



PLANNING COMMISSION MEETING MINUTES

November 17, 2021 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

Absent – Dreier

APPROVAL OF MINUTES

- i. Planning and Zoning Commission-Regular Meeting- September 15, 2021

Mr. Swank requested a clarification be added about the use of tax dollars for the construction of sidewalks within the development. Mr. Jaskiewicz motioned to approve the September 15, 2021 meeting minutes with modifications, seconded by Mayor Carney. All in favor.

2022 MEETING SCHEDULE

Mr. Adler motioned to approve the 2022 meeting schedule, seconded by Mayor Carney. All in favor.

COMMUNICATION

Zoning (Ms. Brill)

Our Zoning Code re-write is coming along nicely. Our steering committee met to review part one of the draft code. We are working through the comments and making revisions now. The plan is to have the board meet again at the beginning of December to review the second part.

We received an application for rezoning for roughly 79 acres south of Madison Meadows for Madison Meadows II. This is to follow up on the recently filed application that was withdraw last month, due to some changes made. This will be on the agenda for a public hearing in December.

BZA (Mr. Jaskiewicz)

At the last meeting, three applications. A request for a conditional use at the corner of Alcott and US 42 for Operation Restoration was tabled. Along with that was an application and variance for an accessory dwelling unit, which was tabled also. There is another meeting scheduled for next Tuesday to have the Findings of Fact and make a decision.

Mayor Carney

Since, September working to increase communication and outreach to business in Plain City. Something that came up through discussions with the community for a community center. Looking into what that would look like to develop here in Plain City. There's been a bus tour organized to go to Troy to tour the Rec Center. We are excited to see what that brings for the Village. A holiday hop on December 4th along US 42 and Christmas Under the Clock later that evening. Mr. Cahall had turned in his notice and Ms. Lupton has been appointed as the acting administrator. The parking lot in downtown has been completed and the uptown streetscape project is coming along. Ms. Carney mentioned a letter that was brought forth by Mr. Bennett about seeding and sod, wanted to get Planning Commissions thoughts on the matter since we are updating the zoning code. Wanted to have this as a discussion item.

DISCUSSION

Discussion about Mr. Bennett's letter began. Mr. Swank said it's a great idea and thought that this is something that should be added in the zoning code. Mr. Adler agreed and wanted to see some additional research on this in terms of water quality and usage, as discussed in the letter. Mr. Jaskiewicz would be interested in exploring what other communities in the area are doing. Ms. Brill stated that we would add this to the discussion during the subdivision regulations discussion in the zoning code rewrite.

PUBLIC COMMENT

None

OLD BUSINESS

None.

NEW BUSINESS

PZ-21-21: Final Plat, Madison Meadows Section 2A, D.R. Horton

Mr. Adler noted that in the staff report there was a recommendation of approval with a few conditions. Those being in a letter from our engineer about easements on some lots. Ms. Brill stated that village staff and the developers engineer, EMH&T meet this week to address those comments. At this time all of the engineering comments have been addressed and updated plats have been sent to the Village. Mr. Adler asked the commission if they had comments. Mr. Swank stated he believed the development was already too far in the process for him to make major comments. Mayor Carney and Mr. Jaskiewicz had nothing further to add.

Motion to approve PZ-21-21 by Mr. Adler, seconded by Mr. Jaskiewicz. 3 yea, Mr. Swank abstained.

PZ-21-22: Final Plat, Madison Meadows Section 2B, D.R. Horton

Mr. Adler stated that he would have the same comments, as the concerns from our engineer have already been addressed. No further comments.

Motion to approve PZ-21-22 by Mr. Adler, seconded by Mayor Carney. 3 yeas, Mr. Swank abstained.

PZ-21-23: Final Plat, Madison Meadows Section 3A, D.R. Horton

No further comments from the Commission

Motion to approve PZ-21-23 by Mayor Carney, seconded by Mr. Jaskiewicz. 3 yeas, Mr. Swank abstained.

PZ-21-24: Final Plat, Madison Meadows Section 3B, D.R. Horton

No further comments from the Commission

Motion to approve PZ-21-24 by Mayor Carney, seconded by Mr. Jaskiewicz. 3 yeas, Mr. Swank abstained.

DISCUSSION

Rezoning of 15 acres from B2 to Planned Industrial Development (PID)

Mr. Bill Pizzino presented on the proposal for the Ohio Ready Mix site at the corner of US 42 and N. Chillicothe Street. Ohio Ready Mix would like to construct a concrete production facility. Mr. Pizzino stated that after discussions with staff, they decided to move forward with perusing a Planned Industrial District, so that it would be zoned specifically for this use. Mr. Pizzino stated they were before the commission to get input on what the Commission would like to see. Some key points are that will only drive on concrete surfaces. Greenspace will be provided with a 50ft landscape buffer and heavy landscaping around the edges. There will be a series of settling basins and a wash-in-go for trucks to wash off. No equipment will be parked outside. Ohio Ready mix is locally owned and operated. They are able to teach CDL programs and that will be a part of the site. There will be about 25 employees working on the site.

Craig, the applicant's attorney explained that the Planned Industrial District classification allows the applicant some flexibility in terms of how they can describe the unique use. The development is unique in design in terms of the business, and heights and setbacks. They plan to send a development text that goes over development standards.

Mr Adler stated that he does not have much experience with a development of this nature. He would like to see more on the environmental impacts. The lot is very close to the Darby and would like to see how this development may impact run off. Based on Comprehensive plan, site is suited for some industrial uses.

Mr. Jaskiewicz clarified that the Comprehensive Plan called this area Innovation and Employment. Mr. Jaskiewicz also clarified that the applicant was asking for this parcel to be rezoned from its current zoning classification, because the proposed use does not fit. Ms. Brill confirmed that the parcel is currently zoned in the B2 district and the proposed use is not a permitted or conditional use in the current district. Mr. Jaskiewicz stated that he did not see this proposal being in line with what was envisioned for the area in the Comprehensive Plan. Mr. Jaskiewicz read from the Employment and Innovation section of the comprehensive plan,

stating that employment center is office parks or corporate campus geared towards meeting the needs of mid to large single format users. Development should include potential architecture and design to compliment the rural character of the community and to utilize a campus style pattern, so as to capitalize on amenities and to provide organized sites not isolated from one another. Parking should incorporate green infrastructure. Mr. Adler added with that explanation, Mr. Jaskiewicz would be right. Mr. Jaskiewicz asked how many trips would trucks be making in and out each day. He was also concerned about the number of large trucks that would be coming into that area, with the current amount of semi trucks that use US 42. Also raised concerns about the frontage of US 42 and being a gateway into town and this would be one of the first things people would see. He pictures this type of development pushed back off the road, like they are currently in Kileville.

Mr. Pizzino stated the main Headquarters is in Huntsville, Ohio. They have a retail component where people can come in and buy products. A similar setup is proposed for the site in question. The potential business is attracted to this piece of land because they are going to be selling to contractors and homeowners.

Mr. Swank clarified there would be a retail component. Mr. Adler asked about outdoor storage. Mr. Pizzino stated that there would be other buildings on the site to store material. Outdoor storage is not typical.

Mr. Jaskiewicz asked what made this facility state of the art, as had been claimed. Mr. Pizzino stated that the ground is paved, they wash the trucks, the plant will be new and cut down on dust. The facility would not be high tech state of the art, but rather in how they operate given the nature of the business.

Mayor Carney asked how tall the tallest structure would be. Mr. Pizzino state 80ft tall. Mr. Swank asked how close the neighboring residential areas were. Ms. Brill showed this on the map, stating there was a sizable parcel in between the new residential subdivision and the parcel in question. Mr. Swank stated his concern was with where the already approved homes were going and how close they would then be to a concrete batch plant. Mayor Carney echoed Mr. Swanks concerns with adjacent residential units. Mr. Jaskiewicz asked Ms. Brill what the parcels across US 42 from the parcel in question were zoned. Ms. Brill confirmed that they were Industrial, specifically I1. Mr. Jaskiewicz asked if their use would be permitted in that location, rather. Ms. Brill stated she would have to confirm whether that would be a permitted or conditional use, but that the nature of the development fit an industrial classification.

Mr. Adler summed it up the discussion to say the Commission would be interested in learning more about the development, to better understand of what it will look like and how it will function on the site.

Mayor Carney brought up some discussion she had with Mr. Swank about the zoning code re-write and residential design guidelines. She asked Mr. Swank if he would like to talk about this in December or wait. Mr. Swank said either way, but he has some recommendations. Mayor Carney asked when the Commission would see the zoning code. Ms. Brill said hopefully after the holidays, but doesn't have an exact date.

ADJOURNMENT

Meeting adjourned at 7:16pm.