

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

In Village Council Chambers

January 14, 2008

CALL TO ORDER

Chairperson John Struewing called the meeting to order at 7:05 p.m.

ROLL CALL

John Struewing, Bill Bebko, Tim Tobey, Matt Reed and Lori Askeland were present. The Assistant Planner Ed Amrhein, the Village Manager Eric Swansen and the Consultant Engineer John Eastman were also present.

REVIEW OF AGENDA

Planning Commission agreed to set aside the Reports until the next meeting.

REVIEW OF MINUTES – December 10, 2007. Bebko MOVED and Askeland SECONDED a MOTION to APPROVE the minutes as submitted. The MOTION PASSED.

REPORTS- *Postponed until February 11th.*

- Council Update
- Bike Enhancement-Northern Gateway Committee
- Zoning Administrator/Planner's Report
- Miami Township Zoning Commission Report

COMMUNICATIONS

- Letter from Joan Ackerman re: FCC Senior Apartments
- Letter and attachment to Friend's Care Board from Julia Cady re: FCC Senior Apartments
- Letter from Lee and Vicki Morgan re: FCC Senior Apartments

CITIZENS' COMMENTS

There were no additional comments from the audience.

PUBLIC HEARINGS

To consider Preliminary Plan for the proposed P.U.D. at 321 Xenia Ave. Paul Webb Chair of the FCC Apartments Committee explained that the Committee supports this plan and has been working on this issue for several years. He further explained that the Morgan Family Foundation had purchased the property and invited anyone to come forth with ideas on how to best utilize the property. The Foundation supported this concept of senior apartments and assigned the property over to the Friends Care Association. Webb added that to date they have 29 possible tenants for the 30 proposed units. He further added that this project would support "infill" which was suggested by the community.

Mary Rogero the architect for the project explained that the entrance and exit would be onto Limestone St. Phase One of the project would be a three story apartment building which would house 30 units. There would be 24 one-bedroom units and 6 two-bedroom units. There is a proposed senior center building for Phase Two with a public plaza. She further explained that the parking lot would consist of grass and gravel. Detailed drawings are on display in the Bryan Center Lobby.

Engineer Consultant John Eastman explained that the new water main down Walnut St. would make water accessible to this project. The sanitary sewer would go to the treatment plant via Limestone St. by gravity sewer. Eastman further explained that there were no storm sewers immediately adjacent to the property. Water leaves the site via five different pathways. There are

also some lower depression areas that tend to be wet and stay wet causing infiltration into the ground but then some of it seems to move over into the neighbor's basement. He suggested that the Planning Commission address this issue regarding storm water during its discussions.

Rogero added that there would be a "green roof" and that the parking lot would have a grid system that would hold the gravel in place by using high density polyethylene risers. The building setbacks would be 22' from Limestone St and 30' from Xenia Avenue. The building height would be 35'.

During the question and answer discussion with the Commission and Rogero additional information was as follows:

The diseased trees would be removed along with trees that would prevent building. Some shrubs would be transplanted to other areas on the property.

There is a possibility that the proposed senior center could have additional apartments above it.

The group would have to insure that the property would continue to be used for senior and disable housing regardless if there was a change in property ownership.

There was still some support for maintaining the Barr House within the development. Struewing suggested that a rationale for demolition of the Barr House be prepared. Webb explained that the house would need extensive structural repair at a cost of a minimum of \$750,000.

Assistant Planner Ed Amrhein stated that there was a density issue regarding this project. He added that any historical significance of the Barr House would have to be determined. Amrhein also explained that the Village Solicitor had stated that there could be no future subdivision of this property and that it would have to remain one 1.6 acre parcel.

Planning Commission, Swansen and Eastman discussed different possibilities for addressing the storm water and sanitary sewer issues. They agreed that more information was needed before a determination could be made.

Struewing opened the public hearing.

Richard Lapedes stated that this was a demonstration of density versus sprawl and that he would rather have more density in a mixed-use neighborhood.

Steve Conn stated that he supported infill but would like to see less parking.

Ron Stickelman supported the higher density but was concerned with the volume and mass of the project.

Rogero answering a question regarding heating from Pat Murphy explained that they are considering geothermal heating.

Deborah Henderson suggested placing the building further back onto the property and place the parking lot to the front.

David Battle brought in a model he designed that would demonstrate size in relationship to mass of this project.

John Cannon suggested there should be a study on the impact of additional parking on Limestone St.

Judith Hempfling encouraged FCC to use less parking.

Olga Goldberg supported the project and hopes to move there when it is completed.

Additional comments made by various community members supported the statements that had previously been made.

Bebko MOVED and Reed SECONDED a MOTION to CLOSE the public hearing. The MOTION PASSED.

Each commission member related what they would like addressed at their next meeting. Those items included:

1. Drainage and storm water.
2. Reducing parking lot.
3. Provisions for secure bike parking and storage.
4. If Senior Center does not move to this property, then what?
5. Locking up to usage for senior and disabled.
6. Reconsider the shape versus mass.

7. Possibility of saving the Barr House.
8. Exterior material should resemble the neighboring homes.
9. Sidewalks should be larger enough to accommodate walkers and wheel chairs.
10. Turning radius for emergency vehicles and fire trucks is adequate.
11. Picture of the south west corner of the building.
12. Buffers between this property and the neighbors should be higher.
13. Placement of exterior lighting.
14. Tax-benefit analysis.
15. Acceptable structure in lieu of senior center.

OLD BUSINESS

Status report on Comprehensive Plan Review and Revisions. The Commission would receive a copy when the final draft is complete.

NEW BUSINESS

There were no items under New Business.

AGENDA PLANNING

Next step in review of P.U.D. application for 321 Xenia Ave.

Review of draft revisions to specified sections of the Comprehensive Plan

ADJOURNMENT

Having no further business, Reed MOVED and Askeland SECONDED a MOTION to ADJOURN. The MOTION PASSED at 9:56 p.m.