

**Planning Commission  
Regular Meeting**

**In Council Chambers @ 6:00pm**

**Tuesday, August 15, 2023**

**CALL TO ORDER**

The meeting was called to order at 6:00 P.M.

**ROLL CALL**

Planning Commission members present were Susan Stiles, Chair, Stephen Green, Scott Osterholm, Gary Zaremsky and Council liaison Gavin DeVore Leonard. Also present was Meg Leatherman, Zoning Administrator.

**REVIEW OF AGENDA**

There were no changes made.

**REVIEW OF MINUTES**

Stiles MOVED TO APPROVE the minutes of the July 11, 2023 Regular Planning Commission meeting. Green SECONDED, and the MOTION PASSED 5-0 ON A VOICE VOTE.

**COMMUNICATIONS**

Matt Raska re: Bloomberg Article

**COUNCIL AND COMMITTEE REPORTS**

**Active Transportation Committee:** No Report.

**Council:** No Report.

**Housing Committee:** DeVore Leonard and Stiles noted that the Housing Committee has determined to take a short hiatus until November to allow staff time to manage the Village Manager transition. DeVore Leonard commented that it could make the work of the committee easier and more efficient if a clear goal were identified.

PC members agreed that apartments, and specifically an apartment complex, has been clearly identified as a priority by both Council and PC.

**CITIZEN COMMENTS**

**There were no Citizen Comments.**

**PUBLIC HEARINGS**

**There were no Public Hearings.**

**OLD BUSINESS**

**There was no New Business.**

**NEW BUSINESS**

**Village Manager Transition Process and Possible Impact on PC Priorities.** Leatherman noted the plan for transition as Salmeron moves on in his career and Public Works Director Burns steps in as the Interim Village Manager.

Leatherman stated that staff have identified those projects that will be temporarily paused during the transition. She encouraged PC to proceed with the goals discussion but to consider those projects staff have identified as “paused” as they prioritize.

**Presentation on Comprehensive Land Use Plan (CLUP) Action Items.** Leatherman presented an overview of the CLUP process, observing that the rate of participation had been very high, even through the pandemic. She noted that Council had amended the CLUP prior to approval by 1. Removing the parking concept maps and 2. Changing the zoning for the Glass Farm from R-C to R-B.

Leatherman provided a list of the action items identified by the CLUP, noting those underway and those not begun as a starting point for the goals discussion. She showed PC through the interactive CLUP website, pointing out a number of useful features.

**Goals Discussion.** PC held a discussion framed around the action items listed in the Comprehensive Land Use Plan (CLUP).

Salmeron addressed a number of questions from commission members, one key question being how projects and goals are prioritized by staff. He noted the importance of housing to several areas of the village, and one that has risen to the fore regularly.

A number of the action items were touched upon, and a discussion was had regarding how priorities are vetted.

Following discussion, Stiles asked each PC member to identify one action item they see as most important.

Stiles: Explore establishing a Community Reinvestment Area and creation of an ADU “how-to” brochure.

Green: Review Existing Housing Developments to identify areas where density can be improved and whether areas of the code may hinder or add cost to development.

Zaremsky: Add Bike Parking to Code.

DeVore Leonard: Improve communication regarding the CLUP to Council and PC members.

Osterholm: Move forward on constructing an apartment complex in the village.

## **AGENDA PLANNING**

**Final Plat Plan for 108 Cliff Street.**

**Continued CLUP Review Discussion.**

**Budget Requests for 2024.**

## **ADJOURNMENT**

At 7:02pm, Stiles MOVED and Green SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

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Susan Stiles, Chair

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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.*