

**VILLAGE OF YELLOW SPRINGS
PLANNING COMMISSION
MINUTES**

IN COUNCIL CHAMBERS

December 11, 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. Village Manager Eric Swansen and Village Planner Phil Hawkey were also present. Rickenbach welcomed Matt Reed as the newest member to the Planning Commission.

REVIEW OF AGENDA

The Commission agreed to move the discussion regarding the Bike Path listed under Old Business to Agenda Planning.

REVIEW OF MINUTES – November 13, 2006. Struewing MOVED and Bebko SECONDED a MOTION to ACCEPT the minutes as amended. The MOTION PASSED 4-0, with an abstention from Reed.

REPORTS

Council Update. There were no questions for Rickenbach regarding the materials in the Commission packets.

Bike Enhancement-Northern Gateway Committee. Tobey reported that the Committee would be meeting next Wednesday, December 20th.

Zoning Administrator/Planner's Report. There were no questions for the Village Planner.

Miami Township Zoning Commission Report. Struewing reported that the Miami Township Zoning Commission had completed their review of their Comprehensive Plan. Struewing added that the zoning resolutions to compliment the Plan would take some time to develop.

COMMUNICATIONS

There were no additional communications.

CITIZEN'S COMMENTS

There were no comments from the audience.

PUBLIC HEARINGS

Rezoning request, Center for Business and Education, Miami Twp Agricultural to Mixed Commerce District. Hawkey reviewed Chapter 1259 the Mixed Commerce District Zoning. Ted Donnell the architect listed for this development explained that he was at a point in the process that he needed to know what zoning best fit the development.

Hawkey explained that the owners had applied for Mixed Commercial zoning for the 34.8-acre development of the property just west of the Antioch McGregor Campus at the northwest corner of East Enon Road and Dayton Street. Hawkey then reviewed the Cost/Benefit Analysis, an Alternate Analysis and the final recommendation. In his Cost/Benefit Analysis, Hawkey stated that grant funding would offset the cost of the extension of the utilities and the construction of the streets within the development. His Alternate Analysis concluded that another option would be to develop the site as a Planned Unit Development. Hawkey added that a PUD-B would open the property up to retail and other businesses that are generally housed in the downtown area. Staff recommends the approval of the request to rezone the property as Mixed Commercial District.

Rickenbach opened the public hearing. Stan Bernstein asked what provisions were in place that would protect the environment. Rickenbach explained that there was a list of principally permitted and conditional uses within the Mixed Commercial District zoning. Hawkey added that there was also a list of prohibited uses in Section 1259.04. Having no further comments, the public hearing was closed. Bebko MOVED and Tobey SECONDED a MOTION to recommend approval of the request for Mixed Commercial District and forward the request to Council. The MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

Discussion Bike Path Green Space Dedication. This item was moved to Agenda Planning.

NEW BUSINESS

Comprehensive Plan Review and Revisions, Initial Discussion of Process. The Commission discussed processes in which to review the Comprehensive Plan. The Commission agreed to the following:

1. Update the Introduction.
2. Ask the Bike Enhancement-Northern Gateway Committee to review and draft a transportation policy beginning with policies already in existence and approved by Council.
3. Information regarding Ecology/Sustainability from the Environmental Commission.
4. Consider a pedestrian program, example "Safe Routes to School" for inclusion in the Plan.
5. Review each section of the Comprehensive Plan as an agenda item.

AGENDA PLANNING

Comprehensive Plan-Introduction

ADJOURNMENT

Having no further business, Struewing MOVED and Bebko SECONDED a MOTION to ADJOURN. The MOTION PASSED at 7:40 p.m.