



COUNCIL WORK SESSION MINUTES February 1, 2023 at 6:30 PM Council Chambers

Mayor: Jody Carney **Administrator:** Haley Lupton
Director of Finance: Renee' Sonnett **Director of Law:** Paul-Michael La Fayette
Council Members: President J. Sintz, M. Terry, J. Eudaily, K. Ferguson, F. Reed, J. Rucker.

Call to Order:

Mr. Sintz called the meeting to order at 6:30pm, followed by the Pledge of Allegiance.

Present: J. Carney, J. Sintz, M. Terry, J. Eudaily, K. Ferguson, F. Reed, and J. Rucker.

Absent: None.

Approvals:

Agenda: Council Work Session – February 1, 2023

Ms. Ferguson motioned to approve the February 1, 2023 agenda, seconded by Mr. Eudaily. All in favor.

Minutes: Council Meeting – January 23, 2023

Mr. Rucker motioned to approve the January 23, 2023 minutes, seconded by Mr. Terry. All in favor.

Mr. Sintz asked all Councilmembers if anyone had objections to allowing a visitor to say a few words before the work session starts. Council had no objection.

Stephanie Syfert thanked Council for their time and stated that she has concerns with the sidewalk bump-out and section 920 of the Codified Ordinances. She believes that it may need to be amended to better reflect what is best for the Uptown area. She noted potential safety concerns with wheelchairs not being able to traverse Uptown sidewalks due to constrictions presented by dining patios. Ms. Syfert stated that she hopes Council will consider different solutions to fix this issue in the future. She thanked Council for their time and effort in this matter.

Old Business:

None.

New Business:

None.

Discussion Items:**Development Update**

Mr. Hutchinson began his presentation with the current zoning map and gave a brief explanation of developments currently in-construction as well as proposed and in discussion developments. He provided several statistics about the number of in-construction homes and proposed developments. He stated that several different types of developments will be built, including single family homes, multi-family homes, condo/patio homes, and commercial. He spoke about the estimated timeline of completion for each project.

At Council's request, Mr. Hutchinson defined which proposed developments are commercial versus residential. Mr. Terry said that he likes the proposed commercial developments on the US-42 corridor and believes that these developments will be beneficial to the Village. Additionally, he stated that he hopes annexations are done in a planned manner to prevent fragmented developments. Mr. Eudaily said that he understands the importance of moving quickly when it comes to annexations and supports Mr. Hutchinson's efforts.

Mr. Reed noted that he would like to see a vehicular bypass around the southern section of Plain City and eventually the northern part as well.

The Mayor, as a reminder to those in attendance and who may be listening online, stated that the Village does not pursue annexations first, rather landowners approach the Village requesting annexation. Mr. Hutchinson agreed with the Mayor's comment.

Council asked Mr. Hutchinson if the Village can initiate pre-annexation agreements to prevent less than desirable development situations from occurring. Mr. Hutchinson said that he understands the dilemma posed by that type of situation and that research with legal counsel is occurring. Mr. Terry stated that he believes an important part of the zoning code update will be to provide developers with a picture of what the Village would like to see in future developments.

Jonathan Wilcox on behalf of Wilcox Communities presented next. He introduced himself and spoke briefly about the background of the Wilcox Community company. He stated that their proposed development in Plain City would be their thirteenth development. Mr. Wilcox provided Council with examples of amenities and other aspects they incorporate into their developments. He stated that property management for the single story apartment section is done in-house, within the Wilcox Community company. Those positions are not outsourced to

other property management companies. Mr. Wilcox presented the proposed site plan for their development on the west side of Lafayette Plain City Road, directly across from the Madison Meadows subdivision. The development would include patio homes, single family homes, and single-story apartments. Mr. Wilcox said that he would like Council to consider a pre-annexation agreement. He added that the development would be age-targeted and not age-restricted.

Economic Development Update

Mr. Stanford thanked Council for their time this evening and for inviting him to speak. He stated that in reference to earlier comments about the Ballantyne property in the northwestern corner of Plain City not being developed yet; it has primarily been due to lack of utilities. Additional concerns are potential flooding and protecting the Big Darby. He stated that incentives, like a TIF, have been considered for that area.

Mr. Stanford updated Council on current policy and procedure realignments to streamline and provide as many benefits to the Village and its residents as possible. This includes CRA program readjustment, pre-annexation policy and procedure update, and reviewing development impact abatement policies.

Mr. Stanford provided an update on the various economic development planning projects that are taking place which includes establishing the Economic Development Committee, updating the land use map, the zoning code update, and implementing the Uptown Master Plan. The website redesign is progressing accordingly and is on track to be completed by late March 2023.

Mr. Stanford explained the results of the recent Business Satisfaction Survey conducted in partnership with the Bowling Green State University Center for Regional Development. He said that many responses were received and the information gathered from this survey has been valuable in determining what the Village can do better for its local businesses. The survey showed that businesses would like to have better communication from the Village administration on a variety of topics. Respondents noted that they are happy with the amount of housing available but that they hope to see more affordable housing in the future. Overall, the survey showed that businesses in Plain City are healthy and confident in their ability to be successful in the present and future.

Mr. Stanford stated that measures are being taken to enhance communication with businesses and residents on a variety of topics. He understands the need for better communication.

Rentals: Build-to-Rent Communities, Airbnb-Style Rentals, Percentage of Rentals Within a Neighborhood

Mr. Hutchinson stated that verbiage can be introduced to discourage developments that are solely build-to-rent. Mr. Terry would also like to see some type of protection implemented so that large single-family developments would stay majority owner-occupied and not sold to large investor companies that transform single-family subdivisions into majority rental communities. Mr. Hutchinson said that, based on Council's comments, he will proceed with

going to the Planning & Zoning Commission to have them review and discuss solutions to this issue. Mr. La Fayette also provided an explanation on how the Village can discourage HOA's dissolving.

Mr. Hutchinson stated that he recommends Airbnb and short-term rentals fall within the building code section of the Codified Ordinances. As such, he would like to implement a yearly registry for these businesses which would also allow appropriate taxes and fees to be collected.

Sidewalk Bump-Outs

Mr. Hutchinson recommends that sidewalk bump-outs also be removed from the zoning section of the Codified Ordinances. Mr. Hutchinson would like to have Council's direction on this topic and what they would like next steps to be. Council would like to see a repeatable process such that it is applicable to all sections of the Village, regardless of whether it's in the Uptown or not. Council directed Mr. Hutchinson to draft a potential amendment to the Codified Ordinance based on staff's recommendations.

Mr. Eudaily stated that he spoke to the business that purchased the Lil E's property and that they are very excited to be in Plain City and hope to open in March or April of this year.

Adjourn:

Mr. Terry motioned to adjourn, seconded by Ms. Ferguson. Meeting adjourned at 8:34pm.