



PLANNING COMMISSION WORK SESSION MINUTES

April 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, Jaskiewicz, Swank, Carney, Harriman

APPROVAL OF MINUTES

Mr. Jaskiewicz motioned to approve the Planning and Zoning Commission-Work Session Meeting from March 19, 2022, seconded by Mayor Carney. All yeas.

COMMUNICATION

Zoning (Ms. Brill)

She updated the commission on where in the process the zoning code re-write was. Council is prepared to have an introduction to the code at the May work session. The zoning inspector position has been reposed. She updated the commission on some development going on in the village. The uptown master planning process is underway. Staff is working on gathering insight from the community and key stakeholders. The branding initiative has kicked off and are finalizing a date for the consultant to come down. The hamlet project is going through engineering plan review. There are some fiber projects going on in the village too. Jefferson Village is on a pause due to some issues they encountered with ODOT. Mr. Harriman asked about more details on what the issues were. Ms. Brill stated that the Village had minimal information and would work on getting additional details.

BZA (Mr. Jaskiewicz)

Mr. Jaskiewicz stated the board met to review a variance for a sign application for the Darby Station Development. They are planning to refurbish the silo on the property and put some signage on it to say "Darby Station Plain City, Ohio." It will be similar to what they did out at Darby Fields with that silo.

Mayor Carney

She stated they are down to the final candidates for the Village Administrator search. Final interviews will take place in the coming weeks with the goal of having a decision made by May 23rd. A meeting was hosted in April with local business owners. There was conversation on how the Village can support businesses. The Village honored Child Abuse Awareness month.

WORK SESSION

Zoning Code Draft Presentation/Discussion

Mr. Adler opened the discussion for the zoning code draft. Ms. Brill stated they took feedback from last month and incorporated that into the code. She stated the purpose of tonight's meeting was to walk through those changes and get the commissions feedback. The sections with the most signification changes was the Suburban Residential District chapter and the Conservation section. She recapped the concerns from last month about last month and lot size. She stated staff and the consultant worked through how the conservation section could be applied to the Suburban Residential District. Based on the amount of conservation land dedication the correlated to a reduction in lot size and setbacks. The suburban residential lot areas were broken down based on the type of residence. This was different from the previous code that just set one standard lot area minimum for all development in the district.

Mr. Jaskiewicz asked if the purpose of this meeting was to finalize a draft to send to council. Ms. Brill stated partially. Council will be presented the code in much of a similar format that the commission received last month. Mr. Jaskiewicz asked about the max height requirement now being 40ft. He asked Fire Marshal Adams if this posed an issue for fire. Mr. Adams stated that that some concerns would be posed on level of service. The fire district does not currently have a ladder truck. Mr. Jaskiewicz asked how the roof height was measured, whether to the peak or to the eave. Ms. Brill stated that it depends of the type of roof how the height is derived. Mr. Jaskiewicz asked why the increase from the current 35ft to the 40ft. Ms. Brill stated this was to allow for additional height allowances for various structures in the district. Mr. Jaskiewicz reiterated the question to Mr. Adam about the height and what challenges those pose. Mr. Adams stated there is a difference between commercial and residential fire fighting and how access is treated. He stated that 5 extra feet is manageable.

Mr. Jaskiewicz asked about the break down of lot area size breakdown by housing type. He expressed wanting to see a tiered approach to each. Would like to see at least 3000 for two units. Mr. Swank wanted to know why it wasn't larger. Mr. Jaskiewicz stated he doesn't believe that each has to be proportionate to in each type and didn't know what the number should be exactly.

Mr. Swank asked question about the suburban residential district and the conservation component. Ms. Brill provided more clarification about how the suburban district relates to the conservation section. Ms. Brill stated that by having the conservation component it creates the potential to have more green space corridors that link up, nearest the natural features in the village. Mr. Swank asked about how the conservation set aside would be treated. Ms. Brill stated there were standards in the code, but the idea would be to leave the land in its naturally occurring state. Mr. Swank asked if retention ponds were included. Ms. Brill stated no.

Mr. Jaskiewicz talked about the creation of bands of districts and not knowing what the outer band will be as the community grows. He stated that it wouldn't guarantee that the outer band be conservation land, because development drives the land uses and it ebbs and flows. Mr. Swank talked about planning land use. Ms. Brill reiterated the importance of having an updated

land use map to help guide future development. Ms. Brill stated that the conservation section is not a district, it is more of an opt-in in certain districts so it could apply more broadly in future development. Mr. Swank asked if there was a way to write in the code for developers to provide more amenities outside of their land areas, so we can link and create amenities. Ms. Brill stated that it is difficult to require improvements outside of the land the developer owns, but there is the expectation to make improvements to the land in question, so linkages and connectivity can be established when the next development comes in.

Mayor Carney stated the Village has talked about a corridor study to link the west and east sides of the Village. Mr. Swank stated that developers only come in and think about their property. He wondered about how to create connectivity beyond. Mr. Jaskiewicz stated that in Darby Fields they stubbed off roads and sidewalks for interconnectivity. He stated its not feasible for them to know with certainty what is going to come next. Every project is expected to create these points for connectivity so it can be created in the future. Ms. Brill stated that if the discussion was to create a path and overall village connectivity, there is funding out there to create this at a large scale. Mr. Jaskiewicz stated he often has wondered who thinks about the bigger picture, beyond the commission. He stated that it's the task of staff to look at and plan these projects. Mayor Carney stated that Planning Commission can work on creating some overarching goals and send them to council. Mr. Jaskiewicz stated that in his opinion the seats of boards members change to often so this broader vision might make more since to come from staff.

The commission debated in depth what the lot areas should be for single unit, two-unit, and multi-unit developments. They expressed wanting to see these minimum increased. Mr. Swank asked how OHM came to these numbers. Mr. Brill stated it was based on current development patterns as well as how various structures could be situated on a lot. By breaking them down by unit types, it acknowledges that based on the type of development the lots might need different treatment.

Ms. Brill pulled up a virtual map and went around the village measuring lots.

Mr. Lafayette asked about the conservation district and if 50% dedication was the only allowance or if it was a graduated scale. Mr. Jaskiewicz stated that he wouldn't be interested in a complicated scale, but agreed a few like 30% and 40% seems manageable and straightforward.

Ms. Brill continued to show various lot sizes in the village. Discussions were had about increasing the minimums by a few thousand. Mr. Jaskiewicz added that there are still some individuals that will desire smaller lots. Mayor Carney stated that smaller lots are all that available now and after you add in patios and shed the yard space becomes even tighter. Mr. Brill stated that a minimum does not guarantee that every single lot is going to be that size. There will be some variability depending on the market and various other factors. A minimum is not a maximum, it just ensures, for the most part that lots, will not be smaller than. Mr. Lafayette stated there are people who might want a larger lot, but they will pay a premium for it.

Ms. Brill discussed with the commission talking a look at the side yard setback to create a standard to ensure some variability in side yards so that not everyone is the same. The commission agreed in the end that having a minimum but a combine total was a good approach.

Mr. Lafayette discussed the procedure for passage of the code. The commission expressed the desire to get the code to a good point for council to then make a final decision. Mr. Jaskiewicz reiterated the discussion points from the meeting and asked Ms. Brill to evaluate those with the consultant and report to council at the next work session.

Mr. Adler stated he believed at the last meeting there was discussions about architectural requirements and how those can be used as incentives, much like the treatment of additional conservation space. Ms. Brill stated the proposed code has residential standards written in there currently. This is more than the current code has. She stated that we have to make sure no matter the direction we go that there are consistent standards, and that a matrix does not get to cumbersome. Mr. Jaskiewicz talked about a previous conversation about allowing for more creativity in design, by not being too prescriptive. He stated he wasn't sure how this translated into the code. Mr. Jaskiewicz asked Mr. Adler if he had an example of what he would like to see. Mr. Jaskiewicz stated that this may pose too many variables for the zoning code. Ms. Brill stated she would discuss with the consultant and see what the recommendation will be.

No more items were discussed.

ADJOURNMENT

Meeting adjourned at 8:40pm