

**VILLAGE OF YELLOW SPRINGS
PLANNING COMMISSION
MINUTES**

IN COUNCIL CHAMBERS

August 14, 2006

CALL TO ORDER

Chairperson Bruce Rickenbach called the meeting to order at 7:00 p.m.

ROLL CALL

Bruce Rickenbach, John Struewing, Bill Bebko and Tim Tobey were present. The Village Manager Eric Swansen and the Village Planner Phil Hawkey were also present. Burhan Bayraktaroglu was absent from the meeting.

REVIEW OF THE AGENDA

There were no changes to the agenda.

REVIEW OF THE MINUTES-July 10, 2006

Bebko MOVED and Tobey SECONDED a MOTION to APPROVE the minutes as amended. The MOTION PASSED.

REPORTS

Council Update. There were no questions or comments regarding the distributed materials from Council.

Bike Enhancement-Northern Gateway. Tobey reported that the committee was still trying to have State Route 343 widened and find a viable solution for connecting the bike spur connector and the Cemetery St. parking lot.

Zoning Administrator/Planner's Report. Hawkey is working on the checklist for the PUD application. He is also working on the zoning regulations for the Central Business District as well as concerns listed in correspondence from Becky Campbell. Hawkey hopes to have these documents ready for the Commission at its September 11th meeting.

Miami Township Zoning Commission. Struewing reported that the Miami Township Zoning Commission would be attending the September meeting to discuss the Urban Service Area and Boundary. He added that with some tweaking the boundary could be another zoning district for the township.

COMMUNICATIONS

There were no additional communications for this meeting.

CITIZENS COMMENTS

There were no comments from the audience.

PUBLIC HEARINGS

There were no public hearings scheduled.

NEW BUSINESS and OLD BUSINESS

Sanitary Sewer Study, Report and Recommendation and the Urban Service Area with John Eastman from LJB, Inc. Eastman reported that the village's existing sanitary sewer system is adequate to serve the present area and some build out. He added that there are occasional overflows at the lift station. To address this issue Eastman suggested minimizing storm water from entering the sewer lines, enlarging the capabilities of the lift station or work to improve the inflow/infiltration systems. He also added that there were some limitations to the wastewater treatment plant that should be discussed at length at a later date.

Eastman along with Hawkey supported the Village using the regulations and approval processes suggested by MVRPC in their *Guidelines for Facility Plan and Facility Planning Area* for updating their Wastewater Treatment Plans. In accordance with these guidelines the Village would be the *Designated Planning Agency* for this area.

Planning Commission agreed that there were areas that the Village would be willing to serve now, areas that could be considered in the future and other areas that would not be considered. The Commission also agreed to use the terminology listed in the MVRPC documents.

Eastman also recommends that because the Dayton Street sewer is being placed deeper any future development of adjacent lands should not be allowed without the additional sewer being placed deeper and extended to the Glass Farm.

Eastman then reviewed the six maps demonstrating the six sub-area descriptions listed in the MVRPC document. (See maps).

Map 1 showed the areas currently served with sanitary sewer. It highlighted the facility planning area, the different watershed boundaries, the sub watershed boundaries and the Village's corporate boundary. This is the existing covered area.

Map 2 showed areas expected to be served with sanitary sewers connected to the existing Wastewater Treatment Plant in the next twenty years. This map included conservation areas, the proposed Jacoby Greenbelt and the different levels of protection for areas such as Glen Helen and the Bryan State Park. This map lines depicts the approximate gravity sewer tributary area and an alternate route for the gravity sewer tributary area.

Maps 3, 4 and 5 were discussed further to see what areas could be included in the urban service area. These maps cover the northwest, southwest and northeast planning areas. The approval to extend the sanitary sewer to any of these areas does not mean that the Village would be burdened with the cost of any proposed extension.

Map 3 shows the northwest planning area and the Dayton Street Sewer as well as the approximate limit to the gravity sewer, the surface drainage boundaries and the preliminary sanitary sewer routes as well as the gravity service area. It was noted that the Nickoson land parcel could be subcategory 1 or 2, even though the parcel is located in the township. The Commission agreed that the preliminary sewer routes outlined west of the Village should be included in the western urban service area. The Commission also agreed that the gravity service area depicted on map 3 is the urban service boundary on the northwest. Everything within the line drawn would be subcategory 1 or 2.

Map 4 shows the southwest planning and the southwest trunk sewer as well as the surface drainage boundaries, the preliminary sanitary sewer routes, an approximate limit of gravity sanitary service and the gravity service area. Eastman showed two possible

additional routes that could be considered. The southwest trunk could serve parts of the Pence, Breza, and Fogg properties using the additional routes. Morris Bean could pump their sewage into the Village's system if it had its own lift station. The Kelly property could be included if the line were on the north side. The property could then be placed as subcategory 5 or subcategory 7. If they want to develop the property they would have to do it in cooperation with the Village. This could also apply to the Breza property. The line could be drawn across the southern edge of the Arnovitz's property East Enon Rd., down to the south line of the Pence property, east along the south line of Pence to Route 68, down State Route 68 and old State Route 68 to the line that Eastman had drawn. Everything outside this line would be a subcategory 5. The Commission agreed that this extended line would be the southwest urban service boundary.

Map 5 shows the northeast planning area and the northeast trunk sewer. If a gravity sewer was extended from the lift station up State Route 343, the outdoor education center could have access to the Village's system using its own lift station. Another sewer line could continue up State Route 68 to include access for the Neuhardt property. The Neuhardt 35.56-acre parcel could be listed as a subcategory 5 rather than a subcategory 2 and if they put a conservation easement on the property then it would be listed as outside the service area. Planning Commission agreed to place the 35.56-acre Neuhardt parcel and the 23.09-acre Dewine parcel outside the service area as a subcategory 5. The cemetery and the Stutzman property and the 13.99 acres that is Village-owned land would be included in the urban service area. The west side of State Route 68 that includes the Whitehall Farm is under a conservation easement and would be outside the urban service area.

Eastman recommended and Planning Commission agreed that the next iteration of maps would show the outline of the subcategories, including the defined urban service area and boundary.

AGENDA PLANNING

Urban Service Map/Boundary

Meeting with the Miami Township Zoning Commission

Checklist for PUD

Zoning Recommendations for the Central Business District

ADJOURNMENT

Having no further business, Bebko MOVED and Struewing SECONDED a MOTION to ADJOURN. The MOTION PASSED at 9:01 p.m.

