

**VILLAGE OF YELLOW SPRINGS
PLANNING COMMISSION
MINUTES**

In Council Chambers

June 13, 2005

CALL TO ORDER

As the senior member, Planning Commission member John Struewing called the meeting to order at 7:04 p.m.

ROLL CALL

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

REVIEW OF THE AGENDA

The Commission agreed to address the following agenda items: Review the Minutes, Thistle Creek PUD, Appoint a representative to Caboose Task Force, and Nominations for the Chair, 2005.

REVIEW OF THE MINUTES-

May 9, 2005-Rickenbach MOVED and Deal SECONDED a MOTION for APPROVAL of the minutes as amended. The MOTION PASSED UNANIMOUSLY.

The Commission briefly discussed the next steps for the Thistle Creek PUD. The Commission agreed that their previous discussion on May 9th was on the Phase 1 Concept Plan based on 1264.08b.

May 26, 2005-Rickenbach MOVED and Bebko SECONDED a MOTION for APPROVAL of the minutes as amended. The MOTION PASSED, 4-0 with an abstention from Johnson.

REPORTS

Council Update. There were no questions for Rickenbach regarding the Council meeting or the documents that had been distributed in the packet.

Bike Enhancement-Northern Gateway Committee. Deal stated that the bike race was held today and that it was great. The kids and adults had a good time

Community Parking. Johnson reported that Hawkey has been given a list of the cost for the various parking items to be forwarded to Council and the Community Parking Committee has been resolved.

Zoning Administration/Planner's Report. Hawkey stated that he had been very busy with the two subdivisions. His report was distributed in the packets.

COMMUNICATIONS

Village Council Agenda of June 6th, a draft of Council Minutes from May 16th, Minutes from Miami Township Meeting from May 2nd, Greene County Regional Planning Meeting cancellation and the MVRPC Directors Agenda from June 2nd.

CITIZEN'S COMMENTS

There were no comments from the audience.

PUBLIC HEARING

There were no public hearings scheduled.

OLD BUSINESS

Thistle Creek PUD Preliminary Concept Plan: Struewing explained that the Commission is only discussing Phase One.

Jonathan Brown of Phillips Brown explained that they have made a request to purchase one acre of the Glass Farm but do not currently own the acre. He is negotiating with Village Council for the acre.

The Planning Commission agreed that they could give approval the PUD contingent on completion of the purchase of the acre to Phillips Brown Homes.

Brown also stated that Phase One would go all the way to its final approval before Phase Two would begin its process with the exception of how utilities would be addressed. Brown would go through this process again with Phase Two.

Johnson questioned the number of families in the townhouses. Brown explained that the individual homes would hold one family but that the homes would be connected.

Johnson reminded the Commission that the PUD zoning is an overlay of an existing zone so this development may need to be changed from Residence B to Residence C.

Brown explained that they have decided to leave the northwest corner as a common area without houses. He also asked for an exception for the one-lane road, setting the houses closer to the sidewalks, and a 20' setback on lots along King Street.

Brown had also previously asked for an exception of 15' separation between buildings but has withdrew this request.

Struewing stated that Brown was taking common area from the west bank and adding it to the east bank. Johnson suggested that Brown save some of the common space for Phase Two. The stream is the natural boundary but that may not be the boundary Brown must use. Rickenbach suggested that the Commission could consider both phases in regards to the common space and ask the developer for more details on the common area in Phase Two. The Commission expressed concern about the common space issue and does not want the issue unresolved. If Brown is to get credit for the common space in Phase One for Phase Two, the Commission wants to make sure that they are able to make that decision and how will the decision be carried forward. After more discussion, the Commission agreed that the open space in Phase One could be calculated for Phase Two.

The Commission then addressed a newer plan that was submitted today. The differences in this plan from the plan the Commission had been working on is that the newer plan has 24 lots instead of 20, the common area in the north west section has been changed to provide a unified common area, and he scratched the bikeway in favor of a

four-foot walk near lot 18. Brown also has added a sidewalk and the right-of-way is now 22'.

Brown added that he does not want this to be a private street because he does not want to burden the residents with snow removal and maintenance. Hawkey was concerned about the southern end of the cul-de-sac and the radius needed for emergency vehicles. The Commission then discussed curbs and cutters versus a flush curb. The Commission suggested that Brown use good sound engineering principles for curbs with the details of how that is done be addressed by a roadway engineer and Hawkey. The Commission agreed to the road widths as long as the solid curb recommendation is followed.

The turning radius at lots 13, 14 and 24; curbs C-3 and C-4 at the southern end of the cul-de-sac does need some work to insure the curbs are wide enough for emergency vehicles and snow plows, especially if this is to be a public street.

Bebko stated he had a concern about the parking spaces and the culvert pipe that would run underneath it. There are two parking spaces at lots 4 and 21 where the swale is replaced by culvert pipe. Brown explained that the locations of the parking spaces. Bebko feels that the parking area is essentially an extension of the pavement. Bebko stated that there is a problem with the width of the sidewalk and the width of the parking space. In addition, having the culvert pipe underneath the parking space is also an issue.

In addressing the issue of parking in general Brown explained that there was an additional six parking spaces on the curbs of the street and green parking would be available in the common area for parties and holidays. Brown explained that resident's parking is available at the rear of the lots with access via a common driveway. The emergency access road to Phase Two would be also used as a common driveway. Brown may have to make this access as a driveway and not used as an "emergency access". It could be labeled as a "future emergency access" and not used until the Phase Two was complete. Brown agreed that this would be graveled out to the street until Phase Two is complete.

The Commission agreed that the off-street parking requirement has to be address and that would include the granny apartments.

The footprint for the homes are approximately 20' x 25', one and one-half story high. The Commission requested that the building footprints and the parking be accurately portrayed on the plan.

Since King Street is a residential collector, Brown proposes bump-outs to act as calming devices. He added that narrowing the road in certain areas and adding trees and bushes would warn the driver that the road is getting narrower and therefore they would slow down.

Some Commission members were in support of the bump-outs, with a stop sign and so low growing foliage. Brown anticipates parking on King Street. There are standards for allowing the placement of stop signs.

Brown explained that he was requested that the Commission waive the 30' setback to 20' along King Street. Brown further explained that the homes on King Street would have front porches giving a close neighborhood feel.

Johnson suggested that either the traffic is slowed or the houses should meet the standard setback.

The Commission agreed that if the engineering and other details were ready at their July 11th meeting, the Commission would be willing to schedule a special meeting by the end of July.

Deal would draft the list of items that were discussed and email them out tomorrow.

NEW BUSINESS

Appoint representative to Caboose Task Force: Bill Bebko accepted the appointment as the Planning Commission representative to the Caboose Task Force.

OLD BUSINESS

Nominations for Chair, 2005: Deal MOVED and Johnson SECONDED a MOTION to nominate Rickenbach as Chair for 2005. The MOTION PASSED 4-0 with an abstention from Rickenbach.

Bebko MOVED and Johnson SECONDED a MOTION to vote on the nomination, suspending the PC rules for the thirty day waiting period. The MOTION PASSED 4-0 with an abstention from Rickenbach.

Planning Commission will request that Council suspend/waive their rules in this instance to allow the Council representative to become Chair.

AGENDA PLANNING

- Thistle Creek PUD
- Building Impediment Survey
- Urban Service Area
- Goals Review
- Bike Path Green Space Dedication
- Central Business District

ADJOURNMENT

Having no further business, Rickenbach MOVED and Bebko SECONDED a MOTION to ADJOURN. The MOTION PASSED UNANIMOUSLY at 10:11 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.