

**VILLAGE OF YELLOW SPRINGS
PLANNING COMMISSION
MINUTES**

In Council Chambers

April 11, 2005

CALL TO ORDER

Senior Commission member, John Struewing call the meeting to order at 7 p.m.

ROLL CALL

Bruce Rickenbach, John Struewing, Dawn Johnson and Steve Deal were present. Acting Village Manager and Zoning Administrator/Planner Phil Hawkey and Planning Assistant Ed Amrhein were also present.

REVIEW OF THE AGENDA

There were no changes to the agenda.

REVIEW OF THE MINUTES-March 14, 2005. Rickenbach MOVED and Deal SECONDED a MOTION to APPROVE the minutes as amended. The MOTION PASSED UNANIMOUSLY.

REPORTS

Council Update. Rickenbach reported that Council had a preliminary discussion on an ordinance related to disconnection of utilities and a utility review board.

Bike Enhancement-Northern Gateway Committee. The Committee will be on Wednesday.

Community Parking Committee. The Committee will meet on Wednesday.

Zoning Administration/Planner's Report. Hawkey noted that with improved weather construction was continuing to pick up and that Phillips-Brown Homes has made a request to purchase one acre of the Glass Farm.

Deal asked if there were any plans for sidewalks on Fairfield Pike? Hawkey explained that there were no immediate plans for installing sidewalks in town. He added that he hoped the Bike Enhancement Committee would address this issue.

COMMUNICATIONS

Application for Minor Subdivision from S.M. Nehez Partnership.

Council Agenda for April 4, 2005

Letter from Phillips-Brown Homes, Purchase Request

CITIZEN'S COMMENTS

Nancy Schwab asked who was ultimately responsible for water run-off and/or property damage caused by development? Hawkey explained that this would typically be determined by a court of law. Planning Commission has procedures that currently minimize this problem. The Commission's procedures include consultations with the

Village Solicitor, the Village Planner, and various engineers to review each step of the development.

PUBLIC HEARING

There were no public hearings scheduled.

OLD BUSINESS

Action on Preliminary Plat application for the proposed Glenwood Springs Subdivision. The developer's preliminary plan contained 40 lots on the 20-acre plat. The plat would be developed in two phases. Phase one would contain 35 lots and Phase Two would contain remaining lots 36 through 40.

The developer has indicated that lot #37 would be the detention area if the 5.11 acres conservation easement issue were not resolved. There is presently a conservation easement on the 5.11 acres. Planning Commission is reviewing the plan using lot #37 for detention.

Planning Commission had reviewed the conditions and concerns they received in the Staff Report from the Regional Planning and Coordinating Commission of Greene County and from John Eastman, the Village's engineer consultant for this project. They also briefly discussed bonding and at what point the bond is relinquished, the planned 20' conservation easement surrounding the plat, street/cul de sac width, grading, traffic, and sidewalks.

Johnson expressed concerns about the cost of the homes, the low density of the project and the order in which the houses would be built.

Deal also pointed out that there was no area set aside for children to play.

In conclusion of the discussion, Rickenbach MOVED and Struewing SECONDED a MOTION that gave approval to the preliminary application with conditions. The conditions included a traffic impact study, sidewalks on both sides of the streets, certify the detention pond and to include conditions and concerns listed in the Regional Planning and Coordinating Commission of Greene County's Staff Report dated March 4, 2005. Additionally, the three conditions listed in the letter dated April 11, 2005 from John Eastman, P.E., from LJB Inc. would also be included. Eastman's conditions were (1) final Construction Plans for water, sanitary and storm water collection systems shall comply fully with Village standards and good engineering practice, including an additional catch basin on the north side of Spring Glen at Glen View; (2) final plans for the storm water detention system shall comply fully with Village standards and good engineering practice, and shall include the "flow-on/flow-off" runoff characteristics of the existing drainage area; and (3) final plans for construction of the alleys shall include adequate subsurface drainage beneath the center of the inverted crown. The MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

The Commission agreed to make a decision regarding the Chair position after a new member is appointed.

The Commission also agreed to hold all the remaining items on the agenda until the May 9th meeting.

AGENDA PLANNING

Building Impediment Survey Letter
Urban Service Area
Central Business District

ADJOURNMENT

Having no further business, Rickenbach MOVED and Deal SECONDED a MOTION to ADJOURN. The MOTION PASSED UNANIMOUSLY at 9:11 p.m.

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.