

**VILLAGE OF YELLOW SPRINGS
PLANNING COMMISSION
MINUTES**

In Meeting Rooms “A” & “B”

June 14, 2004

CALL TO ORDER

Chair Bruce Rickenbach call the meeting to order at 7:01 p.m.

ROLL CALL

Bruce Rickenbach, George Pitstick and John Struewing were present. Dawn Johnson was absent from the meeting. Village Manager Rob Hillard, Zoning Administrator/Planner Phil Hawkey and Planning Assistant Ed Amrhein were also present.

REVIEW OF AGENDA

Rickenbach suggested moving the presentation by Edwards and Kelcey after the Review of the Minutes. Planning Commission members agreed.

REVIEW OF MINUTES

Pitstick MOVED and Struewing SECONDED a MOTION for APPROVAL of the minutes as amended. The MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

Initial Presentation by Edwards & Kelcey re: PUD, Site Plan Review, etc.

Paul A. Culter, AICP, Senior Community Planner from Edwards and Kelcey met with the Commission to discuss what works and what does not work in the Village’s current PUD and Site Plan Review. Culter points regarding the current PUD legislation included:

1. The existing PUD legislation is an overlay district, which does not permit flexibility. He suggested a freestanding district.
2. That there are residential PUDs, commercial PUDs and mixed. He supported a mixed PUD for the Village.
3. He also suggested consideration for a wider variety of housing such as cottage housing, patio homes, etc.
4. The present 25% open space with the bonus density of 25% is a wash. He suggested an incentive be drafted to attract developers.
5. A 35’ screen around each PUD could amount to 70’ if two PUDs were next to each other.
6. A clearer definition of the clause “dedicated open space”. It could be defined as, woods, trails, bike and pedestrian paths
7. He supported the pre-application process that was recently adopted by the Commission.
8. He suggested that the final plan approval process be shortened. He added that Council could be removed during the last part of the process.

Culter’s points regarding the Site Plan Review included:

1. The requirements and eligibility of the property being 15 acres or smaller should be reviewed.
2. Some aspects of the process are somewhat redundant and could be eliminated.
3. The overall process is good.

Each Commission member then offered points and ideas to be considered by Culter.

Rickenbach suggested that the legislation not be ambiguous and that it have very limited infringement on the owner’s rights. Citing the Hull Court process, Rickenbach explained the difficulties that the Commission had in going through the process. Rickenbach also suggested that if it is necessary to need both processes.

Struewing suggested that the intent of these regulations should be written more clearly and should include a statement of purpose.

Pitstick suggested defining “commercial mix”, larger manufacturing versus small business. He further suggested that the process be shortened.

Hawkey explained that he has had a lengthy discussion with Culter and would like to see what is needed in each process, how they can be shortened if the SPR can be molded to fit how it is generally used to maximize development.

Hillard asked if the processes would continue to allow input from staff and how this help would aided in identifying other inconsistencies in the remainder of the code.

Culter would take the input he has heard from the Commission to draft amended language for the PUD and SPR. The Commission members thanked Culter for his presentation.

REPORTS

Council Update. Pitstick reported that Council had passed the honorary street designation, “James A. McKee Way” for Limestone Street. Council had also passed the amended language for the BZA and Planning Commission regarding the Records Retention and Disposition Policy, the agreement with Warner Cable and the sale of the 1274 State Route 343 property to Jamie Sharp. Council would also continue to work on the 5-Year Financial Plan.

Struewing asked what was the Village’s attitude about widening the streets and shoulders when possible. This was a recommendation from the Bike Enhancement Committee.

Pitstick explained that some parts of the infrastructure were in need of repair and the cost was to high to add the additional widening. This widening would be a consideration, but not a priority at this time.

Bike Enhancement-Northern Gateway Committee. Struewing reported that the grant monies award to the Village would be available in 2008. He also reported that there was now some momentum for pursuing the covered bridge. He further reported that the Bike Committee had an alternate design for the bike rack that would be placed at Tom’s Market.

Springfield-Beckley Municipal Airport. Struewing reported that the work by the Committee has been completed.

Zoning Administrator/Planner’s Report. Hawkey reported that he was getting quotes for the “bike lane markings” for a section of State Route 68 that is inside the Village. He also suggested that there be some language in the code that would aid in permitting short-term temporary permits, such as the one used when a temporary office is needed.

COMMUNICATIONS

Building Impediment Survey & Cover Letter. The survey has been mailed.

Miami TWP Wellhead Protection Zoning-Draft recommended to Trustees.

After a brief discussion regarding a conservation easement for the Village-owned property in the Wellhead Protection area, Struewing MOVED that Planning Commission recommends to Village Council that Council act upon the development of a conservation easement for the Village-owned 53-acre well field property “if appropriate” for the protection of the well field. Rickenbach gave a SECOND. Pitstick suggested and Struewing and Rickenbach agreed to a friendly amendment to add the words “if appropriate” to the motion. The MOTION PASSED UNANIMOUSLY.

CITIZEN’S COMMENTS

There were no comments from the audience.

PUBLIC HEARING

No public hearings are scheduled for this meeting.

OLD BUSINESS

Sexually Orient Business regulation...review of text from the Village Solicitor, John Chambers. Hawkey explained that this zoning was placed in Chapter 1258 General Business District under 1258.09 and in Chapter 1260 Light Industrial District under 1260.09. Hawkey further explained that a list of definitions where moved

to the end of each section. He added that a statement of purpose should be included in both sections.

The Commission agreed to have Hawkey and the Village Solicitor create a redraft that would include the statement of purpose. The public hearing was set for July 12, 2004.

Urban Service Boundary...Review and discussion of draft map. Hawkey suggested making the Urban Service Area Map to incorporate the Jacoby Greenbelt. He also suggested that the map mirror the image suggested by the Comprehensive Plan. The map would also include conservation easements, property lines and zoning. Hawkey also suggested that definitions are drafted for the Urban Service Area and the Urban Service Boundary. Planning Commission agreed to Hawkey's suggestions.

Struewing suggested and Planning Commission agreed that a lift station expert be invited to a Commission meeting to give a presentation on lift stations.

AGENDA PLANNING

Public hearing for Sexually Orient Business amendment

Review Goals for possible future agenda items

Urban Service Boundary

Goal #5 Parking was added under New Business

ADJOURNMENT

Having no further business, Struewing MOVED and Pitstick SECONDED a MOTION to ADJOURN. The MOTION PASSED UNANIMOUSLY at 8:40 p.m.

Bruce A. Rickenbach, Chairperson

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.