

DRAFT

**PLANNING COMMISSION
MINUTES**

In Council Chambers

January 8, 2007

CALL TO ORDER

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

ROLL CALL

Bruce Rickenbach, John Struewing, Bill Bebko, Tim Tobey and Matt Reed were present, as were the Village Manager Eric Swansen and Village Planner Phil Hawkey.

REVIEW OF AGENDA

Rickenbach suggested and Planning Commission agreed to MOVE the REPORTS after the public hearing.

REVIEW OF THE MINUTES

December 11, 2006-Struewing MOVED and Tobey SECONDED a MOTION to APPROVE the minutes as submitted. The MOTION PASSED.

COMMUNICATIONS

Virgil Hervey and Amy Lee re: 1227 Xenia Avenue
Robert and Virda Womacks re: 1227 Xenia Avenue
Kimberly and Michael Kremer re: 1227 Xenia Avenue

CITIZEN'S COMMENTS

There were no comments from the audience during this time.

PUBLIC HEARINGS

Conditional Use Request from Yellow Springs Home, Inc. – Three additional dwelling units and an office at 1227 Xenia Avenue. Marianne MacQueen, Executive Director of Yellow Springs Home Inc. explained that Home Inc. is a non-profit organization whose mission is to provide affordable housing in the Village. MacQueen explained that the organization purchased the existing property about a year ago after searching for an infill lot in the Village. MacQueen added that Home Inc. was able to find only three properties that could fit their needs. In addition to rehabbing the existing single-family home, Home Inc. would convert the existing shop to a two-story building to house their office on the first floor with an apartment on the second floor. Home Inc. would also add a new 20 by 30 foot, two-story building with two apartments toward the rear of the lot. There would be a new drive, which would lead to permeable surfaced parking spaces.

Assistant Planner Ed Amrhein reviewed the setback, side yard and parking requirements. He also reviewed accessory structures and office space under conditionally permitted uses.

Struewing pointed out that the original shop building would have a change in use because of the addition of the apartment. He added that the setback issue is key for him.

Bebko was concerned about the change in use and the small size of the additional apartment. He further added that the building would be very close to the neighbors and there would be little privacy with just a 2-1/2-foot, side yard setback.

Tobey was not concerned about the pitched roof, but he was concerned about how the drainage would be handled from the front of the roof. He was also concerned about the design of the two driveways.

Reed inquired about the height of the structures and the window placement on the neighboring side of the buildings. He also inquired about the wheelchair accessibility of one of the apartments, since the permeable surface of the driveway may not provide proper wheelchair mobility. Amrhein explained that the maximum height of the building could not go beyond 35', which is the statutory maximum throughout the Village.

Rickenbach suggested that the driveways have the proper diameter and turning radius for emergency vehicles. He stated that the plan did not give these vehicles a way to turn around and exit the property.

MacQueen explained that this plan showed the maximum use of the property and that Home Inc. was opened to suggestions.

Rickenbach opened the public hearing. Virgil Hervey asked if Home Inc. would get a special exception, which Amrhein answered no. Hervey is opposed to this plan He cited that the footprint of the proposal, along with the driveways would cover 75% of the surface. He also cited the population density and the insufficient parking was other reasons of his opposition.

Bob Baldwin Jr. explained that he owned ten units on Woodrow and although he supported their effort, he stated that the plan had to high a density for the area.

Al Schlueter a member of Home Inc. stated that he felt that the talk of all the infilling available in the Village is a myth. He added that there was not a lot land available in the Village for infilling. He also stated that he supports affordable housing and that it is a real need for the Village.

Jerry Womacks attending in his parents' behalf explained that there is already a driveway on the north side of their property and this plan called for another driveway on the south side. He was also concerned about the parking.

Paul Webb stated that due to the high density of the proposal, he could not support a third building on the property.

Bebko MOVED and Tobey SECONDED a MOTION to continue this hearing at the next Planning Commission meeting. The MOTION PASSED 4-1, with Struewing voting no.

The Commission directed Hawkey to address the issues regarding parking, handicap access, runoff and emergency vehicles with Home Inc. for the next meeting

Hawkey was directed to send copies of all correspondence and documents regarding this request to the five neighbors.

REPORTS

Council Update. There were no questions for Rickenbach regarding the Council documents.

Bike Enhancement-Northern Gateway Committee. Tobey reported that the Committee was trying to find any easements regarding State Route 343 project, they would like a copy of the plans for the Northern Gateway Project and they have begun discussions regarding the Comprehensive Plan as it relates to their objectives.

Zoning Administrator/Planner's Report. There were no additional comments for Hawkey.

Miami Township Zoning Commission Report. The Township Zoning Commission is still working on their zoning resolutions that would be needed to compliment their newly drafted Comprehensive Plan.

OLD BUSINESS

Comprehensive Plan Review and Revisions, Section 1 Introduction (pages 1-4).

The Commission agreed to the following:

- 1.1 General Purpose-all Commission members would review.
- 1.2 Historical Overview-Bebko would review with members of the Greene County Historical Society for accuracy.
- 1.3 Past Plan Overview-Rickenbach and Hawkey would review.

The Commission also agreed that Hawkey would send them each an electronic copy of the Comprehensive Plan, each Commission member would send their edits to Hawkey and their public review would begin with Section 1 at their next meeting.

NEW BUSINESS

There were no items listed under New Business.

AGENDA PLANNING

1. Discussion Bike Path Green Space Dedication
2. Review Section 1.1 of Comprehensive Plan
3. Nomination of Commission Chair
4. Review draft of Annual Report

ADJOURNMENT

Having no further business, Struewing MOVED and Bebko SECONDED a MOTION to ADJOURN. The MOTION PASSED.