

**VILLAGE OF YELLOW SPRINGS  
PLANNING COMMISSION  
MINUTES**

**In Meeting Rooms “A” & “B”, Bryan Center**

**April 12, 2004**

**CALL TO ORDER**

Chair Bruce Rickenbach called the meeting to order at 7:02 p.m.

**ROLL CALL**

Bruce Rickenbach, John Struewing, George Pitstick and Cy Tebbetts were present. Dawn Johnson was absent. Village Manager Rob Hillard and Zoning Administrator/Planner Phil Hawkey were also present.

**REVIEW OF AGENDA**

The Presentation by Jones & Henry was moved up to an earlier time slot. It would follow the Planning Commission’s monthly reports.

**REVIEW OF MINUTES**

**March 8, 2004.** Struewing MOVED and Tebbetts SECONDED a MOTION to accept the minutes as presented. The MOTION PASSED by ACCLAMATION.

**REPORTS**

**Council Update.** Pitstick gave an update on Council’s monthly activities. This included a resolution establishing a limited moratorium on the acceptance of applications for zoning permits, building permits and other construction related approvals for sexually oriented businesses.

**Bike Enhancement-Northern Gateway Committee.** Struewing gave an update from the Committee. Rickenbach, supported by Struewing made a motion that Planning Commission recommends that Village Council pay attention to the repaving of the streets for bicycle standards; if applicable, and that attention be paid to focusing on bicycle patrols during the day. The MOTION PASSED by acclamation.

**Springfield-Beckley Municipal Airport.** Struewing reported that the Airport Zoning Commission threw out the original proposed changes regarding the sound ordinance. It has been determined that airport zoning authority could not legally be used for land control. The Commission is considering seeking funds to buy development rights and buy property to enable it to have some control. There will be a public hearing in Springfield and one in the Village in June regarding the newly amending zoning ordinance.

**NEW BUSINESS**

**Presentation of Northwest Drainage Area Report by Jones & Henry Engineers.** Paul Romano reviewed the drainage improvement plan. Romano’s recommendations include the following:

1. Develop and coordinate a development plan for the Glass Farm property and undeveloped properties to the east.
2. Enact a storm water ordinance limiting future runoff from undeveloped areas as they develop.
3. Construct certain storm water system improvements in a capital improvements methodology.

**Questions and Answers**

Romano suggested a series of small 2-acre oval detention basins rather than a larger basin in reference to the Glass Farm. These smaller basins would be linked together.

Rickenbach asked what would be the impact of the absence of the two other basins that have been suggested that are not on village-owned property? How critical would this be? Romano stated that it would be very critical if the two were not developed.

Rickenbach referring to Romano’s equation of two-acre basin would handle a twenty-five year flood, asked if this was a safe and

reasonable design parameter? Romano answered by saying that would be Council's decision. This was what he used for his proposal.

Pitstick suggested that perhaps someone might want to pay for an enlargement of a two-acre basin to a four-acre basin rather than build an additional two-acre basin or there could be two 3-acre basins. Romano stated that these were all possibilities.

Tebbetts asked that if the suggested improvements on Dayton Street were implemented would the Village still have to build a detention basin to fix the flooding in Fair Acres? Romano stated that it would be necessary regardless of what is done on Dayton St.

The Commission thanked Romano for his insightful report.

#### **REPORTS con't.**

**Zoning Administrator/Planner's Report.** Hawkey reported that the Board of Zoning Appeals would be holding a hearing for a Special Exception to parking for a new restaurant. The restaurant, Chen's Dynasty does not have access to the required parking.

Hawkey had nothing new to report on the Urban Service Boundary. He also reported that he had met with Christa from the Tecumseh Land Trust, they are currently addressing the watershed area.

#### **COMMUNITICATIONS**

**Resignation.** Cy Tebbetts tendered his resignation from the Planning Commission as of May 11<sup>th</sup>. Rickenbach stated that he appreciated Tebbetts hard work and diligence during his tenure on the Commission. Commission members echoed Rickenbach's comments.

**Memo Re: Existing Housing code.** Hawkey had distributed a copy of a memo he had sent to Council addressing how the zoning code could assist in correcting deficiencies in the housing stock. He has been working with Drew Gleason from the Village Solicitor's office and plans to meet with the Greene County Health Department to look at some previous cases. He will keep the Commission updated on his findings.

#### **CITIZEN'S COMMENTS**

There were no comments from the audience.

#### **PUBLIC HEARING**

There were no public hearings scheduled.

#### **OLD BUSINESS**

**Zoning Proposals from McKenna Associates and from Edwards and Kelcey.** Staff recommends the proposal from Edwards and Kelcey. Hillard explained that this is not a budgeted item. He added that Planning Commission could make a recommendation to Village Council to accept the proposal from Edwards and Kelcey to address the PUD and SPR zoning. Village Council if accepted would then make the necessary allocation of funds.

Hawkey supports this proposal adding that this group has had in depth experience with zoning language for PUDs and SPRs. Hawkey would clarify with Edwards and Kelcey that they understand that they would be meeting with the Planning Commission as well as staff.

The Commission agreed by consensus to recommend to Council that Council accept and fund this proposal, subject to Hawkey's clarification, for the review of modification of the Planned Unit Development and the Site Plan Review zoning.

Rickenbach asked when would this come before Council? He would like to address Council regarding this proposal. Hillard suggested that it be placed on the May 3<sup>rd</sup> agenda.

**Building Impediment Survey.** Hawkey reported that he would add a cover letter with the survey. The Commission agreed that the survey should be

sent to the entire membership of the Springfield and the Dayton Builders Association. After the responses are sent, Planning Commission will follow-up with phone calls.

**Urban Service Boundary.** Struewing asked that the information regarding the urban service boundary held by Julia Cady of the Tecumseh Land Trust be placed on the new map.

**2004 Planning Commission Goals.** Tebbetts redrafted the 2004 Goals list. He suggested that Goal #7 Sexually Oriented Businesses be moved to Agenda Planning and Goal #13 Four Issues Analysis be reviewed and broken down to smaller topics.

Rickenbach suggested that Goal #6 Community Parking be combined with Goal #18 Off-Street Parking and renumbered Goal #7. Goal #6 would be Sexually Oriented Businesses. Planning Commission would work on this goal at its next meeting.

Referring to Goal #12 Continue meeting with Miami Township Zoning, Rickenbach asked that their Chair Lehr Dircks receive a Planning Commission packet.

Hawkey would draft a final goals list based on Tebbetts recommendations and tonight's suggestions.

Hawkey announced that the Miami Township Trustees would hold its public hearing on their Wellhead Protection Plan on Thursday, April 29<sup>th</sup> at 7:30 p.m.

#### **AGENDA PLANNING**

**Sexually Oriented Business with Attorney Drew Gleason  
Building Impediment Survey  
Urban Service Boundary  
2004 Planning Commission Goals**

#### **ADJOURNMENT**

Having no further business, Tebbetts MOVED and Struewing SECONDED a MOTION for ADJOURNMENT. The MOTION was affirmed at 8:55 p.m.

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Bruce Rickenbach, Chairperson

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Deborah Benning, Recorder

**A full and complete set of these minutes is available for review electronically by audiotape. These tapes are kept permanently and can be requested by referencing the date of this Planning Commission meeting.**