

**VILLAGE OF YELLOW SPRINGS
PLANNING COMMISSION
MINUTES**

In Meeting Rooms “A” & “B”

February 14, 2005

CALL TO ORDER

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

ROLL CALL

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

REVIEW OF THE AGENDA

Rickenbach suggested and the Commission agreed to change to order of the items listed under Old and New Business. The Commission would discuss the 2005 Goals, the Cost/Benefit Analysis Policy, the 2004 Annual Report, and nominate the 2005 Chairperson. After which if time allowed, the Commission would address the remaining items.

REVIEW OF THE MINUTES-January 10, 2005. Deal MOVED and Pitstick SECONDED a MOTION for APPROVAL as amended. The MOTION PASSED UNANIMOUSLY.

REPORTS

Council Update. Pitstick reported on the items listed on the January 18th Council agenda. Council has passed a resolution in cooperation with the Director of Transportation for a project that would pave an existing parking lot and construct a connector bike path from the parking area on Cemetery Street to the Little Miami Scenic bikeway, including new bike/pedestrian bridge over the Y.S. Creek.

Bike Enhancement-Northern Gateway Committee. Deal reported that Ted Donnell was appointed the new chair for this Committee. Struewing suggested that this Committee and the Community Parking Committee should meet together to discuss joint issues.

Community Parking. Deal reported that there was a concern from Tracy Logan regarding the Village owned right-of-way on Phillip St.

Zoning Administration/Planner’s Report. Hawkey reviewed his report. His report included announcing the “Smart Growth Weekend” sponsored by Tecumseh Land Trust, if they can secure funding, for the first weekend in April.

COMMUNICATIONS

- Appointment letter to John Struewing, Planning Commission 1/17/05-1/17/10
- Appointment letter to Ted Donnell, BZA 11705-1/17/10
- Letter in opposition to Xenia Avenue bike lanes from Pricilla Moore
- Letter suggesting reclamation requirements for Alyce Earl-Jenkins

4th Quarter Zoning/Code Enforcement Activity Report
2004 Annual Zoning/Code Enforcement Activity Report
Memo from Hawkey to Council re: PUD
Draft 2004 PC Annual Report to Council

CITIZEN'S COMMENTS

Ted Donnell a member of the Board of Zoning Appeals explained that at the last BZA hearing there was a request for a variance on the setback of a property near the downtown area. The BZA denied the request. Donnell suggested that Planning Commission review the 30' setback requirement in older neighborhoods within the Village. The reasoning for the additional setback footage is because the street is designated a thoroughfare and the additional setback requirement would address traffic safety and noise issues for the property owners. Deal offered to collect information regarding the 30' setback and report back to Planning Commission.

PUBLIC HEARING

No public hearings were scheduled.

OLD/NEW BUSINESS

Review and prioritize 2005 Goals. The Commission reviewed, finalized and approved their 2005 Goals list. They also discussed the recommendation from Council of a proposal brought forth by the Design Advisory Commission regarding the Village's Greenspace areas and for possible inclusion of their proposal into the Comprehensive Plan. Commission agreed that the proposal could be listed as an attachment to the Plan. The Commission also discussed having copies of land use plans from Bath Township and Fairborn available to the Commission and possibly meeting with these municipalities to begin a dialogue regarding development. Struewing **MOVED** and Deal **SECONDED** a **MOTION** to **APPROVE** the Goals for 2005 as amended. The **MOTION PASSED UNANIMOUSLY**.

Cost/Benefit Analysis Policy. Struewing **MOVED** and Pitstick **SECONDED** a **MOTION** to adopt the following policy when it is applicable and appropriate to the action the Commission is considering. The **MOTION PASSED UNANIMOUSLY**.

- And/or estimate the cost (public and/or private),
- Articulate the benefit(s) (public and/or private),
- Detail the advantage(s) and/or disadvantage(s) (public and/or private)
- Cite the provision(s) of the Comprehensive Plan to which it is related

Annual Report. The Commission reviewed and approved the draft of the annual report submitted by Rickenbach. Rickenbach will present the report to Council at their next meeting.

Nomination for 2005 PC Chair. Deal **MOVED** and Struewing **SECONDED** a **NOMINATION** for Bruce Rickenbach as the 2005 Planning Commission Chair. Pitstick **MOVED** that the nominations be closed. The vote on the nomination will be held at the March 14th Planning Commission meeting.

Building Impediment Survey. Hawkey reported that although he had sent out many surveys the returns was less than what he had hoped. He further reported that there was no sampling follow-up to the mailed surveys. From the responses he did receive, see

any major impediments for developers in regards to the Village. Hawkey will draft a report on the responses for Planning Commission to review before forwarding it to Council. Hawkey would also compile the cost of the survey at the request of Bob Mihalek of the Y.S. News.

Central Business District. Rickenbach suggested and Planning Commission agreed to drawing a larger boundary around the Central Business District and designating it as a special planning area and to carefully consider any proposed development in the area and its impact on the CBD.

AGENDA PLANNING

- Bike Path Greenspace Dedication for DAC
- Urban Service Area
- Central Business District
- Report of Building Impediment Survey
- Voting on the Chair
- Public Hearing for a Subdivision and for a Conditional Use

ADJOURNMENT

Having no further business Deal MOVED and Struewing SECONDED a MOTION to ADJOURN. The MOTION PASSED UNANIMOUSLY at 8:48 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.