



**May 4, 2022 COUNCIL/PLANNING COMMISSION WORKSESSION**

**6:30 PM**

**Council Chambers**

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

**Call to Order:** Pledge of Allegiance 6:30 p.m.

Guests: Taylor Brill – Village Planner  
Kim Littleton - OHM

**Discussion**

- Zoning Code Rewrite with OHM Presentation
  - Kim Littleton provided
    - Purpose
      - Basis for code revision
      - Revision process
      - Diagnostic report
      - Input
    - Background
      - Infrastructure growth
      - Regional growth
      - Development pressure
      - Desire for more businesses and amenities
      - Manage and focus growth
        - Zoning plus guidelines
        - Conservation development
        - Strategically leverage infrastructure improvements
        - Create 161 corridor overlay district
      - Planned land use – planning area
        - Categorize land use types
    - Revision process
      - Growth in existing neighborhoods

- Growth in rental units
- Condo options
- Phase One
  - Revision preparation
- Phase Two
  - Regulatory Environment
- Phase Three
  - Administrative & Public Draft Code Preparation and Review
- Phase Four
  - Final Draft Code preparation, adoption & orientation
- Diagnostic summary
  - Diagnostic report
    - Strengths & weaknesses of existing code
    - Report methodology
      - Diagnostic matrix
      - Distills results
      - Provides recommendations and priorities
      - Orients the project and sets up the calibration table
    - Conclusions
      - Provides protections for trees and waterways
      - Includes sidewalks and bike trails
      - Sets limits on uptown
      - Creates barriers to preservation of uptown
    - Recommendations
      - Key graphics throughout the code
      - Consolidate definitions into one glossary
      - Consider architectural guidelines to ensure preservation of small-town Plain City
      - Improve compactness and walkability in uptown area
      - Broaden uses in commercial and rural districts
      - Allow conservation subdivisions in multiple districts
      - Promote preservation and adaptive reuse of historic buildings
      - Allows nature preserves, conservation areas and parks
- Structure
  - Basic structure
    - Standards that are applicable to certain uses
    - Standards applicable to specific districts
    - Standards that are applicable to all districts
  - Zoning Code Organization

- Intro to Code
- Districts
  - Ag Rural Residential
  - Suburban Residential
  - Traditional Neighborhood
  - Uptown
  - Corridor
  - Innovation & Employment
  - Open Space
- Uses
- Generally Applicable Standards
- Typologies
- Nonconformities
- Administration and Procedures
- Glossary
- Draft overview
- Next steps,

## **Adjourn**

Meeting adjourned at 8:57pm.