

Ordinance No. 23-20

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR THE OAK GROVE PLANNED RESIDENTIAL DEVELOPMENT.

WHEREAS, Evergreen Land Company (the "Applicant") has submitted planning application number 2019-009 to the Village's Planning and Zoning Commission a required development plan pursuant to Chapter 1178 of the Village's Codified Ordinances; and

WHEREAS, on November 20, 2019, following its duly advertised public hearing, the Planning and Zoning Commission voted 4-0 to recommend to Village Council the disapproval of the development plan; and

WHEREAS, the Village Council reviewed the Oak Grove Development Text and Development Plan, and considered the recommendations of the Planning and Zoning Commission and conducted a public hearing on February 24, 2020; and

WHEREAS, Village Staff met with the Evergreen Land Company and their engineer on February 13, 2020, at the direction of Council, and received a revised Oak Grove Development Text and Development Plan on February 17, 2020; and

WHEREAS, The Village Council, with the concurrence of the Applicant, remanded the revised plan and text to the Planning and Zoning Commission for further review and a new recommendation; and

WHEREAS, the Planning and Zoning Commission reviewed the amended plan and text at the direction of Village Council on April 15, 2020, and on October 21, 2020, and recommended approval of the proposal with conditions; and

WHEREAS, the Village Council has now reviewed the revised Oak Grove Development Text and Development Plan dated February 17, 2020, and considered the new recommendation of the Planning and Zoning Commission and agrees that the proposal is now consistent with the goals and objectives of the Village's Comprehensive Plan, zoning code and related ordinances.

NOW THEREFORE BE IT ORDAINED by the Council of the Village of Plain City, Ohio, a three-fourths majority of the members elected or appointed thereto concurring, as follows.

Section 1. The Oak Grove Planned Residential Development Standards Text and the Development Plan, dated February 17, 2020, attached hereto as Exhibit A respectively, and incorporated by reference herein, is approved with the conditions recommended by the Planning and Zoning Commission.

Section 2. Effective Date. This ordinance shall be in full force and effect from and after the earliest period provided by law.

Passed: November 23, 2020.

Attest: Renee Sonnett
Village Fiscal Officer

Jody Carney
Mayor

First reading: November 9, 2020. Vote: yea nay abstain

Second reading: November 23, 2020. Vote: yea nay abstain

Third reading: _____, 2020. Vote: yea nay abstain

Certificate of Publication

The undersigned, being Village Fiscal Officer of the Village of Plain City, hereby certifies that the foregoing was published by posting for 15 days as required by law and in accordance with Section 123.01 of the Codified Ordinances. The posting was done from 11-28, 2020 to 12-31, 2020 at the Office of the Fiscal Officer located at 800 Village Boulevard; the Plain City Public Library located at 305 W. Main Street; the Middlefield Bank located at 490 S. Jefferson Avenue; the Richwood Banking Co. located at 601 W. Main Street; all being in the Village of Plain City, Ohio, and the Village of Plain City Website at www.pain-city.com.

Date: November 25, 2020

Renee Sonnett
Village Fiscal Officer

Village of Plain City – Office of the Zoning Inspector

P.O Box 167, Plain City, Ohio 43064

Phone: 614.873.3527 (105) Fax: 614.873.4649

Email: tbrill@plain-city.com



A proud heritage, a promising future

October 22, 2020

RE: • Case # 2019-009 Oak Grove Final Development Plan. The Evergreen Land Company. 10522 U.S. 42 Plain City, Ohio 43064 Parcel # 04-00816.000

Applicant:

The Village of Plain City Planning and Zoning Commission met on October 21, 2020 to review the Oak Grove Final Development Plan. The Commission voted to retract their formal denial to Village Council and recommended approval of the revised development plans (Option 1) to Council with the following conditions:

1. The applicant receives verification that the Madison Meadows developer will rework the stub street on White Oak Drive;
2. Bike and walk paths shall be constructed of only Portland cement or asphalt as specified in Section 1125.03 of the Village Code;
3. All open spaces identified as "Village Open Space" will be owned and maintained by the Oak Grove HOA. There will be no Village-owned open space in the development;
4. Sidewalk/bike path along US Route 42 shall be eight feet wide;
5. The cost of the Bidwell-Elsej ditch crossing will be shared equally with the Village as discussed; and
6. Defer final greenspace calculation, mailbox placement and details for the trail along the Bidwell-Elsej ditch to the final review process.

If you have any question or concerns please contact me at tbrill@plain-city.com or 614-873-3527 ext. 105.

Respectfully,

Taylor Brill
Zoning Official

