

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

IN COUNCIL CHAMBERS

AUGUST 13, 2007

CALL TO ORDER

Senior member John Struewing called the meeting to order at 7:01 p.m.

ROLL CALL

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

REVIEW OF AGENDA

There were no changes to the agenda.

REVIEW OF MINUTES

June 11, 2007. Bebko MOVED and Tobey SECONDED a MOTION to APPROVE the minutes as amended. The MOTION PASSED, 3-0 with an abstention from Reed

July 9, 2007. Bebko MOVED and Tobey SECONDED a MOTION to APPROVE the minutes as submitted. The MOTION PASSED.

REPORTS

Council Update. There were no questions regarding the documents from the last Council meeting.

Bike Enhancement-Northern Gateway. Tobey explained that he had missed the last meeting, but the Committee is continuing to explore the possibility of widening State Route 343.

Zoning Administrator/Planner's Report. Swansen reported that former Village Planner Phil Hawkey had retired and Assistant Planner Ed Amrhein would be on vacation for the next two weeks.

Miami Township Zoning Commission Report. Struewing reported that the Commission was still working on the zoning resolution for their Comprehensive Plan. The Commission would prepare a presentation of the Plan to the Miami Township Trustees. After the review by the Trustees the Plan is then forwarded to Miami Valley Regional Planning for comments. The Zoning Commission will edit the Plan accordingly.

Questions for the Manager. Reed asked Swansen what was the latest update regarding the "punch list" for Birch III, Section 2. Swansen explained that the items are being completed and progress is being made.

COMMUNICATIONS

Swansen memo re: Comprehensive Plan

CITIZEN'S COMMENTS

There were no comments from the audience.

PUBLIC HEARINGS

There were no public hearings scheduled.

SPECIAL PRESENTATION

There were no special presentations scheduled.

OLD BUSINESS

There were no items under Old Business.

NEW BUSINESS

Planning Commission's Presentation to Council regarding the Comprehensive Plan.

Swansen explained that Village Council would like a presentation from the Commission regarding the updating of the Comprehensive Plan. Council would like to know what updates are being considered, what still needs to be done and what policies Planning Commission would be recommending be developed. Swansen then reviewed a "starter list" he had compiled that could be used to begin this discussion.

Commission members agreed that the statistical information that would be updated would be from the most recent figures from the Census and Miami Regional Planning Commission. The growth and housing issues would need more input from the community before a policies could be drafted.

The Commission members agreed that the Facilities Planning Area and the Urban Service Area/Boundary already indicates where development and/or growth could take place. However this in no way means that development and/or growth would actually happen in any of these areas.

The Commission also agreed that the Plan should be very broad, Village Council should develop the policies, input from the community is vital, and the Plan should be updated every two years.

The Commission agreed that the presentation to Council would include information from Swansen's memo and requesting Council to draft policies on growth and housing. If Council would prefer that the Commission draft these policies then the Commission would request funded from Council for the purpose. The Commission also agreed to continue the update as planned and hold a special meeting on Monday, August 27th for the public input on the Plan.

In the presentation at the special meeting, The Commission would cover the following points.

1. What is a Comprehensive Plan?
2. What is Planning and Zoning?
3. What is the role of the Planning Commission?
4. A status report regarding the update.
5. What are the next steps?

AGENDA PLANNING

Section 4, Comprehensive Plan

ADJOURNMENT

Having no further business, Bebko MOVED and Reed SECONDED a MOTION to ADJOURN. The MOTION PASSED at 8:45 p.m.