



COUNCIL REGULAR MEETING MINUTES

August 10, 2026 at 6:30 P.M.

Council Chambers

Council Members: President T. Harriman, T. Arnold, J. Eudaily, A. Lewis, J. Sintz, M. Terry

Mayor: Jody Carney **Village Administrator:** Haley Lupton

Police Chief: Dale McKee **Director of Finance:** Renee Sonnett **Director of Law:** Paul-Michael La Fayette

Call to Order: Mayor Carney called the meeting to order at 6:30 P.M., followed by the Pledge of Allegiance.

Present: Jody Carney, Toni Arnold, Jim Eudaily, Tyler Harriman, Aaron Lewis, Jamey Sintz, and Michael Terry.

Absent: None.

Approvals:

Agenda: Council Regular Meeting – August 10, 2026

Mr. Sintz motioned to approve the August 10, 2026 agenda, seconded by Mr. Harriman. All in favor. The August 10, 2026 agenda is approved.

Minutes: Council Special Meeting – August 5, 2026

Ms. Arnold motioned to approve the August 5, 2026 minutes, seconded by Mr. Sintz. All in favor. The August 5, 2026 minutes are approved.

Youth Spotlight: Eliza Shuping, Leyla Ruth, Eli Harriman

Mayor Carney presented a Certificate of Appreciation to Jonathan Alder High School students Ms. Eliza Shuping, Ms. Leyla Ruth, and Mr. Eli Harriman. Ms. Shuping and Ms. Ruth recently attended the Buckeye Girls State program and Mr. Harriman attended the Buckeye Boys State program. Each student provided a brief overview of their experience in the program and knowledge gained. Mayor Carney congratulated the students on their accomplishments. Mr. Bill Diedrich, on behalf of the American Legion Post 248, stated that it was an honor to sponsor these three students to attend their respective programs. All those in attendance congratulated the students.

Proclamation: Detective Greenbaum

Chief McKee thanked the Mayor and Council for the time to recognize Detective Philip Greenbaum for his 25 years of full time service with the Plain City Police Department. Detective Greenbaum reached this milestone on June 24, 2026. Chief McKee noted that Detective Greenbaum has lived in the Village his entire life and career. Detective Greenbaum has served the community through various leadership and educational positions, including as an outreach coordinator with local schools. Chief McKee thanked Detective Greenbaum for his continuously positive attitude and sense of humor. Chief McKee and Lieutenant Tom Jaskiewicz presented a certificate and a “thin blue line” engraved watch to Detective Greenbaum to celebrate his 25 years of full time service with the Police Department. Chief McKee also thanked Detective Greenbaum’s wife and family for their support and sacrifices that come with being in the law enforcement community. Mayor Carney also presented a proclamation to Detective Greenbaum celebrating his 25 years of service and thanked him for his commitment to the Village. All those in attendance congratulated Detective Greenbaum. Detective Greenbaum thanked his mother for her continuing support throughout his life as well as his wife, Dawn, for her sacrifices and support. Detective Greenbaum thanked his children for their support as well. He stated that, throughout his life and career in Plain City, he has seen it grow and change positively. Detective Greenbaum stated that the community continues to remain connected and he is grateful for his ability to serve the community. Detective Greenbaum thanked Council for ensuring that the Village continues to be a great place to work and live. All those in attendance applauded Detective Greenbaum.

Visitors:

Ms. Susan Johnson, of 1031 Willow Creek Drive, introduced herself and stated her support for the data center moratorium legislation on tonight’s agenda. She acknowledged that the moratorium is temporary in nature but is grateful for Council’s review of comprehensive zoning regulations. She stated her appreciation for the Mayor and Council listening to resident comments and concerns.

Mr. Bill Diedrich, of 320 Lantern Lane, although signed in to speak, declined the opportunity to do so.

Reports:

- Mayor: Mayor Carney stated that she recently attended the Daily Needs Assistance (DNA) summer camp as a guest speaker. During the camp, she spoke about the importance of decision making in local government. She thanked staff, the Police Department, and Fire Department for their hard work in ensuring the success of the Fourth of July celebrations. Mayor Carney recently participated in the Madison County Fair Dignitary Hog Show with Senator Reynolds and other local elected officials. She stated that planning efforts continue for the Corn Carnival on September 12, 2026. The next Corn Carnival planning meeting is Tuesday, August 11, 2026. Mayor Carney thanked staff for their assistance in Corn Carnival event planning.
- Village Administrator: Ms. Lupton stated that the Public Square splash pad ribbon cutting was a success with great attendance. The Parks Master Plan open house, on the same day as the ribbon cutting, was also well attended. Ms. Lupton stated that temporary restrooms will be added to the splash pad area and an additional coating will be installed on the splash pad to prevent slips or falls. Additionally, the Jackson Street Dog Park is officially open. Lastly, Ms. Lupton stated that the new Code Compliance Specialist began employment with the Village today.
- Finance Director: Nothing to report.
- Police Chief: Nothing to report.

Discussion Items:

Comprehensive Plan Adoption:

Ms. Lupton stated that representatives of MKSK Studios are present to answer any questions Council may have regarding the final draft of the 2026 Comprehensive Plan. Mr. Kyle May, with MKSK Studios, thanked Council for their time and partnership with MKSK Studios to complete the 2026 Comprehensive Plan. Mr. May provided a brief overview of the plan formation process, individuals and stakeholders involved in the formation process, key focus areas of the plan, and tentative adoption and implementation timeline.

Mr. Terry left the meeting at 6:54 P.M. due to a prior commitment.

Mr. May discussed how the 2026 Comprehensive Plan relates to the vision and mission statement set forth in the 2018 Comprehensive Plan. He noted that the plan should assist Council in making informed decisions and may serve as a tool in land use and development decisions. Mr. May stated that he is happy to answer any questions Council may have.

Ms. Arnold stated that she has several concerns regarding the proposed plan. Ms. Arnold acknowledged that the plan should serve as a guiding document and not as a regulatory document, however, she stated that she has concerns with several recommendations and would not be able to vote to adopt said plan until such concerns are addressed. She stated that she is concerned that the document is too long which prevents the community from reading the plan in its entirety. Ms. Arnold stated that she prefers that density in the Village is decreased and not increased, as the plan recommends. Other concerns include potential negative impacts to the Uptown area and school district based on the plan recommendations. Additionally, Ms. Arnold stated that she prefers that more apartments are not added to the Uptown area and that a bus route, as stated in the plan, is not implemented within the Village. Ms. Arnold stated that much of the community desires to maintain the rural and connected feel of the Village. Mayor Carney stated her agreement with Ms. Arnold's comments, including not implementing a bus route through the Uptown area. Mr. May thanked Ms. Arnold and Mayor Carney for their comments. Mr. Harriman stated that he believes many of the plan recommendations are accurate, notably the recommendations regarding bicycling paths and hiking trails. Mr. Sintz stated that the feedback he has received from residents is supportive of decreasing density overall. Mr. Harriman stated his support for Mr. Sintz's comments. Mr. Eudaily noted that he prefers that mixed-use components are not added to the Uptown area as has been done in the City of Dublin, but rather new construction should seek to highlight existing architecture. Mr. Harriman stated that adequate housing should be provided for individuals who desire to move back to the Village after reaching adulthood, however such housing may not be suitable in the Uptown area. Ms. Arnold and Mr. Sintz stated that it is important to preserve existing pedestrian traffic in the Uptown area and noted that additional housing components in the Uptown area would increase vehicular traffic and parking concerns.

At the inquiry of Mayor Carney to all of Council, Ms. Arnold stated that as the plan exists in its current form, she would not vote in favor of its adoption. Ms. Lupton confirmed that revisions can be made to the plan in response to Council's comments and concerns. Mr. May confirmed the same and thanked Council for their comments and suggestions.

Special Events and Road Closures:

Mayor Carney stated that she requested this discussion topic to be added to the agenda after receiving comments and concerns from residents regarding events in the Uptown area. Such comments include

concerns about the lack of mobility and accessibility in the Uptown area during events and negative impacts to Uptown businesses. Mayor Carney stated that she would prefer that requirements be added to the Special Event Permit application packet that would prevent applicants from closing an event to the public such that the general public would be able to access Uptown businesses in the event area. Mr. Eudaily added that the Ohio Department of Transportation (ODOT) has requirements regarding road closure signage, which have not been adhered to during recent events in the Uptown area, notably on Main Street. Ms. Arnold stated that, in her opinion, if an event requires a road to be closed for a significant amount of time, then such event must present a tangible and significant benefit to the community. Additionally, the event must have substantial rationale for the road closure. Ms. Arnold stated that, in regards to the event being discussed, since the event is a ticketed concert, it has become a private event and therefore does not positively serve the community. She added the parades serve the community and are free to attend by the general public. She encouraged Council to consider implementing additional criteria for event road closures. Mayor Carney noted that ticketed events such as a 5K run or similar event do not present the same mobility restrictions as a concert event in the Uptown area since the former does not require extended road closures. Mayor Carney stated that several businesses closed operations on the day of the event due to poor sales and inaccessibility. She inquired of legal counsel as to the legality of such a proposal to require event organizers to not close roads. Ms. Ashley Hetzel, legal counsel for the Village, stated that she and Mr. La Fayette would be amenable to research any proposals presented by Council.

Mr. Sintz stated that, based on the discussion, he believes the primary concern is fencing around an event in the Uptown area. Mayor Carney stated her agreement. Ms. Arnold agreed as well and added that extended road closures are also cause for concern. Council directed Ms. Lupton to complete additional research for available options regarding the Special Event Permit application packet in response to Council's comments. Mr. Lewis acknowledged that certain businesses are positively impacted by Uptown events similar to the event being discussed.

Chief McKee, at the inquiry of Council, stated that if alcohol is being served at the event, fencing is preferred since it prohibits people from bringing alcohol in to the event and increases event security and overall public safety. Chief McKee noted that two upcoming events in the Village will have similar road closures as to the discussed event. Mayor Carney stated that such events will be free and open to the public though. Ms. Arnold stated that it may be beneficial to review events based on whether the event is ticketed or open to the general public, given the differences in such events. Mr. Eudaily added that shortened road closures would be preferred as well. It was acknowledged that any new requirements would have to be applied to all special events. All of Council directed staff to complete additional research regarding this topic and present such information and recommendations to Council in preparation for events in 2027.

Public Hearing: None.

Motion: To Appoint Connor Fullenkamp to Serve on the Board of Zoning Appeals with a Term to Expire December 31, 2028

Mr. Lewis motioned to appoint Connor Fullenkamp to serve on the Board of Zoning Appeals with a term to expire December 31, 2028, seconded by Mr. Harriman. All in favor. Mr. Fullenkamp is appointed to serve on the Board of Zoning Appeals with a term to expire December 31, 2028.

Motion: To Appoint Nicholas Warner to Serve on the Board of Zoning Appeals with a Term to Expire December 31, 2030

Ms. Arnold motioned to appoint Nicholas Warner to serve on the Board of Zoning Appeals with a term to expire December 31, 2030, seconded by Mr. Eudaily. All in favor. Mr. Warner is appointed to serve on the Board of Zoning Appeals with a term to expire December 31, 2030.

Unfinished Business:

2nd Reading Ordinance 34-2026: Amending the Codified Ordinances Through the Enactment of Chapter 1178, Architectural and Site Design Standards for Residential Development, of Part Eleven of the Planning and Zoning Code

Mr. Harriman motioned to approve Ordinance 34-2026, seconded by Mr. Lewis. All in favor. Ordinance 34-2026 is approved.

2nd Reading Ordinance 35-2026: Amending the Codified Ordinances, Removal of Chapter 1182, Blight Control, of Part Eleven of the Planning and Zoning Code

Mr. Harriman motioned to approve Ordinance 35-2026, seconded by Mr. Lewis. All in favor. Ordinance 35-2026 is approved.

2nd Reading Ordinance 36-2026: Amending the Codified Ordinances, Chapter 1186, Nuisances, of Part Eleven of the Planning and Zoning Code

Mr. Lewis motioned to approve Ordinance 36-2026, seconded by Mr. Sintz. All in favor. Ordinance 36-2026 is approved.

2nd Reading Ordinance 37-2026: Establishing a Temporary Moratorium on Data Center Development Within the Corporate Limits of the Village of Plain City and Declaring an Emergency

Ms. Arnold motioned to approve Ordinance 37-2026 with a declaration of emergency, seconded by Mr. Eudaily. All in favor. Ordinance 37-2026 is approved with a declaration of emergency.

2nd Reading Resolution 25-2026: Authorizing and Directing the Village Administrator to Apply to the Ohio Public Works Commission for Clean Ohio Green Space Conservation Program Funds

Mr. Sintz motioned to approve Resolution 25-2026, seconded by Mr. Harriman. All in favor. Resolution 25-2026 is approved.

2nd Reading Resolution 26-2026: Adopting the 2026 Plain City Comprehensive Plan Update

Mr. Lewis motioned to table the second reading of Resolution 26-2026, seconded by Mr. Harriman. All in favor. The second reading of Resolution 26-2026 is tabled until Council formal action brings it off of the table.

2nd Reading Resolution 27-2026: Amending the Village of Plain City Employee Policies and Procedures Handbook

Mr. Eudaily motioned to approve Resolution 27-2026, seconded by Mr. Harriman. All in favor. Resolution 27-2026 is approved.

2nd Reading Resolution 28-2026: Authorizing and Implementing the Drug Law Enforcement Fund Policy

Ms. Arnold motioned to approve Resolution 28-2026, seconded by Mr. Lewis. All in favor. Resolution 28-2026 is approved.

2nd Reading Resolution 29-2026: Supporting the Village of Plain City's Application for Funding Through the Ohio Public Works Commission Clean Ohio Conservation Program for the Darby Land Acquisition Project

Mr. Sintz motioned to approve Resolution 29-2026, seconded by Mr. Harriman. All in favor. Resolution 29-2026 is approved.

2nd Reading Resolution 30-2026: Authorizing the Sale of Impounded Salvage Vehicles

Ms. Arnold motioned to approve Resolution 30-2026, seconded by Mr. Lewis. All in favor. Resolution 30-2026 is approved.

2nd Reading Resolution 31-2026: Declaring the Intersections of Madison Way and Abby Drive and Madison Way and Caroline Drive to be a Three Way Stop and Authorizing the Installation of Traffic Control Devices

Mr. Sintz motioned to approve Resolution 31-2026, seconded by Mr. Eudaily. All in favor. Resolution 31-2026 is approved.

2nd Reading Resolution 32-2026: Amending Resolution 22-2026 and the Contract with Chemcote Inc for the 2026 Village of Plain City Resurfacing Program

Mr. Eudaily motioned to approve Resolution 32-2026, seconded by Mr. Sintz. All in favor. Resolution 32-2026 is approved.

New Business:

1st Reading Ordinance 38-2026: Providing for the Issuance and Sale of Unvoted General Obligation Notes in the Maximum Aggregate Principal Amount of \$3,850,000, in Anticipation of the Issuance of Bonds, for the Purpose of Paying the Costs of Various Municipal Public Improvement Projects and Declaring an Emergency

1st Reading Resolution 33-2026: Accepting Public Improvements Constructed for Madison Meadows, Section 2A and 2B

1st Reading Resolution 34-2026: Accepting Public Improvements Constructed for Madison Meadows, Section 1

1st Reading Resolution 35-2026: Accepting Public Improvements Constructed for Madison Meadows, Section 3A and 3B

1st Reading Resolution 36-2026: Adopting the Village of Plain City's Engineering Design Standards

1st Reading Resolution 37-2026: Amending the Planning and Zoning Fee Schedule

Executive Session: Pursuant to Ohio Revised Code Section 121.22(G)(8): To consider confidential information related to an applicant for economic development assistance.

Staff members Ms. Lupton, Ms. Hetzel, Mr. Jason Stanford the Development Director, Mr. Derek Hutchinson the Village Planner, Mr. Colin Powers the Zoning Specialist, and Mr. Justin Dreier the Clerk of Council attended the Executive Session. Mayor Carney stated that no additional business would be conducted after the Executive Session.

Mr. Sintz motioned to enter Executive Session pursuant to Ohio Revised Code Section 121.22(G)(8), seconded by Mr. Lewis. All in favor. Executive Session entered into at 7:30 P.M.

Mr. Lewis motioned to exit the Executive Session, seconded by Mr. Sintz. All in favor. Executive Session exited at 8:14 P.M.

Adjourn:

Mr. Harriman motioned to adjourn, seconded by Mr. Sintz. All in favor. Meeting adjourned at 8:14 P.M.