



COUNCIL MINUTES

April 24, 2023 at 6:30 PM

Council Chambers

Mayor: Jody Carney **Administrator:** Haley Lupton
Police Chief: Dale McKee **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:

Mayor Carney 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 Meeting – April 24, 2023

Mayor Carney, hearing no objections from Council, approved the April 24, 2023 agenda.

Minutes: Council Meeting – April 10, 2023

Ms. Ferguson motioned to approve the April 10, 2023 minutes, seconded by Mr. Sintz. All in favor.

Proclamation: Arbor Day

Mayor Carney presented the proclamation celebrating April 28, 2023 as Arbor Day within the Village of Plain City. She noted that this proclamation, in accompaniment with the reestablishment of the Tree Commission, is an important step for the Village to become a Tree City USA.

Visitors:

Tamisha Matus, Creating Healthy Communities Coordinator – Union County Health Department

Ms. Matus introduced herself and thanked Council for their time. She provided information on what constitutes an active lifestyle and healthy eating. She stated that she believes the Village has done an exceptional job of creating programs to promote these types of activities. She thanked Ms. Granger and Mr. Kitts for their support and partnership with the Farmer's Market and other programs and stated that she is available as a resource for the Village as needed. She looks forward to the continued partnership between the Union County Health Department and Village of Plain City.

Reports:

- Mayor: Mayor Carney recently participated in a book reading with the Jonathan Alder Elementary School students. Additionally, she attended the Jonathan Alder High School Freshman Solution Project Fair in which several great proposals were presented. Lastly, she thanked the Public Works Department for their quick and efficient clean-up response to the storm this past weekend.
- Finance Director: Ms. Sonnett received notice that the biannual audit will begin June 5, 2023.
- Police Chief: Chief McKee stated that the baseball parade is May 6, 2023 at 9:30am. The parade route has changed slightly this year due to the size increase. Lastly, the Jonathan Alder high school senior parade is May 11, 2023 at 6:00pm.
- Village Administrator: Ms. Lupton provided several updates on the Uptown streetscape construction and thanked the affected businesses for their patience. Additionally, April 29, 2023 is the Plain City Community Garage Sale. Lastly, the pre-bid conference for the Wastewater Treatment Plant expansion project took place last week.
- Council President: Mr. Sintz stated that the work session planning meeting with staff will be this Thursday, April 27. The event, Coffee with Council & Friends, met at the Pleasant Valley Fire District recently and had a great turnout. The next event is this Saturday, April 29 at 9:00am at the Plain City Historical Society. Additionally, Mr. Sintz recently attended the Union County Chamber of Commerce meeting. He noted that they are creating a subcommittee that will focus on communications strategies to better communicate with residents.
- Law Director: Nothing to report.
- Marketing & Communications: Next meeting is May 16, 2023 at the Plain City Library.
- BZA: Nothing to report.
- Planning & Zoning: The most recent meeting was last week and several items were approved, which are on Council's agenda tonight for final approval. Mayor Carney stated that the Commission is holding a work session on May 1, 2023 at 2:00pm to discuss the zoning code update.
- Parks & Recreation Committee: Next meeting is May 9, 2023 at 6:30pm. Mr. Reed stated that the Music in the Park schedule is nearly finalized for this year and there are several notable entertainment groups that will be performing.

- Personnel & Finance/CIP: The most recent meeting was last week in which the Committee finalized the Village Administrator evaluation document. The next meeting is May 17, 2023 at 6:30pm.
- Fire: Next meeting is May 4, 2023 at 6:30pm.
- Design Review Board: Next meeting is April 26, 2023 and the Board will be reviewing several applications.
- Economic Development Committee: The first meeting is April 25, 2023 at 11:00am.

Public Hearing: None.

Motion: Appointing Christy Syfert to Serve on the Tree Commission

Ms. Ferguson motioned to appoint Christy Syfert to serve on the Tree Commission, seconded by Mr. Sintz. All in favor.

Motion: Appointing Garrett Price to Serve on the Tree Commission

Mr. Sintz motioned to appoint Garrett Price to serve on the Tree Commission, seconded by Mr. Eudaily. All in favor.

Motion: Appointing Mary McGrath to Serve on the Tree Commission

Mr. Terry motioned to appoint Mary McGrath to serve on the Tree Commission, seconded by Mr. Sintz. All in favor.

Motion: Appointing Polly Seum to Serve on the Tree Commission

Mr. Sintz motioned to appoint Polly Seum to serve on the Tree Commission, seconded by Ms. Ferguson. All in favor.

Motion: Appointing Tim Miklasiewicz to Serve on the Tree Commission

Mr. Sintz motioned to appoint Tim Miklasiewicz to serve on the Tree Commission, seconded by Ms. Ferguson. All in favor.

Several of the applicants, Ms. Seum, Mr. Price, and Ms. Syfert, introduced themselves and thanked Council for the appointment. All stated that they are all excited to serve on the Tree Commission and look forward to working the staff. Mayor Carney thanked each of them for their willingness to serve.

Motion: Accepting the Planning & Zoning Commission Recommendation to Approve PZ-14: Final Plat for Madison Meadows II, Section 1 – 4

Mr. Eudaily asked for clarification between two side yard setback requirements that differ slightly between the final plat and final development plan for Madison Meadows II, Section 1 – 4. Mr. La Fayette said that the final plat would have the higher precedent. Mr. Eudaily thanked him for the clarification.

Mr. Terry motioned to approve PZ-14: Final Plat for Madison Meadows II, Section 1 – 4, seconded by Mr. Sintz. All in favor.

Motion: Accepting the Planning & Zoning Commission Recommendation to Approve PUD-23-4: Final Development Plan for Madison Meadows II, Section 1 – 4

Mr. Terry motioned to approve PUD-23-4: Final Development Plan for Madison Meadows II, Section 1 – 4 with the condition of it being consistent with the final plat as stated previously, seconded by Mr. Sintz. All in favor.

Motion: Accepting the Planning & Zoning Commission Recommendation to Approve PZ-15: Final Plat for Darby Station, Section 3, Parts 1 – 3

Mr. Sintz motioned to approve PZ-15: Final Plat for Darby Station, Section 3, Parts 1 – 3, seconded by Mr. Terry. All in favor.

Motion: Accepting the Planning & Zoning Commission Recommendation to Approve PUD-23-5: Final Development Plan for Darby Station, Section 3, Parts 1 – 3

Mr. Sintz motioned to approve PUD-23-5: Final Development Plan for Darby Station, Section 3, Parts 1 – 3, seconded by Mr. Terry. All in favor.

Motion: To Set the Public Hearing for the Rezoning of 354 N Chillicothe Street and 360 N Chillicothe Street (PZ-23-2) from Neighborhood Business District (“B1”) to Community Business District (“B2”) for June 12, 2023

Mr. Sintz motioned to set the public hearing for the rezoning of 354 N Chillicothe Street and 360 N Chillicothe Street (PZ-23-2) for June 12, 2023, seconded by Ms. Ferguson. All in favor.

Old Business:

2nd Reading Ordinance 06-2023: Approving Current Replacement Pages to the Plain City Codified Ordinances and Declaring an Emergency

Mr. Sintz motioned to approve Ordinance 06-2023, seconded by Mr. Terry. All in favor.

2nd Reading Resolution 11-2023: Authorizing Participation in the ODOT Road Salt Contracts Awarded in 2023

Ms. Ferguson motioned to approve Resolution 11-2023, seconded by Mr. Sintz. All in favor.

New Business:

1st Reading Resolution 12-2023: Accepting Public Improvements Constructed for Madison Meadows, Section One

1st Reading Resolution 13-2023: Accepting Public Improvements Constructed for Darby Station, Section 1, Parts 1 – 4

1st Reading Resolution 14-2023: Accepting the Roundabout Public Improvement Constructed for Darby Station

1st Reading Resolution 15-2023: Authorizing the Sale of Impounded Vehicles

1st Reading Resolution 16-2023: Authorizing the Village Administrator to Execute a Memorandum of Understanding with the Madison County Land Reutilization Corporation

Mr. Stanford presented a brief background of Resolution 16-2023 and accompanying details. He defined what a land bank is within the Ohio Revised Code (ORC) and how it would benefit the Village of Plain City. He noted that the goal of a land bank is to rehabilitate vacant and blighted properties to set the foundation for economic development. Madison County recently began the process of forming a land bank and has expressed their desire to partner with the Village. Mr. Stanford stated that if the Village partners with the land bank, it will provide additional resources for the Village to use to address vacant or blighted properties which, in turn, leads to increased investment opportunities and property values. Generally, a land bank will acquire properties through tax foreclosures or donations from property owners who face significant tax bills or zoning violations.

Mr. Reed asked for clarification on the difference between a land bank and CIC. Mr. Stanford stated that the primary difference is that a land bank solely focuses on acquiring, managing, and selling properties whereas a CIC focuses on the next phase of economic development once the property has sold.

Mr. Stanford stated that the objective of this resolution is to allow the Village Administrator to execute a contract between the Village and the land bank which will set forth procedures and guidelines for operations.

Mr. Reed asked if the CIC and land bank both desire the same property, if there is ever competing tension between the two entities. Mr. Stanford said that in his experience he has never seen that situation occur given that both organizations generally work together throughout the entire process to achieve the same goal.

Mr. Reed asked if the CIC would be an agent of the Village in certain matters. Mr. Stanford said he will research that and find an answer soon. Mr. Reed also asked how the land bank is funded. Mr. Stanford stated that generally the land bank receives financial support from the county but is also able to receive revenue when properties are sold in certain circumstances.

Mr. Terry asked if the land bank has been created yet. Mr. Stanford said that it has and that he is the Village representative for the organization and, to his knowledge, the land bank has not acquired any property yet.

Discussion Items: None.

Executive Session: Pursuant to Ohio Revised Code Section 121.22(G)(1): To consider the appointment of a public official.

Mr. Terry motioned to enter Executive Session at 7:12pm, seconded by Ms. Ferguson. All in favor.

Mr. Sintz motioned to exit Executive Session at 7:37pm, seconded by Mr. Rucker. All in favor.

Executive Session: Pursuant to Ohio Revised Code Section 121.22(G)(1): To consider the appointment of a public official.

Mr. Terry motioned to enter Executive Session at 7:37pm, seconded by Mr. Sintz. All in favor.

Mr. Sintz motioned to exit Executive Session at 7:56pm, seconded by Mr. Eudaily. All in favor.

Adjourn:

Mr. Sintz motioned to adjourn, seconded by Mr. Terry. Meeting adjourned at 7:56pm.