

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

Village Council Chambers

November 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 Tim Tobey were present as was the Village Manager Eric Swansen and the Village Planner Phil Hawkey.

REVIEW OF AGENDA

There were no changes to the agenda.

REVIEW OF MINUTES – October 9, 2006. Struewing MOVED and Tobey SECONDED a MOTION to ACCEPT the minutes as submitted. The MOTION PASSED.

REPORTS

Council Update. The Commission received various documents from the November 6th Council meeting. There were no questions or comments regarding the information.

Bike Enhancement-Northern Gateway Committee. There was no update from the Committee.

Zoning Administrator/Planner's Report. Hawkey reported that the firm of Edwards and Kelcey have been hired to draft the annexation study on the Fogg property.

Miami Township Zoning Commission Report. Struewing reported that the Township Zoning Commission had received a rough draft of their Comprehensive Plan. They would begin a review of the draft at their next meeting.

COMMUNICATIONS

CITIZEN'S COMMENTS

PUBLIC HEARINGS

Revisions to the Comprehensive Plan, Urban Service Area. Hawkey submitted the 2006 Urban Service Area maps and the language revisions to the Comprehensive Plan. The smaller black and white map outlines the Village's urban service area. The larger colored map outlines the urban service area in red and the larger yellow line shows the area where the Village has some influence over as the Facilities Planning Authority.

Some of the language revisions included referencing the 2006 Sanitary Sewer Study, using the term "planned growth" rather than sprawl, and new language in Section 4.9 Annexation, Utility Expansion. The Planning Commission also agreed to add in the legend on the maps the category descriptions explaining the different colored areas on the maps. The maps along with the 2006 Sanitary Sewer Study would be included in the appendices of the Comprehensive Plan.

Rickenbach opened the public hearing. Joan Edwards asked if there were development to the north, how would that effect the capacity of the sewer treatment plant. The Commission explained that the areas defined on the Urban Service Area maps were based on an engineering study and that these areas could be served by the collection system that is currently in the ground. The sewer plant is another issue and there would be capacity issues. There would also be issues regarding the new EPA standards for the plants. If the Village knows the extent of the service area, then the needs of the sewer plant can be addressed. The public hearing was closed.

Bebko MOVED and Struewing SECONDED a MOTION to APPROVE this revision to the Comprehensive Plan and the maps with their most recent edits for recommendation to Village Council. The MOTION PASSED.

Amendments to the Zoning Code, selected text in: 1256 Central Business District; 1258 General Business District; 1260 Light Industrial District; 1268 Off-Street Parking and Loading; 1272 Conditional Uses; and 1276 Signs. Hawkey corrected a typo in 1256.06 (e).

Struewing questioned 1276.07 (3) and wanted an interpretation of the section. Hawkey explained that the language was there in order to maintain the character of the building.

Rickenbach opened the public hearing. Having no comments the public hearing was closed. Bebko MOVED and Tobey SECONDED a MOTION to adopt suggested revisions to these sections of the zoning code and recommend adoption to Village Council. The MOTION PASSED.

OLD BUSINESS

The discussion with the Design Advisory Commission was moved to Agenda Planning. The DAC will have a meeting on December 7th.

In a response to Bebko's question about Jacoby Creek Watershed, Struewing stated that he had investigated the issue of including the eastern and western sides of the northern section of

the Jacoby Creek in the Village's Facilities Planning Area. Struewing explained that it is a very cumbersome process and after reviewing the magnitude of the endeavor he has second thoughts. Swansen suggested and the Commission agreed that this discussion should take place when this Facilities Planning Area comes up for review with the MVRPC. Swansen added that the Village does not have the funds or human resources to take on this issue at this time.

NEW BUSINESS

AGENDA PLANNING

Discussion, Bike Path Green Space Dedication.
Discussion, of the Review for the Comprehensive Plan

ADJOURNMENT

Having no further business, Bebko MOVED and Struewing SECONDED a MOTION to ADJOURN. The MOTION PASSED at 7:55 p.m.

Bruce A. Rickenbach, Chair

Deborah Benning, Clerk