

## PLANNING AND ZONING COMMISSION MINUTES

October 21, 2020

Mayor Carney called the meeting to order at 6:30 PM via zoom and also in person.

Members present were Mayor Carney, Dustin Adler, Tom Jaskiewicz, Amy Rucker, and Shannon Pine.

Mr. Jaskiewicz motioned, seconded by Mr. Adler to approve the September 16, 2020 minutes. Two yeas with Mayor Carney, Ms. Rucker, and Ms. Pine abstaining.

Visitors: Allen Shepherd, Wade Dunham, William Westbrook, Faye Cox, Gary Smith, Bryan Adams, Randy van Til Burg, Joe Craft, Steve Rice, Nathan Cahall, Robert Yoakam, Steve Simonetti, and Corey Theuekauf

Ms. Pine motioned, seconded by Ms. Rucker to nominate Mr. Adler as chairperson of the committee. Five yeas.

Ms. Brill Zoning Communication:

- Section 7 of Darby Fields is almost complete;
- Attended a pre-proposal meeting with the company's wanting the contract to rewrite the zoning code. She hopes to have a firm selected by December and the rewrite can begin the first part of the year
- Attended a meeting with M/I Homes regarding the traffic study and different options for the Darby Station subdivision.

Mr. Jaskiewicz BZA Communication:

- No meetings have been scheduled

Ms. Pine Council Communication:

- Council has scheduled the public hearing for the Darby Station rezoning for November 23, 2020.

Mayor Carney Communication:

- Working to improve communication between the village and businesses/residents.

OLD Business:

- Case # 2019-009 Oak Grove Final Development Plan
  - Ms. Cox gave a summary of the project to bring new members up to date. The most recent discussion related to the subdivision was the proposed number of acres for the open space. Ms. Carney said the Park Committee in favor of allowing developers to purchase open space instead of providing open space within the subdivision. The subdivision has platted 19.75. Further discussion occurred about the connecting road between Madison Meadows and Oak Grove. The developer has submitted two options related to the connecting road. Option 1: is to not have a connecting road into the Madison Meadows subdivision. Option 2: is to provide the connecting road. Mr. Jaskiewicz said he had no issue if there was not a connecting road into the neighboring subdivision as long as the Fire Department agreed the road wasn't necessary. Mr.

Adams said there weren't any fire-related issues since there were two other connecting roads. Ms. Rucker said she still had a concern with a lack of connection because it may cause undue pressure at the light on Perry Pike and US Rt 42. Mayor Carney said the Park Committee is in favor of allowing developers to pay a fee instead of providing parkland. Mr. Shepherd provided a letter to the commission that address several concerns: 1) The bike and walking paths will be constructed with concrete or asphalt 2) All open spaces within the Oak Grove subdivision will be maintained by the HOA 3) Sidewalk/bath path along US Route 42 shall be 8ft wide 4) The cost to cross the Elsie Bidwell ditch shall be shared equally. There will be a required turn left lane going north on US 42 and a decel lane going south on US 42. The developer said both lanes will be constructed in Phase 1 of the project.

The applicants wish to utilize Option 1 related to the connectivity into Madison Meadows however they would discuss the other option that was desired by the commission. Mr. Jaskiewicz motioned, seconded by Ms. Pine to allow the Oak Grove to not connect to Madison Meadows. Mr. Shepherd was asked to work with the developers of Madison Meadows regarding the stub in their subdivision. If both parties agree then the village is ok with no connectivity between the subdivisions.

Ms. Rucker motioned, seconded by Mr. Jaskiewicz to retract the former denial of the PRD. Three yea votes and Mayor Carney and Ms. Pine abstained.

Ms. Pine motioned, seconded by Mr. Jaskiewicz to approve the PRD with the following conditions; Option 1 as long as agreed upon with Madison Meadows and the four conditions stated in the letter. The final greenspace calculation, mailbox placement and details for the trail along the Bidwell-Elsey ditch would be deferred to the final review process. Five yea votes.

- Case #2020-0004 Robinson Run Rezoning and Preliminary Development Plan.

Mr. Adler opened the public hearing:

- Gary Smith of G2 was present to discuss the newly renamed Run at Hofbauer Preserve. Per the plan, the roads had been narrowed and Mayor Carney expressed concern. There was a lengthy discussion regarding the easement, traffic study, and bike paths. No decisions were made. No public comments were made. Ms. Pine motioned, seconded by Mr. Adler to continue the public hearing until November 18, 2020. Five yea votes.

Meeting adjourned at 8:40.

Minutes submitted by Renee Sonnett, Fiscal Officer