

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

IN COUNCIL CHAMBERS

May 25, 2006

CALL TO ORDER

Chair Bruce Rickenbach called this special meeting to order at 7:01 p.m.

ROLL CALL

Bruce Rickenbach, Bill Bebko, Burhan Bayraktaroglu, John Struewing and Tim Tobey were present as was Village Planner Phil Hawkey.

PUBLIC HEARING

Continuation of P.H., Stancliff Neighborhood PUD-Final Plan. Bebko MOVED and Struewing MOVED to resume the public hearing from May 8, 2006. The MOTION PASSES.

Engineer John Eastman began his review, which included the following highlights:

Roadways, Driveways and Parking: Eastman suggested more details were need regarding the visual barrier design, which was to block vehicle lights and screen the parking area. He suggested that the entrance to Kenneth Hamilton Way from Dayton Street was not clearly delineated. A barrier curb should be carried back to the radius point. A delineation of gravel and asphalt be made that would include location, type, thickness, etc. Eastman also stated that there is a unique ditch situation regarding the driveways and more detail is needed to show what is to happen.

Water System: Eastman reported that the water system is acceptable.

Sanitary Sewer: The plans should show the location and inverts for the new sanitary sewer in Dayton Street. The sanitary sewers should be lowered to provide minimum cover of at least three feet at all points.

Storm Water Drainage System: The storm sewer connection to the existing storm sewer in Dayton Street is to close to the existing 12-inch water line. The plastic basin at the junction of the under drains at Private Drive #1 is not acceptable.

Storm Water Detention: Although Eastman had not received the calculations; he expects them to exceed the Village's requirements.

Miscellaneous: The building setback line along the north property line is now listed as an easement. The plan should show which one is it. Eastman also provided a list of items for staff review.

Planning Commission briefly discussed what could be the next steps in this process. This is a PUD Subdivision so Council would give final approval.

Bayraktaroglu asked had the emergency vehicle access been addressed. Eastman stated yes.

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

Planning Commission and the developers agreed to continue the discussion at its meeting on June 12th.

ADJOURNMENT

Having no further business, Struewing MOVED and Bebko SECONDED a MOTION to ADJOURN. The MOTION PASSED at 8:01p.m.