

**VILLAGE OF YELLOW SPRINGS
PLANNING COMMISSION
Minutes**

IN COUNCIL CHAMBERS

October 10, 2005

CALL TO ORDER

Chairperson Rickenbach called the meeting to order at 7:05 p.m.

ROLL CALL

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

REVIEW OF AGENDA

Add: Caboose Task Force (Reports)

REVIEW OF MINUTES - September 12, 2005. Bebko MOVED and Struewing SECONDED a MOTION to APPROVE the minutes as amended. The MOTION PASSED UNANIMOUSLY.

REPORTS

Council Update. Rickenbach reported that Council had agreed to move forward on consolidation of the transportation issues by creating a transportation subcommittee. Council member Swinger will meet with the various groups dealing with such issues, to gain their concurrence.

Bike Enhancement-Northern Gateway Committee. Struewing reported that Police Chief John Grote attended their last meeting. They discussed their concerns related to bike issues, including more bike patrols and enforcement of bike laws. Grote supported the Committee's concerns and would be addressing these issues within his department.

Zoning Administrator/Planner's Report. There was no report.

Caboose Task Force. Bebko reported that the Task Force was meeting every two weeks. They have been discussing the various issues regarding the cabooses including where the cabooses could be located.

COMMUNICATIONS

Revised Goal List. The Commission agreed to the latest draft of their goals.

Procedural timeline for the approval process of Thistle Creek, Phase 2. The Commission reviewed and agreed with the timeline submitted by Hawkey.

CITIZEN'S COMMENTS

There were no comments from the audience.

PUBLIC HEARINGS

Thistle Creek Planned Unit Development, Phase 1 – Final Plan Review and possible recommendation to Council. Hawkey explained that Council had passed ordinance #2005-20 giving approval for a PUD-R zoning for this development. Hawkey reported that the developer's engineer has a new draft of the Record Plan but Hawkey has

not reviewed it. He also explained that in reviewing the Construction Plan, on sheet C- 4, Lot #2, at the northwest corner, the driveway should be relocated. There is also a private drive #1 at the northside of development that is coming out onto King St. at a different location than was first shown. He had questions about the sidewalk when it gets to King St., the easement for the drive shown across Lots 5, 6 and 7, and the proposed acquisition purchase is in place but not executed. The notes on C-4 should be place in the covenants because the builders would be referring to these notes when building the individual homes.

Bebko asked about Lot 22, which has a side yard set back is 5'. Hawkey stated that it met the requirements.

Struewing asked if the Commission required the fence? Hawkey stated yes. Heights? Brown stated that the heights would be varied. Hawkey added that there should be a minimum and a maximum height. The zoning code states a maximum height of 4'.

Bayraktaroglu inquired about the mailboxes, where they clustered? Hawkey explained that the mailbox scheme had not been finalized. Brown reported that the post office had requested that the mailboxes be placed in a similar fashion as in Park Meadows. He stated they would be inside the island at its eastern most point.

John Eastman's Report. Eastman reviewed the highlights and suggestions of his report. See the report for further details.

Roadway. As it goes around the one-way street there is a crown, he thought a consistent side slope might prove to be a better design. The traffic tracking exercise update does confirm the design that Eastman had requested. Eastman will do another tracking exercise when the roadway is complete.

Water. #10, the water valve has to be moved out of the creek bank up on dry ground and #12 along with sanitary line #16 both are shown to go across the 48" pipe (tractor crossing) this a critical elevation. The water line crossing the creek should go under the creek and not over the 48" culvert at the "tractor crossing". If Section 2 is never developed there should be an 8" dead end line with a hydrant.

Sanitary. The lots 6, 7 and 8 do not show that they have gravity laterals. In front of lots 5 and 6 there is a sanitary manhole then there are three laterals coming out. If those are to be gravity laterals then the layout does not make sense unless these are to be grinder pumps. In any case, that should be decided, noted and adjustments made to accommodate gravity laterals or grinder pumps, which may include moving the sanitary manhole. It is unacceptable for the sanitary line to cross the creek at the tractor crossing in the way they are shown on the plans. This could create potential flooding.

Storm Sewers. The details of the underdrains shown on Sheet C-12 are not the version that had been agreed upon. There should be details for the catch basins in the common area. The catch basin in this area should be placed in the low sport of the center of the common area.

Storm Water Detention. The major unresolved issue for Eastman regarding the storm water detention was that there is not enough detail in the calculations, the outflow pipe will need a "swing gate" or "check valve" to prevent backflow from the creek, the top elevation for the detention basin be higher and the retaining wall should be removed from the profile.

Grading. Additional detail is needed to show the proposed grading plan.

Miscellaneous. The Temporary Construction Entrance should be shown on the appropriate plan views. The sidewalk and curb detail should be appropriately modified to

match the plan. Eastman also noted that the private drive onto Kingsfield is an Planning Commission issue and not an engineering issue.

Rickenbach opened the public hearing. Keith Kinney representing his brother Daryl Kinney of the Kinney Farm, expressed concern with the Phase 2 development. His concerns included the entrance and exit to and from the development, the water flow and the impact of these decisions on his future development plans.

Struewing explained that there were still enough outstanding issues that would enable the Commission to continue the their discussion through to their next regularly scheduled meeting, continue the discussion at another special meeting or wait to schedule a meeting after the new draft is submitted by Phillips-Brown's engineer. Bebko MOVED to continue the public hearing on Phase 1 until the next regularly scheduled meeting, which would be November 11th. Struewing SECONDED the MOTION, adding that within two weeks the revised material should be to staff. Hawkey would meet with the developer's engineer and Eastman and then a final document would be prepared for Planning Commission. The MOTION PASSED UNANIMOUSLY.

Struewing suggesting that although Phase 1 stands alone, in terms of bicycling and bicyclists coming out onto Kings Street, with the bump-outs are there problems? He further stated that traveling onto Dayton St, the bicyclists would be riding in the vehicular lane. Brown suggested that the Thoroughfare Plan dictates what he should do. He suggested that the Commission could come up with a more creative way to address this issue.

Amendment to the Zoning Ordinance to lower the BZA quorum requirement from 4 to 3 members. Hawkey explained that the Planning Commission and Council have three member quorums. The BZA has a four-member quorum. This amendment would bring the BZA quorum requirement more in line with PC and Council. If approved and recommended by Planning, Council would have a first reading on October 17th and a second reading and public hearing on November 21st. Bebko MOVED and Struewing SECONDED a MOTION to recommend the amendment, which changes the quorum requirement from four to three. The MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

General planning session on the northwest development issues. Planning Commission agreed to hold a special meeting on November 2nd at 7 p.m. in Council Chambers to hold this discussion. Hawkey will format the discussion with direction from Planning. He will also invite the Phillips-Brown Homes, the Kinneys, and those living adjacent to the area. The discussion would include traffic circulation, drainage, sanitary sewer, water lines and looping.

AGENDA PLANNING

- Schedule Review of Bike Path Green Space Proposal with DAC
- Action on Building Impediment Survey Letter, wrap-up
- Central Business District discussion
- Birch III Phase 2

ADJOURNMENT

Having no further business, Struewing MOVED and Bebko SECONDED a MOTION to ADJOURN. The MOTION PASSED UNANIMOUSLY at 8:55 p.m.