

**VILLAGE OF YELLOW SPRINGS
PLANNING COMMISSION
MINUTES**

IN MTG. ROOMS A & B, Bryan Center

February 9, 2004

CALL TO ORDER

Chair John Struewing called the meeting to order at 7:02 p.m.

ROLL CALL

John Struewing, Dawn Johnson, and Bruce Rickenbach were present. Cy Tebbetts was absent from the meeting. Village Manager Rob Hillard and Village Planner Phil Hawkey were also present. George Pitstick was absent from the meeting. Tony Arnett was sat in for Pitstick as Council's representative.

REVIEW OF AGENDA

Add: Review of the Annual Report

Move: Building Impediment Survey-Agenda Planning

REVIEW OF MINUTES

January 12, 2004. Pitstick MOVED and Rickenbach SECONDED a MOTION to APPROVE the minutes as amended. The MOTION PASSED UNANIMOUSLY.

Review of the 2003 Planning Commission Annual Report. Struewing explained that he and Phil Hawkey presented the Commission's Annual Report to Council. He suggested that the members of Planning Commission confirm the Annual Report. Rickenbach MOVED and Struewing SECONDED a MOTION for ADOPTION of the Planning Commission's 2003 Annual Report. The MOTION PASSED UNANIMOUSLY.

REPORTS

Council Update. Pitstick reported that the ordinance enacting a new E-mail, Internet, Computer Usage Policy had been approved. The recommendation from the Design Advisory Commission regarding the grassy area of the bike path adjacent to Corry St. was also approved. Council had a first reading of the amended Library Commission ordinance. The Environmental Commission recommended and Council amended the ordinance to include up to two residents from Miami Township could be appointed to the Commission. Pitstick also reported that Council would be giving recognition to its volunteers. He asked for an updated list of any volunteers who have work for/or with Planning Commission.

Bike Enhancement-Northern Gateway Committee. Struewing reported that no one was in attendance at the last Bike Enhancement meeting. He explained that this often happens this time of year and he would try to schedule another meeting.

The Northern Gateway Committee has had some positive feedback on their application for State funds.

Springfield-Beckley Municipal Airport. Struewing reported that there was no meeting in February and the next meeting would be in March.

CITIZENS'S COMMENTS

There were no comments from the audience.

OLD BUSINESS

By-law Amendments. Struewing reviewed the amendments to the Planning Commission's By-Laws. The Commission discussed nominating and electing the Chairperson within one meeting. They also discussed a four vote minimum requirement for the election rather than using an absentee ballot.

Hawkey suggested that the By-Laws be changed at the next meeting in order for the Commission to nominate a chairperson this evening. The vote would take place at the next meeting as well as approval of any amendments to the By-

laws. Rickenbach MOVED and Pitstick SECONDED a MOTION to table the discussion. The Commission agreed.

Non-Conforming Structures/Zoning Map Notification Amendments.

Hawkey explained that the amendments for 1240.08(c) removes the requirement to gather neighbor's signatures before requesting an amendment to the district boundaries. It also requires an accurate survey or legal description of the property. The amendments for 1266.07(d) allows for additions to nonconforming single-family structures as long as the additions complies with the yard requirements of the district and does not exceed the maximum percentage of lot coverage. The amendments to 1278.03 allows for a reduction in size of the front yard to the average front-yard depth of the two nearest dwellings. No reduction shall be greater than 50%. It also requires that garage doors facing the street be at least 25 feet from the right of way. Hawkey added that these amendments do not preclude a homeowner from going to the BZA for a variance.

In their discussion the Commission agreed to delete #2 which stated, The gross floor area of the new construction does not exceed 50% of the gross floor area of the building when it became nonconforming of 1266.07(d). A public hearing was scheduled for March 8th.

Building Impediment Survey. This discussion was postponed until the March 8th meeting.

Urban Service Area The Commission agreed to include the topographical elevations and break lines that define the groundwater flow, areas of future development sites, green space areas and a layout of possible future sewer and water lines. Johnson, Hawkey and Hillard will work together to finalize the elements for the map.

NEW BUSINESS

Selection of Chair. Struewing MOVED that Bruce Rickenbach be nominated as Chairperson to Planning Commission. Pitstick SECONDED the nomination. Pitstick then asked that the nominations be closed. The MOTION PASSED, with an abstention from Rickenbach.

2004 Planning Commission Goals. This discussion was postponed until after the joint meeting with Council.

AGENDA PLANNING

- Building Impediment Survey
- Public Hearing on Non-conforming Structures
- Urban Service Area/Boundaries
- Selection of the Chair

Pitstick announced that he would not be present for the March 8th meeting. Council President Tony Arnett would attend in his place.

Planning Commission will have a joint meeting with Village Council on March 22nd.

ADJOURNMENT

Having no further business, Rickenbach MOVED and Johnson SECONDED a MOTION to ADJOURN. The MOTION PASSED UNANIMOUSLY.

John Struewing, Chair

Deborah Benning, Recorder