

**VILLAGE OF YELLOW SPRINGS
PLANNING COMMISSION
MINUTES**

In Meeting Rooms “A” & “B”

August 8, 2005

CALL TO ORDER

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

ROLL CALL

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

REVIEW OF THE AGENDA

Agenda Planning-Meeting with Consultant to the Miami Township Trustees regarding their Comprehensive Plan.

REVIEW OF THE MINUTES-

July 11, 2005-Bebko MOVED and Deal SECONDED a MOTION for APPROVAL of the minutes as amended. The MOTION PASSED 4-0 with an abstention from Struewing.

REPORTS

Council Update. Rickenbach reported that Council had approved the Sanitary Sewer Study, which had been recommended by Planning Commission.

Bike Enhancement-Northern Gateway Committee. Deal reviewed the report. He stated that the Committee would like to renew the practice of presenting their annual report to Council. He explained that the design for the Northern Gateway Project’s design was over-budget. The Committee along with staff are reviewing options to cut cost, such as replacing the steel bridge with a wooden structure.

Deal also reported that professional racers had declined to participate in the portion of the bike race that went around Mills Lawn due to the poor road conditions.

The Committee had suggested that the International Police Mountain Bike Association would be held in Dayton this year and they supported Police Officer Tim Knoth’s participation.

The Village’s Bike Friendly Community designation has elapsed. Colin Altman is seeking information about a renewal.

Zoning Administration/Planner’s Report. Hawkey reviewed his report. He stated that there were 24 permits, 2 of which were for new homes. Deal suggested and Hawkey agreed to keep a tally of net housing, listing nuisance property that had be demolished and new homes that were built.

COMMUNICATIONS

Hawkey reported that an application for a minor subdivision had been received but it did not require any action from the Commission.

CITIZEN'S COMMENTS

There were no comments received from the audience.

PUBLIC HEARING

Thistle Creek PUD Preliminary Concept Plan. Rickenbach opened the public hearing. Jonathan Brown began by thanking staff and the community for their assistance and support in helping this project move forward. Brad Judge of Judge Inc., the engineer reviewed the plan. Highlights of that discussion and public hearing included:

There would be 22 single-family homes, with eight having adjoining walls. Most would be built on piers and have 2 off street parking space. Regarding alternative detention, the configuration of the pond is slightly undersize. This can be addressed by tapping into the adjacent lot. The private drives should be depicted as 10' wide and be detailed on the drawing. Height of buildings not to exceed 35' should be noted on the plan.

Phase One and Phase Two are separate and self-contained developments. Both phases meet open space requirements. Both would have separate management boards but similar covenants. The purpose of the open space should be stated on the plan.

Parking in the common area, holiday parking and green parking designations should be made clear in the declarations.

Clarifying language is needed regarding special assessments, quorums, and the due and payable timeframe.

John Eastman distributed tire track grids that demonstrated how large trucks would travel on the street into the development. It was concluded that the rear wheel turning radius would be an issue. A 30' panel truck would not be able to negotiate the curve on the 10' wide street without running off the road.

There was also a brief discussion regarding the drainage, storm water retention and the creek. Eastman will meet with Judge, Phillips-Brown and staff to revise the calculations. Planning Commission will review their revisions.

Hawkey also presented recommendations made by the Village Solicitor's office regarding some of the sections of the covenants. The public hearing was closed.

The Commission discussed the distances between the buildings and the driveways. The Commission agreed to the 5' minimum proposed by Phillips-Brown.

Deal MOVED and Bebko SECONDED a MOTION for approval of this preliminary plan of Phase One for Thistle Creek and forward to Council with a recommendation for zoning approval on the condition that the comments/details are met. The MOTION PASSED UNANIMOUSLY.

The Commission will consider Phase Two on the conceptual level at their September 12th meeting. Rickenbach suggested that Commission members send their comments and questions to Hawkey by August 21st.

THE REMAINDER OF THE AGENDA ITEMS WERE MOVED TO AGENDA PLANNING.

OLD BUSINESS

Review of Goals

Action on Preliminary Building Impediment Survey Letter

NEW BUSINESS

Central Business District

AGENDA PLANNING

Review of Goals

Action Preliminary Building Impediment Survey Letter

Central Business District

Thistle Creek PUD-Phase 2 Preliminary Concept Plan Review

ADJOURNMENT

Having no further business, Deal MOVED and Bebko SECONDED a MOTION to ADJOURN. The MOTION PASSED UNANIMOUSLY at 9:30 p.m.

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