



PLANNING & ZONING COMMISSION WORK SESSION MINUTES
April 3, 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, T. Jaskiewicz

Absent: D. Adler.

Communication:

Planning and Zoning – Mr. Hutchinson updated the Commission on the latest zoning code update and latest details from OHM. He said that this subject will be the main topic for tonight’s work session.

BZA – Nothing to report.

Mayor Carney – Mayor Carney stated that she has been working with staff and businesses who want to expand to assist them in connecting them with the proper resources. Additionally, she thanked everyone for their hard work in making the 2023 Plain City Easter Egg Hunt a success this year.

Work Session:

Zoning Code Update

Mr. Hutchinson began with discussing “density” as it applies to the proposed zoning code and asked what the Commission would like to see moving forward. Mayor Carney noted that the Fire Marshal has expressed some concern over the close proximity of houses in new developments and the effective ability to combat housefires.

Mr. Hutchinson noted that, on average, new developments are required to have at least five feet from the side yard property line which would result in ten feet between structures. The Commission stated that they would generally prefer to have larger setbacks to allow for larger yards. Mr. Jaskiewicz noted that it is important to maintain an appropriate balance between larger yards and dedicated green space in new developments. He stated that, generally, the larger the yard on a property, the less overall dedicated green space there may be. Mr. Jaskiewicz also acknowledged the difficulty in attaining that proper balance between yard space and dedicated green space.

Mr. Hutchinson and Mr. Harriman stated that one potential solution would be to introduce set lot widths, larger in size, which would tend to yield larger side yards given that the overall lot would be wider. Mr. Jaskiewicz noted that it is important to still have setback requirements to prevent encroachment that could also prevent a house from being built on an adjacent lot. Mayor Carney said that it is important to have requirements that protect the Village’s interests.

All Commission members acknowledged the importance of attracting professional developers to the Village but also doing so in a way that allows for controlled growth of the Village and introducing lot sizes and designs that are appropriate for the area.

The Commission reviewed several examples of currently built houses in the Village in regards to lot widths and structure coverages relative to lot size.

The Commission discussed the balance of dedicated green space and adding more parkland to the Village but understands that not every new development will build a new park as part of the development. Mr. Jaskiewicz noted that the “payment in lieu” option for developers is important for this topic. The Commission members agreed.

Mr. Hutchinson provided several examples of cities with developments that have varied lot widths. The Commission discussed the advantages and disadvantages of these type of developments.

Mr. Hutchinson and Commission members discussed how the future US-42 corridor development will impact residential developments. The Commission members noted the importance of smart development throughout this corridor area.

The Commission members agreed that revising certain sections of the current zoning code may be advantageous when compared to updating the entire zoning code. They expressed their eagerness to see how OHM can integrate their comments and recommendations into the current code. Mr. Hutchinson stated that he has spoken with two developers who have plans for proposed developments in the Village and both have expressed agreement with the proposed code revisions.

Mr. Jaskiewicz recommended including requirements to have roadways designed such that they are wide enough to maintain the impression of larger lots and open space as well as slightly curved to prevent straight line neighborhood paths that could lead to increased speeding and a narrower feel overall. Mr. Hutchinson agreed and stated that he would incorporate that recommendation. The Mayor agreed with the positive safety impact of that recommendation.

The Commission reviewed the proposed developments informally and discussed the benefits of the plans in their current state. Mr. Hutchinson said that there would be changes to the overall density based on the Commission's input that would be depicted when these plans are formally presented.

The Commission discussed, at length, density requirements. The discussion included comparing current density requirements to other municipalities' requirements as well as what potential revisions would look like in execution. Additionally, a "density bonus" was discussed and what that could entail. The Commission members acknowledged that there are advantages and disadvantages to "density bonuses" in the code.

Mr. Hutchinson thanked the Commission for their comments and input. All comments and recommendations will be sent to OHM. Once the recommendations have been incorporated, Mr. Hutchinson would send a draft to the Commission members. He stated that he hopes to have the revisions focused primarily on the "PRD" section of the code. Mr. Hutchinson said that the Village Engineer is currently reviewing the design standards and any applicable cross references to recommend updates where appropriate. The Commission members stated that they would like to see the graphics that OHM included in the original code draft to be present in the revised draft. Mr. Hutchinson said that those graphics and charts would be included.

Adjourn:

Mr. Harriman motioned to adjourn, seconded by Mr. Jaskiewicz. Meeting adjourned at 8:57pm.