



COUNCIL MEETING MINUTES
September 27, 2021 · 6:30 PM
Council Chambers

Mayor: Jody Carney **Administrator:** Nathan Cahall
Director of Finance: Renee' Sonnett **Director of Law:** Paul-Michael La Fayette
Council Members: President J. Rucker, L. Giaimo,
S. Heineman, S. Pine, F. Reed, M. Terry

Call to Order: Pledge of Allegiance

Present- J. Carney, J. Rucker, L. Giaimo, S. Heineman, S. Pine, F. Reed

Absent- M. Terry

Approvals: Agenda: Council Meeting – September 27, 2021

Ms. Pine motioned to approve the September 27, 2021 meeting agenda as amended, seconded by Ms. Heineman. All in favor.

Amendments include: Addition of a discussion item for the UpCo seat on the Design Review Board

Minutes: Council Meeting – September 13, 2021

Ms. Pine motioned to approve the September 13, 2021 meeting minutes, seconded by Ms. Giaimo. All in favor.

Visitors:

- Roberta Scott

Ms. Scott spoke in favor of not limiting the noise in downtown Plain City, due to the benefits being provided by businesses downtown. She lives close to the business district and enjoys hearing the noise from local events, and believes the positives outweigh the negatives. Council should consider that the concert events are seasonal and should not be limited. She thanked Mr. Dawson for the recent September 11 benefit held at the Grainery.

- Andy Leer

Mr. Leer has been measuring decibels coming from Uptown and they are not high in readings. However, the residents on the other side of the stage do not have anything that limits the noise coming directly to their homes. Mr. Leer believes the current noise ordinance does not change, but enforcement does.

- Tyler Lane

Mr. Lane appreciates that there is now something to do in Plain City. The Grainery is now attracting people from other regions, and he reiterated that the positives outweigh the negatives.

- Tim Dawson

Mr. Dawson presented the Police Department with a check from the recent event held by the Grainery. \$500 was also donated to the Columbus Firefighters Association. Mr. Dawson also expressed his concerns with the alley closure during the streetscape project due to delivery trucks. Mr. Dawson asked Council why the alley was closed.

Regarding the sound ordinance, the Grainery's plans have been public, and the sound ordinance has been followed. Mr. Dawson is exploring acoustical options for outdoor noise deadening solutions and completing a sound study. This should occur within the next 4-6 weeks.

Council had a discussion about if the uptown alley that is part of the streetscape project should be closed or not, officially. Mr. Cahall added that, due to the property owner's right of way permissions, the alley was decided to be closed for the plans to move forward. The Village Administrator has permission to make changes to public right of way. Right now, the sidewalk is planned to be installed across the alley.

Mr. Reed noted that he recalls multiple discussions about the streetscapes and the alley closure and is glad that the project is moving forward. Mayor Carney noted that full renderings would have been appreciated for full transparency. Mr. Dawson added that Design Review Board always requests renderings. Engineering drawings for the south portion will be put on the Village website.

Reports:

Mayor

- Attended the Plain City Business Association meeting to speak about collaboration efforts. They are hosting Meet the Candidate night in Village Council Chambers.
- Pumpkins on Main Street is an Uptown business open house event coming up on October 23.
- Plain City Library Storytime was held today.
- Thanks to the Grainery for hosting the September 11 benefit.
- Next week is Fire Safety Prevention Week – Fire Marshall Adams spoke about some of the events being held during the week, including an Open House at the Firehouse.
- On Sunday, a Women's Self-Defense Course will be held at the park.

Finance Director

- Ms. Sonnett emailed the digital copy of the audit out last week.

Chief

- Panel interviews for the Administrative Assistant are complete. A contingent offer has been made to an applicant. Chief McKee thanked Alicia Bosch of the Union County Sheriff's Office and Haley Lupton for assisting with interviews.
- Jonathan Alder High School Homecoming Parade is October 6 at 6:30pm.
 - Council decided that the October Worksession Meeting will be moved to October 13. The Uptown walkthrough will occur at 6pm.
- Thanks to Lisa Fox who put on the event for the Police Department and the Fire Department.

Village Administrator

- The parking lot completion date is currently scheduled around the first of November. Mr. Rucker asked about the dumpsters at the real estate office. Mr. Cahall will have the contractor move the dumpsters.

President

- Worksession will be October 13 at 6pm. Meet uptown at the old municipal building.

Solicitor

- Nothing to report.

Capital Improvements

- Committee will meet with P&F on October 29.

BZA

- The model home for Madison Meadows was approved at last week's meeting.

Planning & Zoning

- The Hamlet on the Darby final development was approved at last week's meeting. Next meeting is October 20.

Parks & Recreation Committee

- The Committee is planning for Christmas under the Clock.
- Staff is planning to apply for a grant at the Dog Park.
- Camping revenue is strong.
- The Fall Fest at the Park will be October 16 at 5pm – 8pm. Vendors and recreation will be present. Gus the Squashcarver will also be carving pumpkins.

Personnel & Finance

- Working on the Wage & Benefits packet and the 2022 Budget.

Fire

- The next meeting is next Thursday.

Design Review Board

- Meeting on Wednesday at 6:30pm.

Rules

- Tonight, there is a motion to dissolve the Rules Committee.

Old Business:

2nd Reading: Resolution 34-2021: A Service Resolution in Support of the Proposed Annexation of Property Containing 79.644 Acres More or Less from Darby Township, Madison County, Ohio to the Village of Plain City, Madison County, Ohio Pursuant to the Requirement of Section 709.023 Ohio Revised Code.

Ms. Pine motioned to approve Resolution 34-2021, seconded by Ms. Heineman.

Yay- Rucker, Giaimo, Pine, Reed

No - Heineman

2nd Reading: Resolution 35-2021: A Resolution Regarding Zoning Buffers in a Proposed Annexation of Property Containing 79.644 Acres More or Less from Darby Township, Madison County, Ohio to the Village of Plain City, Madison County, Ohio Pursuant to the Requirement of Section 709.023(C) Ohio Revised Code.

Ms. Pine motioned to approve Resolution 35-2021, seconded by Ms. Giaimo. All in favor.

Yay- Rucker, Giaimo, Pine, Reed

No - Heineman

2nd Reading: Resolution 36-2021: A Resolution of Commitment to Sustainable2050

Ms. Pine motioned to approve Resolution 36-2021, seconded by Ms. Giaimo. All in favor.

New Business:

Motion: To Dissolve the Rules Committee

Ms. Pine motioned to dissolve the Rules Committee, seconded by Ms. Heineman. All in favor.

Mr. Reed noted that he believes Council needs a Rules Committee to create procedural rules and Charter amendments. Ms. Giaimo believes all of Council needs to be present for Rules discussion.

Motion: Appointment of Nate Metzger to the Board of Zoning Appeals

Mr. Reed asked if anyone has spoken to Mr. Metzger. Mayor Carney interviewed him and suggested him with confidence. Mr. Reed noted that Mr. Metzger expressed interest in revitalizing the Uptown on his application, so he may be a better fit for another committee in the future.

Ms. Pine motioned to approve appointment of Nate Metzger to the Board of Zoning Appeals, seconded by Mr. Rucker. All in favor.

Motion: To Amend Conditions on The Hamlet on the Darby Residential Development

Ms. Pine asked if the number of buildings and total units changed. Yes, these numbers changed. Mr. Rucker expressed his concerns with the density. The regulations are set for a reason, and ignoring it allows for further changes in the guidelines. This amendment did go to Planning and Zoning and they are recommending passage. Mr. Reed notes that Country Place met density requirements and does not feel dense. Mayor Carney added that the new approvals were given because it met site lines.

Ms. Brill added that the changes made were reflective of the surrounding areas. Residential density limits were already exceeded in the preliminary, and now the density has increase. The footprint did change slightly, but there is still open space. Mr. McCabe, who is the developer for the property, was present and presented some images on what the new unit designs would look like. Mr. McCabe confirmed that the bike trail is still being finalized, but it may not be straight along the river. The trail is part of the approval conditions for the development.

Mr. Reed motioned to amend the conditions on the Hamlet on the Darby Residential Development, seconded by Ms. Pine. All in favor.

1st Reading: Resolution 37-2021: A Resolution Authorizing the Sale of Village Property

Discussion Items:

- Noise Ordinance

At previous meetings, a committee was suggested, but Mayor Carney believes that Council and the Mayor need to make the decision on how to move forward. Mr. Reed agrees, and that a resident committee may be tough because everyone feels very strongly about this issue. However, he would like to talk to both sides about their feelings about the issue. Ms. Pine suggested an open public hearing before it is put on the Council agenda for a vote. Mr. Lafayette noted that when the original ordinance was written, public comments were solicited at hearings.

Council agrees that more public input and data is needed before a decision is made on how to move forward on the noise ordinance. The noise ordinance will be added to the October Worksession as a discussion item.

Mr. Reed reiterated that some residents desire complete silence at their home and he endorses this position. Ms. Pine added that the research is being completed and can be used to formulate a new ordinance that can be presented for public input. Several Council members noted that hearing zero noise is unrealistic in a neighborhood.

Ms. Roberta Scott asked if staff has a record on how many complaints police has received. Chief McKee believes that there have been about eight complaints, and sometimes they are from some of the same people. He added that usually residents request that the noise just be turned down. Once a complaint is received, the police ask the business to turn down and the business complies.

Residents also agreed that whether they are disturbed by the noise may depend on the type of music being played.

Council decided to hold an open forum on the Noise Ordinance after the data is compiled by staff.

- Hearing for Wastewater Plant Expansion

The hearing for the Wastewater Plant Expansion will be held on October 19. The announcement will be forwarded to Council. Staff is meeting later this week to map out the presentation regarding the application that is in front of Ohio EPA. This meeting will include solicitation of interested party comments.

- UpCo Members on the Design Review Board

UpCo is disbanding. Mr. Rucker asked Council how they would like to fill the UpCo seat on Design Review Board. Mr. Lafayette noted that Council needs to determine how to fill this seat, and this will include a legislative amendment. Ms. Brill added that the ordinance states “when possible” so it could fall to another resident as currently written. The numbers of positions are set by the ordinance. This item will be a discussion item for October worksession.

Executive Session – Pursuant to Ohio Revised Code Section 121.22 (G)(3): Conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action.

Ms. Pine motioned to enter Executive Session, seconded by Ms. Giaimo. All in favor.

Mr. Rucker motioned to exit Executive Session, seconded by Ms. Pine. All in favor.

Meeting adjourned at 8:34pm.

Clerk

Mayor