



## **PLANNING COMMISSION MEETING MINUTES**

**February 16, 2022 at 6:30 PM in Council Chambers**

### **CALL TO ORDER**

ROLL CALL- Mr. Adler called the meeting to order at 6:30pm.

Present- Adler, Jaskiewicz, Swank, Carney, Harriman

### **APPROVAL OF MINUTES**

Mr. Jaskiewicz motioned to approve the Planning and Zoning Commission-Regular Meeting from January 19, 2022, seconded by mayor Carney. 4 yes. Mr. Harriman abstained.

### **COMMUNICATION**

Zoning (Ms. Brill)

Ms. Brill stated that staff has been in communication with the team working on the Hofbauer project. They have made a slight adjustment to the plans to accommodate additional detention. They have added a bio-retention area in the park. Staff is reviewing those changes administratively, as it does not appear to need to come back in front of the commission. Ms. Brill also reminded the commission of the later discussion item to go over work session logistics.

BZA (Mr. Jaskiewicz)

Mr. Jaskiewicz stated the board not have any applications for February, so they did not meet.

Mayor Carney

Mayor Carney stated she attended the Plain City business association meeting and updated them on the zoning code rewrite and administrator search. Applications are open and hoping the first week of April for first round of interviews. She also attended the JA strategic planning commission. On February 1<sup>st</sup> Plain City hosted the regional MORPC meeting. Ms. Lupton, Ms. Brill and herself also attended the 33 Corridor meeting to talk with other municipalities in the area about growth along that corridor.

Mr. Adler moved to amend the agenda to move the public comment period after old business. He notified the public in attendance of the meeting procedure. The public hearing portion of the hearing was closed at the conclusion of the meeting in January, no further testimony on the case would be taken at this time. The Commission will deliberate on the item and make a

recommendation to Council. Council will then hear the item and make the final decision on whether to approve or disprove the rezoning application. He invited the public to attend those subsequent meetings. Mr. Adler asked that any member of the public that did wish to provide public comment state their name and address. The public comment portion was then moved to after old business.

## **OLD BUSINESS**

PZ-21-26: REZONING 13.04 +/- ACRES LOCATED AT 7800 RICKARD RD, PLAIN CITY, OHIO 43064 (PARCEL # 1800011700000 AS IDENTIFIED BY THE UNION COUNTY AUDITOR'S OFFICE) FROM B2 COMMUNITY BUSINESS DISTRICT ("B2") TO PLANNED INDUSTRIAL DISTRICT ("PID") AND APPROVING A PRELIMINARY DEVELOPMENT PLAN, APPLICANT: BILL PIZINO, P.E.

Mr. Adler asked the applicant to provide an update to the Commission. Mr. Moncrief, the applicant's attorney stated he appreciated the commission time and discussion last month. He talked with the Village law director about water and sewer. The property is a distance from connecting to the Villages water and sewer utilities. In other communities he has worked on agreements where the utilities remain private until the municipal utilities are in the vicinity and then connection is required. This can be structured through a deed restriction and has talked with the Law Director about that. The applicant has also received some letters of support from various entities. They met with Village Staff to go over some comments and requests. They have updated the architectural drawings and provided some clarification of the floodplain boundaries.

Mr. Pizzino talked through the updated architectural drawings. The buildings have been designed to look like barns, with trim and fake doors. The bottoms of the silos have been enclosed with siding to hide the mechanical infrastructure. They have contacted the EPA and spoke with them about the permits they will need for the operation. The permit process is extensive and they would have to apply for four different permits. Those include NPDES post construction, 1-4 constriction, antidegradation, and air quality. EPA provided the guidelines; the application would submit plans and the EPA decides whether to issue the permit. There is also an extensive monitoring process as long as the plant is operating. The stormwater has three components some of the water is captured and recycled, stormwater system with catch basin, and a bioswale to recharge the aquifer.

Mayor Carney asked about the traffic impacts on US 42. The applicant has been in contact with the County and the Township. They claim to not have jurisdiction. Staff stated they would have to do more research over the jurisdictional control over the road.

Mr. Jaskiewicz stated his concerns with the operation not fitting in the planned land use plan as designated in the comprehensive plan. He was also uncomfortable making exceptions to the sewer and water connection requirement. In previous history the developers have been required to extend water and sewer utilities. If it were a capacity issue, he would be more amenable to an agreement. Mr. Jaskiewicz stated that he disagreed with the comment in the letter from application about there not being a demand for standard office park. He brought forth some concerns about traffic generation in the area. The properties context to Pastime Park may have some adverse impacts. The proposal has the potential to provide adverse impacts to the surrounding area in terms of noise, air quality, traffic. The property also is the entrance to Plain City and the operation will be highly visible from the road. The area is not zoned for it and the future land use plan does not call for it to be zoned for this use either.

Mayor Carney also expressed concerns about environmental impacts because of the property's location in context to the Darby Creek. She also expressed some concerns about traffic speeds and generation on

US 42. Mr. Jaskiewicz stated he did some research via google maps about Ohio Ready Mixes other operations locations. They all seem to be located in industrial areas or out in the country. The area being proposed for the project in Plain City does not seem to be consistent with this trend. Their vision for the area is the Employment Center and the concrete manufacturing use does not seem to fit into the surrounding context in Plain City. It is an industrial use and there are other areas that would be more suited for this use.

Mr. Swank discussed the environmental impacts in respect to the EPA, but there are also impacts to the environment of Plain City. He stated he understood the need for the business, but it did not seem like a good fit for the area proposed.

Mr. Harriman stated he was doing some research of his own on where existing concrete plants are located. Almost always in an industrial environment. He looked over in the New Albany area and did not see any that were near a community. His biggest concern was the proposed location and how visible it was from US 42. Mr. Harriman acknowledged that part of the struggle for attracting business to the area is the utility access and if there was access other business would be trying to locate there.

Mr. Adler echoed a lot of the sentiments of the other Commissioners and felt most of the questions were addressed. Mr. Harriman talked about the benefit of the tax revenue this could generate, but it was not a guarantee only a projection. Mr. Jaskiewicz talked about the proposal of the Urgent Care facility at US 42 and 33. He stated while it was not what was being proposed tonight, if the Village sticks to the comprehensive plan and the planned land-use of the area, he doesn't see why something similar couldn't be proposed for the area. Mr. Swank stated that as the village grows there will be a need for essential services and facilities. Mr. Harriman stated that a lot of the planning efforts are guided by the comprehensive plan. Mr. Jaskiewicz stated that the area is not zoned for the proposed concrete manufacturing use, this is why they are requesting it be rezoned. If it was then the Commission would have been presented a site plan to approve, so it is the responsibility of the commission to weigh all of the factors to decide if it is the right project to grant a rezoning of. In his opinion the cons outweigh the pros.

Mr. Jaskiewicz motioned to recommend denial of the application PZ-21-26, seconded by Mr. Adler. All yes.

## **PUBLIC COMMENT**

Mr. Adler asked that anyone willing to speak please provide their name and address.

Mr. Steve Simonetti stated he was currently in contract to buy the property to the south of the project for the Hofbauer Residential Development. There has been significant planning and thought put into the design of the community. They took into consideration the Comprehensive Plan and as a developer he takes into consideration the value of the front door of a community. Plain City needs to think about this as well as they consider the entrance to the community. Echoed concerns about dust, traffic, noise, sewer and water. He stated the US 42 corridor will only be magnified as Plain City grows. He supported the Commission's decision and hoped Council would do the same.

Mr. Steve Rice, a resident of 315 N Chillicothe Street, stated he drove the old residential district north of Main Street and saw a lot of properties being remodeled and updated. If the plant is allowed to be developed as proposed, it devalues those homes, the community and the park.

## **NEW BUSINESS**

None

## **DISCUSSION**

Ms. Brill stated she wanted to inform the Commission of the plan for the upcoming work session and confirm the date. The consultant is available to attend to provide the Commission an update and introduction to the code in its draft form. This is a great opportunity to introduce the draft zoning code and allow for the commission and public to provide feedback before it is in front of the Commission for a public hearing and recommendation to Council. The plan is to live stream the meeting so the public can also have a chance to review. Because it also had been requested to have a conversation with the development community Ms. Brill plans to extend an invitation to the BIA. Ms. Brill asked the commission to provide her via email any specific points of conversation so she can create the agenda. The Commission agreed and the work session was scheduled for March 9<sup>th</sup> at 6:30pm in Council Chambers.

## **ADJOURNMENT**

Meeting adjourned at 7:25pm