

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

**Members:** Mayor Carney – Dustin Adler – Tom Jaskiewicz – Shannon Pine -- Justin Dreier

Others present: Taylor Brill (Zoning official), Haley Lupton (Management Analyst), Doug Holthus (Solicitor)

Visitors: none

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

**Roll Call:** Mayor Carney, Dustin Adler, Tom Jaskiewicz, Shannon Pine, Justin Dreier

**Swearing in** of Mr. Justin Dreier, new member by Mr. Holthus

**Approval of Minutes:** February 17, 2021 Meeting Minutes Approved. Mayor Carney motioned to approve, and Mr. Jaskiewicz seconded. 5 yea votes. Mr. Dreier abstained.

**Public Comment:** none

**Communication:**

Zoning (Ms. Brill) -

- Jefferson Village plats were approved by Council. The vacation plat was signed and is being recorded. The final plat will be released after the public improvement plans are filed and reviewed by the Engineer.
- The Roadway Impact Fee was approved by Council.
- Conversations were had with MI Homes about the Sewer Impact Fee Waiver. They are going to forego this request at this time. They may be exploring other options in the future.

BZA (Mr. Jaskiewicz) -

- An application was filed for an apartment over a garage on Shepper Avenue. This project was approved last month.
- Next meeting is in April.

Council (Ms. Pine) -

- Council had a meeting on March 8 and a Worksession on March 3, where the Jefferson Village plats were approved and the Impact Fee waiver was approved.
- The Noteman Road project was not approved by the EPA, so there are extra funds that may be utilized for other projects, including the Uptown Streetscape Improvements. The improvements include trees, sidewalks, and benches throughout uptown.

Mayor's Office (Ms. Carney) -

- The Uptown Streetscape Project was discussed during the last Personnel & Finance meeting. Mr. Dawson came to the last meeting asking the extra funds to be used for the north side of the road for sidewalk improvements.

- Ms. Brill and the Mayor have been working with several new businesses that are trying to find new locations in the Village. They recently met with Mr. Medici, who owns the Park National Bank building, to discuss his visions for the Uptown. He requested that the alley by his building be vacated and Council will be considering this in the future. If vacated, he may agree to put in new lighting and pavers, and potentially bicycles racks.
- The Easter Egg Hunt will be held at Pastime Park on March 27. The Village is organizing this event.

**Public Comment:** none

**Old Business:**

- Impact Fee Waiver Application - a motion to table this application was made by Mr. Adler and seconded by Ms. Carney. Five yea votes.

**New Business:**

- Madison Meadows Lot Split - The applicant has filed an application for a minor subdivision/lot split from one parcel into two parcels. The resulting lot split will contain one 15.592-acre lot, designated for multifamily residential and one 13.198-acre lot, designated for reserve area (park).

Mr. Adler asked if this just pertains to the area that was already approved (multi-family, park space). Yes, this application is to separate out the lots. It will separate the land from the 13 acre of park land. Staff recommends approval of the proposed lot split with the following condition: The lot split shall become null and void in the event that the new parcel is not provided public right-of-way access through the subsequent approval of a final record plan by December 31, 2021. The new parcel, not provided right-of-way access, shall have a deed restriction recorded stating that the parcel may not be built upon or transferred until a final record plan providing right-of-way access is approved and recorded, unless specifically permitted by the Village of Plain City.

The commission agreed that the request is straightforward and aligns with the original plan.

Motion to accept staff's recommendation of approving the lot split if it follows the criteria set, made by Mr. Adler, seconded by Ms. Pine. Five yea votes.

- Charter ordinance  
A public hearing will be set on April 21 to review the Charter mandated updates to the Zoning Code. The Commission needs to adopt the new membership requirements as stated by the Charter. The Commission does not have an option on the membership changes since the Charter was passed but would like to set the public hearing as a formality.

Motion to set the public hearing for the Ordinance establishing the new Planning Commission requirements as mandated by the Charter election on April 21 was made by Mr. Adler and seconded by Ms. Pine. Five yea votes.

**Other:**

- Mr. Dreier introduced himself and gave some background on his experience. He was welcomed to the Commission.

- The Zoning Code rewrite is in progress. Ms. Brill had a meeting with OHM today and the first meeting of the Steering Committee will be in April.

Meeting adjourned at 6:54pm.

Minutes submitted by Haley Lupton, Management Analyst