

**VILLAGE OF YELLOW SPRINGS  
PLANNING COMMISSION  
MINUTES**

**Council Chambers in the Bryan Community Center**

**December 12, 2005**

**CALL TO ORDER**

Chair Bruce Rickenbach called the meeting to order at 7:00 p.m.

**ROLL CALL**

Bruce Rickenbach, Bill Bebko, John Struewing, Dawn Johnson, and Burham Bayraktaroglu were present. The Interim Village Manager/Planner Phil Hawkey was also present.

**REVIEW OF AGENDA**

Rickenbach suggested and Planning Commission agreed to hold the public hearing and have the discussion on the preliminary plan for The Stancliff Neighborhood. All other items would be moved to the January meeting.

**REVIEW OF MINUTES - November 14, 2005.** The review of the minutes was postponed until the January 9, 2005.

**REPORTS**

**Council Update.** There were no questions regarding the Council update.

**Bike Enhancement-Northern Gateway Committee.** There was no report.

**Zoning Administrator/Planner's Report.** This report was the review of The Stancliff Neighborhood and would be part of that discussion.

**COMMUNICATIONS**

There were no additional communications.

**CITIZEN'S COMMENTS**

There were no comments from the audience.

**PUBLIC HEARINGS**

**Rezoning 10 acres on the Northwest Corner of Dayton Street and East Enon Road to Educational Institution District, Antioch University.** Rickenbach opened the public hearing. This was a request for rezoning of 10 acres of an existing larger parcel. Rickenbach explained that this hearing was about zoning and nothing else.

Dan Weaver, attorney for the applicant introduced himself but gave no opening statement.

Hawkey stated that staff recommends that the rezoning go forward with the caveat that the rezoning and the remaining acreage be folded into a PUD.

Staff would make future recommendations regarding utilities, storm water, drainage and other aspects of any proposed development.

Village Engineer John Eastman had no questions or statements regarding the rezoning request.

Johnson expressed concern that there was no legal description, legal survey or cost benefit analysis accompanying this request.

Rickenbach explained that under the CEDA agreement this is no predetermining formula. A discussion regarding the sharing of revenue would occur between Council and the Miami Township Trustees.

Hawkey stated that this would not be forwarded to Council until the legal description and legal survey were completed. Hawkey stated that he would provide a cost analysis if the Commission makes that request.

Dan Young speaking on behalf of the rezoning explained that it would cost \$400,000 to extend utilities and another \$600,000 for roadway. There were funds awarded through one grant application and a second application was pending. He further stated that the benefit to the community was that there would be no direct cost to the community.

Weaver added that the survey would be available within two weeks. He would like to move forward because the financing must be done by February in order to meet the construction timetable. Rickenbach opened the public hearing.

Chad Runyon asked if there was a contingency plan if the funding falls through? Rickenbach explained that the utilities are not extended at a cost the residents, they are extended at the cost to the developer.

Hawkey added that the rebuilding of the Dayton Street sewer and the extension were planned quite sometime ago and would take place in order to aid existing businesses. Rickenbach closed the public hearing.

Bebko MOVED and Struewing SECONDED a MOTION to APPROVE the application and advise Council to obtain a legal survey and legal description, Hawkey to provide a cost benefit analysis and the survey to go to the center of the road.

Bayraktaroglu expressed concern that perhaps the Commission was not doing its job if it did not look at the cost benefit analysis. He added that he would not want Council to have to do the job of the Commission. Johnson echoed Bayraktaroglu's comments adding that the Commission should review the description and the survey before forwarding to Council.

Bebko explained that the Commission could and has in the past, made recommendation of approvals with conditions that must be met. The roll was called. The MOTION PASSED 3-2, with Bayraktaroglu and Johnson voting no.

## **NEW BUSINESS**

**Discussion of preliminary plan for The Stancliff Neighborhood, a proposed 11-lot residential Planned Unit Development north of Dayton Street.** Hawkey began with his review of the preliminary plan. Hawkey had no comments regarding Sheet 1. There were 11 comments regarding parking and buildings from lots 3-6, 8 and 10 from Sheet 2, and concerns regarding storm sewers, sanitary sewers and water from Sheet 3. (See Hawkey's memo dated December 8th).

Village Engineer John Eastman gave his review of the preliminary plan. He also commented on the water system, sanitary sewer system, storm water drainage system and storm water detention, roadways and driveways and some general planning issues. (See Eastman's memo dated December 12<sup>th</sup>).

Brad Judge from Judge Engineering addressed some of the concerns expressed by Hawkey and Eastman.

Planning Commission agreed that next discussion would include the estate street and a mechanism for future improvement of the roadway and who pays for it, an easement for the utilities and if it would be 7-1/2 feet or 10 feet, the small frontage on lot

3, and the four-foot sidewalk on one side of the street or the other. The Commission agreed that the Bike Committee and Transportation Committee should review the plan.

Dawn Johnson offered thanks to past and present Commission members and staff for their assistance during her tenure on the Commission. This was Johnson's last meeting. Rickenbach stated that Johnson's expertise and experience will be missed.

#### **AGENDA PLANNING**

**Schedule Review of Bike Path Green Space Proposal with DAC**  
**General planning session on the northwest development issues**  
**Action on Building Impediment Survey Letter, wrap-up**  
**Central Business District discussion**

#### **ADJOURNMENT**

Having no further business, Struewing MOVED and Bayraktaroglu SECONDED a MOTION to ADJOURN. The MOTION PASSED at 9:50 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.**