

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

In Village Council

October 08, 2007

CALL TO ORDER

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

ROLL CALL

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

REVIEW OF AGENDA

There were no changes to this agenda.

REVIEW OF MINUTES

September 10, 2007 Struewing MOVED and Bebko SECONDED a MOTION for APPROVAL of the minutes as submitted. The MOTION PASSED.

September 24, 2007 Struewing MOVED and Bebko SECONDED a MOTION for APPROVAL of the minutes as submitted. The MOTION PASSED.

REPORTS

Council Update. There were no questions regarding the materials include from the most recent Council meeting.

Bike Enhancement-Northern Gateway Committee. Tobey reported that the application to the *Safe Routes to School Program* has been sent. The bike education class is scheduled for this weekend, October 13th. Tobey also informed the Commission that there would not be a *Mellow Yellow Cookie Bike Ride* this year.

Zoning Administrator/Planner's Report. There was no report.

Miami Township Zoning Commission Report. Struewing report that the Commission is continuing its work on zoning in reference to their proposed Comprehensive Plan.

COMMUNICATIONS

Andy and Beth Holyoke re: Village Station

CITIZENS' COMMENTS

There were no additional comments.

PUBLIC HEARINGS

To consider a Conditional Use Permit for revised site plan for Village Station.

Architect Ted Donnell representing the Village Station explained that the application to enlarge the property, which now would include 151 Railroad Street, changes the site plan for the property at 102 Dayton Street. This is a revised plan that shows the additional property, with more structures, and the addition of residential dwelling units.

Amrhein explained that this new plan meets all lot size and bulk requirements, setback requirements, and off-street parking requirements. This plan would not require a variance. Amrhein added that he did have concerns on whether the off-street parking minimum based on size of the ground floor would be inclusive or exclusive of any off street spaces required by dwelling units that would be above the ground floor. He also asked that since this Site Plan has a greater lot size than 8,000 sq. ft, should the Conditional Use Permit be reconsidered?

Donnell explained that the business would occupy the first floor and there would be residential units and the second and third floors. He added that an owner would own all three floors as one unit but the owner could lease the residential units.

Rickenbach opened the public hearing. Eve Strum explained that she was concerned with the safety of the street, the road materials and placement of the dumpsters. Donnell explained that each individual tenant has its own small container and curbside pick-up. Donnell added that the road would be of pervious pavers wherever possible. This would be a private street.

Joel Smith and Linda Keaton, who recently built a straw bail house adjacent to this project expressed concern about a three-story building blocking the sun, which would have an impact on their solar energy panels. They added that they did not want any mature trees to be cut down. Donnell explained that the legal height, according to the code is 35 feet and that his building is below that height. He added that he would keep many of the trees.

Bob Baldwin Jr. was concerned that there would not be parking spaces for his tenants at 108 Dayton Street.

Tobey MOVED and Struewing SECONDED a MOTION to close the public hearing. The MOTION PASSED.

Bebko MOVED and Tobey SECONDED a MOTION to APPROVE the request based on the following conditions:

1. No more than 50% of the ground floor should be residential in buildings C, D, and E.
2. Slide Building E another 5 feet further to the south to give relief to the straw bail house's solar energy panels.
3. Parking would be 1 space per 300 sq. ft for first floor retail and 1 space per residential, which would be determined by staff at the time of the permit.

The roll was called and the MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

Continuation of Comprehensive Plan Review and Revisions, Section 4. The Commission agreed to schedule a special meeting on October 22nd in Council Chambers to continue its review of the Comprehensive Plan.

NEW BUSINESS

AGENDA PLANNING for Tuesday, November 13th

1. Discussion Bike Path Green Space Dedication
2. Review of draft revisions to specified sections of the Comprehensive Plan
3. Conditional Use Public Hearing for Village Station Site Plan

ADJOURNMENT

Having no further business, Struewing MOVED and Bebko SECONDED a MOTION to ADJOURN. The MOTION PASSED at 9:15 p.m.