

**Planning Commission
Regular Meeting**

Virtual Meeting @ 7:00pm

Tuesday, July 12, 2022

CALL TO ORDER

The meeting was called to order at 7:00 P.M.

ROLL CALL

Planning Commission members present were Frank Doden, Chair, Council Liaison Gavin DeVore Leonard, Susan Stiles and Stephen Green. Also present was Denise Swinger, Zoning Administrator.

REVIEW OF AGENDA

There were no changes made.

REVIEW OF MINUTES

Doden MOVED TO APPROVE the minutes of the May 10, 2022 Regular Planning Commission meeting. Stiles SECONDED, and the MOTION PASSED 4-0 ON A ROLL CALL VOTE.

COMMUNICATIONS

The Clerk will receive and file:

Catherine Price re: Kinney Property Development Entrance

Matt Raska re: Gas Prices and Parking Minimums

Matt Raska re: Zoning Zine #3

COUNCIL AND COMMITTEE REPORTS

DeVore Leonard noted that Council voted on a resolution approving a grant of \$30,000 to Home, Inc. for preliminary plan development for a re-imagined senior housing facility on the property behind the fire station.

CITIZEN COMMENTS

There were no citizen comments.

PUBLIC HEARINGS:

Conditional Use Application – I-1, Mixed Use Industrial District/Gateway Overlay District –

Jonathan Meier has submitted an application for a contractor's office with outdoor storage at 845 Dayton Street – Chapter 1252 Industrial Districts, Chapter 1262 Conditional Uses, Chapter 1256.03 Gateway Overlay District. **Greene County Parcel ID #F19000100030005500.**

Jonathan Meier has submitted an application for a conditional use hearing. The property at 845 Dayton Street is the Sound Space building owned by Christopher Hertzler. It is currently used as a recording studio. Jonathan Meier operates a business called Rain Brothers. His company installs residential and commercial rain cistern systems. He intends to operate it as a contractor's office, which is a permitted use in I-1. There will also be outdoor storage in a fenced in area at the rear of the building (Exhibit C). Outdoor storage in I-1 is a conditional use.

Meier commented that the storage area will be concealed from view as it will be located in the rear of the property, and will also be fenced in. He noted that he has been in business for 16 years, and has had several locations and strives for good neighbor relations. Meier noted that there will be infrequent deliveries.

In response to a query from Stiles, Meier stated that the location will not normally serve customers directly.

Responding to a question from Green, Meier stated that the fence will be a solid wood fence.

Doden OPENED THE PUBLIC HEARING.

Swinger noted no letters from neighbors.

Doden CLOSED THE PUBLIC HEARING.

Stiles MOVED TO APPROVE THE CONDITIONAL USE APPLICATION AS SUBMITTED> Doden SECONDED, and the MOTION PASSED 4-0 ON A ROLL CALL VOTE.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

Request for One-Year Extension of Conditional Use Permit for 241 Xenia Avenue. Swinger explained that it has now been two years, and the requester is entitled to request a one-year extension before having to re-submit the application.

Doden asked whether this indicates that there have been no substantive changes made to the plan.

Swinger stated that there have not: the owner still intends to renovate the location to accommodate residences on the upper floor and a nail salon on the first floor.

Green received clarification that the one year extension requires that work begin within one year, but not that it be completed in that time.

Doden MOVED TO APPROVE THE ONE-YEAR EXTENSION. Green SECONDED, and the MOTION PASSED 4-0 ON A ROLL CALL VOTE.

Stiles received information that the group requesting changes to the zoning code will likely return with information for PC consideration at a later time.

AGENDA PLANNING

Swinger reminded the group that the next meeting of PC will be held on August 23rd. The developer for the Kinney property has run into several issues regarding the sanitary sewer, and have been working through those.

DeVore Leonard asked what should be done regarding the letter about parking minimums, and was informed that any topic can be requested by any PC member.

Swinger elaborated further, commenting that the issue comes around regularly, and the last time Council looked at the issue they were not inclined to consider the issue. She stated that the matter has focused primarily on the downtown area, and noted that this idea will be brought forward again in the near future.

ADJOURNMENT

At 7:24pm, Doden MOVED and Stiles SECONDED a MOTION TO ADJOURN. The MOTION PASSED 4-0 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.