

**Planning and Zoning
Meeting Minutes
February 17, 2021 at 6:30pm Via Videoconference**

Members: Mayor Carney – Dustin Adler – Tom Jaskiewicz – Amy Rucker- Shannon Pine
Others present: Taylor Brill (Zoning official), Haley Lupton (Management Analyst), Nathan Cahall (Village Administrator)

Visitors: Kayleen Petrovia, Bryan Adams, Josh Barkan (MI Homes)

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

Roll Call: Mayor Carney, Dustin Adler, Tom Jaskiewicz, Amy Rucker, Shannon Pine all present

Approval of Minutes: Ms. Pine motioned to approve the December 16, 2020 Meeting Minutes and Mayor Carney seconded. 5 yeas votes.

Swearing in of Speakers: Swearing in of speakers is on the agenda, but Mr. Adler would like to table this requirement until consulting with legal counsel to see if it is needed for this commission.

Public Comments: none

Communication:

Zoning (Ms. Brill) - Ms. Brill had a third meeting today with the consultant OHM, who is working with staff on the zoning code rewrite. A stakeholder meeting will be held soon, followed by a steering committee. They are currently working on a diagnostic of the Zoning Code, with staff input.

In late January, the new Zoning Software for Permitting, Licensing and Code Enforcement went live. Ms. Brill is currently adding in applications. The rollout went well, and the system now allows for online payment.

BZA (Mr. Jaskiewicz) - BZA met last night to review an application for a variance and conditional use request for the same property on Shepper Avenue. The applicant spoke at the meeting and a Finding of Fact meeting will be held next Tuesday, February 23 at 6:30pm. A vote will follow this meeting. The application is for an accessory dwelling at a residential unit. No one spoke to oppose the renovation. One letter was presented in favor of the structure. There are similar structures in the immediate area, and this structure would remain in character for the neighborhood.

Ms. Pine noted that Columbus is reviewing zoning code for similar requests. As Columbus is evaluating their zoning code, they are possibly building in these zoning issues so each request does not have to go through a board, and this may need to be considered by Plain City as well. Ms. Brill had some similar thoughts, and this will be considered as the zoning code is being brought up to date. Mr. Jaskiewicz noted that there have been several similar requests in the past.

Council (Ms. Pine) - Council has a Worksession tomorrow, February 18, to finalize 2021 goals. In the process, long-term and short-term goals will be determined. Also, the goals will be assigned to committees to oversee the goals. Council is working through Uptown Improvements; these plans may be presented to Planning & Zoning in the upcoming year.

The Charter Special Election is on March 9. All registered voters have been mailed copies of the Charter. Early voting is available. Council reviewed the list of changes that will take place to the Codified Ordinances if the Charter passes. The Charter Transition Committee will begin meeting shortly.

Mayor's Office (Ms. Carney) - Ms. Carney reiterated that the Village staff and Council has been busy. The 2020 Year End Review is in process and will be sent to residents ahead of the newsletter on March 1. The goal is to showcase everything that was accomplished in 2020, despite the challenges that we were faced with.

The Parking Lot Improvement Project is still underway, and phases are being explored. Kudos to Ms. Brill, who has worked with local businesses on revitalization efforts and is working with the Plain City Business Association. New businesses will be showcased in the future, based on the work she is doing.

Old Business: None to report

New Business:

PZ-21-1: Jefferson Village Vacation Plat

PZ-21-2: Jefferson Village Final Plat

To get the Final Plat approved, the current plat must be vacated. Mr. Adler sees this issue as straightforward. There are no changes to the development, this is just a procedural action.

Ms. Brill added that the Engineering team that Jefferson Village is working with has submitted the second submission. Upon review of these submittals, the package will be completed, and it may be presented next month.

Mr. Jaskiewicz agreed that his review did not bring up any issues and agrees that this approval should move forward. Ms. Pine and Ms. Carney noted that they concurred.

Ms. Carney motioned to approve *PZ-21-1: Jefferson Village Vacation Plat*, seconded by Mr. Adler. Five yeas.

Mr. Jaskiewicz motioned to approve *PZ-21-2: Jefferson Village Final Plat*, seconded by Ms. Pine. Five yeas.

Impact Fee Waiver Application: #21-1 (MI HOMES OF CENTRAL OHIO)

The developer of Darby Station has requested three waivers of impact fees. They have submitted a letter that requested Roadway, Sewer, and Park waivers of impact fees. Mr. Cahall noted that the Park Fee request should be considered separately at a Council meeting.

Mr. Josh Barkan from MI Homes spoke to the letter that was sent. The Planning Commission had asked to explore a traffic circle at the front of the development. As the final engineering was done for the project,

coupled with the Plain City goals, MI Homes worked through what was needed for the project and what was needed for the future.

A roundabout was explored, as well as a traffic light with wider lines. The roundabout felt better for this area. However, there was an increased cost associated with completing this project. MI Homes is willing to do the roundabout construction up front and is asking for a waiver of the Roadway Impact Fees of \$823.95/housing unit to be forgiven. This does not cover the full expense, but it does meet the spirit of the impact fee legislation.

The second request is regarding a sewer project. There are certain things that are needed for this project, including a force main and a pump station. This gives MI Homes the ability to upsize the pipes, allowing for future development in this area. If this project is not completed, a future developer or Plain City will have to remove the infrastructure and reinstall piping. In exchange for the upsizing, the impact fees are being requested to be reduced. There have been some questions whether this fits into the Impact Fee ordinance. Mr. Barkan is also willing to exploring other options as well.

Mr. Adler requested that each item be discussed separately.

- Roadway Impact Fees

Regarding the traffic roundabout installation, there will be about a \$512,000 difference and the fee would be about \$430,000.

Ms. Carney asked about the size of the roundabout. The roundabout will be one lane, but there is enough area to make it two lanes. Mr. Barkan thinks this could be approved by ODOT. Ms. Carney expressed concerns from farmers that a one lane roundabout does not leave enough room for equipment and asks that the neighbors of the development be considered. Mr. Jaskiewicz added that a lot of semi traffic goes through the area and should be considered. Mr. Barkan would not object to an expanded roundabout, but MI Homes would not be constructing the entire thing. MI Homes is open to constructing anything that is warranted by the development. Mr. Cahall confirmed that there is ample right-of-way dedication, and that the sewer infrastructure will offset the development. It is important to note that, even if there is only one lane, the width of the pavement is still about two lanes of width. Staff has not explored whether this would alleviate concerns of residents or not. Final design review is usually not completed until later in the application process. A traditional profile would probably be a five-lane profile for long-term traffic volume. We need to make sure that the design is expandable over time.

Mr. Jaskiewicz noted that, on day one, it needs to handle the farming and truck equipment. If the total width can handle this traffic, the design should be ok. However, on this route, if ODOT prefers a traffic light, will the State add money to the roadway improvements, since it is on a state route? If the State does add in additional funds, this could factor into the waiver of fees decision. Mr. Cahall answered that he does not see anything as qualifying for ODOT assistance. Until ODOT sees plans, they will not weigh in officially.

Mr. Adler feels that a roundabout is the best long-term solution for this area. The roundabout will slow down traffic entering the Village, whereas a signal could interrupt the flow of traffic and could back up traffic into town. Farmers should be considered in the solution so their equipment or the road is damaged. Mr. Jaskiewicz asked if ODOT has a standard roadway width that considers how the road is used. Mr.

Cahall confirmed that ODOT takes equipment into design considerations, as well as incoming traffic speed limits.

In terms of the fee waiver, if a fee is waived, does it truly offset costs that the Village might have in the future?

Ms. Rucker states that the roundabout will be a selling feature for the new residents moving into the development. A roundabout is much safer than a light and will assist with traffic if it is wide enough to account for heavy equipment. Ms. Pine concurs with all the above, but the issue is to focus on if a waiver is necessary, so a roundabout is installed. Ms. Pine is comfortable with staff's recommendation that approval of the waiver is warranted for this request. Mr. Jaskiewicz is ok with a discount or full waiver of the fees, if the roundabout meets the requirements set by the Commission. Mr. Adler agrees with these comments. Looking at the difference in costs, MI Homes is paying a higher value, but should understand that there is a benefit to the residents moving into this development. Ms. Carney agrees that a roundabout could be constructed for the waiver of an impact fee if the width is considered.

Mr. Barkan asked the commission to remember that a traffic engineer will be doing the study and will implement a design that is warranted for traffic in the area. Right-of-Way will also be included for future expansion. Anything more than the waiver cost will be the responsibility of the developer. The developer must provide proof of expenses. The offset cannot be above what the developer spent.

A final discussion will be had during the final development plan presentation.

A motion to approve the waiver of the Impact Fees for Roadway costs, if conditions are met, was motioned by Mr. Jaskiewicz, and seconded by Ms. Pine. Five yea votes.

- Sewer and Water Impact Fee

Per Mr. Cahall, sewer pipe sizing is standard practice, especially if the development is downhill. In this case, the plans were reviewed by the developer and staff to review the drainage shed, and what is the sizing needed for the sanitary force main and pump station to facilitate that. In general, there is acreage surrounding the project that, as it develops, it will be optimal to sewer through to Darby Station. In looking at the calculation, the differential by itself requires an 8" force main. The 10" force main will require a larger pump station and some upsizing costs. However, it is not atypical to consider future neighbors that will benefit from the upsizing. There is also the option of recovering costs through new tap-ins. The Impact Fee ordinance for the sewer portion was specific to designate for wastewater treatment expansion and improvement. It was not envisioned for collection upgrades or upsizing assistance to other developments.

Mr. Jaskiewicz appreciates MI Homes' commitment to Plain City. To this point, the plans have been fantastic. However, there is significant acreage surrounding this area. If MI Homes expands further east, they would be the beneficiary of this project and would potentially benefit twice. The overall cost savings is apparent, but Mr. Jaskiewicz would like more exploration on all the options of this project.

Mr. Barkan clarified that MI Homes has expanded a 12" waterline through the development. The sewer drains differently in different areas of the development. The pump station is truly extra benefit to the area.

Ms. Carney would like to avoid the precedent of waiving these fees when these funds will be needed for future improvements.

Mr. Barkan clarified that maybe this should be a reduction of sewer taps fees instead. Mr. Cahall confirmed that maybe this request is not applicable to the waiver of impact fees. Mr. Barkan is open to changing the scope of the request and discussing it further with Council.

Mr. Adler would like to follow staff recommendations and table this request and have further discussion in the future. Ms. Pine concurs and would like to learn more about the possibility of reimbursement to MI Homes. Mr. Barkan noted that upsized connection points may be beneficial to future development, and this is something that Council should consider.

Ms. Carney motioned to table the discussion of the Sewer Impact Fees, seconded by Ms. Pine. Five yeas votes.

Amy Rucker was thanked by the Commission for her service since this is her last Planning and Zoning Commission meeting.

Meeting adjourned at 7:50pm