

Planning and Zoning Commission
Meeting Minutes
April 21, 2021 at 6:30pm Via Videoconference

Members: Mayor Carney – Dustin Adler– Tom Jaskiewicz - Justin Dreier - Shannon Pine

Others present: Taylor Brill (Zoning official), Haley Lupton (Management Analyst)

Visitors: Heather Doherty, Brad Hughes, Bryan Adams, Josh Barkan, T. Andrews, Stacey, Randy VanTilberg, Matt

Call to Order: Mr. Jaskiewicz called the meeting to order at 6:31pm

Roll Call: Mayor Carney – Dustin Adler (absent)– Tom Jaskiewicz - Justin Dreier - Shannon Pine

Reading of Allowance to hold video conference via HB 197. The applicant agreed to the virtual hearing.

Approval of Minutes: March 17, 2021 Meeting Minutes Approved. Ms. Pine motioned to approve the minutes, Mayor Carney seconded. 4 yea votes.

Communication:

Zoning: Ms. Brill

- Staff is working to hire a Code Enforcement Officer. Second round interviews are tomorrow.
- The Zoning Code Rewrite Steering Committee will be meeting on May 3 at 6pm via Zoom.

BZA (Mr. Jaskiewicz)

- Last night's application was regarding a sign variance on S. Jefferson Avenue at Miller Furniture. Further conversations and a recommendation will be held next Tuesday.

Council (Ms. Pine)

- The Uptown Streetscape will be bid out soon.
- Council will be meeting for a Worksession the first week of May.
- Council is working on changes to the code due to the Charter passage.

Mayor Carney

- Clean Up Plain City Day is this Saturday from 8am -12pm. Residents can pick up trash bags at the Municipal Building this week. If they turn a bag of trash in, they will be entered into a prize drawing.
- This Saturday is also Hazardous Waste Day at the Municipal Building between 8am - 12pm.
 - Mr. Jaskiewicz added that Drug Takeback Day is also Saturday from 10am - 2pm at the Fire Department.
- May 5 is the groundbreaking ceremony for Madison Meadows.
- The Mayor is working with the Elementary School to plan a Safety Town for this summer.

Public Comments: No comments.

Old Business:

1. Impact Fee Waiver Application: #21-1 (MI Homes of Central Ohio)

The applicant has forwarded a letter revoking the application for Impact Fee Waiver Request for the Sewer section of the request.

Motion to accept the withdrawal of the application made by Mr. Jaskiewicz, seconded by Mayor Carney. All in favor.

New Business:

1. Amendments to the Village of Plain City Codified Ordinance 1139.01(a) to update the Planning and Zoning Commission membership pursuant to the municipal charter passage.
 - a. Staff report provided by Ms. Brill - this item is open for public hearing in order to amend the ordinance. Tonight, we are looking for a recommendation from the commission to Council.
 - b. Opened Public Hearing - no comments received.
 - c. Closed Public Hearing
 - d. Mr. Jaskiewicz and the Commission agreed that passage is necessary.

Ms. Pine motioned to recommend that Ordinance 1139.01(a) be updated to reflect Charter changes, seconded by Ms. Carney. All in favor.

2. PZ-21-4: Madison Meadows Section 1 Final Plat - upon approval of the final development plan, it was requested that the applicant meet the attached eight conditions. Staff has received site plans for the park and the pavilion, but administrative approval is needed for construction permits to be issued.
 - a. Staff is recommending approval of the plat, with the conditions that the plat not be recorded until the parkland plans are approved. Upon approval, it will go to Council for a motion.
 - b. Terry Andrews with D.R. Horton noted that there is a requested variance for the C900 for the waterline. There is also a RCC material request for the streets. Ms. Brill did not receive those requests with the plat application, but the engineers are looking at the change of material requests. Randy VanTilberg responded that the Village is ok with the alternatives. A formal acceptance will be needed since it is a variance from the code.

Ms. Pine noted that Planning & Zoning should only focus on the zoning code, not administrative changes. Perhaps it may be needed to be approved by the Council. Ms. Brill is comfortable working out the material details with the Administrator and Engineer.

Motion to approve, with the conditions that the plat shall not be recorded without the Village approving improvement plans for Subarea D, made by Ms. Pine, seconded by Mayor Carney. All in favor.

3. PZ-21-5: Darby Station Final Plan and Final Development Plan (Phase 1; Parts 1-4)
 - a. Staff report made by Ms. Brill. This development will be along 161. Preliminary approvals were given with the conditions of revision to the zoning text, the Village being granted public access easements over the multi-use trail outside of the public Row, and that all comments from the Village Engineer and Fire Department are addressed prior to the recording of any Final Plat. The developer will also construct a roundabout that meets all the criteria in terms of Right-of-Way provisions and access for larger farm machinery.

Upon review of the final development plan, a few comments were made to the applicant, who made some changes per the requests. At this time, staff is recommending that the Commission approve the Final Development Plan, pending the conditions listed.

Mr. Barkan from MI Homes stated that the developer has made a few tweaks to the language that was sent to the Commission, to clarify some details. The developer is also ok with the conditions that the Village has put on this request.

Mr. Jaskiewicz asked about the two listed Darby Station Boulevards. Mr. Barkan and Mr. VanTilburg noted that this can be taken care of when they speak with the engineering firm about this oversight. Mr. Jaskiewicz also asked about the roundabout and the entrance - it does not currently align to the west with the quarry, as he had pictured. Mr. Barkan noted that there is still some time to fix the roundabout through future engineering exhibits. Mr. VanTilburg displayed the engineering drawings for the roundabout. The drawings lined up to what Mr. Jaskiewicz had thought.

Mr. Jaskiewicz opened the Public Hearing.

Ms. Heather Doherty was present for public comments. Ms. Doherty is the regional scenic river manager at the Ohio Department of Natural Resources (ODNR). ODNR has an interest in protecting the Big Darby Creek. Her comments may apply to Phase 1, but also may apply to later phases. Ms. Doherty emphasized the importance of implementing low impact design features throughout the project, fully protecting the stream setback zone, protecting the wetland areas, developing a management plan for open space reserves, and removing invasive species from the planting plan.

Mr. Jaskiewicz closed the Public Hearing.

Mayor Carney asked about the roundabout and the barriers that were shown and asked whether they are the standard height. Mr. VanTilburg noted that these are typical. Ms. Carney noted that the Commission would like to plan for growth. Mr. VanTilburg responded that the traffic study concluded that, for the next 20 years, a single roundabout is all that is necessary. However, the study will be taken into consideration.

Mayor Carney asked why some of the paths at Darby Fields go behind the homes and then end. The seating also has gravel underneath, and the look is not ideal. Mr. Barkan responded that the paths were planned for future connectivity, but all the paths at Darby Station should be connected. Mayor Carney also noted that Ms. Doherty's comments should be noted by the developer, especially to avoid the Canadian geese.

Ms. Pine asked if MI Homes will implement some of the ODNR recommendations. Mr. Barkan responded that he had not heard the comments before tonight but thinks that the development is "green" already. Less than 50% of the area will be developed, and multiple areas will be given to the Village for conservation. Some details can be reworked due to the comments but considering that the land was for farming and conservation, it may be greener than previous uses. Ms. Carney noted that homeowners use more chemicals than most farmers. Ms. Doherty's ODNR comments will be distributed to the Commission and to Mr. Barkan after the meeting. Mr. Jaskiewicz that we do not know the amount of runoff that was coming off the land or will come off the land in the

future. If Ms. Doherty has further comments for the Commission she will get them to Ms. Brill to be distributed.

Ms. Brill responded that the developer is over the greenspace requirements set by the Village at +50%.

Ms. Pine believes the Commission is obligated to approve the final development plans since they were demonstrated to the Commission in 2020. Ms. Pine would like MI Homes to implement some of Ms. Doherty's recommendations. Mr. Dreier reiterated that the comments should be considered by the developer, especially for future developments.

Motion to approve, if the three conditions are met, made by Ms. Pine, seconded by Mayor Carney. All in favor.

4. PZ-21-6: Darby Station Phase 1; Part 1 Final Plat

This plat was filed. It comprises 24 acres. ROW paths will be labeled. Language will be added to the title page that details the ROW dedication. No comments from the Commission.

Motion to approve PZ-21-6, with the conditions that final engineering plans are approved, made by Ms. Pine, seconded by Mayor Carney. All in favor.

5. PZ-21-7: Darby Station Phase 1; Part 2 Final Plat

There are note changes, but nothing else substantial. Staff recommends approval. No comments from the Commission.

Motion to approve PZ-21-7, with the conditions that final engineering plans are approved, made by Ms. Pine, seconded by Mayor Carney. All in favor.

6. PZ-21-8: Darby Station Phase 1; Part 3 Final Plat

Similar administrative changes as the previous plat requests. Staff recommends approval. No comments from the Commission.

Motion to approve PZ-21-8, with the conditions that final engineering plans are approved, made by Ms. Pine, seconded by Mayor Carney. All in favor.

7. PZ-21-9: Darby Station Phase 1; Part 4 Final Plat

This plat does not have an effect on public easements. Staff recommends approval.

Motion to approve PZ-21-9, with the conditions that final engineering plans are approved, made by Ms. Pine, seconded by Mayor Carney. All in favor.

Meeting adjourned at 7:57pm.