

**VILLAGE OF YELLOW SPRINGS
PLANNING COMMISSION
MINUTES**

In Meeting Rooms “A” & “B”

March 14, 2005

CALL TO ORDER

Chair Bruce Rickenbach call the meeting to order at 7:06 p.m.

ROLL CALL

Bruce Rickenbach, George Pitstick, Steven Deal, John Struewing and Dawn Johnson were present. Acting Village Manager Phil Hawkey and Planning Assistant Ed Amrhein were also present.

REVIEW OF THE AGENDA

Planning Commission agreed to amend the agenda to include the following items; Review of the Minutes, Citizen’s Comments, Election of the Chair and the two public hearings. This would allow for more time for discussion during the public hearings. The remainder of the items would be addressed at the next meeting, which is scheduled for April 11th.

REVIEW OF THE MINUTES- February 14, 2005: Deal MOVED and Pitstick SECONDED a MOTION to APPROVE the minutes as amended. The MOTION PASSED, 4-0 with an abstention from Johnson.

COMMUNICATIONS

- Cost/Benefit Policy adopted at 2/14/05 meeting.
- Invitation to Smart Growth Weekend
- Planning Commission Report to Council for 2004
- Goals List per 2/14/05 Revision
- Registration form for OSU Land Use Program for Local Officials
- Council Agenda for March 7, 2005
- Letter from Rev. Paul Richardson re: Glenwood Springs
- Letter from “Concerned Property Owners” re: Glenwood Springs

CITIZEN’S COMMENTS

There were no comments from the audience.

OLD BUSINESS

Election of Chair: Pitstick MOVED and Struewing SECONDED a MOTION to VOTE for Bruce Rickenbach as Chair of the Planning Commission. The MOTION PASSED, 4-0 with one abstention from Rickenbach.

PUBLIC HEARING

Conditional Use application to establish an automotive service and sales business at 1475 Xenia Avenue (formerly the bowling alley). The property, parcels F1900010006000-9000, -9100 and -9200 is in the General Business District. Code Reference: Sections 1258.03, 1272.04 and 1242.05. Rickenbach reviewed the public hearing process.

Ed Amrhein, the Village's Code Enforcement Officer included a memo regarding his review of the plan as compared to the "Standards for all Conditional Uses" listed in Section 1272.04 of the Village's Codified Ordinances.

Planning Commission's concerns included that the setback requirements were not shown on their proposed plan, the plan did not provide the Commission with specific uses of the remaining area surrounding the building and that there was no information addressing storm water runoff.

The conditional use applicant, Todd Fritschie explained that he wishes to extend his existing automotive service. His existing business, Village Automotive is located next door to the bowling alley at 1455 Xenia Avenue. He further explained that the bowling lanes would be removed and used for the automotive service. He does not have any concrete plans for the restaurant area.

Because the property abuts an alley, which separates this area from the adjoining residential area, Commission members were concern about added lighting, proper screening and potential chemical runoff of automotive fluids into the alley.

Rickenbach opened the public hearing. Audience member Ron Schmidt suggested that there could be potential runoff problems if the cracks in the existing parking lot were not addressed.

Hearing no further comments, Rickenbach closed the public hearing. Struewing MOVED and Pitstick SECONDED a MOTION to approve the conditional use application with the condition that the applicant, provide a detailed description of the remedy for water and pollutant runoff. The MOTION PASSED UNANIMOUSLY.

Preliminary Plat application for the proposed Glenwood Springs Subdivision from Purple Sage LLC. The property is 20.5 acres located east of Stewart Drive and west of Glenview Drive and is also know as Birch III. The property, parcels F19000100170000300 and -0400, is in a Residence A District. Code Reference: Sections 1226.02, 1250.01 and 1250.02.

Planning Commission listed a variety of concerns regarding this preliminary application which included but was not limited to the status of any conservation easement, retention pond and its maintenance, roadway access, lighting for public safety, adequate water lines, the 5.1 acres for the basin is outside of the Village limits, storm water issues and drainage, adequate sanitary sewer lines, traffic and parking.

The applicant, Wayne Ball of NKA Construction Services, Inc., explained that they built custom homes according to the need of the individual. The homes would be energy efficient, eco-friendly, have minimum impact on the environment, the development would be designed in a cul-de-sac and be bicycle and pedestrian friendly. He added that there would be a dry detention area not a pond. There would also be a shallow, seasonal wetland area, which would be dedicated open space.

John Eastman, Chief Environmental Engineer from LJB Inc., reviewed his findings regarding the water system in the larger context of the recent water system study he had done for the Village. Eastman explained that it would be critical to verify the water line sizes in Allen Street from Corry to Livermore and a decision should be made whether to loop the water line from the cul-de-sac back to Stewart Drive. Eastman also recommended 8" water lines and that the storm water flowing east on Spring Glen Drive be collected in catch basins.

Steve Anderson, Executive Director of Regional Planning and Coordinating Commission of Greene County reviewed his memo, which listed several "to do" items for the developers. Rickenbach opened the public hearing.

Perry Stewart speaking on behalf of Ruth Aschbacher read a letter dated October 23, 1964 to Dr. James P. Dixon, President of Antioch College from Suzanne Vernet, President, of The Vernay Foundation. The letter explained that the Vernay Foundation had gifted to Antioch College \$30,000 so that the college could purchase 26 acres of land, which included the 5.11 acres that had been suggested as the detention/retention area for the cul-de-sac. As per Vernet's letter, a conservation easement would be granted on the 26 acres.

Planning Commission then heard from many members of the audience who expressed concerns about the development project, the infrastructure, drainage, the conservation easement, public safety, density and traffic flow.

A list of those who spoke during the public hearing as well as the letters received by Planning Commission regarding this preliminary hearing are on file with the Clerk of Council. The public hearing was closed.

In concluding their discussion, Planning Commission agreed that there were several issues and concerns brought forth by the audience members and the Commission that would have to be addressed by the developer.

Deal MOVED and Johnson SECONDED a MOTION that Planning Commission continue their discussion at the next regularly scheduled meeting and ask the developer to come back to that meeting and address the drainage issues as well as other concerns brought forth this evening. The MOTION PASSED UNANIMOUSLY.

AGENDA PLANNING

Building Impediment Survey Letter.

Urban Service Area

Central Business District

ADJOURNMENT

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