned with farm equipment not being allowed to be driven along Lafayette Plain City Road. Mayor Carney stated that agricultural equipment wouldn't be prohibited and provided several examples of combines and stock trailers being driven through Village limits currently with no issues. Mr. Miller shared his concern of potential complaints from future residents who may not understand the adjacent farmer's daily operations of crop dusting, spreading manure, etc.

Mr. Jaskiewicz stated that a traffic study will be done in accordance with the development process to determine the impact of increased vehicular traffic. He also added that, as Mayor Carney mentioned, there are not any laws or regulations prohibiting agricultural equipment from driving within Village limits. Mr. Miller thanked the Commission for their time and answers.

The public hearing for the rezoning application, PZ-23-1, closed at 7:27pm.

Mr. Harriman motioned to approve PZ-23-1, seconded by Mr. Adler. All in favor.

#### **PUD-23-3: Preliminary Development Plan, Maren Reserve, Wilcox Communities**

Mayor Carney noted that the drainage issues for this development were brought to Council's attention recently. She stated that the Madison County engineer will be reviewing drainage plans to ensure proper techniques. She advised Wilcox Communities to look into additional screening methods such as mounding or a tree line to provide a buffer between the development and surrounding properties.

Mr. Smith and Mr. Wilcox provided several details on roads within the development and answered several questions based on private versus public access. They added that emergency access would be reviewed during the traffic study and that the Commission's recommendations and concerns would be addressed.

Mr. Harriman noted several potential issues with open space versus density calculations and advised that the engineer fully reviews those calculations. Mr. Smith responded that they will work with the Village engineer to ensure compliance.

Mr. Harriman also emphasized the need and importance of providing pedestrian connectivity options from proposed developments to existing and future developments.

Mr. Jaskiewicz also advised Mr. Smith to take into account vehicular connections for future developments. Mr. Smith said that they plan to incorporate connection points on all four sides of the development.

Mayor Carney motioned to table PUD-23-3, seconded by Mr. Swank. All in favor.

#### **Discussion Items:**

Proposed Concept Plan for Commercial Development to be Located on Parcel 04-00777.000 on Perry Pike.

John Raphael on behalf of Bill Pizzino, architect, and Dondi and Christy Hatcher, property owners, provided a brief overview of the proposed commercial development

which includes a multi-use shopping center. Mr. Pizzino provided additional details on the layout of the commercial development and added that, per staff recommendations, the site plan will be modified to reflect rear parking and buildings facing the street frontage. Mr. Pizzino stated that a traffic study would be completed.

Mr. Jaskiewicz recommended that the developer look into reducing the number of entrances and exits on US-42 to minimize new curb cuts and reduce traffic congestion.

The Commission also recommended that the developer continue conversations with the Shell gas station to explore additional connectivity options for their parking lot.

Mr. Hatcher inquired if this Commission would be able to guarantee the utility taps availability for this development. Mr. Jaskiewicz said that is not this Commission's responsibility or jurisdiction and therefore could not speak to that topic. The Commission stated that they like this concept and believes it would complement the area well. Mr. Pizzino thanked the Commission for their time and feedback.

The Commission determined that a work session would take place on April 3, 2023 at 6:30pm.

### **Adjourn:**

Mr. Harriman motioned to adjourn, seconded by Mr. Adler. Meeting adjourned at 8:36pm.