

**VILLAGE OF YELLOW SPRINGS  
PLANNING COMMISSION-MINUTES**

**In Council Chambers**

**July 11, 2005**

**CALL TO ORDER**

Chair Bruce Rickenbach called the meeting to order at 7:12 pm.

**ROLL CALL**

Bruce Rickenbach, Steve Deal, Dawn Johnson and Bill Bebko were present. Village Planner Phil Hawkey and Assistant Planner Ed Amrhein were also present. John Struewing was absent.

**REVIEW OF AGENDA**

Add: Deal-Discussion on 2005 Goals

Deal announced that he had become aware that the Miami Township Trustees has gone with another firm as a consultant to their drafting of their Comprehensive Plan. Deal will submit the name to the Clerk for the record. Deal suggested that Planning Commission work closely with the consultant.

**REVIEW OF MINUTES - June 13, 2005.** Bebko MOVED and Deal SECONDED a MOTION for APPROVAL of the minutes as amended. The MOTION PASSED UNANIMOUSLY.

**REPORTS**

**Council Update.** There were no questions regarding the materials submitted from the last Council meeting.

**Bike Enhancement-Northern Gateway Committee.** The Committee has a meeting scheduled for Wednesday.

**Zoning Administrator/Planner's Report.** He met with the engineers for the Northern Gateway Project, which in turn prompted the upcoming meeting with the Bike Enhancement-Northern Gateway Committee regarding the project cost containment and project design.

Hawkey would like a discussion on the sewer study submitted by LJB, Inc. dated July 7, 2005. This would be a study on the sewer collection system.

Deal MOVED and Bebko SECONDED a MOTION that Planning Commission recommends that Council pursue this sanitary sewer study by LJB Inc. and that Council fund this study. Dawn suggested that Council ask the engineer is this the right direction. Deal added what is the level of confidence in the assessment based on the methods they are using to collect the flow data? Is 20% good enough? The MOTION PASSED UNANIMOUSLY

**.COMMUNICATIONS**

**Proposal for Planning Commission Submission Policy,** Bruce Rickenbach. Rickenbach submitted this policy for consideration by Planning Commission. Rickenbach raised concerns about the timing of when the Commission receives documents. There have been several incidents when the Commission has received documents related to the meeting at the meeting, which leaves no time for a proper review.

The Commission discussed the timeline of the receipt of the documents to the Planning Office, their review by staff and engineers and when forwarded to the Commission, date stamping when the documents arrive and where to place the policy. The Commission also discussed that a copy of the documents could be sent to the Commission at the same time as the review by staff. This would give the Commission some indication of the intentions of the developer. The Commission agreed that they would receive copies of the documents shortly after they arrive at the Planning Office, the Commission would schedule their review and include updated information when it becomes available, schedule the public hearing and have a second or special meeting to continue their review if necessary.

**CITIZEN'S COMMENTS**

There were no comments from the audience.

## **PUBLIC HEARINGS**

There are no Public Hearings scheduled

## **OLD BUSINESS**

**Thistle Creek PUD Preliminary Concept Plan, review & discussion.** Deal had email issues that had risen from the last meeting to Phillips Brown Homes. They in turn reviewed and answer. The following points were discussed:

The approximate 8" height of the piers on which the homes would sit depends on the individual homeowners tastes, the view and the slope of the land.

Regarding the alternative paving and it maintenance, Brown explained they had supplied information about four or five types of paving. He does not suggest placing the higher maintenance paving such as man made cobblestone on high traffic areas, rather they would be placed in the private home area if the owner wants them.

In addressing the safety issues and setback of the houses facing King St., it was suggested that the houses be placed further back making the front yard larger and adding a gated fence.

Phillips-Brown have not met with Fire Chief Colin Altman. Altman has sent a letter addressing his concerns regarding the width of the one-way street.

Phillips-Brown has asked their engineer to put both phases on same page with approximate layout of lots, sewer, water, common area, etc. They are expecting a two-year build out of Phase One.

Hawkey explained that the minor subdivision request was delivered to his office today along with the revised sketch plan. It appears that the submission for next month meeting should be complete enough to set a public hearing.

**Parking on King St.:** Phillips-Brown suggested that he could forget about the bump-outs, not try to do traffic calming and just have curb and gutter all the way down the street and let folks park where they would like. The Thoroughfare Plan from the Comprehensive Plan does not allow for parking on King Street. Intermittent parking could be handled putting the curb at the existing pavement and then widening by the 9'X18' with a 45 degree angle, front and back setting one by lots #1 and #2, by #21 and 22, and one by #18, #19 or #20. Hawkey is not sure three spaces would be enough.

Audience member Chris Zurbuchen suggested that a larger document be available so that the audience could refer to the document during the Commission's discussion.

At the next meeting, Planning Commission should receive the Detail Preliminary Plan of Phase One and Concept Plan of Phase Two so that they would hold the public hearing for that meeting and Hawkey would advertise the public hearing.

The plan would include the 20' setback for King Street, the fencing along King Street and the placement of three parking spaces on King St. Hawkey stated that the minor subdivision would be discussed at the next meeting. Hawkey suggested that as the details are added Phillips-Brown should either use a larger map or multiple pages.

Deal volunteered to draft an outline of the discussion points and email them to the Commission members, staff and the Clerk.

## **AGENDA PLANNING**

2005 Goals-Review

Public Hearing-Thistle Creek PUD Preliminary Concept Plan

Action on Preliminary Building Impediment Survey Letter, wrap-up

Urban Service Area...Continuing review and discussion

Bike Path Green Space Dedication

Central Business District discussion

## **ADJOURNMENT**

Having no further business, Johnson MOVED and Deal SECONDED a MOTION to ADJOURN. The MOTION PASSED UNANIMOUSLY at 9:45 p.m.

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Bruce A. Rickenbach, Chair

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Deborah Benning, Clerk

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.