

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

In Council Chambers

May 8, 2006

CALL TO ORDER

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

ROLL CALL

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

REVIEW OF AGENDA

Struewing MOVED and Bebko SECONDED a MOTION to APPROVE the agenda as follows: Agenda items listed under REPORTS was postponed, REVIEW of the MINUTES, COMMUNICATIONS, CITIZEN'S CONCERNS and the PUBLIC HEARING would be followed by both Concept Plan Reviews for Forrest Village East and West under NEW BUSINESS and lastly Dayton Street Sanitary Sewer under OLD BUISNESS. The MOTION PASSED.

REVIEW OF MINUTES

March 13, 2006 Struewing MOVED and Bebko SECONDED a MOTION to APPROVE the minutes as amended. The MOTION PASSED.

April 10, 2006 Bebko MOVED and Bayraktaroglu SECONDED a MOTION to APPROVE the minutes as submitted. The MOTION PASSED.

REPORTS

Council Update, Bike Enhancement-Northern Gateway Committee, Zoning Administrator/Planner's Report and Miami Township Report were postponed.

COMMUNICATIONS

Revised Goals List-Postponed.

Minor Subdivision-Andy and Beth Holyoke, 107 Cliff Street. There was no action required by Planning Commission. The Village Planner is required to give the Commission notification of minor subdivision applications.

CITIZEN'S COMMENTS

There were no comments from the audience.

PUBLIC HEARINGS

Stancliff Neighborhood PUD Final Plan Public Hearing. John Eastman an engineer with LBJ, Inc. reviewed his memo regarding the Stancliff Neighborhood. Highlights of his presentation are as follows:

Roadways, Driveways and Parking: Confirm placement of the future 10-foot pedestrian/bikeway, the 25-foot turning radius is the minimum which was modified down from 35 feet, stub on the north must be lengthened by 10 feet to accommodate the length of a fire truck, there must be a no parking sign for the stub, the north edge of the gravel parking area on Lot 11 is 7.5 feet from the north property line, this must be approved by the Commission.

Water System: Eastman explained that this was fundamentally acceptable.

Sanitary Sewer System: Final depth of the sewer on Dayton Street will need to be provided to the developer. The centerline of the sanitary sewer should be moved so that the manholes are not to be located in the pedestrian/bikeway.

Storm Water Drainage System: The surround ground of the catch basins should be high enough to prevent inflow of the surface water. All pipes downstream of surface inlets must be at least 8" in diameter.

Storm Water Detention: The proposed detention system is acceptable subject to final review from staff.

Miscellaneous: Notations must be written clearly to distinguish the 5-foot wide footpath from the 10-foot wide easement. Detailed grades must be provided to ensure that the path in the detention pond area is built at the correct elevation. A section view of the weir must be provided.

In closing Eastman stated that the plan still had sufficient inconsistencies so at this point it should only be fundamentally approved. Eastman also provided a list of detailed items that should be reviewed by staff.

Co-developer Suzanne Clauser explained that she had an agreement with the Kinneys regarding the sanitary sewer.

The public hearing was opened. There were no comments from the audience. The Commission was concerned that it needed to review a newer set of engineering plans before given approval. The newer plans would include corrections to the items listed by Eastman as well as a review by staff. In order to give the developers time to make the corrections, have a review by Eastman and staff, Struewing MOVED that the public hearing be continued at a special meeting scheduled for May 25th at 7 p.m. Bebko SECONDED. The MOTION PASSED.

NEW BUSINESS

Ken and Betheen Struewing have proposed development of their properties bound by Edgefield Drive and Randall Road, and including the extension of Southgate Drive to the south. Planning Commission member John Struewing recused himself from the decision.

Concept Plan Review – Forrest Village East. On the east of Southgate Drive, the developers have requested that the Village vacate the Margaret Drive right-of-way, and that the four undeveloped parcels along the right-of-way, comprising 1.73 acres, be re-zoned to PUD, for the purposes of constructing two-family, shared wall condominiums. Hawkey reviewed his analysis of the proposed plan. In his report, Hawkey explained that there is an eight-inch sanitary sewer in the Southgate Avenue right-of-way. Water service is available from an existing eight-inch main and there is a six-inch water main at the intersection of Margaret Drive and Randall Road. The only public street proposed is the extension of Southgate Avenue as an estate street along the west side. The application to vacate Margaret Drive is in conjunction with the approval of the development. Hawkey recommends approval of this concept plan with the condition that future detailed plans comply with acceptable standards.

Ken Struewing explained that the development would be for people wanting smaller homes. The homes will be in three clusters for a total of 8-10 units. The homes would be approximately 2200 sq. feet for a two-story and 1600 sq. ft for a single-story home.

James Walsh a resident on Edgefield Drive explained that this was a part of the Hill Plat, which had restrictions for residential lots, one-single family dwelling with one dwelling per lot. Walsh agreed that any restrictions related to the Hill Plat would be a private legal matter between the owners and not with the Commission.

In answering a density question by Randall Street resident Marilyn Dowdell, Hawkey explained that if the area were to be rezoned to a PUD there could be no more than 12 units.

Bebko MOVED and Bayraktaroglu SECONDED a MOTION to APPROVE the concept plan as presented. The MOTION PASSED 4-0 with an abstention from John Struewing.

Concept Plan Review – Forrest Village West. The 17 acres on the west side of the extended Southgate Drive is already zoned PUD. The Struewings have proposed a 20-unit on 10.178 acres of single-family condominiums for this property. These would be one or two story patio homes approximately 1800-2800 sq feet in size.

Hawkey's analysis of utilities explained that there was an eight-inch sanitary sewer in the Southgate Avenue right-of-way available adjacent to the east side of the site. Sanitary services would be also available at the southwest corner. Water services would be available from an existing eight-inch main along the north property line. An extension of Southgate Avenue as an estate street would be the only public street. Hawkey recommends approval of this concept plan on condition that it complies with acceptable standards.

John Eastman offered some suggestions as next steps in the plan, including using a different methodology for determining the storm water detention.

Audience member Doris Clemens expressed concern that she did not receive notification of this until Friday and that some of her neighbors had not received any notification. Hawkey explained that the public notice is not required for review of a concept plan. Notices are sent as a courtesy to adjacent property owners.

Louis Green expressed concern if there were to be any disturbance of the existing vegetation or the creek.

Bayraktaroglu MOVED and Bebko SECONDED a MOTION to APPROVE the concept plan with the proviso that the Commission was not approving the storm water detention part of the plan. The MOTION PASSED 4-0 with an abstention from John Struewing.

OLD BUSINESS

Dayton Street Sanitary Sewer – Discussion of Depth/Bedrock Issue. Hawkey explained that the Village did not want to place the sewer deeper than it had planned because of the bedrock. He suggested that if developers to the west want a deeper sanitary sewer then they would have to absorb the cost. The cost to remove the bedrock would be approximately \$120 per cubic yard. The Village could dig the sewer lower if the developer agreed to pay, otherwise there would be no direct benefit for the Village to do so. Hawkey would inform the various developers in the western area about the bedrock and the cost to lower the sanitary sewer beyond what the Village has planned.

Northwest Planning Area Charette or Development Standards Discussion regarding next steps – Agenda Planning

Central Business District Discussion-Agenda Planning

NEW BUSINESS

Review of Bike Path Green Space Proposal from DAC-Agenda Planning

AGENDA PLANNING

Northwest Planning Area Charette or Development Standards Discussion regarding next steps

Central Business District Discussion

Review of Bike Path Green Space Proposal from DAC

ADJOURNMENT

Having no further business, Struewing MOVED and Tobey SECONDED a MOTION TO ADJOURN. The MOTION PASSED at 9:06p.m.