



**PLANNING & ZONING COMMISSION MINUTES**  
**April 19, 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, J. Carney, D. Adler, T. Jaskiewicz.

Absent: B. Swank.

**Approval of Minutes:**

Planning and Zoning Commission Meeting – March 15, 2023

Mr. Jaskiewicz motioned to approve the March 15, 2023 minutes, seconded by Mayor Carney. All in favor.

Planning and Zoning Commission Work Session – April 3, 2023

Mr. Jaskiewicz motioned to approve the April 3, 2023 work session minutes, seconded by Mayor Carney. Three yeas and one abstention from Mr. Adler.

**Communication:**

Planning and Zoning – Mr. Hutchinson stated that the Commission should expect to see a Preliminary Development Plan for The Spot located on Perry Pike in the near future. Virginia Homes will also be presenting a Preliminary Development Plan soon.

BZA – Nothing to report.

Mayor Carney – Mayor Carney recently attended the Jonathan Alder Solution Fair which had a lot of participation with great ideas and solutions. She also spoke with a resident recently about the speed limit on US-42 and the process to petition to ODOT to lower that speed limit. Lastly, staff received a notice of award for a grant from ODOT to construct pedestrian improvements at the US-42/West Avenue/Perry Pike intersection.

**Public Comment:** None.

**Old Business:** None.

**New Business:**

PZ-23-2: 360 N Chillicothe Street (Parcel #18-0001164.0000, 18-0001165.0000, and 18-0001166.0000); Rezoning of 0.92+/- acre along the west side of N Chillicothe Street, approximately 0.41 miles north of the intersection of Main Street and N Chillicothe Street, from Neighborhood Business District ("B1") to Community Business District ("B2"); Applicant: Timothy Dawson. (Public Hearing)

The public hearing for the rezoning application, PZ-23-2, opened at 6:39pm.

After receiving no public comment, the public hearing for rezoning application PZ-23-2, closed at 6:40pm.

Mr. Hutchinson provided a brief summary of the rezoning application as well as staff's recommendation.

Mr. Jaskiewicz noted that as it is currently zoned in the B1 District, a gas station is not a permissible use, but would be if it is zoned in the B2 District. The Commission also acknowledged that the adjacent parcel to the south has not been annexed into the Village. Mr. Jaskiewicz added that the proposed use includes a gas station and convenience store.

The public hearing for the rezoning application, PZ-23-2, reopened at 6:41pm.

Mr. Tim Dawson, the applicant, introduced himself and stated that he hopes to open the gas station as soon as possible to be able to fix the longtime eyesore that it has been for years. He also presented future options that the parcel could be if it is rezoned.

Mr. Jaskiewicz noted the importance of having connected sidewalks and the potential issue of the adjacent parcel not being annexed and how that would affect sidewalk connectivity.

Mr. Dawson stated that the storage tanks were tested and have an expected remaining lifespan of 10 to 15 years.

The public hearing for the rezoning application, PZ-23-2, closed at 6:51pm.

Mayor Carney motioned to approve PZ-23-2, seconded by Mr. Jaskiewicz. All in favor.

MSD-23-2: Parcel 18-0002127.0000 / 301-305 North Ave; Lot Split

Mr. Hutchinson provided a brief summary of the lot split application. The application consists of splitting the existing lot into two parcels. The applicant has proposed two options, both of which conform to the zoning code.

Mr. Trevor Tripp, the applicant, introduced himself and provided additional detail on the two proposed options, listed as Option A and Option B.

Mr. La Fayette, the Village Solicitor, stated that the Commission is allowed to vote on both options, potentially approving both, and once the applicant has decided which option to pursue, the Commission would formally withdraw approval on the option not being pursued.

Mr. Hutchinson clarified, if approved, how the lot split would affect the driveway and Mr. Tripp stated that permissible driveways would be implemented. Mr. Jaskiewicz noted the importance of the safety aspect for the driveways to ensure appropriate access for first responders.

Mr. Jaskiewicz motioned to approve MSD-23-2 Option A, seconded by Mayor Carney. All in favor.

Mr. Jaskiewicz motioned to approve MSD-23-2 Option B, seconded by Mr. Harriman. All in favor.

The Commission noted that, with both approvals, the applicant should let Mr. Hutchinson know which option will not be pursued in order for the Commission to take formal action as suggested by Mr. La Fayette.

PUD-23-4: Madison Meadows II; Final Development Plan, D.R. Horton

Mr. Hutchinson provided a brief summary of the proposed Final Development Plan. He provided an update on the minor revisions that have taken place since the Preliminary Development Plan approval.

Mr. Joe Looby, with EHM&T, introduced himself and thanked the Commission for their time. He provided additional detail on the minor revision which included a retention pond and catch basin modification. The Commission agreed with the revisions.

Mayor Carney motioned to approve PUD-23-4, with the conditions recommended by the engineer, seconded by Mr. Harriman. All in favor.

PZ-14: Madison Meadows II; Final Plat, D.R. Horton

Mr. Harriman motioned to approve PZ-14, with the conditions recommended by the engineer, seconded by Mayor Carney. All in favor.

PUD-23-5: Darby Station; Final Development Plan, M/I Homes

Mr. Hutchinson provided a brief summary of the proposed Final Development Plan and noted that minimal changes have taken place since the Preliminary Development Plan approval. The representative of the applicant stated that the changes consist of minor adjustments to the lot lines to accommodate easements with no noticeable changes.

Mayor Carney motioned to approve PUD-23-5, with the conditions recommended by the engineer, seconded by Mr. Harriman. All in favor.

PZ-15: Darby Station; Phase 3, Parts 1,2,3; Final Plat, M/I Homes

Mayor Carney motioned to approve PZ-15, with the conditions recommended by the engineer, seconded by Mr. Jaskiewicz. All in favor.

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

Mr. Hutchinson stated that this application had been tabled at the previous Commission meeting. Suggestions from the previous meeting have been incorporated into the revised Preliminary Development Plan which is being presented tonight.

Mr. Gary Smith, from G2 Planning, introduced himself and thanked the Commission for their time and suggestions. He provided an overview of the revised plan which included the removal of a section of housing and converting it to open space, significantly increasing the amount of overall open space. Other changes included redefining open space and addressing the inconsistencies that were present in the original plan. He noted that the main entrance is still aligned with the Madison Meadows entrance.

Mr. Smith acknowledged Mayor Carney's comments, on behalf of Mr. Swank who was not present, to incorporate different roof pitch angles for the age-restricted section to incorporate sufficient architectural diversity.

The Commission discussed the advantages and disadvantages of Subarea A being private versus public roadways and acknowledged some of the snow removal issues that either option could entail.

Mr. Jaskiewicz emphasized the importance of designing the walking paths such that it allows easy connectivity options on adjacent properties in the future as development continues.

Staff stated that all required traffic studies are being completed. Mr. Jaskiewicz emphasized the importance of those results and how that would affect future road projects in this area. Mr. Hutchinson reminded the Commission that impact fees are able to be used for future roadway projects. Mr. Jaskiewicz acknowledged those comments but stated that he believes roadway infrastructure should be built prior to the development taking place.

The Commission discussed at length the pedestrian connectivity options and how to safely accommodate pedestrian and bicycle traffic entering and exiting the development. This included options such as push-button flashing beacons at crosswalks that would be constructed at main thoroughfare pedestrian crossings.

Mr. Smith thanked the Commission for their comments and suggestions and looks forward to continually working with staff in the future on this project.

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

### **Discussion Items:**

The Commission determined to have a work session on May 1, 2023 at 2:00pm to discuss the zoning code update.

### **Adjourn:**

Mr. Harriman motioned to adjourn, seconded by Mayor Carney. Meeting adjourned at 8:26pm.