

VILLAGE OF YELLOW SPRINGS
PLANNING COMMISSION-MINUTES

In Council Chambers

February 13, 2006

CALL TO ORDER

Chairperson Bruce Rickenbach called the meeting to order at 7:01 p.m.

ROLL CALL

Bruce Rickenbach, John Struewing, Bill Bebko and Burhan Bayraktaroglu were present as was the Village Manager Eric Swansen and the Village Planner Phil Hawkey.

REVIEW OF AGENDA

The Commission agreed to hold the public hearing, discussion all three items under Old Business and nominate the chair under New Business. All other items would be placed under agenda planning.

REVIEW OF MINUTES – January 9, 2006-Postponed until the next general meeting.

REPORTS

Council Update. There were no questions for Council.

Bike Enhancement-Northern Gateway Committee. No Report.

Zoning Administrator/Planner's Report. Hawkey distributed a memo, which included the dates for the various public hearings and discussions for Planning Commission and Council on the Stancliff Neighborhood and Thistle Creek Phase II development projects scheduled for the Village.

COMMUNICATIONS

The Commission received various documents from the last Council meeting.

CITIZEN'S COMMENTS

There were no comments from the audience.

PUBLIC HEARINGS

Preliminary Plan – the Stancliff Neighborhood PUD. John Eastman, Engineer in a memo dated Feb. 9, 2006 gave his review of the plan. Eastman concluded that this was a workable plan and that some details still remain to be finalized. Highlights from his memo included the following. The water system is complete. The sanitary sewer is complete for this project but may need to be altered for any further development in the northwest area. Storm water, drainage, detention will meet requirements and there is enough room/capacity. Eastman still needs a more complete set of design details. Roadways and driveways and the nature of the bikeway/pedestrian way will be critical for the final location of the street. The turning issues for emergency vehicles are still being evaluated. Eastman suggested that some type of protection agreement be prepared for the developer regarding cost they incur for putting in the sanitary and waterline. (See memo for complete details).

Ted Donnell Chair of the Bike Enhancement Committee stated that they had reviewed the plan but there was not a clear identified shared path on the Westside. He recommended a 10-foot right-of-way on the Westside. Bebko asked if a 4-foot offset would be adequate. Struewing suggested using another 2-feet beyond what was indicated. He added that he was not concern about where the centerline of the road would be placed. Burhan asked if Kenneth Hamilton Way would be an estate street and upgrading of for a bike path and utilities. Eastman suggested that the road could be widen an additional 2-feet but essentially this would be an estate street.

Rickenbach opened the public hearing. Tom LaMers stated that the revised PUD document was not available for review prior to the meeting. He added that access to the common space would run tightly along some property lines and he wanted to know if this would be controlled by private easements with the individual property owners.

Suzanne Clauser asked that for the future the Village should make clear that it would be responsible for additional costs for lowering and enlarging the sewer line beyond what she would pay for her development.

Bebko MOVED and Struewing SECONDED a MOTION to close the public hearing. MOTION PASSED.

Bebko MOVED and Struewing SECONDED a MOTION to make a recommendation to Council to rezone the Stancliff Neighborhood from Residence A to a PUD-R with the following four conditions: compliance with engineering concerns and recommendations from Eastman memo, Village financial responsibility regarding altering of sanitary sewer's size and depth, clearly identify additional off-street parking and required turnaround including a 10-foot buffer/screening, and changing sidewalk from 4 feet concrete to five feet asphalt. MOTION PASSED.

OLD BUSINESS

Action on Building Impediment Survey. The documents included the survey, which was mailed out on June 8, 2004, an appendix which included questions and responses in italics. Struewing MOVED and Bebko SECONDED a MOTION to APPROVE the Building Impediment Survey and results and forward them to Council. The MOTION PASSED.

Annual Report. Bebko MOVED and Bayraktaroglu SECONDED a MOTION to ACCEPT the Annual Report and forward to Council. The MOTION PASSED.

Report re: General Planning Session January 25, Planning for Charrette. Village Manager Eric Swansen reviewed his report entitled "*Next Steps: Options for Realizing the Comprehensive Plan or Is a Charette the best tool for the job?*" In looking at options for realizing our Comprehensive Plan for the northwest area Swansen explained that the Village could use the charette as a design idea or as a process leading to a sub area plan that would be adopted by ordinance. Planning Commission agreed to discuss the next steps at their March 13th meeting.

NEW BUSINESS

Nomination of Chair. Bebko MOVED and Struewing SECONDED a MOTION to nominate Bruce Rickenbach to continue as chair for this next term. The vote would be called at the March 13th meeting.

AGENDA PLANNING

- Schedule Review of Bike Path Green Space Proposal with DAC
- 2006 Goals
- Central Business District discussion
- DAC/Bike path/Greenspace
- Preliminary Plan-Thistle Creek (Saint Paul's Crossing)
- Next Steps-Charette
- Vote for Chair Nomination

ADJOURNMENT

Having no further business, Struewing MOVED and Bayraktaroglu SECONDED a MOTION to ADJOURN. The MOTION PASSED at 9:39 p.m.

Bruce A. Rickenbach, Chairperson

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.