

VILLAGE OF PLAIN CITY
PLANNING & ZONING COMMISSION

MINUTES

December 16, 2020

6:30 PM via Zoom

MEMBERS

Mayor Carney – Dustin Adler – Tom Jaskiewicz – Amy Rucker- Shannon Pine

CALL TO ORDER: 6:30pm

ROLL CALL:

X Mayor Carney **X** Dustin Adler **X** Tom Jaskiewicz Amy Rucker (not in attendance)

X Shannon Pine

APPROVAL OF MINUTES:

November 18, 2020 Meeting Minutes Approved Mr. Jaskiewicz, 2nd Mayor Carney - 4 years

COMMUNICATIONS:

Zoning (Ms. Brill) – At Council selected OHM Consultants for Zoning Code Rewrite, working on scheduling kickoff meeting. Finalizing OpenGov should be up to launch after first of year.

BZA (Mr. Jaskiewicz) – Two sign variances in front of the board but hadn't made our finding of fact but both projects were approved – sign for new location of Pioneer Pizza as well as reuse of the pole sign for Lil E's. Variance application was approved.

Council (Ms. Pine) -As mentioned OHM approved. Discussed committees for 2021 and Ms. Pine will remain on P&Z until if/and or Charter is approved because Charter removes a Council member from the committee.

General (Mayor) – Swore in 2nd Officer Cody Hogston last Thursday wrapping up the holiday happenings going and looking forward to 2021 and working with council committees, as most basically stayed the same.

DISCUSSION:

2021 Meeting Schedule – Mr. Adler everything looks in line with what we've done in the past, I at times we've gone back and forth with a week vs 2 weeks before. I personally feel comfortable with that 1-week timeline because we have challenges in the past about not getting the packages until a few days before and give due diligence. Ms. Pine concurs 1 week is pretty routine for applicants. Mr. Adler motioned to approve 2021 meeting schedule as proposed, Mr. Jaskiewicz 2nd - 4 years

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GUESTS: Bryan Adams, Bob Yoakam, Gary Smith (G2 Planning), Antoinette Marsh, G2 Planning, Phil Moorehead, Steve Rice, Randy Van Tilburg, Corey Theuerkauf (Rockford Home), 614-361-1606 (unknown person, didn't introduce themselves)

OLD BUSINESS:

- Case # 2020-0004 Run at Hofbauer Preserve Rezoning and Preliminary Development Plan. Rockford Homes. Parcel # 1800180370000, 180018030090, 1800011680000

Mr. Adler asked Mr. Smith to give an update. Unable to screen share so Ms. Brill will be showing docs. Lot of changes submitted initially were still fresh. Village wanted more time to evaluate the changes prior to initializing zoning meeting. Initially revised the frontage, because Village wanted additional ROW and path, which was incorporated. Path on Chillicothe but taken out of open space but has not been reincorporated into open space. Will be a gravel or mulch path, needs approved thru EPA, Darby protection plan. Doesn't see an issue with that. Board wanted more clarification on conservation and preservation area. In comment response letter submitted, had a couple incorrect acreages. Mentioned in a comment response letter mentioned 8 acres, it's actually 5.4 acres. Open space is broken unto two areas. All to do with mitigation of our encroachment into the stream order protection. You can see the area in green, those are impacted areas. And then we have to mitigate that by doing the conservation easement essentially in part of the watershed and kind of preservation area in the remaining watershed. Differences between the 2 the conversation will be a drafter legal easement, ??? undistributed to go ack to nature. Second area ??? conservation easement is going to be a drafted legal easement and essential that easement in perpetuity to leave the area natural, undisturbed essential to go back to nature. So that area, that 5.4 acres is going to be within a conservation easement. So for the secondary mitigation area, what we're calling the preservation area isn't required, so what we are doing to maintain that as part of preservation and open space is within zoning we are calling that a preservation area essentially and as part of the zoning would protect that area from ever being built on in the future because the only way they could ever come back and doing anything with that would be to come back to the Village and asking you to modify the zoning to build on that area. Essential thru Zoning that's also established as a natural undisturbed area in perpetuity for the purpose of the Darby Watershed and of the development. That is a better explanation of how that open space area gets broken down and addresses the concerns by Council is that neither one of those areas can't be built on in that area. The answer is what I just described. Conservation area is a legal described easement, preservation area is that established by Zoning where no development in the future, besides the gravel path.

Mr. Adler, anyone have questions? Mr. Jaskiewicz was there questions about roadway widths and did they worked out or managed? Mr. smith, yes, we talked and worked though that issue in the last meeting. Road sections submitted as well. Can't remember what those were off hand. Would be acceptable with parking on one side of the street opposite of the fire hydrants. Mr.

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Jaskiewicz asked Taylor we discussed this, they are to provide 54' roadways to go to 50', Taylor that was the ROW. Mr. Adler the width was down 30 to 26. Mr. Jaskiewicz asked Ms. Brill were you able to find out Darby Field width Ms. Brill Darby on most of the local roads are 26 but they maintain the 54 ROW the only road that went to that 50 was Red Knott. Major roadways like Nighthawk had 30' width. But majority of the streets in Darby maintain the 54' ROW and 26' pavement. Mr. Smith the reason we asked for the 50 instead of the 54 is more than what's necessary to accommodate the road width and sidewalks, and the 50' still puts the sidewalks inside that 50' ROW and allows us to pull the houses a little closer to the street, create a pedestrian oriented feel and that was the reason we asked for the divergence. Going from 54 to 50 is a line that's invisible space, doesn't change the nature of the development only pulls the houses closer to the street. Mr. Jaskiewicz ??? Mr. Smith the roadway widths would be the same would be 26 like in Darby Fields. Still get the sidewalk and tree lawn within the 50' ROW. Not a functional change from 54' to 50' it's more of an aesthetic thing. No change from a safety or utility standpoint. Everything in the street is still able to happen within that 50' ROW. Just changes the position of the house relative to the street from the village's perspective. We're hoping that that is acceptable. Ms. Carney would like to keep it at the 54' to kind of set this as your entering into Plain City, this development gives that bigger illusion of yard space. Mr. Smith from our perspective it's a difference of 2' on either side, we can take a look at that. We are trying to create a lot of interaction between the front porch and the street. It's not that noticeable driving down the street it would feel like a traditional neighborhood adjacent to us, to the south, trying to create that traditional feel. Ms. Carney on the walking path, is there an access to the Darby with a gravel path? Mr. Smith there would not be an access point to the Darby because the Darby it's outside of the property. Trying to keep the path a little closer to the back of the home on the edge of the preservation area and let everything go back to natural. Mr. Jaskiewicz would people be prohibitive or restricted ??? Mr. Smith, I think his question would be are people prohibitive from going back there, our goal would be to not encourage people to going back there. I think were going to label that as a preservation area but we didn't want to make it attractive for everyone to tromp thru there. Mr. Adler help me understand the difference between 8' multiuse vs 6' gravel. Mr. Smith the preservation area has to have a pervious pathway per Darby requirements so that's the 6' gravel path and on the front on Chillicothe granting the additional ROW is 8' asphalt multi-use path. Mr. Adler wants to know if we can go to 8' in preservation area. Mr. Smith said it's up to EPA. Mr. Adler it's more in line with one of the other developments that we were looking at. Mr. Smith I think on apartments that we just did on 42 was a 6' path. Cory and Bob have no objection to going to 8' if ok by EPA. Mr. Adler with perimeter buffering and screening on the north side. Did we get anywhere with that? Mr. Smith it is defined on our landscape plans as part of the development plans. Mr. Adler wants to pull up, doesn't think it is what he is seeing on the landscape. Mr. Smith we have a buffer required, a code compliant buffer – deciduous, evergreen and ornamental trees to create shade and capacity that everyone is looking for. Mr. Adler questions about signage, entry sign on Noteman, asked to put further into ROW than we would typically do, Mr. Smith yes, I think we

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can accommodate that without impacting safety or visibility. Secondary entry sign is a lot smaller in scale than the main entry. Small landscape bed around it and accommodate that without compromising safety in any way. Mr. Adler may be something we look at, as it's a little tight down there. Mr. Smith it's got to get far out so that it's not competing with the trees but sitting at the stop bar you can see past it. Put together a visual diagram so you can be comfortable with the view from oncoming traffic. As it relates to the divergence to the main sign, our goal is to have the sign in the median itself so we've got to have the divergence. We will have to come back to you with a visibility diagram. What really happened to us that in pushing that ROW back that our signs going to be way back there until ultimately Chillicothe is improved or widen sometime in the future. Really wanted to get that sign as close as we could because most people are going to pull way past the bike path or even further to be able to pull out right or left to that street. Mr. Adler that's all I have. We talked last time about the density of this, falls more in line with the area that this is in with proximity with the park. I don't see concerns with having a less dense development here. Ms. Pine, I think my concerns from last meeting have been addressed. I think this serves the community well. Mayor Carney, no additional questions. Mr. Adler, Mayor brought up the ROW don't have feelings on that. Ms. Pine 50' wide streets are pretty common in Columbus so doesn't bug her and thinks it will work for this development. Mr. Jaskiewicz, I agree. Mr. Adler, I think we're really asking to change from this is the path. Do we have motion to approve Mr. J motioned to approve with the condition of an 8' wide path if permitted by EPA, seconded Ms. Pine. Mr. Adler got ahead of myself, asked for public comment.

Ms. Marsh my concerns relate to the street width (54 to 50) seems like you might put the city at a disadvantage in the future if you give the ROW away. The published plan indicated the narrow street for decreasing the speed. If worried about speeding—why not put in speed bumps. I did not see comments about front porches being close to the street. Are there drain titles in that area that has not been identified? It could impact neighbors. I could not find drainage marker #16 on page 24 that related to drainage easements. Is the encroachment on the riparian setback area required by the Ohio EPA stormwater permit sufficient and been confirmed with the Ohio EPA, is it absolutely confirmed that it's ok. Water holding ponds so close to the riparian setback can be problematic and will negatively impact the Big Darby and should be moved away from the Big Darby if we want to protect the Big Darby ecosystem. Are you changing any of the elevations of the reserve and conservation area? There may be concerns about drainage, water and flooding and it could impact the neighbors of that area. It could turn into a very marshy area, mosquito breeding ground. Also, when you discussed the 5.4 acre conservation area, is that the measurement of today or does it include when flooding occurs. That conservation is going to be decreased when we get flooding in that area. And when you mentioned bike paths is that the same as a sidewalk, because I have noticed people in the new development south of town actually ride the bikes on the Plain City Georgesville Road, they don't use the walkway sidewalk along that new development. Make sure the are bike paths not sidewalks.

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Mr. Smith in regard to the ROW issue. There is a lot of merit to pulling things closer to the street because it makes is slightly uncomfortable to speed. Nobody likes speedbumps in their development. Speedbumps are a problem for a lot of reasons, for the city, in terms of plowing, for residents for wear and tear on cars, discover later that they won't fix it, they are more of a reactive measure. From a planning vehicle is to make the roadways safe for emergency vehicles but also creating a pedestrian street, gives people less psychological feeling that they can speed. In regards to the preserve area the conversation easement is the conversation easement, doesn't change from an engineering perspective, the floodplain area is less than that 5.4 acres and is an easement required by the EPA and required to be a conservation easement. Not being to be any grading within the easement or within the preservation area. The basins themselves have been analyzed by the environment consultant and getting them permitted. Very confident that what we have shown will be approve final, full confidence in the engineer in terms of putting these together and getting them permitted. The bike path issue we do have along the frontage is intended a multiuse path, will allow walking or biking. The preserve area is a gravel path because that is all we are allowed to install due to the EPA because of the Darby, because of water quality, it pervious not impervious, has to be a gravel or mulch path or something similar, won't be a bike path there strictly be for walking around the development. Not asphalt back there. Mr. Jaskiewicz the riparian set-back but I believe that has to be approved by the EPA anyway. Mr. Smith has run through the calculations and this is the guidance that we are getting from them. Very strict requirements in how those calculations are prepared because the entire site is part of the Darby tributary so we have that plus we have the areas that are impacting that stream corridor and protection zone and this is the guidance and feedback that we are getting. Ms. Carney raised the old drain tile that might be in field, in my neighborhood when the school was built, we had significant flooding until they did some tiling. Mr. Smith we are outside of the established floodplain of the Darby. I think in answer to your questions Mayor if there are field tiles coming from offsite onto the site, then we have to incorporate them into the storm drain. If they're just on our site then essentially, they will be addressed by drainage system we put in on our site. Everything on our site drains from Chillicothe back to the Darby. Based on Darby and regular storm water requirements, we have to capture any additional runoff that's coming from our development and anything coming offsite to onsite and we've got to put that thru a storm drain system and into water quality ponds to address any additional runoff we're creating as part of the new impervious area so that's why we have those ponds between us and the Darby because that's the drainage flow and those are collecting all of the water from the development holding it and then releasing it at a predevelopment rate, so that takes care of increased development increased pervious area, part of a rigid calculation system that the engineers have set up. Mr. Van Tilburg can address for the Village. Ms. Carney the question on the 5.4 acres is that part of the CRP land or is that something totally different? Mr. Smith it's a conservation easement, I think it's a permanent easement of the land, not sure any outside agency has ownership over that. Ms. Carney it wouldn't be USDA, they pay you for keeping your land in conservation. Mr. Theuerkauf that wouldn't be the case. This is going to be a permanent

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easement with the stewardship is typically with the local sewer and water or the EPA, to ensure that in perpetuity no development, nothing is touched, it is in fact being conserved in perpetuity. Mr. Adler, Ms. Marsh did we touch on everything you asked? Ms. Marsh said yes. Ms. Carney did raise an issue with field tiles. I would encourage you to investigate that fully, put in 100 – 120 years ago and only discovered when there is a problem down the road.

Mr. Adler any other public comment? Then we will close this portion of the public hearing.

Any other concerns from committee? Ms. Pine no other questions. Mr. Jaskiewicz me either. Mr. J renews motion to approve with condition of 8' path if permitted by EPA, seconded Ms. Pine - 4 yeas

Mr. Adler asked for any other agenda items.

ADJOURN: Adjourned 7:24pm