



PLANNING COMMISSION MEETING MINUTES

January 19, 2022 at 6:30 PM in Council Chambers

CALL TO ORDER

ROLL CALL- Mr. Adler called the meeting to order at 6:31pm.

Present- Adler, Jaskiewicz, Swank, Carney

Absent – Harriman

APPOINTMENT OF A CHAIR AND VICE-CHAIR

Mr. Jaskiewicz motioned to nominate Mr. Adler for Chair, seconded by Mayor Carney. 3 yeas, Mr. Adler abstained.

Mayor Carney motioned to nominate Mr. Swank for Vice-chair, seconded by Mr. Jaskiewicz. 3 yeas, Mr. Swank abstained.

APPROVAL OF MINUTES

Discussions about the minutes were had noting a correction to the titles of each item under new business. Mr. Jaskiewicz motioned to approve the Planning and Zoning Commission-Regular Meeting from December 15, 2021 with the corrections, seconded by Mr. Adler. All yeas.

COMMUNICATION

Zoning (Ms. Brill)

Ms. Brill stated the Zoning Code Steering Committee will meet next Tuesday. The Village's Design Review board is meeting next Wednesday to hear 4 applications for some renovations to buildings in the Uptown. Based on the Commissions comments and conditional approval from last months items, the developers for Madison Meadows have been in contact with the Village. The traffic study was revised to included the intersection at Perry Pike and US 42. Staff is reviewing this currently. The annexation of the land for the said rezoning will be in front of Council at their next regular meeting and a public hearing for the rezoning has been scheduled for February 14th.

BZA (Mr. Jaskiewicz)

Mr. Jaskiewicz discussed the outcomes of the meeting on January 18th. He stated the board heard two applications for a conditional use and variance for the same property on Gay St. The applicant wants to replace the existing structure with a duplex. The property did not have the required frontage and this is why they were requesting a variance. Both applications were approved. Mr. Jaskiewicz also reported he will remain as the Chairman with Mr. Eudaily serving

as Vice Chair. The Board also talked through some new rules and regulations they are hoping to pass at the next meeting.

Mayor Carney

Mayor Carney stated she worked with the Madison County Mayor for Mayor for Mayfield in December and sent a truck of items for the tornado victims. Very success and thanked residents for donating. She Dreams Again had grand opening. Plans to coordinate efforts with Council and staff to collect donations because its human trafficking awareness month. February 11th is Love on Main event for Uptown Businesses, more information to come. Working with Fire, PD, and schools on another safety town event.

PUBLIC COMMENT

None

OLD BUSINESS

(PUBLIC HEARING CONTINUATION) 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 opened it up to the applicant to present the case. Mr. Moncrief, the applicant's attorney, requesting recommendation to rezoning 11.5 acres of the property from B2 to PID. There is 1.5 acres that would stay B2. The proposal is for Ohio Ready Mix, a concrete manufacturing and sales operation. The PID allows for a site-specific proposal which sets zoning just for the site. They are proposing uses to be for concrete manufacturing, sale of ready-mix concrete, and sale of other materials and incidental storage on the site. The portion of the property that extend toward the Darby Creek will be open space. Also proposing a 50ft buffer in some areas and some fencing. The entire US 42 frontage of the property would stay in the B2 district. They have asked for a deviation for gravel surfaces but are limiting this condition to the center of the property near the storage area. Also proposing an outdoor storage area for equipment. Applicant does not see an issue with gravel getting on the public right of way. There is a requirement for 20ft landscaping buffer, the applicant has provided a larger buffering area in some spots. The operation will help with economic development because Ohio Ready Mix will bring new jobs into Plain City. Mr. Moncrief commented the Comprehensive Plan calls for the area to be Employment District. They have tried to best organize the site to respect the goals of the Comprehensive Plan.

Mr. Pizzino spoke about the site plan. There is a retention pond on the site to help manage stormwater on the site. Majority of the stormwater will go into a retention basin in the green space. There is a bioswale that will help filter the water before going into the Darby. Very few customers will come to the site. Orders are sent via dispatch to the small office on the site. The larger building will be for the storage of the concrete trucks. The trucks will run through a wash and go to clean the truck. The water is recycled into the setting pond. All particles are contained and do not get into the water supply or the Darby watershed, applicant claimed. There is a significant landscape buffer on the site with different species of trees throughout. Almost 500 pine trees are proposed for the site. The concrete plant portion is 725ft from the roadway. The property will not be serviced by Village water or sewer. Three different types of pavements on the property. Regular pavement has more run-off than the gravel. They are trying to better protect the Darby from run-off. There will be a white three-rail fence around the

property. The FEMA map shows that the property is in zone x. The architectural samples have been provided for the buildings on the property. The concrete silos are being designed to look like grain silos.

Mr. Sloan, the owner of the business spoke about the nature of the operation. Five trucks and hour is about the average truck flow during work hours. They do not operate 24hours a day and have specific work hours.

Mr. Adler opened the public hearing portion and Mr. Bailey of 7080 Rickard Rd. spoke. He did not believe this was a business Plain City needs. There are a lot of environmental effects of the operation. The new Hofbauer development will be close by too. Stated the proposed plan will devalue all those homes. He stated this location did not make since for the operation, especially this close to the Darby. The noise will impact the Park, the campers and children playing at the park. Voiced concerns about pollution in the creek. Mr. Jaskiewicz stated the area in question is designated in the Comprehensive Plan as Employment Center. He asked Mr. Bailey how he felt about the potential of other uses being located there in the future, if not the Ohio Ready Mix operation. Mr. Bailey stated he did not have a problem with development in general, he had a problem with this proposal.

Mr. Jaskiewicz asked the applicant what pollutants may be produced from the operation. The applicant stated in terms of concrete production, the materials are all natural materials. EPA comes to all the operations to inspect the water and site. They have had no issues to date.

Mr. Jaskiewicz asked the applicant how many locations they have opened. The applicant stated they have a Huntsville location, Bellefontaine location, Marysville location, and are now temporarily in Kileville. The plan would be to move from Kileville to Plain City to service the greater Plain City, Dublin, and Hilliard areas. They want to be in the Plain City area to support the community and help it grow.

Mr. Jaskiewicz asked about the process to make the concrete and if there were any potential pollutants that come from that process. The applicant states they are not a cement plant and will not be extracting or mining on the site. They buy their material and bring it to the site. Mr. Jaskiewicz asked the applicant how many trucks would be coming to the site to deliver raw materials. They would stockpile some of the materials on the site, but would probably be looking at 2 trucks an hour.

Mr. Adler asked about truck travel to and from the site, specifically to SR 161. Mr. Jaskiewicz stated they could not use Chillicothe because that is restricted by law. Mr. Adler stated some concerns about adding this traffic going through the downtown. Mr. Adler asked about the number of jobs and if this plant is an expansion of the number of jobs from the Kileville location. The applicant stated that this proposed plant would be an expansion.

Mr. Craft took the podium. He has a business at 480 S. Jefferson Ave and live at 8678 US 42. He stated he was apprehensive of the proposal at first. He did like that this operation would bring more jobs and income tax revenue to plain city. He was pleased by the architecture of the buildings and like that it was setback very far from the street. Plain City is planning to double the number of homes in Plain City and these new homes will need concrete. He stated his support for the project.

Mr. Adler opened the discussion to the Commission. Mr. Lafayette asked the applicant if they had talked to the EPA yet. Mr. Pizzino stated no because they are not in final engineering yet. He was aware of the additional regulations the EPA may have. Mr. VanTilburg asked the applicant if they were aware of the Stream Corridor protection requirements from the EPA. The applicant stated they are outside of the riparian setback. Mr. VanTilburg stated there are updated requirements. They applicant stated they were aware of those.

Mr. Swank asked about the project being on a well and if it would be a concern. Mr. VanTilburg stated he was not familiar with the aquifer in that area, but legally they cannot draw it down beyond a certain point. Mr. Jaskiewicz asked why the project would be on a well and septic instead of the city services. The landowner stated the cost to get water from the site from SR 161 up US 42 was prohibitive. Mr. Jaskiewicz stated that other developments, which did not have water or sewer at the site, were required to get the service there. Mr. Lafayette stated it has been Village policy for the developer to connect to Village services. Discussion was had about how in the past some sites have been allowed to have wells on site. Mr. Jaskiewicz stated the village now is in a better condition to correct some of these past issues. He did not feel comfortable without a plan to tie into Village services.

A point was brought up about job creation from the project. Mr. Jaskiewicz stated that the area is outlined in the comprehensive plan for employment, but just because it creates jobs does not mean it fits in with the employment center definition. He was pleased with the look and setback of the buildings on the site from an aesthetic standpoint. He was not sure that it fit within the goals of the comprehensive plan of the area. Mr. Jaskiewicz asked about the gravel area on the site, and how the dust will be kept at a minimum because of this. The applicant stated that they mist the stones to help keep dust down. In terms of production, they will be primarily on the improved portion. There is not a lot of movement in the stone area. Mr. Swank asked if the gravel area was necessary for the operation of the business or a cost saving mechanism. The applicant stated it would have some cost saving benefits, but it would also help to mitigate some run-off concerns from a completely paved site.

Mr. Swank stated they did a good job on the architectural drawings for the truck garage, but the drawing for the batch plant could be expanded on. He was unsure of the orientation and what the customer facing front would look like.

Mr. Jaskiewicz stated that a requirement in the zoning text was a property rezoned to a PID shall be a minimum of 25 acres. The property only being 11 acres would require the Commission to grant a deviation. Staff confirmed the Commission would have to grant the deviation.

Mr. Adler asked the applicant to expand upon the reasoning for a portion to remain in the B2 district. The applicant stated based on conversations with staff and the commission, it seemed there was a desire for more office type buildings along the US 42 frontage. They decided to leave this area to allow for that development to go there in the future. Mr. Adler stated of that 1.5 acres being separated out; it would limit the size of a employment center business due to infrastructure requirements.

Mr. Jaskiewicz asked if Rickard Rd. was within the Village limits and who maintains that road. Staff has asked the applicant to provide a traffic study and correspondence with other entities who maintain those rights-of-way. Mr. VanTilburg stated they are accessing on a township road, which would go to the county engineer. They would have to apply with the county for that access. In his experience working with the county, they are going to ask for a traffic access study. This study will provide recommendations on what will be required. From an engineering perspective of the village, if the county says something is required, the Village would want to make sure this happens. Mr. Adler stated that he would like more information on this.

Mayor Carney asked about the retail portion of the business that was discussed previously with the commission. The applicant stated this retail component was no longer being proposed. Mr. Adler asked if this was corrected in the zoning text. Ms. Brill stated it was still listed as a permitted use on the site. The applicant stated they would still be selling and producing concrete.

Mr. Jaskiewicz talked about the advantages and disadvantages of having a PID from an administrative standpoint. Mr. Adler asked Ms. Brill if all the additional information as requested in the staff report has

been provided. Ms. Brill stated some had been provided a few days ago, but there were additional comments from an engineer perspective that have not been. Mr. VanTilburg stated his comments were about the stream corridor protection zone, groundwater recharge, sewer, and water.

Mr. Jaskiewicz stated he still felt like more information was need before a decision could be made, especially in terms of water and sewer requirements. Mr. Adler agreed that he had a hard time making an exception if this has been a Village policy to require. Mr. Adler also mentioned some comments being made about the nature of the proposal and how it might not fit the goals of the Comprehensive Plan for the area. He was also not comfortable with making an exception to the goals of the Comprehensive Plan either. It seems like a more flex industrial fit.

Mayor Carney asked how many acres separated the proposed development and the Hofbauer development. Ms. Brill pulled up a map to show the separation. Discussion was had about the extents of the Hofbauer property and the planned land-use map. The Commission discuss potentially tabling the application for more information.

Mr. Swank suggested the applicant come to provide some proof of the water quality and that it would not cause adverse effects to the Darby Creek. Mr. Jaskiewicz stated the commission would want the applicant to address the concerns brought forth by Mr. VanTilburg, as well.

Mr. Jaskiewicz motioned to table the application until next month, seconded by Mayor Carney. All yes.

Mr. Adler closed the public hearing.

Mr. Adler asked about the storage of material near this property, brought up at the last meeting. Mr. Jaskiewicz stated he remembers Mr. Cahall investigating the operation and it was deemed to not be within the Village. There is a pile of materials that was left over from the construction of the bypass.

NEW BUSINESS

None

DISCUSSION

Ms. Brill stated she wanted to follow-up with the Commission the Zoning Code Update-Residential Design Guidelines and schedule a work session. The Commission agreed this was a good opportunity to tie in the discussion with the developers as discussed in December. The Commission agreed to tentatively schedule March 9th for this work session.

ADJOURNMENT

Meeting adjourned at 8:21pm