

Planning Commission

Special Meeting Minutes

Council Chambers 1:00pm

Thursday, October 18, 2018

CALL TO ORDER

The meeting was called to order at 1:04 P.M.

ROLL CALL

Planning Commission members present were Rose Pelzl, Chair, Council Representative Marianne MacQueen, Frank Doden, and Ted Donnell. Also present was Denise Swinger, Zoning Administrator. Alternate AJ Williams joined the meeting at 2:30.

PROJECT PARTICIPANTS

- Wes Young, Vice President/Chief Real Estate Officer, Saint Mary Development Corporation
- John Haws, Construction Manager, Saint Mary Development Corporation
- Rob Humason, RA, Architect at ATA Bielharz Architects
- Brittany Keller, Development Coordinator, Yellow Springs Home, Inc.
- Emily Seibel, Executive Director, Yellow Springs Home, Inc.

MIAMI TOWNSHIP FIRE RESCUE

Fire Chief Colin Altman

WORK SESSION

Swinger introduced the session, noting that once the preliminary plan is discussed, there will be a public hearing held on November 12. Planning Commission will then make a recommendation to Council, based upon the public hearing.

Swinger laid out the time line for PUD for those present.

In response to a question from MacQueen, Altman stated that the preliminary plan presented meets MTFR standards. The sprinkler system should be able to handle a fire situation, he stated.

Humason described the suppression system, and this was discussed. He noted that the plan is for the facility to be 100% electric energy.

Humason stated that Saint Mary Development Corporation (SMDC) plans to improve the sidewalks to be able to handle fire equipment.

Donnell asked whether SMDC will be using a pump to assure water pressure beyond the second floor.

Humason responded that this would be done if needed.

Donnell asked whether SMDC plans to use generators, and if so, how those would be fueled, given the statement that gas would not be used in the facility.

Humason responded that they have not yet fully considered this.

Haws responded that any generators would be gas or diesel fueled.

Storm water runoff was discussed briefly, with Humason stating that the surface now is primarily hard surface, and that the system will improve what is now there. He stated that the design would direct all water to the detention basin for slowed release.

Altman left the meeting.

Donnell commented that the number of units can be considered as less, given that the units will contain one or two persons, while a unit could contain as many as a full family.

The Clerk asked whether PC is permitted to contemplate the definition of a unit in approving a variance.

MacQueen asked how one parking space per resident is sufficient.

Young responded that the median age of their residents in existing facilities is 78, and not all residents drive.

Swinger expressed concern about the traffic flow on Herman Street, given the location of Friends Care cross the street.

Parking was discussed, with SMDC stating that in their facilities currently, about 43% of residents have vehicles.

Donnell urged fewer parking spaces.

SMDC commented that they would like to reduce the number of parking spaces, and could prep the resulting green space for parking should it be needed later.

Doden asked whether improvements should be made to the corner of US 68 and Marshall Street, since the corner is unsafe as it currently exists.

Swinger asked whether SMDC has constructed a similar building in a neighborhood setting, and what the impact has been on that area.

Haws described a unit in East Dayton. The unit was described as three stories and in a residential district, with Interstate 35 bordering on one side.

Keller responded to a question about meeting with neighbors, stating that they have not received negative comment regarding the size of the structure, but that some wanted the height transitioned.

Keller stated that Home, Inc. has consistently held meetings with neighbors since summer, and are not anticipating resistance from that angle.

Swinger commented that construction of the facility might free up some homes in the Village. She asked what the parameters for "affordable" would be, so that she could determine the eventual impact upon available homes in the area.

Young stated that SMDC's mission is to provide some number of "very low income" units.

Seibel responded that she cannot offer specific numbers, but could assume that the facility would free up some number of local homes.

Donnell suggested that for the public hearing, SMDC provide information as to what percentage of the housing needs study data they would be fulfilling, so that they could show that they are delivering mixed income housing. He then requested that a chart be provided for the public hearing.

Haws responded to a question from MacQueen regarding energy efficiency, stating that SMDC is required to meet Enterprise Green 2015 standards. Swinger requested this information for the November 12 hearing packet.

Seibel suggested that energy efficiency of the units be compared to that of a stand-alone home.

Seibel offered to provide an energy efficiency overview sheet for the public hearing.

Energy efficiency in general was discussed.

Pelzl asked for comparison elevations to be provided for the public hearing. She commented that even with the step-downs, this would be a significant height increase. Pelzl noted that Mills Park Hotel is 44 feet high.

Donnell noted that this height is only elevator shafts for the MPH, and that the bulk of the structure is not that tall.

Donnell disagreed with Pelzl's request, commenting that scaling the building with the fire station makes more sense. Donnell asked about shadowing of houses to the east, asking for a shadowing model, and asked for a scale that includes Friends Care.

Pelzl asked again for a more realistic modeling, with people, trees, etc. for comparison.

Donnell received confirmation that Planning Commission has the authority to grant variances in a PUD, and that Council can in fact make changes to any Planning Commission recommendation.

The group discussed qualifying conditions.

Donnell stated his opinion that the variances requested are permissible based upon the qualifying conditions, but noted that his interpretation of how those are met was different than those stated by the Home, Inc. team.

Young commented that the building will cost in the neighborhood of ten million dollars.

Haws stated that SMDC plans to use 30-year building materials and will be considered a partner for 30 years.

Seibel stated that over 80% of the cost will have to be fund-raised. She stated that she will provide a breakdown of costs and rent projections for the public hearing.

Young commented that he will not be asking for a tax abatement for the property.

Seibel noted that low income home owners do pay property taxes.

Property tax was discussed.

AJ Williams joined the meeting.

Pelzl asked for street level modeling to include surrounding structures.

Humason demurred, stating that this would be difficult. Swinger commented that she would provide SMDC with the fire station information.

Donnell asked for a car count graph for the area.

Seibel commented upon pedestrian connectivity, which is reflected in the plan, in collaboration with Friends Care.

The Home, Inc. team left the meeting at 3:02pm.

Pelzl stated that she will be leaving Planning Commission prior to November 12 due to having secured a position with the Village.

ADJOURNMENT

At 3:04pm, MacQueen MOVED and Doden SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

Rose Pelzl, 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.