

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

**In Meeting Rooms A & B**

**April 10, 2006**

President Bruce Rickenbach offered words of sympathy and support to the Clerk Deborah Benning and her family on the passing of her mother.

**CALL TO ORDER**

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

**ROLL CALL**

Bruce Rickenbach, John Struewing, Bill Bebko, Burhan Bayraktaroglu and Tim Tobey were present. The Village Manager Eric Swansen, Village Planner Phil Hawkey and Code Enforcement Officer Ed Amrhein were also present.

**REVIEW OF AGENDA**

Bebko MOVED and Struewing SECONDED a MOTION to APPROVE the agenda. The MOTION PASSED.

**REVIEW OF MINUTES** – March 13, 2006. Postponed until next meeting.

**REPORTS**

**Council Update.** Documents from the last Council meeting were included in the packets. There were no questions.

**Bike Enhancement-Northern Gateway Committee.** Struewing requested that Planning Commission appoint a representative to this committee. The item was moved to New Business.

**Zoning Administrator/Planner's Report.** Hawkey reported that he would make the Planning Departments annual report to Council at their next meeting.

**COMMUNICATIONS**

Chamber of Commerce re: Support of the Village Station

Community Resources re: Support of the Village Station

**CITIZEN'S COMMENTS**

There were no comments from the audience.

**PUBLIC HEARINGS**

There were no public hearings scheduled.

**OLD BUSINESS**

**102 Dayton Street – Complete Review and Recommendation to BZA.** Rickenbach presented a draft to the Commission regarding the Commission's recommendation to the BZA regarding zoning inconsistencies in the Central Business District. Rickenbach would forward the final memo to Hawkey who would include it in the BZA packets.

**Discussion regarding next steps – Northwest Planning Area Charette or Development Standards.** Swansen explained that although planning of the northwest area is being considered by Planning Commission, there are other areas within the Village that also have development issues. Swansen further suggested that a Planning Academy and then later a Development Code Advisory Group could aid in those defining those issues. The first group would identify development issues throughout the Village and the second would design a new Village development code.

Planning Commission members agreeing that the bringing the property owners, development and legal professionals together to discuss development issues would assist in a more comprehensive view for the Village and this process would be helpful. The issue at the forefront is the northwest corner of the Village. Swansen would propose a process that would aid the members in their discussions on the northwest corner.

## **NEW BUSINESS**

**2006 Goals.** The Commission reviewed its 2006 Goal list and determined that some of the items were completed and others should be moved up on the list. The new prioritized goals are as follows:

1. Dedication of green space along the bike path.
2. Review the Central Business District zoning.
3. Review land-use alternatives for the Glass and Kinney Farms.
4. Define the Urban Service Area.
5. Review the Comprehensive Plan.
6. Review the procedural requirements for the PUD & Subdivision regs.
7. Review storm water abatement, regulations & utility.
8. Review Village infrastructure.
9. Review adequacy of parks & open space requirements in developments.
10. Review setback requirements.

**Central Business District discussion.** Rickenbach explained that there was very little room for expansion of retail businesses in the CBD. He suggested that designated areas adjacent to the CBD be considered a Special Planning Area. The Commission directed staff to review the propose outline and amend if necessary.

**Appointment to Bike Committee.** Tim Tobey volunteered to represent the Commission on the Bike Enhancement/Northern Gateway Committee.

## **AGENDA PLANNING**

- Schedule Review of Bike Path Green Space Proposal with DAC
- Continue discussion re: CBD
- Greenspace dedication (#1 Goal)

## **ADJOURNMENT**

Having no further business, Struewing MOVED and Bebko SECONDED a MOTION to ADJOURN. The MOTION PASSED.

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Bruce A. Rickenbach, Chairperson

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Deborah Benning, Clerk

**A full and complete set of these minutes is available for review electronically by audiotape. These tapes are kept permanently and can be requested by referencing the date of this Planning Commission meeting.**