

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

In Council Chambers at 7:00 PM

January 9, 2006

CALL TO ORDER

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

ROLL CALL

Bruce Rickenbach, John Struewing, Bill Bebko and Burhan Bayraktaroglu were present as was Village Planner Phil Hawkey and Code Enforcement Officer Ed Amrhein.

REVIEW OF AGENDA

There were no changes to the agenda.

REVIEW OF MINUTES

November 14, 2005-Struewing MOVED and Bebko SECONDED a MOTION to APPROVE the minutes as submitted. The MOTION PASSED.

December 12, 2005- Struewing MOVED and Bebko SECONDED a MOTION to APPROVE the minutes as amended. The MOTION PASSED.

REPORTS

Council- There were no questions for Council representative Rickenbach regarding Council.

Bike Enhancement-Northern Gateway Committee Struewing reported that Tracy Logan would be the representing the Bike Committee and Ted Donnell the alternate and Struewing would represent the Northern Gateway Committee with Ted Donnell being the alternate for the Transportation Commission.

Zoning Administrator/Planner's Report There was not report.

COMMUNICATIONS

1. Village Council Minutes for December 5th, 10th, 11th, 19 & 29th
2. Village Council Agenda for January 3rd
3. Village Manager's Report December 19th and January 3rd
4. Ordinance 2005-28 – Final approval Thistle Creek PUD, Phase One
5. Ordinance 2005-29 – Final Subdivision approval, Birch 3, Section 2
6. Resolution 2005-52 – Establishing a Transportation Committee
7. Cost Benefit Analysis – Antioch McGregor Zoning Request
8. Survey & Legal Description – Antioch McGregor Zoning Request
9. Council representatives to commissions, committees and boards

CITIZEN'S COMMENTS

There were no comments from the audience.

PUBLIC HEARINGS

There were no public hearings scheduled.

OLD BUSINESS

Discussion of preliminary plan for The Stancliff Neighborhood, a proposed 11-lot residential Planned Unit Development north of Dayton Street: John Eastman reviewed his report. His concerns included:

1. He had spoke with Judge Engineering to work out some of the details.
2. There are still some details that cannot be worked out until there is more direction from Planning Commission.
3. Issues surrounding Lots 5 and 11 will be difficult to resolve.
4. The future design of Kenneth Hamilton Way.
5. Not sure the size of the detention basin is correct.
6. Regarding storm water the natural flow is not towards Dayton Street.

Ted Donnell reported that the Bike Committee had had some discussions regarding Kenneth Hamilton Way and whether it there could be an accommodation for a bikeway and pedestrian way in the future. If it were to remain an estate street, there would not be a push for bike lanes. Donnell stated that the development would need some type of

pedestrian walkway to accommodate pedestrians as well as children walking to the bus stop.

Suzanne Clauser stated that she would prefer a private gravel road with smaller houses with porches that would echo the downtown area.

Planning Commission and Clauser agreed to Kenneth Hamilton Way remaining a dedicated estate street that would have its dividing line off-centered as an accommodation for bikeways and walkways for the future. A pedestrian walkway would be on the Westside of the road constructed of asphalt. Driveways would have asphalt two to three feet inside the right-of-way line before transitioning to gravel driveways.

The Commission also agreed to a setback variance of 10' across the entire property of Lot 5 and the carport placed on the Westside of the property.

In the discussion regarding the size of the water line going into the development, the Commission agreed that 8" was fine but if the Village needed 10" the Village would pay the difference. The sewer line size and depth should be finalized before the construction plans are complete. Eastman stated that the depth up to north of the property line was the most critical. If it needs to be deeper than the original pipe placement, the Village would have to pay the difference. Eastman added that once the construction plans for the Dayton Street Project were complete, he would have a more accurate picture.

Eastman added that Lot 11 creates an impediment to future development. He suggested a protection agreement be drafted. He further added that the gravel turn-around could be 40'. The design has a 37' turn-around. It should be designed to be 38' and Planning Commission could waive the additional 2'.

Clauser expressed concern about a circular turn-around. Eastman suggested that the turn-around could be a hammerhead shape. This would accommodate emergency vehicles and snow plows.

In conclusion, Planning Commission agreed that a public hearing on the preliminary plan could be scheduled for February 13th if the updates are submitted to the planner in time for publication of the notice.

Action on Building Impediment Survey Letter, wrap-up. Planning Commission agreed to have this discussion at their February 13th meeting.

General planning session on the northwest development issues including discussions regarding, sanitary sewer, storm drainage and plan for charrette. The Planning Commission agreed to have this discussion at a special meeting, scheduled for January 25th at 7p.m. in Council Chambers.

NEW BUSINESS

The 2006 Goals, the Central Business District discussion and the Schedule Review of Bike Path Green Space Proposal with DAC were scheduled for February 13, 2006.

AGENDA PLANNING

Review of the 2005 Annual Report and Nomination of the Chair were added to the agenda for February 13, 2006.

ADJOURNMENT

Having no further business, Bebko MOVED and Struewing SECONDED a MOTION to ADJOURN. The MOTION PASSED at 9:03 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.