

**VILLAGE OF YELLOW SPRINGS  
PLANNING COMMISSION  
MINUTES**

**In Council Chambers**

**April 9, 2007**

**CALL TO ORDER**

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

**ROLL CALL**

Bruce Rickenbach, Bill Bebko, Tim Tobey, John Struewing and Matt Reed were present as was the Village Manager Eric Swansen and Assistant Village Planner Ed Amrhein.

**REVIEW OF THE AGENDA**

The Commission agreed to add a review of their 2007 Goals as the first item under Old Business.

**REVIEW OF THE MINUTES-March 12, 2007.** Bebko MOVED and Tobey SECONDED a MOTION to APPROVE the minutes as amended. The MOTION PASSED.

**REPORTS**

**Council Update.** There were no question for Rickenbach regarding the documents from Council.

**Bike Enhancement-Northern Gateway Committee.** The Committee will have some comments on Section 4 of the Comprehensive Plan.

**Zoning Administrator/Planner's Report.** Amrhein would make his comments in conjunction with the review of the Comprehensive Plan.

**Miami Township Zoning Commission Report.** Struewing informed the Commission that the Miami Township Zoning Commission would be entertaining a PUD request on Larkins Rd.

**COMMUNICATIONS**

There were additional communications for the Commission.

**CITIZENS COMMENTS**

Audience member Joan Edwards asked if there were any new updates on the purchaser of the Fogg property. Rickenbach answered no.

**PUBLIC HEARINGS**

There were no public hearings scheduled for tonight's meeting.

**OLD BUSINESS**

**2007 Goals.** The Commission agreed to the following revised goals.

- #1 Review of the Comprehensive Plan
- #1A Adequacy of Parks and Open Space Development
- #2 Parallel review of procedural requirements for PUD and Subdivision Regs
- #3 Review land use alternatives for the northwest quadrant of the Village
- #4 Review Thoroughfare Setback Regulations
- #5 Review overall YSO infrastructure

**Comprehensive Plan Review and Revisions, Section 3.** Regarding the Section 3 Projections, the Commission agreed to the following:

Remove the words “obviously” and the phrase “of the same kinds of” from the first sentence in the first paragraph. In the same paragraph, add a #5 that would include language regarding regional immigration and on the possible impact of BRAC at Wright Patterson Air Force Base. Staff was directed to draft the language for this section.

In the second paragraph of this same section, the Commission agreed to delete the first word “Regional” from the sentence. The Commission also agreed that the Village’s trends are not necessarily the same as the regional trends. Items to consider would include mixed-use development, the impact of the “new urbanism”, walk and bike ability along with sustainability and environmental issues. Staff would draft new language for this section.

During the discussion, audience member Joan Edwards asked that the Center of Business and Education which is located at the entrance to the Village via Dayton-Yellow Springs Road could have some impact on future development and could be included as a part of #5.

Audience member Paul Abendroth expressed concern regarding the projections in increases for wages.

In the third and fourth paragraphs of the section, the Commission requested that staff update the population figures and verify the increased wages projections and submit an update of these two paragraphs for review by the Commission.

## **NEW BUSINESS**

There were no items under New Business.

## **AGENDA PLANNING**

### **Under Old Business**

**Review of Sections 4; 4.1 and 4.2 of the Comprehensive Plan**

**Review of changes to Sections 1, 2 and 3 of the Comprehensive Plan**

**Review of the 2007 Goals update**

## **ADJOURNMENT**

Having no further business, Bebko MOVED and Struewing SECONDED a MOTION to ADJOURN. The MOTION PASSED at 8:35 p.m.