

Ordinance No. 2-22

**AN ORDINANCE REZONING 79.734 +/- ACRES LOCATED ALONG THE EAST SIDE OF LAFAYETTE PLAIN CITY RD, APPROXIMATELY 0.5 MILES SOUTH OF THE INTERSECTION OF PERRY PIKE AND LAFAYETTE PLAIN CITY RD (PARCEL #02-00145.000 AS IDENTIFIED BY THE MADISON COUNTY AUDITOR'S OFFICE) FROM DARBY TOWNSHIP AGRICULTURAL DISTRICT ("A1") TO PLANNED RESIDENTIAL DEVELOPMENT DISTRICT ("PRD") AND APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR THE MADISON MEADOWS PHASE II RESIDENTIAL DEVELOPMENT.**

**WHEREAS**, Norman A. Beachy and Lois F. Beachy, Trustees owns parcel numbers identified by the Union County Auditor's Office as 02-00145.000 along Lafayette-Plain City Road; and

**WHEREAS**, The owner of the property, through its developer, has submitted an application for rezoning to PRD for the subject parcels; and

**WHEREAS**, the Applicant has also submitted a required preliminary development plan with the rezoning application pursuant to Chapter 1178 of the Village's Codified Ordinances; and

**WHEREAS**, on December 15, 2021, following its duly advertised public hearing, the Planning and Zoning Commission voted 3-1-1 to recommend to Village Council the approval to rezone the Property to "PRD" Planned Residential Development contingent upon the Applicant's conformance with the approved development plan and the conditions recommended by the Planning and Zoning Commission, as may or may not be amended by Village Council; and

**WHEREAS**, the Village Council has reviewed the Madison Meadows II Development Text and Preliminary Development Plan, dated January 26, 2000, (Attached hereto as Exhibit A) and considered the recommendations of the administration and the Planning and Zoning Commission, and agrees that the proposal is consistent with the goals and objectives of the Village's Comprehensive Plan, zoning code, and related ordinances; and

**WHEREAS**, the Village Council agrees with the conditions of approval recommended by the Planning and Zoning Commission and delegates the responsibility of ensuring that the contingencies are met and conformity of the project to the Development Plan to the Village administration and the Planning & Zoning Commission.

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

**Section 1.** The 79.734 +/- acres located along the east side of Lafayette-Plain City Rd, approximately 0.5 miles south of the intersection of Perry Pike and Lafayette-Plain City Rd. (parcel #02-00145.000 as identified by the Madison County Auditor's Office), is rezoned to Planned Residential Development (PRD) pursuant to Chapter 1178 of the Village's Codified Ordinances.

**Section 2.** The Madison Meadows Development Standards Text and the Development Plan, dated January 26, 2022, attached hereto as Exhibit A respectively, and incorporated by reference herein, are approved subject to the conditions outlined by the Planning and Zoning Commission at its December 15, 2021.

**Section 3.** The administration of the Village, its administrator, engineer and zoning officer, and the Planning and Zoning Commission shall confirm conformance to the Madison Meadows Preliminary Development Plan and that all conditions adopted by Council are met before plat approval.

Passed: March 14, 2022.

Attest: Haley Lupton  
Village Clerk

Jody Corney  
Mayor

First reading: February 14, 2022. Vote:      yea      nay      abstain

Second reading: March 14, 2022. Vote: 4 yea 2 nay 0 abstain

- Original 2nd reading on Feb 28 - Vote to Deny
- motion to reconsider on March 14 -

#### Certificate of Publication

The undersigned, being Village Clerk 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 March 21, 2022 to April 4, 2022 at the Office of the Finance Director located at 800 Village Boulevard; being in the Village of Plain City, Ohio and the Village of Plain City Website at [www.plain-city.com](http://www.plain-city.com).

Date: March 21, 2022

Haley Lupton  
Village Clerk