



PLANNING COMMISSION MINUTES

July 20, 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, Carney, Harriman, Jaskiewicz

Absent – Swank

Also present – Taylor Brill (Village Planner), Ashley Hetzel (Solicitor)

APPROVAL OF MINUTES

Mr. Adler tabled the approval of minutes from the Planning and Zoning Commission meeting on May 18, 2022 due to lack of attendees at the current meeting that were present at the previous Commission meeting.

Mr. Harriman motioned to approve the Planning and Zoning Commission meeting minutes from June 15, 2022, seconded by Mayor Carney. 3 yeas, 1 abstention from Mr. Jaskiewicz.

Mayor Carney motioned to move the August 17th Planning and Zoning Commission meeting to August 24th at 6:30pm, seconded by Mr. Adler. All yeas.

COMMUNICATION

Zoning (Ms. Brill)

Ms. Brill updated the commission on the zoning code update which includes changes proposed by the Commission as well as the status of the Uptown Master Plan. She also gave an update about the status of the Village branding. Lastly, she formally introduced Mr. Dreier, the new Zoning Inspector, to the commission.

BZA (Mr. Jaskiewicz)

Mr. Jaskiewicz stated that the board met for a variance request from the Plain City Library. The variance was ultimately approved.

Mayor Carney

Mayor Carney updated the board on the conclusion of several different events that had occurred within the past month including the 4th of July event, Steam Threshers, Kid's Café with the DNA Summer Camp, and Safety Town. She thanked all participants and workers involved.

Mayor Carney also updated the commission about the Madison County Mayor's meeting that had recently taken place.

NEW BUSINESS

PZ-22-1: Adding Professional Office as a Permitted Use in the RU Rural District (Public Hearing)

Mr. Adler opened the public hearing portion at 6:38pm. Mr. Jaskiewicz stated that he understands that the commission had previously discussed this proposal and believes that this is the best option out of everything that had been presented. Mr. Adler agrees and noted that this proposal aligns with what will be instituted in the new zoning code as well.

Mr. Adler closed the public hearing at 6:39pm.

Mr. Adler motioned to approve PZ-22-1 as submitted, seconded by Mayor Carney. All yeas.

PUD-22-3: Final Development Plan, Darby Station Section 2 Part 1-3, M/I Homes

Mr. Andy Gottesman, with M/I Homes, introduced himself and gave a brief overview of this plan. He explained the different product types that will be offered and stated that the Subarea D text has not been updated yet to reflect the changes proposed by commission comments but will be when they reach that section of the development.

Ms. Brill gave a brief overview of staff comments and acknowledged Mr. Gottesman's comments. She stated that this pertains to lots 103 through 198 and explained the different lot sizes for each subsection. Ms. Brill explained the details of the open space included in this section of the development and what type of landscaping that will be present. She stated that staff recommends approval for this proposal.

Mayor Carney noted that she does not have any concerns and appreciates the work Ms. Brill has put forth on this project. Mr. Jaskiewicz voiced his agreement with Mayor Carney. Mr. Harriman stated that he agrees with what has been previously said. He ideally would like to see larger lot sizes but understands what has been proposed has been consistent and ultimately agrees with the proposal.

Mr. Jaskiewicz motioned to approve PUD-22-3 as submitted, seconded by Mayor Carney. All yeas.

PZ-7: Final Plat, Darby Station Section 2 Part 1, M/I Homes

Mr. Adler stated that he has no major concerns and agrees with the staff comments and recommendations. He noted staff comments are consistent with previous plat proposals that the commission has seen and approved.

Mayor Carney motioned to approve PZ-7 as submitted, seconded by Mr. Jaskiewicz. All yeas.

PZ-8: Final Plat, Darby Station Section 2 Part 2, M/I Homes

Mayor Carney motioned to approve PZ-8 as submitted, seconded by Mr. Harriman. All yeas.

PZ-9: Final Plat, Darby Station Section 2 Part 3, M/I Homes

Mayor Carney motioned to approve PZ-9 as submitted, seconded by Mr. Jaskiewicz. All yeas.

OTHER BUSINESS

Zoning Code Update/Discussion

Ms. Brill updated the commission on the zoning code proposal and explained that several comments proposed by the commission were adopted and implemented in the new code. She stated that there will be a separate fee schedule that will include all associated fees. This will be more efficient than writing it directly into the code since it will allow for more efficient fee updates and greater overall consistency.

Ms. Brill went through the overall character of the proposed zoning code, highlighting the essential details of the code through each section. She noted the zoning district name change to Uptown Neighborhood but stated that the text itself did not change, per the commission's request.

Mr. Adler stated that he was under the impression that the Uptown Neighborhood District would be renamed to Traditional Neighborhood District. Mr. Harriman and Mayor Carney agreed. Ms. Brill made a note of the commission's comments.

Mr. Harriman asked if the side setback requirements for the Suburban Residential District need to match on the chart and where it is found previously in the text. Ms. Brill confirmed that although it is not necessary, she understands the desire for the correction. Mr. Adler agreed.

Ms. Brill also noted that a correction will be made to the building width maximum for a multi-unit dwelling to take it from the current 24ft to the correct 240ft.

Ms. Brill explained to the commission several different details of each of the districts that provide consistency to both residents and Village staff in regulatory measures and requirements.

Mr. Harriman asked about the graphic placement in the zoning code and that it does not always match up with the text next to it. He inquired if that could be corrected. Ms. Brill said that she would talk with OHM to see if they could format the text differently to accommodate closer associations of the text and accompanying graphics.

Ms. Brill noted that all three boards and commissions would remain under the proposed code. Those consist of Board of Zoning Appeals, Design Review Board, and Planning & Zoning Commission.

She explained that the proposed code would go before Council very soon and that, if approved, it would go to the public hearing stage. Mr. Adler asked if it's possible for this commission to see the zoning code, ready for approval, by the end of August. Ms. Brill answered that it should be possible, pending any changes suggested by Council that would need to be resolved.

Mr. Jaskiewicz asked Ms. Brill, in regards to topsoil requirements being in the engineer comments, if it's possible to have those comments in a formatted manner to prevent that knowledge from being lost during personnel transitions or changes. He also inquired if it needs

to be in the zoning code to make sure that it is adhered to. Ms. Brill answered that since it is generally a building maintenance requirement that the engineer would oversee it during the construction phase. Mayor Carney stated that she is concerned about new developments not having enough quality topsoil to allow for adequate sod growth. She cited certain lots in Darby Fields as an example of sod dying due to inadequate topsoil. Mr. Jaskiewicz asked who would be responsible for keeping an updated list of additional development standards, whether that would be the engineer or Village staff. Ms. Brill replied that in her conversations with other municipalities and developers, she has not determined where that type of document would fit best, whether it is formally in the zoning code or as an informal addendum and who would maintain it.

Mr. Alder stated that based on comments from other commission members, he believes one solution to the above commentary would be to have a document similar to the fee schedule but with information pertaining to additional general development standards that would be maintained by the engineer. Mr. Jaskiewicz agreed and likes that idea. Ms. Brill said that she would look into forming such a document and determine next steps.

Mr. Adler said that he would like to see a balance between what has been proposed to make sure that all processes are streamlined and efficient. Mr. Jaskiewicz said that he agrees, he wants to ensure that any important information is not lost or forgotten.

Ms. Brill acknowledged that it is difficult to capture all potential issues that may arise and believes that these discussions that are taking place during this commission meeting are very important and help vet major issues that may occur and determine solutions beforehand. Mr. Adler agrees and believes that this additional document could be viewed as a “living document” that could be edited as needed. Doing so would prevent adding more procedural issues that slow down a development process. Mayor Carney stated that it may be a good idea to look into setting goals and general overviews of each board/commission that would help new members better understand what projects are currently in place. The commission stated their agreement.

Ms. Brill encouraged the commission to read over the proposed zoning code and to reach out to her with any questions or comments.

ADJOURNMENT

Meeting adjourned at 7:35pm.