

**VILLAGE OF YELLOW SPRINGS
PLANNING COMMISSION**

In Meeting Rooms A&B, Bryan Center

March 8, 2004

CALL TO ORDER – Chairman Struewing called the meeting to order at 7:03 p.m.

I. Attendance

Members Present: John Struewing, Dawn Johnson, Cy Tebbetts, Bruce Rickenbach, Phil Hawkey, Tony Arnett (Council Alternates)

Members Absent: George Pitstick

Others Present: Rob Hillard-Village Manager

II. Review Of Agenda

John Struewing asked for any revisions to the agenda. The Commission asked to move the Selection of Chair to the beginning of the meeting. Struewing, supported by Tebbetts, made a motion to appoint Bruce Rickenbach as Chair of the Planning Commission.

Arnett updated the Planning Commission on items discussed at the Village Council meeting. Issues mentioned were the traffic code updates, and parking designation changes. Questions were asked regarding the parking changes regarding Corry Street parking lot. Further, questions were asked regarding Glen Street. Also, questions were asked regarding time restrictions in the downtown area. Signage and enforcement was emphasized.

John Struewing discussed the bicycle enhancement committee activities. The committee is waiting for word from the Miami Valley Regional Planning Committee (MVRPC) on the grant application for the Northern Gateway Project.

John Struewing discussed the airport zoning. A new proposal was being offered by the new Clark County Planning Director. The next meeting of the Airport Zoning Board was cancelled in order to further understand the proposal. Mr. Struewing stated he was encouraged by the new developments.

Phil Hawkey reminded the Commission on the livable landscape seminar in Waynesville. Mr. Struewing, Ms. Johnson, and Mr. Tebbetts were attending the seminar as well. Mr. Hawkey mentioned a possible subdivision application. Also he announced a new home which was being constructed on the corner of Wright Street and W.S. College Street, Mr. Hawkey did update the Commission on Board of Zoning Appeals meeting to be held later in March. Mr. Tebbetts stated appreciation for the packets being sent out in advance. Mr. Rickenbach asked Mr. Hawkey about the Union School House property appeal. Mr. Hawkey stated he believed the applicant is not pursuing the issue at this time. Also, Mr. Rickenbach asked about the Planned Unit Development (PUD) proposal requested by the Planning Commission. Mr. Hawkey stated he will have an update at the next meeting. Mr. Rickenbach asked about details of the home on Wright/W.S. College Street, and plat approval.

Citizens Comments

Mr. Rickenbach asked for comments from citizens. No comments were forthcoming.

Public Hearing

Proposed amendment to Section 1240.08, 1266.07, and 1278.03 of the Zoning Code...Recommendation

Mr. Rickenbach asked procedural questions regarding changes to the proposed amendments. Mr. Hawkey stated changes could be proposed, as long as the public was given an opportunity to discuss and comment. Mr. Hawkey proposed an amendment to the proposed ordinance which would increase flexibility of the front yard set back. Mr. Struewing expressed a questioned whether the decisions regarding permits should be decided by the BZA. Mr. Hawkey stated an example where the amendment would assist a property owner during improvements to their home, and not increase the front yard set back beyond the existing structure. Ms. Johnson stated that she understands Mr. Struewing's concern, but also believes the code should create some flexibility in this area. Mr. Tebbetts asked if this example comes up often. Mr. Hawkey stated he does not have enough experience in Yellow Springs, but it is a common issue. Mr. Rickenbach stated the amendment offered by Mr. Hawkey would alleviate a potential building impediment. Mr. Arnett stated the amendments were written for existing structures, to enhance health and safety, as well as the easthetic. Ms. Johnson discussed the safety issues, and believes the amendment does offer an opportunity to improve curb appeal. Mr. Tebbetts stated he is in favor, based on allowing the Zoning Administrator to make the call.

Mr. Arnett, seconded by Tebbetts, made a motion to approve for the addition of the new language as part of the amendment for consideration during the public hearing.

Roll Call Motion

Struewing-No, Johnson-Yes, Arnett-Yes, Rickenbach-Yes, Tebbetts-Yes.

Motion passed. Mr. Rickenbach opened the public hearing at 7:46 p.m. No public comments were made.

Tebbetts supported by Arnett, made a motion to recommend the proposed amendments to the Council (Section 1240.08, 1266.07, and 1278.03) as amended.

Roll Call Motion

Struewing-Yes, Johnson-Yes, Arnett-Yes, Rickenbach-Yes, Tebbetts-Yes.

Motion passed.

Building Impediment Survey...Discussion

The Commission reviewed the proposals as presented. Much appreciation was given to the various members. Mr. Hawkey made suggestions to the information and confirmed who will receive the

survey. However, he felt a final review would be helpful with the Planning Commission. The Commission discussed who would receive the survey, including members of the Home Builders Association, local contractors, and others who have asked for permits to build in the Village. Discussion was held on the advantages of involving as many contractors as possible. The general consensus was that a mailing would be the most practical, including understanding those who have inquired, not built in Yellow Springs. It was noted that sometimes these types of surveys solicit negative responses, so the Commission should be aware. The Commission decided to give Mr. Hawkey flexibility to adjust the survey.

At this point, 8:00 p.m., Dawn Johnson excused herself from the meeting.

Urban Service Boundary...Discussion

Mr. Rickenbach reviewed the information present in the packet. Mr. Tebbetts reviewed a memo he prepared related to a map presented by Ms. Johnson. It was understood that Ms. Johnson would demonstrate on the map the green space referred to by Tecumseh Land Trust. Also, she was going to emphasize the topographic survey. Mr. Arnett stated the Village prepared a storm water map, which should assist in development areas, or the designation of the Urban Service Boundary. Mr. Tebbetts asked about the planning of the proposed green belt. Mr. Rickenbach stated coordinated efforts should be included in defining green belt planning. The Commission discussed coordination's with the Township Planning efforts. Mr. Rickenbach will follow-up with Ms. Johnson on the progress of the effort. Mr. Hawkey will contact Julia Cady of Tecumseh Land Trust on obtaining a map representing the potential green belt properties. Mr. Hawkey further discussed information prepared for properties near the Catholic Church Property off of King Street.

2004 Planning Commission Goals

The Village Planning Commission discussed the 2004 goals. Mr. Arnett discussed the potential of a session, which can align Council/Planning Commission effects. The Planning Commission reviewed the 2003

Planning Commission Goals report. Mr. Hawkey will cross off item 4, 13, and 14, from the list, and resubmit the list to Planning Commission for the Village Council joint meeting.

Agenda Planning

The Planning Commission agenda included a review of the drainage study prepared by Jones P. Henry, goal prioritization, and possibly a subdivision application. Further, tasks related to the minimum, housing standard might be presented for Planning Commission review. Mr. Rickenbach presented a packet deadline schedule to the members.

Adjournment

Having no further business, Mr. Tebbetts, supported by Mr. Struewing to adjourn the meeting at 9:05 p.m.

Bruce Rickenbach, Chair

Phil Hawkey, Planner/Zoning
Administrator