

**Planning Commission
Special Meeting: Work Session**

Virtual Meeting @ 3:00pm

Wednesday, October 6, 2021

CALL TO ORDER

The meeting was called to order at 3:00 P.M.

ROLL CALL

Planning Commission members present were Frank Doden, Chair, Council Alternate Liaison Lisa Kreeger, Susan Stiles, Stephen Green and Alternate Gary Zaremsky. Also present were Denise Swinger, Zoning Administrator, Johnnie Burns, Public Works Director, Village Manager Josue Salmeron and Village Solicitor Breanne Parcels.

Oberer Group Participants: Greg Smith, Developer; George Oberer, Jr. CEO, Oberer Co.; Jeff Puthoff, Engineer, Choice One Engineering; Mike Goettemoeller Choice One Engineering Traffic Engineer.

REVIEW OF AGENDA

There were no changes made.

WORK SESSION

Following a brief explanation of the process, Swinger described the process, noting that Oberer will be coming for a preliminary site plan review at PC's November meeting.

Swinger turned the meeting over to the Oberer Development Group.

Greg Smith described the project in detail, noting topography and its impact upon the housing design determinations.

Smith noted use of a constructed wetland rather than a detention pond as more environmentally responsive, and, given the shallow rock in the area, likely more effective.

Smith described the utility plan for the development.

He noted that sidewalks are planned along the Spillan Road, and that access paths are also planned between the cul de sacs and into the neighboring areas.

Smith noted working with the Village to offer a mix of housing types and sizes, and noted that Oberer has offered an area of their property to the Village for construction of lower cost homes.

Smith responded to ongoing expression of traffic concerns, stating that their traffic studies estimate an increase of about 1,430 trips per weekday, increasing the delay at the intersection at Hyde and 68 by about 9 seconds. The study indicated that there was no need for an additional turn lane or other intersection improvements.

Doden noted that the proposed sidewalk will "just end" at the town limits, and if traffic increases, Spillan will be less safe.

Smith noted the proposed path along Spillan, which will not dead end, and which will be available to any pedestrian.

Doden suggested modifying Spillan. He commented on the intersection of Hyde and 68, which seems to him a dangerous intersection.

In response to a question from Stiles, Smith stated that the cost range for the homes will run from the "low 200's" to "the 500's."

Stiles asked about accessibility, and was told that any modifications can be made during the building process.

Smith responded to a question from Curliss, stating that the lighting will be on the homes, and there will not be street lights.

Salmeron addressed a question from Stiles, stating that while the matter has not been finalized, that perhaps 40-60 cottages could be built on the area proposed to be given to the Village.

Zaremsky determined that a pedestrian or biker could traverse by sidewalk from the development into town.

In response to a question from Green, Smith responded that there will be a Home Owners Association (HOA) to, in part, maintain the open areas of the development.

Smith responded to a question from Green, stating that only by obtaining PUD zoning can the development offer the mix of townhomes as well as the larger options.

Swinger commented that the PUD makes sense, in that the underlying zoning could be R-C, allowing for the smaller or joined units, and allows for the HOA, which would be needed for maintenance of the open areas.

Smith responded to a follow up question from Green, stating that they do not want to impact the creek, which leaves about an acre abutting the creek as a good area for a park, which can also be readily used by the neighbors to the north. He noted that this will be an outfitted playground.

There was discussion regarding street and yard trees.

Kreeger related concerns from the community as having been addressed by the traffic study. She asked Smith to address the question of running a road in from US 68.

Smith stated that the area is well served by existing streets, and stressed that in the opinion of the engineer and developer, adding a street entrance off of US 68 would encourage additional traffic into the development. He added that this would have also required a bridge over the creek, and would have involved property not in Oberer's possession. Smith added that the developers want to retain the quiet nature of the neighborhood.

Kreeger expressed appreciation for the mix of types and price points available.

Stiles received confirmation that the stormwater requirements would be an overall plan as opposed to property by property, and that the plan is to over-detain in service of water quality improvement as the water is detained.

Goettemeuller noted that a traffic study at 68 and Hyde would be the potential trigger for ODOT to make any changes to that intersection.

Doden asked for the following information to be brought to the site plan review on November 9th: Details regarding the HOA; the traffic studies; detail on price ranges for the homes, and visual representations for traffic and pedestrian flows within the development.

Stiles asked for inclusion of bike and pedestrian flow within the development and more information about the playground equipment, and anything about accessibility.

Green asked for more information regarding the HOA and any tree plan.

Zaremsky asked whether the HOA would maintain the playground and whether parking would be provided.

Smith stated that Oberer would be willing to donate the park to the Village if the Village was willing to accept it.

Kreeger suggested a Safe Route to School plan for the development, and suggested an AED and emergency lights for the playground area.

Burns pointed out the need for an area to place plowed snow in the cul de sac areas. He asked where mailboxes would be located.

Burns commented that it should be possible to put in a sidewalk all the way along Spillan. He asked that the sidewalks be concrete as easier to replace on a 6 foot width.

Burns asked that if the tree lawns are less than 4 feet wide, that no trees be planted per the Tree Committee.

Smith commented that Choice One is developing a tree lawn plan.

Burns advised against any parking at the planned park, other than bicycle parking.

Burns noted that stormwater should not be an issue, given the mitigation plan, but that if people intend to add impervious surfaces, they will be required to bring a mitigation plan to Planning Commission.

Salmeron commented that he would approve of a donation of the park, but that this would be contingent upon approval of Council.

There was some discussion regarding a name for the development. Smith stated that this would have go through their committee, but that they would consider suggestions.

Burns commented that traffic speeds should reduce once houses and sidewalks are constructed, since this tends to have a calming effect.

AGENDA PLANNING

Swinger noted that PC will be reviewing the Oberer preliminary site plan on November 9th.

ADJOURNMENT

At 5:53pm, Curliss MOVED and Doden SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

Frank Doden, Chair

Attest: Judy Kintner, Clerk

Please note: These minutes are not verbatim. A DVD copy of the meeting is available at the Yellow Springs Library during regular Library hours, and in the Clerk of Council's office between 9 and 3 Monday through Friday.