

ORDINANCE NO. 09-2024

**AN ORDINANCE REZONING 136.95 +/- ACRES AT 0 US-42, PARCELS #02-00029.000, #02-00029.001, AND #02-00029.002, FROM DARBY TOWNSHIP AGRICULTURAL DISTRICT ("A1") TO PLANNED UNIT DEVELOPMENT ("PUD")**

**WHEREAS**, Ada Beachy owns parcel 02-00029.000 and Steven Beachy and Loretta Beachy own parcel 02-00029.001, and Pleasant Valley Oak Meadows LLC owns parcel 02-00029.002, as identified by the Madison County Auditor's Office, all located at 0 US-42; and

**WHEREAS**, the property owners, through the developer Paragon Building Group LTD, has submitted an application for rezoning the parcels to Planned Unit Development ("PUD"); and

**WHEREAS**, on October 18, 2023, following its duly advertised public hearing, the Planning and Zoning Commission unanimously voted to recommend to the Village Council the approval to rezone the property to Planned Unit Development ("PUD"); and

**WHEREAS**, the Village Council, following its own duly advertised public hearing, has reviewed the rezoning application and considered the recommendations of the administration and Planning and Zoning Commission, and agrees that the proposed rezoning is consistent with the goals and objectives of the Village Council and administration.

**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 136.95 +/- acres located at 0 US-42, parcels #02-00029.000, #02-00029.001, and #02-00029.002, as identified by the Madison County Auditor's Office, is rezoned to Planned Unit Development ("PUD") pursuant to Chapter 1136 of the Village of Plain City Codified Ordinances.

**Section 2.** It is found that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

**Section 3.** This Ordinance shall be effective from and after the earliest period provided by law.

Passed: March 25, 2024

Attest: *Austin McVie*  
Clerk of Council

*Jody Carney*  
Mayor

First reading: March 11, 2024

Vote: \_\_\_ yea \_\_\_ nay \_\_\_ abstain

Second reading: March 25, 2024

Vote: 5 yea  nay 1 abstain

**Certificate of Publication**

The undersigned, being Clerk of Council 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 4.15 of the Codified Ordinances. The posting was done from March 26, 2024 to April 11, 2024 at the Office of the Clerk of Council located at 800 Village Boulevard; all 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 26, 2024

Austin Rucica  
Clerk of Council