

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

**In Village Council Chambers**

**June 19, 2007**

**CALL TO ORDER**

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

**ROLL CALL**

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

**PUBLIC HEARING**

**Continuation of the public hearing for consideration of a Conditional Use Application regarding the Dayton Street Gulch, 128 Dayton Street.** Bebko MOVED and Reed SECONDED a MOTION to continue the June 11<sup>th</sup> public hearing. The MOTION PASSED.

Amrhein explained that Planning Commission had requested a parking plan for the business, a review of public safety issues and an approval or update from the Liquor Control Board. He further explained that there are some items that are a concern but come under the county jurisdiction such as a panic gate and panic exit hardware, exit signs, an updated occupancy permit. The Liquor Control Board has given approval to use of the increased space. Amrhein continued by stating that no conditional use permit is required and that there are no setback issues for this body to address. The property is exempt from off-street parking and loading because it is in the Central Business District. Amrhein recommended that the public hearing be closed and that staff be charged to work with Mr. Baldwin on any compliance issues and parking concerns. Swansen added that Planning Commission should have a future discussion regarding noise and parking in the CBD.

Amrhein extended an apology to Baldwin and Planning Commission for having scheduled the public hearing when; according to the amended ordinance it was not necessary. Staff would work with Baldwin on any additional concerns.

Struewing MOVED and Bebko SECONDED a MOTION to conclude the public hearing. The MOTION PASSED.

Rickenbach apologized to Baldwin for any inconvenience this may have caused.

**ADJOURNMENT**

Having no further business, Struewing MOVED and Bebko SECONDED a MOTION to ADJOURN. The MOTION PASSED at 7:25 p.m.

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Bruce Rickenbach, Chairperson

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Deborah Benning, Recorder