

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

IN COUNCIL CHAMBERS

March 24, 2008

CALL TO ORDER

Chairperson John Struewing called the meeting to order at 7:02 p.m.

ROLL CALL

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

REVIEW OF AGENDA

The review and discussion regarding the Preliminary Plan for the Barr property was moved from PUBLIC HEARING to OLD BUSINESS.

REVIEW OF MINUTES – February 11, 2008. Bebko MOVED and Askeland SECONDED a MOTION to ACCEPT the minutes as submitted. The MOTION PASSED.

REPORTS

Council Update. Askeland gave an overview of the March 17th Council meeting. She reported on that Council has approved the 2008 Annual Appropriation which included \$10,000 for the Human Relations Commission's "welcoming community project" for Yellow Springs. Council heard annual reports from Channel 5 and the Cable Advisory Panel and the YS Chamber. Megan Quinn gave a presentation regarding Michael Shuman's Visioning/Economic Development. Council had discussed and will continue to address the issue of noise from the chillers at Antioch College.

Bike Enhancement-Northern Gateway Committee. Tobey reported that he had attended a meeting in Fairborn in which the MVRPC discussed its "Bike Grand Plan". Designated bike routes for the Village would be Yellow Springs-Fairfield Rd., Dayton-Yellow Springs Rd., and East Enon Rd. The routes will be finalized at a later.

Zoning Administrator/Planner's Report. Swansen reported that there has been a lot of activity at Birch III. There is a house currently under construction, another to begin soon, four are in the process of closing and two more are under consideration.

Miami Township Zoning Commission Report. Struewing reported that the Zoning Commission was continuing their work on the zoning for their Comprehensive Plan. The Zoning Commission meets on the third Tuesday of each month.

COMMUNICATIONS

1. Letter from Ellen Duell re: FCC Senior Apartments
2. Letter from Jon Barlow Hudson re: FCC Senior Apartments
3. Letter from Helen Eier re: FCC Senior Apartments
4. Letter from Suzanne Patterson re: FCC Senior Apartments
5. Letter from Paul Cooper re: FCC Senior Apartments
6. Letter from John & Sigalia Cannon re: FCC Senior Apartments
7. Letter from Barbara E. Boettcher re: FCC Senior Apartments
8. Letter from Concerned Neighbors re: FCC Senior Apartments
9. Letter from Carmen Milano re: FCC Senior Apartments

CITIZENS' COMMENTS

There were no additional comments from the audience.

PUBLIC HEARINGS

There were no public hearings.

OLD BUSINESS

Review and Discussion of a process on the Amended Preliminary Plan for the proposed Planned Unit Development at 321 Xenia Avenue. Swansen began by explaining that the Village Solicitor has a conflict of interest and has recommended another attorney Stephen McHugh from Altick and Corwin Co. LPA of Dayton, Ohio.

Swansen suggested that Planning Commission address the process on moving forward, the section of the property in which the future senior center may sit and the role of Bill Bebko.

Beginning with the process, Struewing explained that the Friends Care Center Board made a proposal of a conceptual plan. Planning Commission held the public hearing. Then FCC submitted an amended plan. The new plans have had no public input. Planning Commission agreed to schedule a public hearing for April 14, 2008. Drawing will be available for review.

Regarding the future of a senior center at the location, FCC would utilize the area for some senior related function if the center does not materialize. Planning Commission can approve the plan with conditions. It is not uncommon for projects like this to be done in phases.

Bill Bebko explained that he takes very seriously the concern of his involvement with the Senior Citizens Center and his role on Planning Commission. Bebko explained how helpful the Center had been during Mary Ann Bebko's illness and passing. He further explained that he was not on the Board of the Senior Center but has gathered information for the Board upon their request. He added that there was on conflict of interest in the literal sense but he would recuse himself when discussions arose regarding the Senior Citizens Center.

Struewing suggested and PC agreed to have the applicant make a presentation. Bebko recused himself.

Paul Webb, Chair of the Apartments Committee introduced architect Mary Rogero. Rogero explained that her client looked at a two-story structure but it is cost prohibitive. She further explained that they had complied with all the requirements except for density. They had addressed thirteen concerns of PC, met with the neighbors, and change the plan's configuration. She now is submitting a plan that has a double loaded, three-story building with a shared corridor scheme. The cost estimates for this project are approximately \$2,400,000. She then reviewed the zoning requirements for residential and a planned unit development. She also reviewed the four scheme possibilities and explained that FCC wants first right of refusal if the Senior Citizens Center is not built.

The Village staff will offer an assessment on this newest plan. Amrhein explained that if Planning Commission says no to this plan, the plan can be submitted to Council for another hearing.

In answering a question by Reed regarding the green roof, Webb stated that they still plan to do this. Reed also asked if the building could be parallel to Xenia Avenue and not Limestone Street. Engineer John Eastman explained that the topography of the land running east to west is flat, but there is a 5' elevation of the topography from north to south, which creates a significant engineering issue. Reed then gave an overview of the history of the Barr House.

Struewing added that he along with Reed had toured the Barr House. He stated that the house was in great shape for being 160 years old. He further suggested moving the 40' x 40' house. Although he added that the house was too wide to take down Xenia Ave without clipping trees and moving overhead wires. Struewing further added that this area had designated as a special planning area and should be looked at carefully.

Paul Wagner explained that the property would be developed over 20 years. He further explained that many have already applied which is an indication that we need moderately priced senior apartments. He suggested that it should be thought of as an extension of the Central Business District.

Askeland stated the Comprehensive Plan is open to interpretation but the proposed building would fit with the Library and the Presbyterian Church.

John Cannon explained that everyone supports senior housing in the downtown area but not the density of this project.

Answering a question by Sharon Moeller, **Friends Care Center Director Karl Zalar** stated that the rent for a one-bedroom unit was approximately \$600 a month and a two-unit would be around \$800-\$850 plus utilities.

Bob Baldwin cautions not to rush to judgment on this project. He agreed to senior housing but he supported keeping the Barr House. He urged PC to take time and get this right.

Lauren Miller supported the FCC but not the project. She expressed concerns with the volume and mass, the density, and retaining the Barr House.

Ann Bolen spoke in support of the remarks from Baldwin and Miller. She also wanted 17 units not 30. Florence Lorenz suggested the Barr House could be for the Community Children's Center and the CCC could be the site for senior housing. Planning Commission agreed to continue this discussion on April 14th. Bebko returned to the table.

Meeting with Council for March 31st on the Comprehensive Plan. Planning Commission will meet with Village Council at 6 p.m. on March 31st for a discussion on the amended Comprehensive Plan. A light meal will be served.

NEW BUSINESS

There were no items listed under this heading.

AGENDA PLANNING

Bike Committee-Bullet List

2008 Goals

Follow-up of meeting with Council from March 31st.

ADJOURNMENT

Having no further business, Bebko MOVED and Tobey SECONDED a MOTION to ADJOURN. The MOTION PASSED at 9:21 p.m.