VILLAGE OF YELLOW SPRINGS
PLANNING COMMISSION
AGENDA

The Village of Yellow Springs Planning Commission will meet in regular session on
Monday, November 8, 2010 at 7:00 PM in Village Council Chambers on the Second
floor of the Bryan Community Center, 100 Dayton Street, Yellow Springs, Ohio 45387

7:00 CALL TO ORDER
ROLL CALL

7:02 REVIEW OF AGENDA

7:05 REVIEW OF MINUTES – August 9, 2010

7:08 REPORTS

1. Council Update
2. Bike Enhancement Committee
3. Village Staff Report

COMMUNICATIONS

Cities and Villages Magazine
Letter from Frost, Brown and Todd

7:20 CITIZENS’ COMMENTS

7:30 OLD BUSINESS

• Historic Preservation Ordinance

8:30 NEW BUSINESS

• Update on Miami Township Comprehensive Plan
• Review of Vision Yellow Springs Miami Township Visioning Plan
• Council Adoption of Update to Village Comprehensive Plan

8:55 AGENDA PLANNING

• PUD Chapter Review

9:00 ADJOURNMENT
CALL TO ORDER
Senior member John Struewing called the meeting to order at 7:02 p.m.

ROLL CALL
Tim Tobey, Bill Bebko, John Struewing and Lori Askeland were present. Village Manager Mark Cundiff and Village Assistant Planner Ed Amrhein were also present. Matt Reed was absent.

REVIEW OF AGENDA
Struewing suggested moving the 5 Year CIP Discussion ahead of the 2010 goals.

REVIEW OF MINUTES
Bebko MOVED and Tobey SECONDED a MOTION to APPROVE the minutes. The MOTION PASSED UNANIMOUSLY.

REPORTS
Council Update- Askeland updated the group regarding the most recent Council meeting, in particular the AMP contract and upcoming solar energy schedule, and the sidewalk repair process and debate.

Bike Enhancement Committee—Tobey reports nothing new. There was no meeting last month, and he missed this month’s meeting. The engineering study has been completed on the Safe Routes to Schools, and Tobey will know more about it after September’s meeting.

Village Staff Report.  Cundiff summed up his report to Council from August 2nd.

Zoning Commission met last month, but Struewing reports that he missed the meeting. He commented that he is on a work group to align their comprehensive plan more with the Visioning results. Struewing further noted that in his opinion there was minimal involvement in the process from Township residents. Struewing commented that the Zoning Commission is in something of a bind, awaiting some direction from Council with regard to their response to the Visioning process.

COMMUNICATIONS
Planning Commissioner’s Journal
Ellen Hoover letter re: Historical Preservation

CITIZENS’ COMMENTS
Bebko asked about the status of the Barr property. He noted that according to the YS News, Friends Care Community has backed off of its desire to build apartments on the site. Bebko wanted to know whether there was any other interest in the site. Cundiff knew of none.

Strewing asked whether the Village has any interest in the property. Cundiff was aware of none.
Strewing raised the notion of Council looking at the property for Village use. Askeland responded that Council is attempting to cut back on projects at this point, and is unlikely to take up this suggestion.

**PUBLIC HEARING**

There was no public hearing.

**OLD BUSINESS**

**Five Year CIP Program.** Cundiff presented the Capital Plan. The only active projects are in the 2010 time frame, and will roll forward if they are unable to be completed. Waste Water Treatment Plant repairs make up the bulk of the expenditures. Cundiff noted that many of the projects listed (such as the Winter Street improvement) were purposely budgeted generously, are likely to come in substantially under budget.

Bebko had several questions regarding the new roof which is in the process of being installed on the Bryan Center.

Cundiff remarked that there is an ongoing issue with older water and sewer trunk lines, and what Village capacities are regarding future development given those limitations.

Streuwing asked that Planning Commission plan to address these issues yearly, in the form of an annual review of village infrastructure.

**Goals.** Streuwing commented that PC is waiting for guidance from Council before moving on PUD revision work. He noted that the results of the Visioning process may impact several areas for Planning Commission, and would like guidelines and a timetable from Council following their Visioning meeting on August 30.

Askeland responded that she was unsure as to whether Council would be moving definitively after the Visioning presentation, or whether there was more likely to be a general adoption of the Visioning document without specific action from Council.

Askeland further noted that she need to continue working to follow up with John Davis regarding inclusionary zoning. Beyond noting that indeed zoning is a pertinent issue and will require follow up with Planning Commission, Askeland was unable to offer concrete information for goal planning at this time.

Streuwing agreed that Planning Commission needs to wait for more complete information before proceeding. He urged a quick turnaround between acceptance of Visioning goals and a timeline for Planning Commission. He asked again for more direction from Council as soon as it is available.

**NEW BUSINESS**

**AGENDA PLANNING**

Cundiff let the group know that he will have the PUD Chapter review information available from Brad Schwab for September’s meeting.
Cundiff also noted that he will bring information regarding the demolition ordinance to the September meeting.

**ADJOURNMENT**  
Having no further business, Tobey MOVED and Bebko SECONDED a MOTION to ADJOURN. The MOTION PASSED UNANIMOUSLY at 8:08 p.m.

__________________________________  
John Struewing, Chairperson

__________________________________  
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.*
There are several planning-related items that Staff wants to provide an update on to Planning Commission.

**CBE Update** – The design engineer, Jacobs Engineering, has been given the notice to proceed on Phase 2 of this project, which will be the development of construction plans and other engineering drawings for the construction of public improvements at the CBE.

**Northern Gateway** - The Village was unsuccessful in obtaining an ODNR Grant to further reduce the cost of this project. Therefore, Staff is meeting with the design engineer to review the design and look for ways to “value engineer” the design (i.e. cut costs). We are hopeful that we can reduce the overall project cost down to a point where the 30% local match from the CMAQ grant will be more affordable to the Village’s budget.

**Water Supply Feasibility Study** - I have been discussing with John Eastman of LJB Engineering about his firm working on a Water Supply Feasibility Study which will investigate the alternatives to improving the Water Plant or purchase of water from another supplier. The cost of this study is $12,500, which is below the budgeted figure of $20,000. I hope to get John started on this project shortly and look forward to knowing what options the Village has in regards to its water supply.

**Reuse of Village Property at 4550 US 68 North** – This property, commonly referred to as “Stutzmans”, was the subject of a RFP for the potential use of the property. The Village received one proposal and a committee established to review the proposal has met. As a result, I will be discussing the lease arrangements with the potential leasee and hope to have this property leased by the end of the year.
October 2010 Monthly Report
Submitted by Kelley Fox
Superintendent Electric/Water Distribution

- Secured electric panel at the rear of 1014 Xenia Ave. (GMHA).
- Called in for water leak that turned out to be a sewer backed up at 725 Wright St.
- Installed new lights in the shop at the Sutton Farm.
- Assisted the contractor at Friends Care Center in determining whether an excavated line was in use or not, turns out it was not in use.
- Replaced electric service lines feeding 612 and 616 Phillips St. after a tree fell knocking them down.
- Repaired traffic signal at High and Limestone.
- Installed electric panels for Street Fair.
- Rotated trucks to Ehman’s garage for DOT inspections.
- Called in for a power outage at 170 Miami Dr. caused by a squirrel.
- Energized 3 temporary electric panels at Thistle Creek Ln.
- Installed the sponsor banner on Short St. for Street Fair.
- Replaced the transformer at the rear of 455 W. Limestone St. after we were called in by PD
- Set up trash receptacles for Street Fair.
- Helped with Street Fair clean up.
- Called in for a power outage at Phillips and Limestone caused by a squirrel.
- Removed electric panels from Street Fair.
- Went to Brownstown Electric Supply for parts.
- Removed tree limb from electric line at the rear of 256 Northwood Dr.
- Met with contractor to locate and remove debris from curb box at 421 Dayton St. and also at 203 N. Winter St.
- Performed fall flush of the fire hydrants.
- Disconnected electric and water at 912 Livermore St. in preparation for demolition.
- Turned off water for a contractor to work on water line at 139 W. N. College St.
- Repaired street lights at Fairfield and Cemetery and also on Xenia Ave. in front of the Drug Store.
- Removed a tree limb from primary electric line at the rear of 150 Lisa Ln.
- Removed a large tree limb from electric line at the rear of 1615 Mercer Ct.
- Winterized fire hydrants.
- Attended staff meeting.
- Worked on pole lights at the Train Station.
- Replaced electric line at the rear of 420 President St. after a wind storm knocked down a large tree onto the line.
- Removed old down guy from property at the rear of 335 Orton Rd.
- Repaired broken water line in front of 127 Glen St.
- Called in for a power outage on line affecting Peach’s, Toms, BP and the Tavern.
HP-O HISTORIC PRESERVATION OVERLAY DISTRICTS.

(a) Historical Districts. The public interest calls for the preservation and protection of significant historical, architectural, and archeological resources within the village that evoke Yellow Springs’ and America’s histories. Buildings and places that tell of the presence of our forebears add meaning and livability to our village, as do our eclectic residential areas and lively business districts. We value the creativity of our residents who have re-shaped older buildings into creative, useful structures suited for contemporary life, but also have been dismayed, in the past, by the loss of beloved buildings and landmarks due to unregulated demolition or "demolition by neglect." To protect our public interest in these historic structures, it is necessary to provide a method whereby certain public controls are required for dramatic changes to meaningful buildings, landmarks and neighborhoods, but one which also requires that we carefully consider the rights of private property and thoroughly analyze the objectives that might be achieved if a site is substantially preserved or substantially altered.

(b) Purpose: It is the intent of this Section to promote the health, safety, and general welfare of the public through:

(1) The enhancement of neighborhood stability, property values, economic development] and the protection of property rights of all citizens.

(2) The preservation and enhancement of a village of varied architectural styles reflecting the various phases of the village's history.

(3) The preservation of historically significant districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association.

(4) To this end, this section authorizes the adoption of overlay historic overlay districts and to review maintenance standards and demolition plans which affect the historic quality of such historic districts and sites.

(c) Designation of Overlay District. The Planning Commission may recommend the adoption or modification of a historic overlay district overlay on all eligible areas to the Yellow Springs Council. The boundaries of each such district shall be indicated on the official zoning map. As an overlay district, the underlying zoning district and its regulations will remain applicable to the property within the overlay district also.

(d) Historic District Definitions. The following definitions are only applicable in the Historic Preservation and Historic Landmark Overlay Districts.

(1) Adverse Effect: An occurrence or condition which includes but is not limited to:

A. destruction of a structure;
B. neglect of a property resulting in its deterioration or destruction.

(2) Applicant: Any person or their representative who applies for a demolition permit or for a certificate of appropriateness therefore for demolition of a Listed Property or structure.

(3) Landmark: Any improvement which has a special character or special historic interest or value as part of the development, heritage or cultural characteristics of the Village, state or nation and which has been designated as a landmark pursuant to the provisions of this Section.

(4) District: The Historic Preservation or Historic Landmark Overlay area in which the property subject to the application is located or ten (10) or more structures and/or sites grouped together in a geographically defined area possessing a significant concentration, linkage or continuity of structures or sites that are united by past events, aesthetics, plan or physical development and where at least seventy-five (75) percent of the structures in which the property subject to the application is located. This section needs reviewed carefully

(5) Economic Return: A profit or increase in value from use or ownership of a site (this is not a defined term – should it be?), structure, or building that accrues from investment of capital or labor.

(6) Façade: The face or front of a structure (do we mean building?) of any vertical surface thereof adjacent to a public way. Review

(7) Group: Two or more structures and/or sites of which are located in geographical proximity and are united by aesthetics, past events, plan or physical development. Explain this to me

(8) Inventory: A systematic identification of properties having cultural, historical, architectural or archaeological significance compiled according to standards adopted by the Village of Yellow Springs (has this happened?) for evaluating property to be considered for designation as a Listed Property on the National Register of Historic Places.

(9) Listed Property: Any structure, group, district or site so designated by the Village of Yellow Springs pursuant to the provision of this Section.

(10) Structure: A building, object, monument, work of art, or work of engineering permanently affixed to the land. The term "structure" shall be construed as if followed by the words "or part thereof". The distinction between "structure" and "building" should be noted. "Structure" is a broader term; "building" is a restricted form of "structure". Does this include blacktop?

(11) Substantial Economic Hardship: A financial burden imposed upon an owner By this section?? which when factually detailed and measured by standards and criteria of this Section
(explain the standards and criteria) is unduly excessive preventing a realization of an economic return upon the value of the property. (reasonable return or positive return or what?)

(12) Unusual and Compelling Circumstances: Those uncommon and extremely rare instances, factually detailed and conforming to the standards and criteria therefore contained in this Section, warranting a decision contrary to its architectural characteristics guidelines or standards or an appeal contrary to the evidence presented.

(e) "HP-0" Historic Preservation Overlay District.

(1) Purpose. The "HP-0" Historic Preservation Overlay District is an overlay district designed to preserve and protect groups of structures, sites, or areas eligible for or listed on the National Register of Historic Places in which the historic district consists of a large number of non-qualifying structures, undeveloped parcels, or contributing structures that have not undergone rehabilitation, and/or the planning district (what is a “planning district”?) as a whole consists of a large number of non-qualifying structures which dominate the vista. (explain this to me)

(2) Nomination. Any area eligible may be nominated by a petition signed by owners representing seventy-five (75) percent of the parcels in the proposed area. The petition shall be in a form prescribed by the Village of Yellow Springs and filed with the Village Manager who shall determine the validity of the petition and eligibility of the proposed area shall be determined. If the area is eligible and the petition is valid, an amendment to the official zoning map for all or part of the original proposed area in accordance with this Zoning Code may be proposed by the Planning Commission.

(3) Boundaries. In determining the boundaries of a "HP-0" Historic Preservation Overlay District, the following guidelines shall be controlling to ensure vista control and to protect the integrity of the proposed historic district:

A. The area must be eligible for or listed on the National Register of Historic Places.
B. The overlay district must be at least ten contiguous streetscapes. (explain this to me) In no instance, shall the overlay district be less than four block faces.
C. Complete streetscapes or block faces may be included in the historic district so long as a portion of the streetscape is on or eligible for the National Register of Historic Places.

(4) Activities Governed. Any demolition within a “HP-O” Historic Preservation Overlay District as set forth in this Zoning Code (the demo permit language is not in the Zoning Code. ) shall require a certificate of appropriateness, as described below.

(f) "HL-0" Historic Landmark Overlay District.

(1) Purpose. The "HL-0" Historic Landmark Overlay District is an overlay district designed to preserve and protect single parcels, sites (so is a “site” one or more contiguous parcels under
the control of the same party?) or areas eligible for or on the National Register of Historic Places, in which the historic district as a whole (is a HL-O more than just the landmark?) consists primarily of historically or architecturally significant structures, sites, or areas and/or contributing structures which have undergone rehabilitation or restoration. (explain this to me)

(2) Nomination. Any single parcel, site, or area may be nominated by the property owner. The petition shall be in a form prescribed by the Village of Yellow Springs and filed with the Village Manager who shall determine the validity of the petition. If the single parcel, site, or area is eligible and the petition is valid, the Planning Commission may propose an amendment to the official zoning map for the single parcel, site, or area in accordance with this Zoning Code.

(3) Boundaries. In determining the boundaries of a "HL-0" Historic Landmark Overlay District, the following guidelines shall be controlling to ensure vista control and to protect the integrity of the proposed historic district:

A. The single parcels or groups of structures, sites, area or structure must be eligible for or listed on the National Register of Historic Places.
B. Complete streetscapes or block faces may be included in the historic district so long as a portion of the streetscape is on or eligible for the National Register of Historic Places.

(4) Activities Governed. Any demolition within a HL-O District as set forth in this Zoning Code (Note) shall require a certificate of appropriateness as described below.

Duties of the Zoning Administrator. The Zoning Administrator shall recommend designation and/or modification of particular historic districts by adoption of controls on particular parcels through amendments to the official zoning map and shall review and act upon all applications for certificates of appropriateness for modifications. (This is a badly written sentence. We need to discuss it and then rewrite it) The duties of the Zoning Administrator shall be as follows:

(1) To conduct a survey of all properties as may be required (who decides what is required?) to keep the survey up to date and to maintain a Listed Properties designation.

(2) To maintain the Yellow Springs Register of Historic Landmark Properties as defined by the Planning Commission (what criteria do they use?) which will contain the following information about each Listed Property:

A. The roster number of the Listed Property.
B. The description of the parcel of real estate, on which the Listed Property is located, as such appears on the tax duplicate.
C. The street address or other applicable reference to the recognized location of the Listed Property.
D. A site plan of the real estate on which the Listed Property is located showing the location thereon of the Listed Property.

E. A minimum of two photographs of the Listed Property.

F. A statement of the historical and/or architectural significance of the Listed Property.

G. The owner's name, address and phone number.

(3) To advise the Planning Commission and Village Council and to make recommendations as to the conservation of the Village structures, sites, groups and districts and as to any demolition proposed for property listed in the Yellow Springs Register of Historic Landmark Properties as defined by the Planning Commission.

(4) To study the problems and determine the needs of the Village in furthering the purpose of preservation.

(5) To determine what legislation or policy, if any, is necessary to further preservation, restoration, and development of historic resources and to recommend the same to the Planning Commission or Village Council, as appropriate.

(6) To prepare, recommend for adoption and publish guidelines for demolition or removal standards consistent with this Zoning Code.

(7) To consider applications for proposed demolition of structures of Listed Properties.

(8) To review and make recommendations to the Planning Commission on all applications for certificates of appropriateness for demolitions.

**Discuss 3-8**

(h) **Standards for Demolition or Removal.**

(1) Demolition of an historic or contributing property constitutes an irreplaceable loss to the quality and character of a Listed Property or district. No person shall demolish any structure in a Listed Property or Historic Overlay district until a certificate of appropriateness of such demolition has been authorized by the Planning Commission and issued by the Zoning Administrator.

An application for a certificate of appropriateness must be made to the Zoning Administrator setting forth the intent to demolish such structure together with a written statement that such structure is not historically or architecturally significant or otherwise worthy of preservation and the reasons the applicant is seeking to demolish the same.

(2) A demolition permit shall not be issued unless accompanied by an approved certificate of appropriateness. The Planning Commission may only approve a certificate of appropriateness if:
A. The applicant has given clear evidence (discuss clear vs preponderance) that two or more of the following conditions exist:

1. The structure has incurred extensive damage to its basic structural elements such as the roof, walls, and foundation requiring substantial reconstruction and presenting an immediate danger to the public safety as declared by the Greene County Chief Building Official.
2. The structure is listed as non-qualifying or is not consistent with other structures in the historic district in terms of historic character, architectural style, construction material, height, setback or mass. (So this alone will not justify demo?)
3. The square foot cost of meeting the minimum building code would exceed the square foot market value of similarly used and improved structures in the historic district.
4. The structure is contributing and has been declared a public nuisance and its removal will not adversely affect the architectural or historic integrity of the streetscape.

B. The applicant has submitted a rescue (reuse??) plan that mitigates any (strong standard) adverse effects of the proposed removal upon the property, the streetscape, and the historic district through:

1. New construction that contributes to the architectural or historic integrity of the historic district.
2. Exterior rehabilitation or restoration of the remaining structure that contributes to the architectural or historic integrity of the streetscape.
3. Landscaping the parcel and providing for its care as common space (??) for the benefit of the general public and (a separate item??) relocating the remaining structure in an appropriate setting or preserving of the salvageable architectural materials.
4. Posting a performance bond with the Zoning Administrator sufficient to insure completion of the reuse plan or has requested and received a waiver of these requirements from the Planning Commission.
5. If no alternatives or mitigation is possible and the undertaking’s benefits in relation to the significance of the property justify demolition as an acceptable loss, the Planning Commission may consider other appropriate reuse plans.

C. The applicant shall also submit with the application, definite plans for reuse of the site, evidence of commitment for funding of the new project, a time frame for project initiation and completion and an assessment of the effect such plans will have on the character and integrity of the Listed property or district.

(3) The Planning Commission will be guided in the decision (which decision ??) thereon by balancing the historic, architectural and cultural value of the structure and the purposes of this Section and of the Section pertinent to the subject property against applicant’s proof of any
unusual and compelling circumstances or substantial economic hardship in retaining the structure or architectural feature and the merit of the replacement project.

(4) Upon the Planning Commission's determination that any such structure is not historically or architecturally significant or otherwise worthy of preservation, a certificate of appropriateness will be issued. The applicant may then apply for and be issued a demolition permit.

(i) **Criteria to Determine Substantial Economic Hardship.** All of the following criteria shall be considered by all applicants and forwarded to Planning Commission to determine existence of a substantial economic hardship:

1. Denial of a certificate will result in a substantial reduction in the economic value of the property.

2. The square foot cost of meeting the minimum building code would exceed the square foot market value of similarly used and approved structures in the historic district as verified by a certified architect or engineer.

3. No reasonable alternative exists consistent with the architectural standards and guidelines for the property.

(j) **Criteria to Determine Unusual and Compelling Circumstances.** All of the following criteria shall be considered by all applicants and forwarded to Planning Commission to determine existence of unusual and compelling circumstances:

1. The property has little or no historical and architectural significance.

2. The property cannot be reasonably maintained in a manner consistent with the pertinent architectural standards and guidelines.

3. No reasonable means of saving the property from deterioration, demolition or collapse other than applicant's proposal exists.

(k) **Failure to Maintain/Demolition By Neglect.**

1. No owner of a structure in a Listed Property or district shall by willful action or willful neglect, fail to provide sufficient and reasonable care, maintenance and upkeep appropriate to ensure such structure's perpetuation and to prevent its destruction by deterioration. This provision shall be in addition to all other applicable code provisions. The Zoning Administrator shall gather evidence of a violation hereof and shall initiate appropriate action thereon.

2. None of the provisions of this Chapter shall be construed to prevent any demolition necessary to abate the unsafe or dangerous condition of any structure or part thereof, which said condition has been declared unsafe or dangerous by the Greene County Chief Building Official.
Official and/or the Miami Township Fire Chief, and where proposed demolition has been declared necessary, by said officials, to correct the said unsafe or dangerous condition. In the event any structure or other feature is damaged by fire or other calamity or by an act of God, or by the public enemy to such extent that in the opinion of the aforesaid officials it cannot be reasonably be repaired or restored, it may be removed in conformity with normal demolition permit procedures and applicable laws.

(I) Certificate of Appropriateness. In addition to other permits required by this Zoning Code, a certificate of appropriateness assuring compliance with these additional standards is required prior to the beginning of demolition of any structure in any historic district.

(m) Review by Zoning Administrator. The Zoning Administrator shall first review each application for demolition of a structure for compliance with all requirements of this Zoning Code. If the application is found to be in compliance, the Zoning Administrator shall immediately refer the application and all related materials to the Planning Commission.

(n) Review by the Planning Commission.

(1) The Planning Commission shall review the application for all demolitions for conformance with the standards enumerated in this Zoning Code and shall approve, modify, or disapprove those items listed as modifications.

(2) If an application for demolition is approved, a certificate of appropriateness shall be issued by the Zoning Administrator and the applicant shall be notified of such action in writing within seven (7) days from date of approval.

(3) Applications for demolitions not approved by the Planning Commission may be appealed to the Board of Zoning Appeals unless withdrawn by the applicant. If appealed to the Board of Zoning Appeals, the Secretary to the Board of Zoning Appeals shall schedule the application for consideration at the earliest possible date, once a complete application has been submitted.

(o) Appeal of Planning Commission’s Decision. If the application is denied, the applicant or any interested party may request a hearing before the Board of Zoning Appeals. Such appeal shall be requested in writing to the Secretary of the Board of Zoning Appeals within fourteen (14) days of the decision by the Planning Commission.

(1) The Board of Zoning Appeals review shall be by hearing. The Secretary of the Board of Zoning Appeals shall notify the applicant of the time and place of the hearing not less than seven (7) days before the date of the hearing and written notice of the hearing shall be given to owners of property abutting the applicant’s property and owners of property directly across any street or alley at least five (5) days before the hearing for which the application has been submitted and shall publish notice in a newspaper of general circulation at least five (5) days
before the hearing. The hearing shall be held within thirty (30) days after the date of receipt of application by the Secretary. (don’t use that language)

(2) The Board of Zoning Appeals shall render its decision in writing approving the application, denying the application, or approving it subject to modification.

(3) The Secretary shall notify the Zoning Administrator in writing within seven (7) days of the action of the Board of Zoning Appeals and the Zoning Administrator shall issue a certificate of appropriateness if the action of the Board of Zoning Appeals resulted in approval or modification of the application.

(4) The Board of Zoning Appeals shall not be required to hear any application which substantively covers a matter on which it has ruled within the preceding six (6) months. (What about the Planning Commission??)

(p) Fees. Each application for a Certificate of Appropriateness shall be accompanied by a filing fee of $100. This fee shall be utilized to help cover the expenses of the Zoning Administrator, Planning Commission and Village Council. Additional fees may be collected in cases where recovery of incurred costs is necessary.

(q) Fines, Penalties. A violation of the requirements of this section of the Zoning Code shall constitute a misdemeanor of the fourth degree, and each day such violation is continued shall constitute a separate offense.
1. INTRODUCTION

1.1. General Purpose and Definitions

One very important role of a Comprehensive Plan or as will be referred to as “Plan”, is as a statement of policy. In this capacity, this plan outlines the community's desires regarding issues such as atmosphere or community character, quality of life and growth. These desires should translate into statements of goals, which may be followed by some discussion or statements concerning implementation options. A plan’s general purpose is to guide and direct land use and the local government's development decisions. The comprehensive land use approach is one that recognizes the community's responsibility to reaching consensus about how physical and social resources are valued, managed and used. The Plan in some way influences nearly all-essential community services. Formulation of a community's zoning ordinance is one important example where general goals and directions outlined in the Plan provide the basis for legislative action.

The Standard State Zoning Enabling Act of the 1920's created the federal mandate that zoning be created in accordance with a comprehensive plan. This legislation required the presence of certain standards in local planning and zoning. As communities became more involved in land use planning, they began to see the need for flexibility in the zoning ordinance (e.g., floating zones, planned unit development provisions, etc.). The limits on the use of this flexibility require reliance on the comprehensive plan to help determine potential locations and/or situations where those options should be considered.

In addition, because a comprehensive plan is recognized as a legal document that supports and guides a political jurisdiction's zoning ordinance, it can be crucial in defending a community against private interests seeking to overturn a zoning ordinance in court. As policy statements, the community’s intentions outlined in the plan should be as clear and concise as possible to help reduce the potential of being interpreted as arbitrary and capricious with regard to zoning controls, subdivision regulations, capital budgeting, etc. Variations in tools such as the zoning ordinance are necessary to meet varying and changing conditions, but clear guidance is required, through the Plan, about when they are appropriate. Improvements and/or new extensions of infrastructure should be in accordance with overall growth expectations established in the Plan. Annual spending and resource allocations should be supported by the goals outlined in the plan. New community additions, such as a community center, parks, governmental facilities, etc. should also be directed by the plan. These are just a few of the many examples where the Plan is essential in determining appropriate action and in defending the zoning ordinances based on it.

The commonly accepted legal tools for plan implementation are twofold: zoning and subdivision regulations. These legal tools are drafted and published as separate documents. In addition to zoning and subdivision regulations, other tools such as an annexation policy, mutual land use agreements between political subdivisions and the code enforcement protocol can be very influential in achieving the Plan's goals.
The zoning ordinance is an essential tool of the Plan as it relates to private land development. The fundamental precept behind zoning is that it must recognize the need for and establish a regulatory balance between private property rights and interests and the interest and well-being of the community. Land use activities are controlled through this ordinance based on affecting a regulatory balance when the individual and communal interests do not converge. The Plan is a statement of the community’s goals as a whole while the tools for implementation, such as the zoning ordinance, state the specific controls all must adhere to in order to achieve the "public good". The zoning ordinance should be viewed as a key tool for implementing the vision statement of the Plan and not simply seen as a way to avoid problems.

Zoning is the manifestation of a municipality's police powers as they relate to the use of land. The concept of zoning is a relatively simple one, yet specific zoning techniques can be complex. The controls allowed by zoning must: 1) be in accordance with a comprehensive plan, 2) have substantial relation to the general public welfare, and 3) be neither arbitrary nor capricious. Zoning may regulate land use without regard to economic depreciation or appreciation, but it may not have the effect of appropriating all meaningful land value without due compensation. If zoning powers become too oppressive in the opinion of landholders, the courts can be called upon to decide the issues of "relation to public welfare", "appropriation without compensation", and "arbitrariness".

The land use tool that addresses the development of unplatted land is the subdivision regulation. Typically, subdivision regulations are based upon: 1) the need to protect the public interest in the creation and coordination of public improvements, and 2) the need to specify areas of developmental responsibility by the various participants. Subdivision regulations specify street widths, utility networks, the layout of lots, procedures for approvals and inspections, etc.

It is important to understand the distinction between zoning and subdivision regulations. If, Yellow Springs was to gain city status (a population of 5,000 or more) extra-territorial control over subdivision developments within a three-mile radius around the corporate boundary could be an additional regulatory responsibility. This would allow the Village to exercise more control over the quality of surrounding subdivisions, but not the size of the actual subdivision development. This added authority originated from the general feeling that, in time, it is quite likely that any subdivision located three-miles or less from a municipality will either be incorporated or, at a minimum, need the public services provided by the municipality and therefore, that municipality should have some say about how it is built and served. Zoning powers, on the other hand, remain restricted to the area within the corporation limit regardless of any change in the Village's status.

The broad-based purpose of this Plan is: 1) to describe options that will help secure a positive quality of life for residents; 2) to allow active participation and influence in changes that are inevitable; 3) to state explicitly the commonly held goals for the Village's future; and 4) to establish means of implementing those goals.

Through this Plan, the Village government shall recognize and enhance the Village's self-reliant nature by asserting that it has or can acquire the knowledge, skills, resources and vision to identify changing conditions; locate appropriate technical assistance when needed and initiate
actions in a manner that conserves the existing Village environment and distributes benefits equitably.

The policies and positions outlined in this Plan shall be reviewed by the Village Council and the Planning Commission on a regular basis and as significant changes within the Village’s development pattern occur.

1.2. Historical Overview

Soon after Ohio became a state in 1803, Lewis Davis built the first log cabin in the Yellow Springs area. He went on to establish a trading post and general store serving those who were visiting the nearby medicinal springs. In 1827, Elisha Mills purchased the land, added more buildings, and established a flourishing health resort. This was continued by the Neff family in 1842 ultimately created a popular and sophisticated spa, later (1869), a magnificent but ill-fated hotel. During that time, as many as 5,000 people were known to visit the springs on a given summer weekend. Judge William Mills, Elisha Mills' son, is recognized as the "founder" of the Village of Yellow Springs, which initially consisted of some 700 lots and 37 streets. The Mills plan for the Village has not been significantly altered in over 100 years. The planning of three 15-20 acre parks and other open spaces, such as gardens incorporated into this plan, shows that the value of open space was present from the Village's inception. By the mid 1850's, a flourmill, a grain elevator, two general stores, and a hotel were located at the intersection of Dayton and Corry Streets. Unfortunately a series of disastrous fires wiped out some of these buildings just before the turn of the century. These events caused a gradual relocation of the business district to its present location along Xenia Avenue.

The arrival of the Little Miami Railroad (1846) and the founding of Antioch, under the leadership of Horace Mann (1853)-both results of Mill’s entrepreneurial skill-began a period of rapid growth in the Village. Antioch, the first college to give an equal education to both men and women, originally consist of a main building and two dormitories (North and South Halls.) The presidency of Arthur Morgan (1920’s) would be a turning point in its development and influence.

The arrival and settlement of the Conway Colony during the Civil War era added significantly to the Village history; later, Yellow Springs would become one of the first towns to desegregate its schools. In 1929, the 900-acre parcel known as Glen Helen was donated to the college by Hugh Taylor Birch, friend of Arthur Morgan. This helped create a philosophy of appreciation for the natural environment and a strong advocacy for protecting surrounding open lands that has remained an important part of the Village.

In 1920 Yellow Springs was a quiet, conservative community with a population that for 50 years had fluctuated between 1,200 and 1,400 persons, consisting mostly of retired farmers. During that time, Antioch College had declined to a few dozen students and was on the verge of bankruptcy. The Village had no public water supply or sewer system and only two streets had superficial pavement.

The arrival of Arthur E. Morgan as president of Antioch College marked an important point in the life of the Village. Through his leadership and the conscious effort of residents, the college
was rebuilt and the community transformed itself from a sleepy town into a flourishing village. His vision of the small town brought faculty and entrepreneurial leadership to the community.

The late 1940s and 50s saw the influx of many new students at the college, the expansion of activity at the Wright Patterson Air Force Base, and general economic conditions improved. This generated pressure to expand the village housing stock. Such developments as West Wood and Fair Acres took place north of Yellow Springs-Fairfield Pike. By the end of the 1960s, the population of the village was edging toward 5,000. The point at which village would become a city.

There were deep and general feelings that the Village of Yellow Springs did not want to become a city. This had happened to neighboring communities. This could drastically alter the character of the village. This would overshadow the rural small town history of the community. The residents felt it was important to maintain the historic, small town values of our village.

1.3. Past Plan Overview

Throughout its history, especially since the 1920's, many Village planning efforts have been formulated. Three principal themes have recurred throughout most of these plans: 1) a continuing awareness of the need for long-range planning; 2) a continuing emphasis on the desirability of maintaining open space; and 3) a desire to keep the community relatively small and relatively self-sufficient.

The Village's first official comprehensive land use plan was adopted in 1967. One goal introduced in the document, with an associated program, was the preservation of the Village as a semi-rural community near an urbanized metropolitan area. Although generally desirable, this statement may have been in response to a regional report of a Village population projection of twenty-percent increase before 1980. Following the dissemination of this information, the Village Council refused all overtures to annex nearby rural land, enacted new restrictive zoning and subdivision code regulations and made development more costly through measures such as requiring park/open space dedications as components of any approved subdivisions. The 1967 Village Comprehensive Plan also identified a greenbelt area just west of the Village to provide a visual and geographic separation between the community and surrounding developments.

The actual 1980 census figures indicated the Village had lost population. Even though new homes were being built, the average family size was dropping and Antioch College had experienced a decline in student population. The local school administration expressed concern over this trend and Village Council responded by taking steps to encourage some growth. A 1973 survey of nearly 400 Village residents, in preparation for a Plan update that was completed in 1977, indicated that some growth would be acceptable and that controlled growth was preferred. Based on the survey results, the 1977 Plan re-affirmed the pursuance of the greenbelt preservation approach but also included a directive to pursue some limited commercial expansion.

Ten years later the Village Council appointed a "Planned Growth Task Force" charged with identifying existing obstacles to residential development in the community and outlining ways to address them. In November of 1987, the Task Force identified appropriate potential locations for
residential and commercial development and also introduced the concept of green space corridors linking existing parklands.

Using a system of neighborhood forums, another polling of the community was performed in 1990 in connection with the Urban-Rural Interface Project funded through a US Forestry Service grant. The general consensus expressed in these forums, by a very large margin, identified valued assets of the Village including: 1) the willingness of individuals to tolerate and encourage diversity which creates the multi-faceted make-up of the community; 2) the independent school system; 3) the present size and character of the Village; 4) the commercial/social/cultural "hub" that exists downtown; 5) the surrounding open/green/agricultural spaces; and 6) efforts by the Village and Township governments to work cooperatively on land use and other related issues. Questions about how to support and protect these assets were also raised in the forums. Identification of valued assets was followed by a list of related concerns. These included: 1) how to identify and protect existing diversity; 2) how to determine and maintain an "ideal" size for the Village; 3) how to continue adequate financing for an independent school system; and 4) how to assist and encourage continuation and expansion of local businesses without threatening other community assets.

In 2009 and 2010, a Visioning Plan for the Village of Yellow Springs and Miami Township was developed. This Plan, titled Vision Yellow Springs and Miami Township was the result of an intensive year-long, citizen-based initiative which brought together a diverse group of citizens to create a holistic, collaborative vision and action plan to chart a course toward a common future that reflects the community’s shared values. The Vision identifies goals for most aspects of quality of life in the village and township, from arts and culture to economic health to land stewardship, and also presents specific actions to realize a preferred future. Village Council passed Resolution 2010-33 on September 20, 2010, which formally adopted this planning document. Appendix K is a copy of Vision Yellow Springs and Miami Township.
2. CURRENT CONDITIONS

2.1. 2000 Census Data

All the following statistics are taken from the Yellow Springs Cost of Living Report (YSCLR), November 2002, which was prepared by the Yellow Springs Men’s Group. This report has been included as an appendix to The Comprehensive Plan.

4. Population Change Comparison

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Additional Population Information:
> Population Percentage Change - Page 12 of YSCLR
> Gender of Population Change - Page 18 of YSCLR
> Table 6. Gender - Page 59 of YSCLR
5. **Income Change Comparison**

### Income Change Comparison

#### Median Household Income, 1970-2000

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*Income is not adjusted for inflation

See Appendix, "Table 2 for more detail"

Additional Income Data:
> Poverty Change Comparison - Page 15 of YSCLR
> Table 2, Income - Page 55 YSCLR
> Table 3, Poverty - Page 56 YSCLR
c. Median Age Change Comparison

**Median Age Change Comparison**

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See Appendix, Table 5, for more detail

Additional Age Data:
> Table 5, Age - Page 58 of YSCLR
d. Racial Diversity of Change Comparison

Racial Diversity Change Comparison


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See Appendix, Table 7, for more detail

Additional Racial Diversity Data:
> Table 7. Racial Diversity - Page 60 of YSCLR
Housing Value Change Comparison

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*Housing Value is not adjusted for inflation
See Appendix, Table 9, for more detail

Additional Housing Data:
> Persons Per Household - Page 20 of YSCLR
> Change in Households - Page 23 of YSCLR
> Table 8. Household Size - Page 61 of YSCLR
> Table 9. Housing Value - Page 62 of YSCLR
> Table 10. Housing Costs Comparison - Page 63 of YSCLR
2.2. Physical Features

Yellow Springs is situated on a plateau bounded on the east and west by deep valleys, which join on the south at the confluence of the Little Miami River and the Jacoby Creek near Goes Station. The area was overrun by at least one of the four continental glaciers, which moved southward from Canada during the Pleistocene Epoch. The typical geological setting for this area consists of flat-lying consolidated sedimentary rocks predominated by limestone and shale of Silurian and Ordovician age. The geologic section for this area includes alternating layers of marine shale, limestone and dolomites. These lie in the crest and flanks of a regional structure named the Cincinnati Arch. From this crest, the sedimentary rocks slope away to the east, north, and west.

Yellow Springs is situated in an area that prior to glaciations encompassed the headwaters of a large tributary of the ancient Teays River now referred to as the Hamilton River. This tributary flowed to the southwest from land that is now Greene County through current Montgomery and Butler counties. The Yellow Springs area was drained prior to glaciation by the middle branch of the Hamilton River, which cut back into the upland in the direction of Yellow Springs and Clifton. Generally, the present Little Miami River coincides with the ancestral middle and southern branches of the Hamilton River. The Illinoian and Wisconsin Glaciations that followed resulted in deposits of glacial material from 1-90 feet thick throughout the area. The material consists of glacial till and outwash.

Topography in the area ranges from 830 feet to 1,060 feet above mean sea level. Predominant soils are Brookston, Celina, Fox and Miami, all with moderate to high capacity for holding water, good productivity and resistance to erosion. The predominant Miamian soils are often chosen for home sites since they are typically well drained, but they also have low permeability. The Brookston soils present in the area are generally not well suited for building houses because of the typical poor drainage and relatively high water table. When artificially drained, they can be productive for agricultural uses. The Fox soils present are well drained and have a moderate to high permeability. Celina soils consist of level or gently sloping, moderately well drained soils that are formed in loam glacial till. The flood plain of the Little Miami River is contained within a relatively narrow gorge in the immediate vicinity of the Village.

The Village is located within six miles of I-675 and eight miles from I-70. U.S. Route 68 is a major thoroughfare running through the community. So far, the impact of the regional interstate system on the growth and development of the Village has been relatively minor overall, but the Village is feeling influences from I-675 as more Bath Township land is developed. Much of the growth in nearby communities has been dictated by the interstate influence. Presently, the I-675/Dayton-Yellow Springs Road interchange is developing at a rate that creates some secondary effects on the Village. Dayton Street was closed to through truck traffic in 2000. This interchange area has developed into a significant employment and residential center, with several office developments and a substantial warehouse distribution center. Future development plans in that area includes additional commercial and residential uses. As this interchange area becomes recognized as an employment hub, people will begin to look for home sites nearby. The Village, being approximately six miles to the east, may be perceived as a viable option for housing newcomers to that area.
2.3.  Land Use Distribution

According to the records of the Greene County Auditor for 2002, 608 acres within the Village are coded for residential development. Additionally, 36 acres are coded for industrial activities and 59 acres are coded for retail uses. About 52 acres are identified as coded for agricultural activities.

The dominant residential use is single-family residences in the Village's 1.7 square mile area. Nearly 70% of the Village is occupied with various types of residences. The next highest use of land falls in the category of quasi-public, which includes Antioch College, churches and the local government facilities. Parks and open areas are the next largest land use. Although the physical space occupied by commercial uses is quite limited, the density and vitality of that space makes it significant. The central business district is the most versatile location in the Village with regard to multi-use development. Although retail uses dominate the downtown, residential, service, and public/nonprofit uses are also significant components there. Xenia Avenue downtown is one of the 63 "great American public places" cited by a panel of designers, authors and developers in the book, The Pocket Guide to Great American Public Places, which was published in 1995.

Within the general category of residential development, single-family concentrations occur in the south and north portions of the Village. Many homes in the central portion of the community house one family but this area is also the one most interspersed with duplexes and multi-family developments.

The area surrounding the Village is sparsely developed, mostly occupied by single-family residences and farms. Although significant residential development has occurred to the west of the Village, it has occurred in Bath Township, approximately three miles from the corporation line. South of Yellow Springs, in Xenia Township near the City of Xenia, residential development is also occurring rapidly.

About 1000 acres of predominately farmland that adjoins almost the entire northern boundary of the Village will not be developed. In 1999 the Village contributed to the purchase of an easement on this land that will perpetuate its use as a farm.

2.4.  Infrastructure

The Village Government is the supplier of water, sewer and electricity. Local control of utilities and the authority to decide on extensions allow the Village to actively affect growth issues.

Present public water production at the Village’s well fields just south of the Village is about one-half the total capacity of the plant. Weather related demands seem to have more effect than any changes in use or population. The plant is designed to treat one million gallons of water per day, but current extraction is limited to about three quarters of that amount on an ongoing basis.

The Village has developed a wellhead protection program in line with OEPA regulations. The three components of this program address the location of the Village water supply, the threats to this water, and ways to mitigate the threats.
The Village’s wastewater treatment plant, located on Grinnell Road just outside the Village, is designed to treat up to 1.2 million gallons of water per day. Currently, about 600,000 gallons of wastewater is treated daily. The discrepancy between water produced and water treated comes from ground water infiltration into the sanitary sewer system. By today’s standards the plant can realistically treat 900,000 gallons per day. Treatment capacity can also be limited by the availability of sludge disposal.

The problem of infiltration of ground water and inflow of surface water into the sanitary sewer system is presently a major concern. Aged infrastructure causes additional water to reach the treatment facility through cracks and breaks in sewer pipes. Additional water comes through illegal connections to the system. Ongoing data collection regarding infrastructure deficiencies in conjunction with a financial cost-benefit determination will guide future action.

Improving water service to the south side of the Village by eliminating dead ends in the water supply lines and by increasing the size of existing water lines as required. The objective is to increase water pressure for customers and improve firefighting capabilities. The implementation of a long-range plan to increase the quality and capacity of the electrical distribution system continues.

The Village recognizes the importance of including a state-of-the-art telecommunications system as part of the necessary infrastructure. Efforts to incorporate elements such as fiber optics, high-speed data transmission systems and other technologies will be pursued by the Village as the technology continues to develop.

Mapping of referenced utilities is available in the Village Manager’s Office.

Yellow Spring’s pedestrian network is relatively complete in the central business area. However, elsewhere in Town’s the system is non-direct, discontinuous, and in some areas non-existent. The key implication of not having an interconnected system of sidewalks and bikeways is that residents have limited choice in transportation modes and the increased dependency on automobile use perpetuates. A major issue for the Comprehensive Plan is to identify an integrated system of transportation solutions, including a network of pedestrian facilities and bicycle routes. These improvements need to be provided in coordination with the street system and the locations of existing and future transit routes as an integral part of the complete transportation system.

3. PROJECTIONS

The Village obviously is expected to experience some of the same kinds of changes anticipated by other communities. Demographic changes relating to: 1) an overall growth in the elderly population; 2) an increase in single-parent families and dual-income families; 3) increases in wages earned; and 4) increases in the general cost of living are some of the realities predicted. These changes will require services that focus on the needs of the growing numbers of elderly and children as well as other special-needs populations. Other important elements, that are not as predictable and yet have great influence on the local economy, include the health of the local job market and the availability of State and Federal support services.
Regional trends that will most likely have some effect on the Village and should be incorporated into local planning efforts include: 1) a general trend toward larger housing units on smaller lots; 2) an increase in home-based businesses; 3) a changing definition of family; 4) an increase in house-sharing and other variations on household make-up; and 5) a general decrease in household size.

Prior to 1996, the Miami Valley Regional Planning Commission (MVRPC) has projected a population of 5,492 for Miami Township in the year 2015. Presently, about 77% of the Township population resides in the Village. Assuming the same distribution, the Village’s population projection is 4,229 in 2015. This represents an increase of 6% from the 1990 population, which is a slightly higher growth rate than in the past.

Regional population projections show growth that ranges from nearly 16% for Greene County, 17% for Miami County and 6% for Montgomery County. According to Miami Valley Regional Planning Commission, growth rates by the year 2015 in Greene County will range from a high of 20% in Bellbrook/Sugarcreek Township to a low of 3% in Ross Township.
4.0 LAND USE PRINCIPLES AND OBJECTIVES

Introduction

Our community has consistently valued the surrounding rural environment and the small-town feel of our village that have endured since the Comprehensive Land Use Plan’s first iteration, circa 1969. These have been incorporated into many community activities including all planning/land use documents. A number of long-standing issues, such as the role of tourism, have also played a familiar role in many land-use decisions. These values and issues have been discussed in previous Comprehensive Plans and are updated in this Plan.

For this 2009 update to the Comprehensive Plan, a set of nine principles have been developed to help guide future planning and land use decisions, including zoning decisions.

After the discussion of the community values, issues and the articulation of implementing principles, the major areas of land use planning are discussed and land use objectives identified.

Values and Issues

In this section the community values and recurring issues underlying and guiding the community’s land use planning and decision-making activities are discussed. With each value or issue, there are interdependencies and trade-offs that enter into land use decisions, and these are also discussed below.

A. Open Space

The community has consistently expressed that it values preservation of open space, natural topographic and vegetation features, and critical environmental areas. The community has consistently identified the importance of "guaranteed" open space-- land which is legally restricted with regard to development-- and has even used the tools available through Village Government and private organizations to act on that desire. In general, these actions have been perceived as positive and retain continued local support.

As important as preservation of open space is to the community, there are trade-offs that include reduction of land available for other uses, reduction in potential property tax revenues and increases in value of adjacent land, making it less affordable to some segments of the population and thereby potentially reducing diversity. Various groups in the community are at work to mitigate these concerns through subsidized housing and the exploration of development patterns that attempt to increase density.

B. Economic Vitality

Yellow Springs has largely been a relatively self-reliant community that has the knowledge, skills, resources and vision to identify changing economic conditions, locate needed technical assistance and initiate action in such a way that protects the Village character and distributes local economic benefits equitably.

The global, national and local economic pictures are constantly changing and the Village must continue to define and maintain its role in this changing world. An unbalanced reliance upon one element of the economy, tourism for instance, is risky and should be avoided. Public and private support for new ventures spanning many areas of the marketplace must be maintained and enhanced wherever and whenever possible.

The community believes in planned growth and must continue to look seriously at how education, business and industry contribute to ongoing economic health.
C. Healthy Downtown

While one major role of the downtown is to serve the commercial needs of the community, we also recognize and seek to preserve its role as a vital place for social interaction. Presently, the downtown is a vibrant mixture of commercial, social and cultural activities. This environment is treasured by the community, and methods of supporting and encouraging that role should be pursued.

It is also crucial to recognize and preserve the downtown’s character as an anchor for the community’s heritage and history, and to ensure the ongoing stability of those components that make up that character, while also recognizing and protecting the rights of downtown business and property owners. Unique, locally-owned and operated businesses contribute to the identity of the downtown and should be recognized for that and encouraged. National franchises and businesses need to be made aware of this and encouraged to design their Yellow Springs locations in ways that allow them to blend into the existing fabric of the downtown and avoid changes that significantly alter the total ambiance.

D. Healthy Business Districts

While the downtown area is unique and has special qualities that the community values, there is also a recognition that the limited size of the downtown area means that it cannot serve all the economic activity needs of the community. Therefore, the economic vitality of the community also requires that all the business districts remain healthy.

E. Local Control and Acceptable Level of Public Services

The community has long exercised local control of public services such as utilities, police protection and a locally operated, independent school system. Historically there have been overt demonstrations of this commitment, including the use of local resources and revenue. Local control has enabled the Village to choose to provide higher quality services that are more expensive than less extensive services elsewhere.

Continuing to provide locally controlled services will require an on-going community commitment to maintaining a revenue base sufficient to keep these services affordable. Otherwise a higher cost of living results in challenges -- higher utility rates, for example -- which make it harder to maintain an economically diverse population.

F. Diversity

The community continues to find that it is desirable to maintain a population that is economically, ethnically, politically, culturally, educationally, professionally diverse with the full range of age groups, and that is inclusive of those with disabilities. As in the past, Villagers recognize the value of being a part of a diverse community. The wide array of resources that result from such diversity is a treasured asset. Constructive efforts must be pursued to ensure that a wide variety of lifestyles are part of the community. These efforts will involve both public and private entities.

G. Staying Small

Although the community has clearly expressed the desire to stay the same size numerous times in the past, it is important to recognize the need for movement, growth and change in order to meet new challenges over time. Rather than focusing on a fixed population size, we can agree that the current ambiance of Yellow Springs as small and rural, walkable and bikeable, should be preserved. This includes maintaining a healthy central business district, encouraging density where appropriate, and preserving green space within and around the Village. There can be room for flexibility in our vision of the Village’s ideal size and shape. That vision should be based on a balanced view that considers economic, social, and environmental needs.
H. Tourism

Yellow Springs has been a place for visitors since its beginnings, when tourists came to sample the water from the mineral spring. Obviously, more recent additions such as the Little Miami Scenic Trail have influenced the numbers of people who visit the Village, their ages and interests, and the types of activities they are likely to engage in while here. This Plan focuses on issues that may or may not be products of tourism, such as limited parking, the need for additional public facilities, and economic development.

The Village is a charming and interesting place that people want to visit and the unique attributes of Yellow Springs that attract visitors are a source of pride to citizens. The community is also home to specialty retailers, restaurants, artisans and artists of all types who clearly require and benefit from the increased traffic that could be considered tourist.

There seems to be a general perception that there are problems needing attention related to increased numbers of cars and people for temporary periods of time mainly in the downtown area, and these problems, especially the development of alternative parking areas other than downtown should be identified and dealt with, regardless of who or what may be responsible for their existence. The Village sponsored endeavor to enhance the Cemetery Street Parking area is an example.

I. Planned Growth

Much of the essence of the existing Village depends on limited change in the surrounding Township. Not only should the Village monitor potential changes within its Urban Service Area, defined as such on the 2006 Urban Service Area Map (Appendix B to this document), but it should also seek to cooperate with Miami Township to address development and find ways to meet the needs of both Village and township residents with planned growth, without the type of uncontrolled growth commonly recognized as sprawl.

Even so, emerging regional land use plans being developed by the Regional Planning and Coordinating Commission of Greene County (www.co.greene.oh.us) and the Miami Valley Regional Planning Commission (www.mvrpc.org) must be acknowledged as possibly having an influence on our community’s future land use planning efforts.

J. Historic Preservation

Historic preservation has long been a concern of Village citizens and local government representatives. Whereas there has been no direct Village governmental participation in this area, the Yellow Springs Historical Society has been in existence for many years. During the early years of historical involvement, activities were limited to surveys and data collection. As a result, there is a limited recognition of historic sites and properties. According to the National Register of Historic Places website, there are four Yellow Springs structures listed:

- Antioch Main Building
- Antioch North Hall
- Antioch South Hall
- South School (909 S. High St.)

Additionally, the Yellow Springs Historic District, bounded generally by the bike trail, Yellow Springs-Fairfield Road, High Street and Herman Street, is listed on the National Register. A map showing the
exact location of this historic district is found in Appendix J. While not within the Village corporation limits, there are also three other nearby sites listed on the National Register: Grinnell Mill, Orators Mound, and Whitehall Farm.

Up to now, the salvage of important historic resources has relied on the goodwill and cooperation of landowners. This cooperation cannot be counted on to always be successful in the future. Due in part to the lack of regulation, a number of significant historic treasures have been lost. With the temporary closing of Antioch College and the resulting vacancy of its historic campus, and with the emphasis on infill as a strategy for growth in the Village, measures must be taken to insure the reliable conservation of historic resources. The community seems to be at the threshold of new historical conservation activity. The process of preserving our historic resources must begin with a plan of action.

1. Articulate an historical overview to establish the context for preservation activities.

2. Establish an updated inventory of historic sites.

3. Village Council should consider legislation to address the concerns of historic preservation practices.

**Land Use Principles**

The principles articulated below have been identified for the first time in the 2010 Comprehensive Plan for the purpose of guiding the community’s land use planning and decision-making, including zoning decisions.

**Principle 1** - Make land use provisions and decisions that make possible the restoration, maintenance, and retention of a population, employment, and economic base that is capable of sustaining the community.

**Principle 2** - Make provisions for a range of housing opportunities, costs, and choices that provide safe, quality housing for current and potential residents of all income levels, paying particular attention to modest cost housing to ensure maintenance of income diversity in our town.

**Principle 3** - Support land use developments in which residents can live, walk, and bicycle to work, to learn, to shop, to worship, and to play.

**Principle 4** - Encourage collaborative land use development that honors both landowners’ rights to a fair return on the value of their land, and the community’s desire to determine how and where it wants to grow. The Comprehensive Plan should be the guideline used by policymakers when making decisions on land use and zoning matters.

**Principle 5** - Promote compatible mixed-use land use adjacencies that foster synergies (not disharmonies) among residential, commercial, retail, educational, and industrial uses.

**Principle 6** - Preserve open space, naturally occurring topographic features and vegetation, critical environmental areas, and historic buildings and land uses.

**Principle 7** - Promote a transportation infrastructure that supports safety, compatibility, and accessibility for pedestrian, bicycle, and motorized vehicles.

**Principle 8** - Direct new residential development, should it occur, to areas either already served by existing infrastructure – water, sanitary sewer, electric, and streets – and/or to yet undeveloped areas within current Village borders where compatible land use adjacencies already exist. New development
shall be encouraged within the Village through infill and greater density and it shall not be considered outside the Urban Service Area. The Village will work with the Township to balance controlled development with goals for preservation of the Jacoby Greenbelt.

**Principle 9 -** Promote new retail, commercial, and industrial development in areas in the community where these land uses already exist (are already zoned for), and/or to yet undeveloped areas within current Village borders. New development shall be encouraged within the Village through infill and greater density and it shall not be considered outside the Urban Service Area. The Village will work with the Township to balance controlled development with goals for preservation of the Jacoby Greenbelt.

### 4.1 HOUSING

**Principle 1 -** Make land use provisions and decisions that make possible the restoration, maintenance, and retention of a population, employment, and economic base that is capable of sustaining the community.

**Principle 2 -** Make provisions for a range of housing opportunities, costs, and choices that provide safe, quality housing for current and potential residents of all income levels, paying particular attention to modest cost housing to ensure maintenance of income diversity in our town.

**Principle 3 -** Support land use developments in which residents can live, walk, and bicycle - to work, to learn, to shop, to worship, and to play

Opinions about the adequacy of housing in the Village and Miami Township vary, but there is a common concern about the Village's ability to respond to changes in housing needs. Current census figures continue to suggest a shrinking and aging population. Nevertheless, there is at least the perception of limited available housing that fulfills these Principles, and that therefore planned moderate growth in housing that facilitates the achievement of these Principles should be encouraged.

To test the validity of this perception there should be periodic assessments of:

- A. the existing mix of housing types, including rentals, and costs,
- B. the changing demands for housing types and costs,
- C. how these demands are or are not being met by the existing mix, and
- D. the household incomes/economic capacity necessary to afford the housing types in the mix.

These assessments should account, in so far as it is possible to do so, for

- A. emerging trends that would create rapid change,
- B. the rise in housing costs due in part to increased taxes, public service costs (including an independent local school system) as well as for increases in “construction” and “land” costs, and
- C. the competitive cost due to the desirability of living in Yellow Springs, especially when housing is tight.

Village Government bears considerable responsibility for ensuring safe housing. The community has also indicated support for Government involvement in ensuring that Village provides a wide variety of opportunities to obtain housing. At a minimum, land use planning and decisions should ensure that policies and laws foster, or at least do not inhibit, the achievement of these Principles.

### 4.2 COMMERCE
Principle 1 - Make land use provisions and decisions that make possible the restoration, maintenance, and retention of a population, employment, and economic base that is capable of sustaining the community.

Principle 5 - Promote compatible mixed-use land use adjacencies that foster synergies (not disharmonies) among residential, commercial, retail, and industrial uses.

Principle 9 - Promote new retail, commercial, and industrial development in areas in the community where these land uses already exist (are already zoned for), and/or to yet undeveloped areas within current Village borders. New development shall be encouraged within the Village through infill and greater density and it shall not be considered outside the Urban Service Area. The Village will work with the Township to balance controlled development with goals for preservation of the Jacoby Greenbelt.

One factor that has distinguished Yellow Springs from other communities of comparable size has been the diversity of its commercial activities. The orientation of activities include retail, professional, medical, research, educational and industrial/manufacturing. The size of these businesses ranges from individuals to hundreds of employees. This diversity has provided a wide variety of job opportunities and growth potential, and has mitigated the economic impact of the rise and fall of any particular component of commerce. Another important byproduct of this diversity has been the contribution to the community of the variety and expertise of the individuals connected to these ventures. However, trends in recent years have significantly reduced some components of this diverse mix.

Based on past and present concerns expressed by community members, one goal for future commercial activity in the Village should focus on the development and utilization of an economic strategy that conserves resources and increases local productivity. This would include emphasizing human development (skills, knowledge, talents,) expanding local control of resources (water, land, etc.) increasing internal investment capacity (providing capital to underwrite growth that will stay in the Village).

Land use planning and zoning should provide opportunity for new and expanding commercial activity while protecting current land uses and the vitality of the downtown area. To accomplish this objective, the Land Use Plan/Thoroughfare Plan (Appendix B) establishes several custom commercial districts, each with its special character and purpose:

A. The Central Business District (CBD), with its concentration of various uses in a relatively small area, is aimed at serving mostly pedestrian traffic, but with parking needs for both bicycles and motorized vehicles. There is very little currently vacant land in this district.

B. A General Business District (US 68/Xenia Avenue from approximately Brookside Drive to the south corporate limits) with a primary focus on automobile related businesses and large land users. Examples of such businesses include vehicular services and dealerships, motels, drive-through food services, and industrial/manufacturing operations.

C. A light industrial area north of the Central Business District where buildings related to past industrial/commercial activities are currently being put to new uses.

D. The area at the intersection of Dayton Street and East Enon Road including the recently established Center for Business and Education.

Land use planning and land use decisions should support all the districts to:

A. Preserve each as an anchor for its respective (but different) role in providing places for community interactions that are commercial, social, and cultural,

B. Ensure their stability while recognizing the rights of business and property owners,
C. Ensure that unique, locally owned and operated businesses continue to contribute to the community’s identity.

D. Encourage businesses coming into the community to design their locations and operations to blend into these interactions, stability, and permanence of the community’s retail and commercial centers.

The Village’s PUD process also allows commercial activity to be established in other areas as part of a coherent plan that has received the community’s support.

In order to avoid retail development in strip centers throughout the Village, retail activity should be clustered, and not simply allowed to develop wherever space and prime street frontage allow. Such clustering should be limited to increasing around the two primary retail areas already existing -- the central business district and the area south of Brookside Drive along the east side of Xenia Avenue.

Although commercial districts other than the Central Business District are currently predicated primarily on vehicular access, land use planning, zoning and community policy should also require provisions for easy access by pedestrians and bicyclists.

The Village’s commercial land use policies should support a diversity of successful commercial activities, encourage assistance to existing local commercial activities and local entrepreneurial efforts, and enable and encourage commercial activities to relocate here. These policies may use concessions on density, open space and other land use features to reward conservation of resources, and environmental, economic, and other sustainability features.

4.3 INDUSTRY

Principle 1 - Make land use provisions and decisions that make possible the restoration, maintenance, and retention of a population, employment, and economic base that is capable of sustaining the community.

Principle 3 - Support land use developments in which residents can live, walk, and bicycle to work, to learn, to shop, to worship, and to play.

Principle 5 - Promote compatible mixed-use land use adjacencies that foster synergies (not disharmonies) among residential, commercial, retail, educational, and industrial uses.

Principle 9 - Promote new retail, commercial, and industrial development in areas in the community where these land uses already exist (are already zoned for), and/or to yet undeveloped areas within current Village borders. New development shall be encouraged within the Village through infill and greater density and it shall not be considered outside the Urban Service Area. The Village will work with the Township to balance controlled development with goals for preservation of the Jacoby Greenbelt.

Industry has long been part of the community’s economic fabric. In the past, many task forces and committees have been assigned to evaluate how to continue, resurrect and perpetuate this historically vibrant part of the community, whether stimulated by local entrepreneurial ingenuity or by incubation (as by Antioch College’s science and engineering disciplines which created Morris Bean, Vernay and YSI). These committees generated the Economic Development Revolving Loan Fund (EDRLF), which is strategically used to foster commercial, industrial and retail businesses that create local jobs. They decided that State and Federal Economic Development grants should be sought to secure the community’s economic sustainability. External funding can contribute to sustaining local enterprises – commercial,
retail and industrial -- that are contributors to the community’s business economy, diversity and independence.

Industrial land use plans and decisions should support existing industries, enabling them to grow and remain in the community. These plans should also attract new industries to locate, expand and thrive in the community by encouraging state-of-the-art telecommunications and environmentally sustainable building design and manufacturing practices. Additionally, we recognize the need to keep local commercial, industrial, retail and health care activities in the community.

It is important to recognize Health and Wellness as an industry. The Village is fortunate to be home to some of the area's finest healthcare facilities and practitioners, including medical doctors, dentists, chiropractic and other holistic care providers. The Village also has an excellent long-term care nursing center, which includes assisted living and independent living units.

4.4 EDUCATION

Principle 1 - Make land use provisions and decisions that make possible the restoration, maintenance, and retention of a population, employment, and economic base that is capable of sustaining the community.

Principle 3 - Support land use developments in which residents can live, walk, and bicycle to work, to learn, to shop, to worship, and to play.

Principle 5 - Promote compatible mixed-use land use adjacencies that foster synergies (not disharmonies) among residential, commercial, retail, educational, and industrial uses.

A community forum dubbed the Village of Yellow Springs as the “Education Village” owing to our own local educational institutions, and those in close proximity to the community (Education Institutions-Appendix C) that have been part of the educational assets of our community and that have contributed to the social and economic development of the community and that have collectively been among the largest employers of local residents.

While the public school population has generally declined over the past twenty-five years, local school achievement remains on a high level and community support (through taxation and tuition) continues to be acceptable to taxpayers and to parents.

With the temporary closing of Antioch College on July 1, 2008, and the anticipated opening of the New Antioch College in the Fall of 2011, it is especially important that community land use planning continue to enable the community’s local educational institutions to:

1) attract and retain students,
2) retain the open spaces their campuses and contiguous land uses represent,
3) maintain the relatively clear and safe intersections proximate to their facilities, and
4) maintain their roles in civic and recreational community activities.

Land use policies should enable safe access to schools by pedestrians, bicyclists, buses, and other vehicles (whether by parents or student drivers).

Locations of all the educational institutions have the advantages of significant open area and nearby green space, which is of great benefit to the schools and efficiently permit varied nearby activities. The principal traffic intersections near these locations are relatively clear. Thus, although traffic can be
heavy during some parts of the day, the safety record of the locations has been very good. In any future development, it is recommended that pressure to develop heavily at intersections in proximity to educational centers should be resisted in favor of the need to preserve this safety record. Side setbacks at principal intersections should conform to front setbacks.

The Community Children’s Center location does not have the advantage of a large setback from Corry Street. In fact, the setback is rather small, making drop-off and pick-up of students less than ideal. The playground and access are also small and would appear to receive precipitation runoff from adjacent higher ground to the west.

All the educational institutions have remarkably high automobile use associated with their activities and perceived as a need by students and/or faculty. With the exception of the High School and the new Antioch Midwest facility, automobile parking near the schools during normal operations is at a premium.

All of the locations have modest infrastructure in spite of the relatively heavy utilization of the properties. Many of the structures and even principal buildings appear to need improved maintenance.

The Mills Lawn School plays important and generally appreciated roles in downtown recreational and civic events. In any future planning, the value of these roles should be taken into account.

4.5 PARKS AND RECREATION

Principle 3 - Support land use developments in which residents can live, walk, and bicycle to work, to learn, to shop, to worship, and to play.

Principle 5 - Promote compatible mixed-use land use adjacencies that foster synergies (not disharmonies) among residential, commercial, retail, educational, and industrial uses.

Principle 6 - Preserve open space, naturally occurring topographic features and vegetation, critical environmental areas, and historic buildings and land uses.

Both community-owned and nearby parks and recreational areas contribute to the desirability of the community as a place to live, work and learn.

A. Village owned parks and recreational areas include:
   - Ellis Park
   - Gaunt Park
   - Bryan Center
   - Duncan Park
   - Beatty-Hughes Park
   - Hilda Rahn Park (location of the Train Station – Chamber of Commerce)
   - YS Toddler Park
   - YS Skate Park
   - YS Women’s Park
   - Portions of the Little Miami Bike Trail

B. Nearby recreational areas that are not owned by the Village include:
   - Glen Helen
   - John Bryan State Park
   - Clifton Gorge
   - Little Miami Scenic Trail (the bike path)
- Greene County Park system
- Mills Lawn School Playground and Tennis Courts
- Antioch College Tennis Courts
- Yellow Springs High School Track and Athletic Fields

Community land use planning should ensure the continued viability of the Village-owned park and recreation areas and make provisions in new developments for properly managed and maintained “neighborhood parks” in accordance with the Parks and Recreation Master Plan (Appendix D), which needs to be updated.

4.6 TRANSPORTATION INFRASTRUCTURE AND THOROUGHFARE PLAN

Principle 3 - Support land use developments in which residents can live, walk, and bicycle to work, to learn, to shop, to worship, and to play.

Principle 7 - Make provisions for a transportation infrastructure that supports safety, compatibility, and accessibility for pedestrian, bicycle, and motorized vehicles

A Land Use Plan/Thoroughfare Plan (see Appendix B) designates how the elements of the community’s transportation infrastructure – streets, sidewalks, and bike-ways – work together to fulfill these Principles. The Thoroughfare Plan should integrate the Village plan with the larger system of county, state, and federal roads, highways, interstates and bikeway systems.

Local Street Network

The majority of streets serve local traffic within the Village. Most existing streets and associated infrastructure are in a 50-foot right-of-way; although some have only a 40-foot right-of-way. Many streets have a pavement width of 20 feet or less and no walkways on one side of the street. The present design standards for new streets provide an option for an estate street which includes a 24-foot wide pavement on a 50-foot right-of-way. This design allows for an aboveground swale system in lieu of the standard underground storm sewer infrastructure. The original approval of this design was initiated not only for the appropriateness of the design but also as a way of lowering development costs. Several streets in the Village with this design, such as Orton Road are quite functional and have presented no serious problems. The estate street design, along with other alternatives, should be an option in future developments. Modifications to this basic design may include requirements for a sidewalk when anticipated traffic volume warrants separation of motorized traffic from pedestrians and non-motorized vehicles for safety.

An effective street network must recognize the different functions of various streets. A street hierarchy system separates routes that carry traffic to different destinations and serve different types of travel. A system that maintains the appropriate balance between movement and access is desirable. One obvious distinction in the hierarchy recognizes streets serving through traffic and those serving access to specific property. Specific access and movement criteria are the foundation for an ordered classification system with associated design standards. The street hierarchy is outlined below.

(1) Residential Access Street

The general purpose of this street is to carry traffic having destination or origin on the street itself and to provide frontage for service and access to private lots. These streets should be designed to carry the least amount of traffic at the lowest speed. The geometric design should be such that safety is promoted and one that contributes to an overall desirable residential neighborhood design. Typically, these streets are
short loops, cul-de-sacs, or courts. Residential subdivisions should be designed so that all or most housing units front on this type of street. Design standards include:

1. No section conveys an average daily traffic volume greater than 250 vehicles at a design speed of 25 mph.
2. In a minimum 40-foot right-of-way.
3. Two moving lanes with minimum width of 10 feet each.
4. Parking lane with width of 8 feet is optional.
5. Curbing is required with a parking lane, optional otherwise.
6. Sidewalks and tree lawns should also be viewed as necessary when they add an important component to the overall design but are not required in all cases.

(2) Residential Sub-collector

The purpose of this street is to carry the traffic of adjoining residential access streets to destinations within the immediate neighborhood. The traffic would be limited to that from intersecting residential access streets along with the traffic generated on the street itself. This street does not interconnect adjoining neighborhoods and should not carry regional through traffic. Some properties can front on these streets when a development design does not allow them to front on the access street. Design standards include:

1. No section conveys an average daily traffic volume greater than 500 vehicles at a design speed of 25 mph.
2. Usually in a 40 to 60-foot right-of-way.
3. Two moving lanes with minimum width of 10 feet each.
4. One or two 8-foot wide parking lanes.
5. Curbing should be included and is required with a parking lane.
6. One or two 5-foot sidewalks
7. Tree lawns with minimum width of 4 feet on each side of street.

The variation in design elements for any particular case would depend on the expected intensity of the street use, not only by vehicles but pedestrians and bicycles, and how it would complement surrounding areas.

(3) Residential Collector

The purpose of this street is to conduct and distribute traffic between lower-order streets and higher-order ones. These streets should carry the largest volume of residential traffic at higher speeds. To allow free traffic flow, on-street parking and direct access to homes should be prohibited. Residential collectors expected to carry considerable volume should be designed so that they are not used as short cuts between neighborhoods. Not all developments will require residential collectors but, as a general rule, developments over 150 dwellings will typically contain collectors. Design standards include:

1. Average daily traffic volume up to 3000 vehicles at a design speed of 35 mph.
2. Usually in a 40 to 60-foot right-of-way.
3. Two moving lanes with a width of 12 feet each.
4. On-street parking and drive-way access to residential properties should be limited.
5. Curbing is required.
6. One or two 5-foot sidewalks
7. Tree lawns with minimum width of 4 feet on each side of street.

(4) Arterial

The purpose of these streets is to convey traffic into and out of the community, and to and from major activity centers within the community such as commercial, industrial and retail areas. Design standards include:

1. Average daily traffic volume above 3000 vehicles at a design speed of 35 to 45 mph.
2. Usually in a 50 to 60-foot right-of-way.
3. Two moving lanes with a width of 12 feet each.
4. Two 8-foot parking lanes with curbing.
5. Two 5-foot sidewalks
6. Tree lawns with minimum width of 5 feet on each side of street.

(5) Special Purpose Streets

(a) Alley: This is a service road providing secondary access to lots. It is considered the same functional level as a residential access street with different standards. The amount of activity on alleys should be minimized and their layout should discourage use as shortcuts. These should be designed to discourage through traffic and no parking should be permitted. The pavement must be a minimum of 12 feet wide and 15 is preferred.

(b) Cul-de-Sac: This is a street with single access for ingress and egress with a circular turn-around at its terminus. These streets are valued in residential developments as they promote neighborhood identity and allow safer, quieter living conditions. Cul-de-sacs can have different design standards, depending on the uses they serve. Those serving residences can be narrower than those serving businesses.

(c) Stub Street: This is a portion of a street (of whatever kind) either approved in its entirety (but not yet constructed) or planned as a future connector (of whatever kind) to subsequent, future development of adjacent land. Design standards would be the same as its expected completion street, with additional temporary design elements, e.g., temporary turn-around as deemed necessary.

(d) Estate Street: This is really a street architecture more than a special purpose street as its architecture can be used throughout the hierarchy of other streets (even special purpose ones, with the exception of alleys).

The Land Use Map included in this Plan indicates the classification of existing streets and also indicates where new street connections are desirable.

Regardless of street type, consideration should always be given to making provisions for:

A. Bike-ways – either as part of the roadway or as separate paths,
B. Pedestrian sidewalks/walkways at least 5’ wide – with appropriate ramping for “walkers” and wheelchairs (and revise the Zoning Code to require this width), and
C. Intra- and inter-neighborhood connectors such as dedicated paths between lots.
4.7 GENERAL ENVIRONMENT

Principle 3 - Support of land use developments in which residents can live, walk, and bicycle - to work, to learn, to shop, to worship, and to play

Principle 6 - Preserve open space, naturally occurring topographic features and vegetation, critical environmental areas, and historic buildings and land uses

Some basic values have emerged and been strengthened through community dialog during the past several decades that define Yellow Springs' current and future image of itself. They all have some impact on the environment, and on the way citizens of the Village expect to relate to the environment. In general, Villagers agree that:

(1) Being environmentally responsible-- working to improve and preserve the natural ecosystem's health-- is deemed higher priority than individual or collective economic gain.

(2) The community values diversity and seeks to preserve the freedom and rights of individuals insofar as possible, so long as the freedom and rights of others and the long-term health of the Village environment, ambiance, and quality of life are not compromised.

(3) The current ambiance of Yellow Springs-- small and rural-- should be preserved. A healthy central business district, the hub of the Village, is an integral part of the valued ambiance, as is green space both within and around the Village.

(4) While recognizing that Yellow Springs has attributes worth preserving, stagnation is not a desirable goal and a healthy economy is also important. The community sees itself as connected to and influenced by surrounding communities and the world, and proactive in developing and using new ideas and appropriate technology for land use strategies and protecting the environment.

(5) Conservation, be it applied to the natural environment as a whole or resources such as air, water and energy, is more than a concept in Yellow Springs. Village government should lead and support programs and practices that conserve energy and reduce, if not avoid, contaminating our air and water.

In terms of the community's goals vis-à-vis the environment in general, these basic values support the goal of protecting or improving our landscape, air and water.

Open Space

Open spaces, both internal to the community and surrounding the Village, are important to the residents of Yellow Springs.

Preservation of natural forest, meadowland, and agricultural open space beyond the Urban Service Area is a desirable goal. Yellow Springs pledges support for the continued preservation of Glen Helen on the east and the preservation of additional greenbelt to extend completely around the Village. Currently, the Country Common to the southeast and Whitehall Farms to the north have been preserved through conservation easements. The western portion, known as the Jacoby Greenbelt, is the largest piece that has not yet been preserved and is seen as a priority as development farther to the west continues to move towards Yellow Springs.

General strategies that may be used toward this greenbelt goal include acquiring and keeping land and/or development rights, acquiring land for resale once conservation easements are applied, and active cooperation with the Tecumseh Land Trust, other conservation groups, agricultural organizations, and neighboring planning commissions. Specific strategies will include, but not be limited to, mapping of the greenbelt areas, keeping records and tracking ownership and land use activity, establishing acquisition priorities, identifying development threats, and determining a financial plan that includes appropriate compensation (financial or otherwise) for greenbelt land owners other than the Village and maintaining an
ongoing dialog with Miami Township officials and land owners to share priorities and develop mutually-
beneficial strategies.

Open spaces within the Village include the Village parks, the Yellow Springs school campuses, the “Golf
Course” of Antioch College, the Glass Farm and the undeveloped private land in the northwest and
southwest. There are also small areas of private land in various neighborhoods that while not available to
the general public, do add to the open space ambiance of the Village. Increasing the public accessibility
and interconnectedness of publicly owned open spaces within the village is a desirable goal, particularly
via biking/walking paths to encourage healthier and safer living for everyone. Strategies for
accomplishing this goal include purchases, conservation easements, easements for biking/walking paths,
and exchanging increased density for open space designation in PUD developments.

Natural Resources: Air, Water, and Energy

Recognizing that the Village of Yellow Springs has limited control over the quality of its air,
environmental goals for protecting air quality should include utilizing data from the regional air-
monitoring programs that track contaminant fluctuations. Encouraging the use of bicycles, enforcing laws
against idling vehicles and open burning, and using low-emission fuels for Village energy expenditures
are small but significant steps. Taking an active stand on practices, proposals, and developments upwind
and downwind is justified within the larger goal of protecting the quality of life in Yellow Springs.

The Village is completely dependent on groundwater, and groundwater, like air, does not respect political
boundaries. Recognizing this and the connection between surface water and groundwater, as well as the
impact of storm water and agricultural runoff, lawn treatments, landfills, septic tanks, and non-
containment of industrial and household wastes, should direct land use planning, legislation, enforcement,
and the use of Village-owned land.

4.8 SPECIAL PLANNING AREAS

Principle 1 - Make land use provisions and decisions that make possible the restoration,
maintenance, and retention of a population, employment, and economic base that is capable of
sustaining the community.

Principle 2 - Make provisions for a range of housing opportunities, costs, and choices that provide
safe, quality housing for current and potential residents of all income levels, paying particular
attention to modest cost housing to ensure maintenance of income diversity in our town.

Principle 3 - Support land use developments in which residents can live, walk, and bicycle to work,
to learn, to shop, to worship, and to play.

Principle 4 - Encourage collaborative land use development that honors both landowners’ rights to
a fair return on the value of their land, and the community’s desire to determine how and where it
wants to grow. Land use decisions should be made in a manner that make land use proposals
predicable, fair, and cost-effective by a land use plan and zoning code that is consistent with this
Comprehensive Land Use Plan.

Principle 5 - Promote compatible mixed-use land use adjacencies that foster synergies (not
disharmonies) among residential, commercial, retail, educational, and industrial uses.

Principle 6 - Preserve open space, naturally occurring topographic features and vegetation, critical
environmental areas, and historic buildings and land uses.

Principle 7 - Promote a transportation infrastructure that supports safety, compatibility, and
accessibility for pedestrian, bicycle, and motorized vehicles.
Principle 8 - Direct new residential development, should it occur, to areas either already served by existing infrastructure – water, sanitary sewer, electric, and streets – and/or to yet undeveloped areas within current Village borders where compatible land use adjacencies already exist. New development shall be encouraged within the Village through infill and greater density and it shall not be considered outside the Urban Service Area. The Village will work with the Township to balance controlled development with goals for preservation of the Jacoby Greenbelt.

Principle 9 - Promote new retail, commercial, and industrial development in areas in the community where these land uses already exist (are already zoned for), and/or to yet undeveloped areas within current Village borders. New development shall be encouraged within the Village through infill and greater density and it shall not be considered outside the Urban Service Area. The Village will work with the Township to balance controlled development with goals for preservation of the Jacoby Greenbelt.

Four Special Planning Areas are identified on the Land Use Plan/Thoroughfare Plan (Appendix B) as important components of the Village Plan because of their size, physical location, and potential for mixed-use development. These are (1) the central business district, (2) the Dayton-Yellow Springs and East Enon Roads area, (3) the King Street and Fairfield Pike area, and (4) the US Route 68 and Hyde Road area. All the identified areas require development proposals and approvals that:

- conform to zoning regulations,
- do not threaten air, water, and other environmental factors, and
- are compatible with adjacent land uses.

A performance-based approach should be considered in the review of any specific development proposals within these areas. The premise of this approach is that any type of land use is possible, as long as the impact of growth and development does not threaten natural, social and economic qualities that are deemed worthy of protection. This premise, however, should not be so restrictive as to preclude preservation of those things we wish to preserve. These natural, social and economic qualities should be explicitly defined beforehand. Compatibility with existing adjacent uses and infrastructure/service demand must also be addressed in using this approach.

**Area 1: The Central Business District**

The Central Business District has physical, social and economic importance as the community’s hub. There has been, and continues to be, clear and on-going support for measures that would enhance the downtown area as a community focal point. This means that the present variety of land uses, all complementary to the community with respect to services, retail, social and cultural offerings, and aesthetics, should be supported and protected. Planning should maintain and add to the elements that provide a human scale to the district – sitting benches, planters and ornamental trees, bike parking, and an eclectic mixture of building types and architectures worthy of preservation. New or renovated buildings should preserve the already established scale and harmony of height, bulk, and setbacks.

The district has fairly well defined entry points including:

- Three main entry points: US 68 at SR 343; US 68 at Limestone Street (James A McKee Way); and Dayton Street at Walnut Street
- Secondary entry points: Corry Street at Glen Street, Glen Street itself, Elm Street at Walnut, and Short Street.

All of these entry points deserve careful attention with respect to their street architecture – roadways, sidewalks, bikeways, and streetscapes, as well as the present and future land uses to insure that the Central Business District continues to have clearly identifiable entry points.
The Central Business District has two serious problems: its small size, and limited and inadequately identified parking.

The small size of the Central Business District, currently about 18 acres, limits the expansion of existing businesses and restricts the ability for new businesses to locate in the district. By comparison, land use data for other communities in the region indicates rule-of-thumb acreage of commercial land being about one acre per 100 residents, which would mean that about 39 acres should be provided to serve the present Village population. However, it is clear, both in the public opinion survey of 1973 and the 1990 neighborhood forums that citizens would discourage new commercial centers elsewhere in or near the Village that might be harmful to the retail base of the Central Business District. However, small, alternate commercial areas that do not rival the focal-point character of downtown are seen as realistic and accommodating the overall quality of Village life.

Although limited downtown parking has been the subject of many studies over the years, there is still no comprehensive plan to accommodate peak parking needs. On-street parking in the Central Business District is already maximized with respect to size and duration. Off-street parking - both private and public – also seems to be maximized, but is inadequately signed and identified. The Northern Gateway Project will provide relief through improvements to the Cemetery Street parking area.

Planning for the Central Business District should include desired development patterns and preferences regarding the direction of expansion. New or modified development in the district should reflect its legacy of relatively small lots, high density, a pedestrian orientation, and mixed uses-- for example, shops on the ground floor and offices, studios, light production or residences on the second floor. Buildings that have managed to endure as "historic treasures" should be specifically identified and protected.

Area 2: Dayton Street and East Enon Road

Education and light industry already exist in this special planning area, which is surrounded by adjacent residential and agricultural areas. The northwest corner of the intersection, which comprises the Center for Business and Education, has recently been annexed into the Village. There are only two more properties to the west on Dayton Street that lie within the Urban Service Area and can be provided with gravity sewers should they be annexed. These three properties together will form the western entrance to Yellow Springs for the foreseeable future. Additional properties to the north on East Enon Road are also within the Urban Service Area and could be added to this special planning area in the future.

Development in this special planning area should:

1. Encourage education and light industry, but residential uses should not be precluded, including the possibility of mixed-use areas.
2. Discourage retail uses that would detract from the Central Business District.
3. Minimize access points and curb-cuts on Dayton Street and East Enon Road.
4. Recognize the aesthetic importance of this intersection as an entry point to the community and accordingly design for compatibility with existing structures, provide landscaping, screening and signage that enhance this gateway.
5. Protect Jacoby Creek and its watershed.

Area 3: King Street and Yellow Springs-Fairfield Road

Development in this area is expected to be residential with various densities consistent with the existing subdivisions in the general area, which include Park Meadows (high density), Kingsfield (low density), The Stancliff Neighborhood (medium-high density) and Thistle Creek (medium-high density). The
eastern third of the Village-owned Glass Farm was recently designated a conservation area, which includes a recently constructed detention pond that reduces the frequency of downstream flooding.

Most of the undeveloped land in this planning area is west of the creek and consists of interior parcels such as the Kinney property and the western part of the Glass Farm. Access points for streets are limited to Wright Street extended, Kenneth Hamilton Way extended, one point on Fairfield Road and frontage on East Enon Road. Sanitary Sewer to serve the area must come from a new sewer in Wright Street beginning at Dayton Street. Proper storm water management will be important for this area. Although, the entire area drains to the Glass Farm detention pond, this pond was not intended for, or designed to accommodate, any new development.

Planning for this area should include a Thoroughfare Plan and preliminary routing and design for sanitary trunk sewer that starts on Wright Street at Dayton Street and extends to East Enon Road. Storm water management may work best if undertaken jointly by multiple landowners and this should be encouraged.

With existing commercial land uses on Yellow Springs-Fairfield Road just west of the Village limits, there could be consideration of compatible uses on part of the Glass Farm.

**Area 4: US 68 and Hyde Road (and the surrounding area)**

This area currently includes residential, industrial, commercial and agricultural land uses. Any new development must be compatible with this land use reality and cannot – by the zoning regulations already applied to this area – detract from the vitality of the Central Business District. Additionally, any development should not adversely affect down-stream watercourses – including Hyde Creek, Jacoby Creek and the Little Miami River.

As yet undeveloped areas to the east of this US 68 corridor should probably be encouraged to be developed residentially, although some transient uses could possibly be allowed as well (given the proximity of the Springs Motel). Wherever feasible, access to US 68 should be from existing streets rather than from new curb cuts. Sanitary sewer extensions should be carefully planned to allow access to the entire service area.

4.9 ANNEXATION, UTILITY EXTENSION

**Principle 1 - Make land use provisions and decisions that make possible the restoration, maintenance, and retention of a population, employment, and economic base that is capable of sustaining the community.**

The annexation of the Kinney property, the Village owned Glass Farm, and the Community Resources owned Center for Business and Education (CBE) – have added some 100+ acres to the community’s land area. However, except for the CBE, no definite development plans have emerged for these annexed land areas. Other land adjacent to the Village boundaries may also be subject to annexation proposals in the future.

A policy outlining the Village Council’s position regarding annexation was adopted in 1992 and amended in 2006 in response to changes in Ohio annexation law. The 2006 policy is included as Appendix K of this document.

When land that is annexed to the Village is developed, it must be provided with the necessary infrastructure of which the following components generally fall within the direct responsibility of the Village to own operate and maintain after installation by the developer:

1. Transportation including streets, sidewalks and bikeways.
2. Electrical Distribution  
3. Water Distribution and Water Treatment Plant (WTP)  
4. Sanitary Sewer Collection and Waste Water Treatment Plant (WWTP)  
5. Storm Water Management

However, there may be instances where the Village is not directly responsible for components of the infrastructure such as operation and maintenance of private sanitary lift stations, storm water detention facilities, etc. For these infrastructure components, the Village should ensure that the development plans include the appropriate legal structures for continued operation and maintenance of facilities that remain in private ownership, and provide for Village intervention should the facilities not be properly operated and maintained.

**Transportation**

Transportation infrastructure was covered extensively in Section 4.6. A particular issue related to the most recent annexations is the need to develop a plan for transportation infrastructure within the area bounded by Dayton Street, East Enon Road, Fairfield Road and King Street, which has few points of access to the interior parcels.

**Electric Distribution**

Yellow Springs has owned, operated and maintained its own electric distribution system for many years. The system functions as an enterprise, and supports its own maintenance and capital improvements. The Village purchases power through its membership in American Municipal Power (AMP), a non-profit public power membership organization with 128 member jurisdictions in six states.

The electric distribution system was recently evaluated for reliability and future adequacy. The Electric System Task Force was commissioned by Village Council to provide information regarding the system condition. The Task Force was created due to concerns about the delivery of reliable power at sufficient capacity to meet existing and future needs, and to examine a proposal to construct a new sub-station.

The Task Force’s Phase I report (October, 2007) indicated that the Village-owned system is in good condition and is well maintained. The report identified projects that will increase the capacity and quality of our electric distribution without the construction of a new sub-station given current needs and accommodating modest future growth. Electric capacity should be monitored to ensure that it is able to meet the demand as consistent, quality electric distribution is a strong component of business retention and expansion and economic development.

The Task Force’s Phase II report recommends that the Village embark on an effort to reduce electric consumption through conservation, improved energy efficiency and increased use of renewable sources of power thereby reducing needed expansion of the electric system. They also recommended reducing our reliance on coal-fired generation in an effort to address the concerns of global warming and the changing energy industry. The report also recommended finding ways to create new energy related jobs in the Village by systematically investing in conservation efforts, community education and the development of renewable energy generation. Both of the Task Force’s reports are attached to this Comprehensive Plan as Appendix I.
**Water Distribution and Water Treatment Plant (WTP)**

The Village has developed a computer model of the water distribution system that can be used for water infrastructure planning when land within the Village is developed, or when land is being considered for annexation.

Results of the computer model indicate that water supply is plentiful for normal uses in most areas, but that fire flows may be limited in some scenarios due to a “bottleneck” between Allen Street and Herman Street. Fire flows for the south end of the Village must come primarily from the well field while fire flows for the area from Herman Street north must come primarily from the water towers at Gaunt Park.

Water distribution infrastructure is well positioned to serve the recently annexed land with large water mains between the water towers at Gaunt Park and Dayton Street at East Enon Road and east to King Street. While water volume is plentiful, pressure will be low for multi-story buildings and fire suppression systems, necessitating booster pumps for those uses.

The Water Treatment Plant is designed to treat 1.0 million gallons per day (GPD). Current water consumption is normally around 750,000 GPD. This 250,000 gallon “surplus” should be adequate to accommodate modest growth.

**Sanitary Sewer Collection and Waste Water Treatment Plant (WWTP)**

The Village policy, adopted in 2004, is that the Village will not extend sanitary sewers outside the Village limits, and that future extensions of Village owned sewer infrastructure will only be through gravity sewers. This means that the Village will not extend sanitary service to areas that would be served by Village owned lift stations.

In 2006, the Village established an Urban Service Area based on the lands that could be served by gravity sewer as established in a 2006 Sanitary Sewer Study that is included as Appendix L. Outside the Urban Service Area the Village expects that sanitary wastewater will be treated with on-site or semi-public systems as delineated in the Facilities Planning Area documents adopted by Yellow Springs and approved by the Miami Valley Regional Planning Commission and the Ohio Environmental Protection Agency.

The recently sanitary sewer improvements in Dayton Street have facilitated the development of the Center for Business and Education. Careful planning is needed for providing sanitary sewer service throughout the already annexed land bounded by Dayton Street, East Enon Road, Fairfield Road and King Street. As described in the 2006 Sanitary Sewer Study, the primary means of serving this area and the remaining land in the northwest part of the Urban Service Area is via a trunk sewer that would begin at Dayton Street and Wright Street. This sewer must be planned and constructed with the entire service area in mind, not merely the next piece of land to be developed.

The Waste Water Treatment Plant is designed to treat 1.2 million GPD. Currently about 600,000 GPD is treated daily. This 600,000 gallon “surplus” should be adequate to accommodate modest growth.

**Storm Water Management**

Village ordinances require that land being subdivided provide storm water detention in accordance with Greene County standards. When land is being developed under a PUD, the Greene County standards are not mandatory so the Village has considerable latitude to require those standards or to consider site specific alternatives for storm water management. However, the existing ordinances are silent on
requirements for storm water management as relates to development undertaken through site plan review only. This is a gap that should be addressed.

A high level of storm water management must be included in all development in the northwest area that drains to the Glass Farm Branch of Yellow Springs Creek. While the recently constructed detention pond on the Glass Farm is reducing the frequency of flooding downstream, this detention pond was not designed or intended to substitute for proper storm water management by new development throughout the watershed.
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VISION
SHARE YOUR DREAMS  •  BUILD A VISION  •  SHAPE OUR FUTURE

Yellow Springs and Miami Township

Final Report
September 20, 2010
A message from the Co-Chairs of the Citizen Steering Committee…

Dear Citizens of Yellow Springs and Miami Township,

We are pleased to submit the results of a several-year effort that has involved the input and contributions of hundreds of individuals and organizations. The last community-wide visioning was done in 1990, and it is quite a different environment we face two decades later.

The recommendations of the Vision will serve us well as we continue to co-create our future. Few communities of 5,000 citizens have the rich history, the diversity of citizens and gifts, the assets, or the opportunities that we enjoy in Yellow Springs and Miami Township. There is so much that is happening, proposed, and espoused hereabouts that at times it can be hard to focus as a whole community on where we are and where we wish to go.

The Vision is a rare opportunity to get that kind of focus. Everyone won’t like everything that is in it. There are things some would have liked to see that are not included. But we believe that the contents represent aspirations that are broadly shared and worthy of our best efforts to bring into reality.

Thank you for your whole-hearted participation in the Visioning, and for the role you will play in making and keeping this a community we will be proud to share with those who come after us.

Sincerely,

Fred Bartenstein, co-chair     Kathy Sanders, co-chair
Acknowledgments

**ELECTED**

Yellow Springs Village Council
Judith Hempfling, President
Lori J. Askeland
John Booth
Rick Walkey
Karen Wintrow
Kathryn Van der Heiden (former)

Miami Township Trustees
Mark Crockett, President
Chris Mucher
Lamar Spracklen
Margaret Silliman (Fiscal Officer)

**STAF**
Mark Cundiff, Yellow Springs Village Manager
Stephen Anderson,
Greene County Regional Planning Commission
Ruthe Ann Lillich,
Administrative Assistant

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Kathy Sanders (Co-Chair)
John Hempfling
Kenneth Huber
Len Kramer
Bomani Moyenda
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(former co-chair)  
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Gerry Simms *  
Lisa Singh  
Lamar Spracklen *  
Jerry Sutton  
Kisha Taylor  
Ali Thomas  
Sarah Wallis  
Thomas Welton  

* Former Steering Committee member

**FUNDERS**

Village of Yellow Springs  
Miami Township  
Morgan Family Foundation  
Yellow Springs Community Foundation

**FACILITIES**

Bryan Center  
Clifton Lodge  
First Presbyterian Church  
Yellow Springs Schools  
Yellow Springs Senior Center

**CONSULTANTS**

ACP Visioning+Planning  
Donald T. Iannone & Associates

For additional information on the visioning process, please contact the Village Manager at (937) 767-1279.
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- Appendix A. Conditions and Trends
- Appendix B. Public Involvement
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Executive Summary

INTRODUCTION

"What is needed for Yellow Springs and Miami Township to be the best that they can be?"

Vision Yellow Springs and Miami Township is the result of an intensive year-long, citizen-based initiative to answer that question and in so doing create a holistic, collaborative vision and action plan for the future of the village and township. The Vision brought together a diverse group of citizens to chart a course toward a common future that reflects the community’s shared values. The Vision identifies goals for most aspects of quality of life in the village and township—from arts and culture to economic health to land stewardship. It also presents specific actions to realize a preferred future. This document presents the results of that effort.

Motivation for the Vision

Nearly 20 years ago, the Envisioning the Future neighborhood forums guided the village, township and school board on substantive actions to protect, improve and enhance the community. Since that time, the community has seen significant changes—both locally and regionally—which threaten its identity and prosperity. Now experiencing one of the most challenging periods in their history, the leadership of the village and township conceived the Vision as a means to take stock of the current situation, to collaboratively shape an inspired agenda for the future, and to collectively work toward that future.

THE VISION

The Vision is a strategic guide to achieving the community’s aspirations for the future. It is organized into four initiatives, which emerged from the public process as critical areas of focus for the community. Addressing each of these initiatives is necessary to effectively achieve the community’s vision for the future and will require bold leadership and broad collaboration. The four initiatives are:

1. Strengthening the Economy
2. Managing the Physical Environment
3. Meeting the Needs of People
4. Promoting Energy Conservation & Sustainability

Chapter Organization

Summary is organized into the following sections:

- Introduction
- Motivation
- The Vision
- Actions
- Community Aspirations
- Principles for Land Stewardship
- Key Issues
- The Vision Process
- Public Involvement
- Organizing for Implementation
“What is needed for Yellow Springs and Miami Township to be the best they can be?”

In summary, the vision for the future of Yellow Springs and Miami Township is expressed by the following statement:

“Our vision for the future is to be a diverse and unique community with rich arts and lifelong learning opportunities that works collaboratively to create a more sustainable future—in the broadest definition—with vital and authentic villages surrounded by a carefully managed rural landscape.”

**Priority Actions**

Actions are programs, policies, or projects that support one or more goals. The Vision contains 52 actions. These actions are organized according to the four initiative areas. Within each initiative, the actions are organized into two tiers of importance: priority actions and supporting actions. With the guidance of public input, 10 of these actions were identified by the Steering Committee as priorities. These priority actions are the most important steps for the community to undertake to realize the Vision:

### Strengthening the Economy
1) Create and implement an economic development plan. 2) Identify and work to increase potential properties for business. 3) Develop and implement a program to engage area colleges and universities in collaborative initiatives with the community.

### Managing the Physical Environment
4) Prepare and implement a joint comprehensive land use plan. 5) Prepare and implement a long-term utility improvement plan. 6) Prepare and implement a pedestrian (sidewalk) and bicycle plan for Yellow Springs and the Township.

### Meeting the Needs of People
7) Conduct and implement a housing plan for the village and township. 8) Maintain and improve an independent public school system.

### Promoting Energy Conservation & Sustainability
9) Develop a green energy and waste reduction program. 10) Create a campaign to encourage more local consumption of locally grown foods.
Community Aspirations

Goals

Ten goals, identified below, express in simple terms the community’s aspirations for the future. All of the goals are integral parts of the vision – they are the foundation upon which specific actions were generated. They were conceived during the public Goal Writing Workshop to capture the consensus of the “Ideas for the Future” that were generated during the first round of Idea Gathering Workshops. They address the most critical aspects of community life: what the village and township look like, diversity of the population, the business and employment opportunities that exist, the services available, how people spend their leisure time, opportunities for personal growth and cultural expression, and the role of community leaders. Addressing each of these goals is critical to achieving the overall vision.

1. **Arts & Culture**: A vital and well-supported arts community that offers a wide experience of art works and performances, provides lifelong learning opportunities, and reinforces culture as an essential part of the identity of the villages and township.

2. **Economic Health**: A strong economy that provides diverse, living-wage employment, a stable tax base, and venues and events that are attractive to residents and visitors.

3. **Education & Schools**: Strong, well-funded and well-managed public and private educational institutions with creative curricula that serve all segments of the community.

4. **Energy, Environment & Sustainability**: Commitment to a sustainable local economy and environment.

5. **Facilities, Services & Infrastructure**: Safe and supportive facilities, services and infrastructure that encourage community building and collaboration.

6. **Housing**: A range of attractive housing choices with respect to type, affordability and location that meet the needs of a wide-range of residents.

7. **Land Stewardship**: Stewardship of land resources that maintains scale and distinct character, puts a priority on intensification of infill development and redevelopment, identifies priority growth areas, and supports additional greenspace and farmland.

8. **Leadership & Collaboration**: Inclusive, responsive, forward-thinking and creative community leadership that practices both local and regional collaboration, including the sharing of resources.

9. **People**: A community whose residents and organizations are encouraging and respectful of its diverse mix of ages, racial/cultural/ethnic/spiritual backgrounds, and socioeconomic status.

10. **Place & Identity**: A vibrant community that values wellness, tolerance and local history, cultivates social and environmental responsibility, and welcomes new people and new ideas in a remarkably authentic place.

“Overall these aspirations reflect a desire for a sound, open, thoughtful democratic and self-sustaining community.”

– Citizen comment from Open House
Principles for Land Stewardship

Nine principles describe community values related to the character of the physical environment of the community. The principles address “how” (character attributes) and “where” (conceptual location) the community should develop, if and when development occurs in the future, and they can be useful in preparing a joint comprehensive land use plan and new development regulations. They were conceived through public input and refined by the Steering Committee to capture the consensus of the Strong Places, Weak Places mapping exercise during the first round of Idea Gathering Workshop. These principles are closely related to the actions within Initiative 2, Managing the Physical Environment.

1. Redevelopment and Infill locations are favored over development of greenfield locations.
   To the extent growth—such as population increase and business growth—takes place in the future, it is preferable to accommodate this investment in locations that are underutilized and/or already have needed infrastructure. This will take place in a deliberate and careful manner that considers other community needs like quantity and proximity to greenspace and parks. Development in greenfield areas will be the exception, not the rule, and will be a result of very careful and strategic decision-making.

2. Natural features and resources (streams, woodlands, farms, etc.) are preserved and, if not, then conserved.
   The community currently has extensive land in its natural state that is permanently protected from development. The natural resources are critical to the identity of the community and should be preserved. Land use for farming represents both important economic, aesthetic and environmental benefit to the community. In cases where preservation is not possible (e.g. no control over land ownership or higher community purpose) conservation is the preferred alternative. Where direct conservation efforts are not feasible, the Villages and Township will provide support for conservation or seek out assistance for conservation options.

3. Future development—including redevelopment—will happen in a manner that strengthens the physical character (scale, building forms, site placement, etc.) of the villages.
   To the extent future development takes place in Yellow Springs and/or Clifton, it will respect the scale, form, and site placement that reinforces village character (as opposed to city, suburban or rural character). This applies to infill, redevelopment or greenfield development. This does not imply that only development “strengthens physical character.” The natural environment is a strong element of physical character. It means that when development takes place it needs to “behave” in a manner that respects the essential physical character of the village, including historical context.

4. Development outside the villages respects the rural character of the township.
   To the extent growth takes place outside of Yellow Springs and Clifton, but within Miami Township, it will respect the scale, form, and site placement that reinforces rural character (as opposed to city, suburban, or village character). This means that if and when development takes place, it needs to “behave” in a manner that respects the essential physical character of the township, including generally undeveloped open spaces, agricultural focus, and the “beauty and serenity” of the countryside.
5. **Quality design is emphasized for all uses to create an attractive, distinctive public and private realm.**
   The aesthetic qualities of private and public developments strengthen the uniqueness and appeal of the community. This includes areas under control of government entities (e.g. streetscapes, community facilities, etc.) and private development. Areas are planned and designed in a way that preserves their overall usability, affordability, and sustainability. Similarly, these areas should also be attractive in a way that contributes to a common identity in the community, while allowing for creative differences, innovation, and freedom and diversity of design.

6. **Places are created with an integrated mix of uses that contribute to the community’s identity and vitality.**
   To the extent that future development and redevelopment occurs, the places are created with multiple uses—residential, commercial, and institutional, among others—in close proximity to each other, perhaps on the same parcel and or in the same structure. Close attention is given to the compatibility of those uses, as well as efficiency of the use of space. Uses are arranged in a manner that maximizes pedestrian activity and supports community viability.

7. **Diverse housing choices are found throughout the community, including in relatively higher density development within the Village of Yellow Springs.**
   New residential development is diverse in type (single-family and multi-family, detached and attached, etc.) as well as diverse in cost, with special emphasis on affordability. Existing housing stock in Yellow Springs is primarily single-family detached dwellings. Enhanced diversity will include relatively higher densities that will be consistent with physical design attributes consistent with village character (as opposed to city, suburban, or rural character). The housing choices are physically organized to strengthened neighborhood qualities like diverse, multi-generational residents living in close proximity to one another.

8. **Parks, open space, and recreational areas are incorporated as part of future development.**
   Parks and recreational opportunities protect sensitive natural resources, including wildlife habitat. Although the community enjoys considerable parks, open space and recreational areas, a more equitable geographic distribution of such resources is sought.

9. **Places are connected and accessible throughout the community by transportation methods other than automobiles.**
   Destinations within the villages and throughout the township are safely and attractively connected for pedestrians and bicyclists. The general development pattern within the villages is conducive to this intent and should be reinforced with future development and redevelopment. Overall, a network of non-automobile choices connects the community, for all levels of ability.
KEY ISSUES FACING THE COMMUNITY

In addition to engaging the community, research was conducted on key conditions and trends affecting the community. Below are key themes from that work; Appendix A contains a complete analysis.

Regional Decline

Yellow Springs exists within a region that is slowly but consistently losing population. This regional decline has taken the form of “hollowing out” from the center where older urbanized areas in the region have generally been declining in population fastest while newer suburban areas and rural areas have grown, but at a rate that does not offset the urban declines. Greene County has seen a large share of the region’s growth since 1970, particularly in the western areas near Dayton and Wright-Patterson Air Force Base. Unfortunately, most of this growth can be attributed to movement within the region, rather than in-migration. Accompanying this population movement is a continuing loss of agricultural or open-space land while older developed areas become underutilized. This has meant that many older areas struggle to maintain their infrastructure amid a shrinking tax base.

Demographic Transition

Mirroring the broader regional trend, Yellow Springs and Miami Township’s population has declined slowly since the 1970s. Accompanying this population decline have been significant changes in the community’s demographics. These changes are most notable in age, race, and household makeup. The population, which once had a lower median age than most of the region and state (partly due to Antioch College students), is now significantly older than the state and regional average. The village has become less racially diverse over time, with a lower percentage of African Americans and other non-white groups. Households have increased in number but declined in size, much like national trends.

Land Stewardship Conflict

Yellow Springs and Miami Township feature unique natural areas and development patterns that are critical components of the community’s identity. To preserve the area’s scenic and environmental value, large portions of the township and undeveloped land in the village are under permanent preservation. However, most of the township remains unconstrained from future development. Land preservation efforts have created a greenbelt around the village’s northern and eastern edge and protected the township’s most scenic areas. But these efforts have also put upward pressure on land values in the village. In addition, a significant amount of land in the Village is publicly owned or in institutional uses that are not taxable.

Economic Challenges
Yellow Springs has lost several major employers since 1990, including downsizing at Vernay Laboratories in 2002 and the closing of Antioch College in 2008. Since 2000, the rate of job losses in Yellow Springs has outpaced that of Ohio and the Dayton region. Currently, the village lacks economic diversity as five industries account for more than three-quarters of all jobs. Further, most people who live in Yellow Springs do not work in the Village, which fuels a growing perception that Yellow Springs is becoming a bedroom community.

Considerable Potential for Progress
Despite the significant challenges that the community faces, there is reason to be optimistic about the future. The community’s high levels of education, its tradition of civic engagement, its unique character and the reputations of Antioch College and University are just some of the assets that it can build upon.

Authentic Places
One of the community’s greatest assets is its physical character, with unique natural and built environments. The Village’s physical growth has been very slow since the 1970s, yet it has retained its vibrant downtown area with a mixture of unique shops, cultural attractions and social gathering places. Its character has remained largely unaffected by generic corporate architecture that is common in most parts of the country. Miami Township contains some of the most scenic natural areas in western Ohio, much of which is under permanent preservation.

Public Participation
The Vision Yellow Springs and Miami Township process was an unprecedented coming together of the community. It engaged people of all ages and backgrounds from all parts of the villages and township. Nearly 600 people attended at least one Vision workshop and many others volunteered to support the process. Never before have so many citizens gathered to share their ideas, hopes, and concerns about the community’s future.

BY THE NUMBERS

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<td>95% felt that the information was presented in a clear manner</td>
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<td>Open House: 150</td>
<td>92% felt that they had an opportunity to fully express their ideas</td>
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<tr>
<td>Ideas Gathered</td>
<td>99% felt that their ideas were received and recorded properly</td>
<td></td>
</tr>
<tr>
<td>855 Ideas for the Future collected</td>
<td>97% felt that the process was fair to everyone in the small groups</td>
<td></td>
</tr>
<tr>
<td>831 Strong Places identified</td>
<td>Participants represented all segments of the community, though representation was not completely proportional to overall demographics. In most communities, certain groups are very difficult to attract to public workshops, and Yellow Springs and Miami Township are no different. Participants represented all ages, races, levels of education and income, but there was proportionally greater representation from older people, Caucasians, and those with higher levels of education and income.</td>
<td></td>
</tr>
<tr>
<td>624 Weak Places Identified</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1,000 Characteristics described: 650 strong place characteristics</td>
<td></td>
<td></td>
</tr>
<tr>
<td>350 weak place characteristics</td>
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</table>
Citizens describe the interests or concerns that brought them to the Vision workshops:

“Concern for the future of the village, wanting to represent the younger people in the village.”

“Concern with maintaining positive aspects of the village and building new, progressive initiatives in key areas.”

**OVERVIEW OF THE VISION PROCESS**

The visioning process requires the active participation of a broad cross section of a community. To achieve that end, the Village Council and Township Trustees jointly appointed a diverse Steering Committee to guide the process. This citizen group met often to develop an outreach and communication campaign, coordinate public meetings, evaluate data and trends, review ideas generated through the public process and to draft the goals, initiatives, and actions of the Vision. The primary responsibility of the Steering Committee was to be the steward of the public voice.

The Vision process included three rounds of public involvement opportunities, which the Steering Committee named: 1) Share Your Dreams, 2) Build a Vision, and 3) Shape Our Future. Everyone with an interest in the community’s future was invited to attend the public workshops. The extensive awareness and outreach effort all but ensured that participation was a choice for residents. The purpose and outcomes of each phase are described below.

**“Share Your Dreams” – Idea Gathering**

The first phase involved highly interactive brainstorming workshops designed to gather ideas from a broad range of citizens about the future of the community. These ideas are the foundation on which the Vision is based. Share Your Dreams established a baseline of values and aspirations.

Between October 26 and October 28, 2009, four Share Your Dreams workshops were conducted attracting 241 participants. Three additional workshops were held in November with groups of people who were underrepresented during the initial workshops. In total, nearly 300 community members contributed their ideas for the future of Yellow Springs and Miami Township in this first phase.

**Workshop Structure**

During these workshops, participants worked in small groups led by trained facilitators. They brainstormed responses to the question, “What is needed for Yellow Springs and Miami Township to be the best that they can be?” Participants also engaged in a map-based activity where they identified and described strong and weak places in the community. Strong places are those that are appealing and reflect well on the community, while weak places are those that represent conditions that should be improved or that do not reflect well on the community.

**Workshop Outcomes**

These workshops yielded 855 ideas for the future. These ideas were entered verbatim into a database and sorted based upon emerging topics. The topics were considered by the Steering Committee and became an organizing structure for drafting goals and actions. The mapping exercise identified specific places within the community and their descriptive characteristics that were used to develop nine principles for future growth and development.
“Build a Vision” – Drafting Goals and Principles

The second phase molded the community’s voices into a consensus on their aspirations for the future. Build a Vision involved an analytical workshop where future and principles to describe how the physical environment—both natural and built—should be treated in the future. The goals and principles developed during this phase of the process are the policy foundation of the Vision and are the basis for developing specific actions. This workshop was held on December 12, 2009, and attracted 114 participants, many of whom had previously participated in the Share Your Dreams workshops.

Workshop Structure
The workshop consisted of two parts: a general assembly and small group work. During the general assembly, participants were introduced to the draft principles in a worksheet-based activity and asked to indicate their assessment of the importance of each principle and provide written comments to refine them. During the second part of the program, participants worked in small groups with a trained facilitator to develop goals for assigned topics. Each group focused on two theme topics that emerged from the ideas gathered during the first round of workshops. Participants were randomly assigned to groups, as no topical expertise was expected. They considered all ideas related to their topic and identified recurring themes. The groups then constructed goal statements that captured the critical themes they identified.

Workshop Outcomes
The goals drafted during the Build a Vision workshop were considered by the Steering Committee along with the themes identified for each topic. Based on this public input a refined set of goals and principles emerged. The Steering Committee organized Action Groups that were assigned to develop action steps to support each goal.

“Shape Our Future” – Public

Shape Our Future brought the results back to the public for deliberation and prioritization. A public open house asked the community to review and comment on the Vision goals and actions. The Open House was held between May 19 and May 21, 2010.

Large displays presented the goals, values, priority actions and supporting actions. Participants were given sticky dots to indicate the actions that they felt were most important. They were also asked to submit written comments and to sign up to become involved in implementing the specific actions. The Steering Committee, Village Council, and Township Trustees considered the input from the public open house in refining the Vision’s recommendations. The result is a framework for implementation described in the Implementation Plan. Approximately 150 people attended the Open House over its three-day duration.

“Yellow Springs is my home — I want to see it viable and forward moving, sustainable and diverse, taking into account all the changes that will be required. I have a young family and intend to raise them here. The chance to share my vision is a great opportunity.”
The Vision represents the community’s aspirations for the future and actions for achieving them. The Vision’s success depends on the committed, ongoing implementation of those recommendations. The Implementation Plan (which begins on page 35) presents a suggested approach to implementation. It explains how to use the Vision, describes possible structures for organizing implementation, and contains a summary table of actions that identifies responsibility and timeframes for implementation.
Initiative

Strengthening the Economy

OVERVIEW

The health of its economy is essential to a community’s overall well-being. Jobs must be available locally to attract and retain residents and generate a sufficient governmental revenue stream. The economy must be diverse enough to serve the basic needs of both visitors and the local population and business community. There must be a strong concentration and mix of uses downtown to generate a critical mass of activity that fuels the vitality of the core of the community. Finally, local educational institutions must supply the knowledge, assistance, and human capital that cultivate a talented and adaptive economy.

This initiative area seeks to strengthen the local economy by removing barriers through more flexible regulations; providing the information, tools, and funding desired by potential employers; and facilitating partnerships and forums to cultivate innovation within the community. This initiative contains 15 actions.

PRIORITY ACTIONS

Three priority actions are recommended for strengthening the economy.

1.1 Create and implement an economic development plan.

Work collaboratively with all existing economic development entities to develop an economic development plan that develops a set of business incentives; promotes the community’s arts, culture and entertainment assets; coordinates and engages external networks to attract and retain businesses; leverages the reopening of Antioch College; and includes tourism marketing strategies.
“Find ways to increase our tax base.”
“Develop resources to support innovative ideas.”
“Community prosperity without moral compromise.”
“Maintain a healthy and vibrant downtown.”
“Local jobs and livable wages for a variety of skills.”

Citizen ideas from the Idea Gathering Workshops

The following activities should be undertaken concurrently with this action:

a. **Update the 2002 Cost of Living Study.**

   This report should be updated with 2010 Census data. The new report should be expanded to include Clifton and the rural areas of the township. Also, if possible, the additional comparison factors should be broadened to present an even more comprehensive portrait of diversity in the villages and township.

b. **Investigate how to become an Elderhostel site.**

   Elderhostel is the world leader in lifelong learning programs, empowering adults to explore the people and places of the world. By becoming a destination for one of Elderhostel’s Road Scholar travel programs, Yellow Springs and Miami Township would experience an infusion of tourism into the local economy, as well as opportunities to enhance and expand lifelong learning programs.

1.2 **Identify and work to increase potential properties for business.**

Identify potential properties for business in the village: buildings, land, and existing sites. For example, Antioch College may have spaces that could be rented out. Also, work to provide spaces for existing businesses to grow, such as the Center for Business and Education (commerce park). The Village could also work with real estate developers to attract businesses that meet our plans or codevelop property and infrastructure with developers.

1.3 **Develop a program to engage area colleges and universities in collaborative initiatives.** There are numerous areas of mutually beneficial potential collaboration: arts, economic development, community development, geriatric health, early childhood education, etc. Existing and potential collaborations need to be identified, with the appropriate partners recommended to pursue strengthening and expanding collaborations. This program could include an academic forum to create a continuing dialogue between all area universities.

The following activities should be undertaken concurrently with this action:

a. **Create a business incubator with Antioch College and Antioch University Midwest.**

   The incubator would provide the resources necessary for entrepreneurs to develop their ideas into products and services. It could feature an agriculture component, potentially using the Glass Farm to promote sustainable and diversified agricultural practices using publicly owned land.
b. **Conduct an analysis of the possibility for a cooperative effort to create a community health and fitness center in currently underutilized college buildings.**

The Village of Yellow Springs, Antioch College, and other local entities such as Friends Care Community could develop a cooperative agreement to use the Curl Gym pool and fitness equipment for recreation. Also, the Fels Building or other college buildings might be appropriate for developing a medical center with a wellness focus.

c. **Create an internship program with local and regional colleges and universities directed at local groups/organizations.**

Develop a partnership with Antioch College, Antioch University Midwest, Cedarville University, Central State University, Wittenberg University, Wright State University, and other regional colleges and universities to establish internships with local community-supported agriculture operations (CSAs), environmental groups, and businesses.

**SUPPORTING ACTIONS**

A number of actions were also identified by the Steering Committee from analysis of public input. Below are 12 actions that were important to strengthening the economy but did not rise to the level of priority actions.

- **Develop a program to provide financial support for facilities and programs that strengthen activities and commerce downtown.** Various entities have worked to bring arts, entertainment, and intellectual forums to the village center; the community should explore ways to finance and expand these efforts. One strategy is to pursue development of a year-round lifelong learning community using the resources of Antioch College, Antioch University Midwest, and Nonstop Liberal Arts Institute.

- **Expand access to high speed internet connections for individuals and businesses in the villages and township.** Expanding high speed internet access will add to the community’s economic competitiveness and aid in attracting new businesses and residents.

- **Prepare a collaborative arts marketing strategy.** The Chamber of Commerce, Yellow Springs Arts Council, governments and any other arts organizations should collaborate in marketing and promoting the villages and township as an arts destination.
• **Provide opportunities and financial incentives for artists and arts-related businesses to live and/or work in the community.**
Sustain and recruit artists and arts-related businesses through tax breaks or abatements, arts-designated housing and/or studio space, co-housing and cooperative purchasing arrangements, artist-in-residence programs, etc.

• **Catalog local resources, goods, and services.** A catalogue, perhaps on the web, of what goods and services are available in the community could help to link those who want to purchase as much as they can locally with the providers of those goods and services. This would support and encourage local businesses to meet local needs, and it would encourage citizens to use local services such as health care providers and builders.

• **Enact legislation to give preference to local business.** Create a policy that enables the Village bidding process to include a preference for local businesses in their criteria for evaluating the purchase of goods and services. This sustains local businesses which, in turn, generates tax revenue and increases employment opportunities.

• **Establish local currency or credit clearing system.** Explore creating incentives for local purchasing of local goods and creating credit for new local businesses. An example would be a local discount card for use at participating businesses or a local debit card (as discussed in 1.11 below).

• **Develop a local debit card.** Develop a debit card that would be good only at local businesses. Merchants would profit because the cost of using it could be less (maybe 1½ %). Community members would be strengthening the local economy, and some portion of the fee collected could go to an organization that funds local non-profits, such as Yellow Springs Community Foundation.

• **Investigate establishing a private local investment fund to provide small business loans.** Assess the feasibility of creating a local investment fund based on the U.S. Small Business Administration’s (SBA) Small Business Investment Companies (SBICs), which are private local investment funds that provide equity capital, long-term loans and management assistance to qualifying small businesses. Or, alternatively create a network of local “angel” investors to support the local business community with capital investments.
• **Investigate creating a local mutual fund with company stock from village-based businesses.** Assess the feasibility of establishing a community-based stock exchange in which local residents can invest in, or “buy stock from,” local businesses.

• **Update zoning to permit short-term lodging throughout the village.** Short-term lodging uses such as bed and breakfasts, hotels, and motels are currently permitted principally in the General Business District and on a conditional basis in the Central Business District. It is recommended that the zoning code be amended to principally permit short-term lodging in all business-related districts and on (at least) a conditional basis in residential districts.

• **Establish food carts at various designated locations.** There are several places within the village that could support outdoor food vendors similar to those found in Portland, Oregon. These vendors would offer affordable food options and would contribute to the vitality of the public realm as well as improving the pedestrian and bicyclist experience. This initiative would provide opportunities for piecemeal expansion of existing local food businesses as well as low-risk start-up opportunities for new businesses. Potential locations include: along Railroad Street, near Dayton Street; Cemetery Street overflow parking area; Corry Street in municipal parking lot; Hughes-Beatty Park; Glen Helen parking lot; Kings Row parking lot; Vernay ‘Prairie;’ ‘South Town’ (Dollar Store lot); WSU Family Medical Center site; Gaunt Park; and the former Stutzman’s Nursery site.
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Initiative
Managing the Physical Environment

OVERVIEW
The community’s character is reflected in its unique natural and built environment. The village is predominantly residential but is anchored by an attractive downtown and the campus of Antioch College. The village’s physical growth has been very slow since the 1970s, yet it has retained its vibrant downtown area with a mixture of unique shops, cultural attractions and social gathering places. Its character has remained largely unaffected by generic corporate architecture that is common in most parts of the country. The township contains some of the most scenic natural areas in western Ohio, much of which is under permanent preservation. This initiative seeks to preserve and enhance the community’s unique physical character by addressing future land development and conservation efforts; protecting natural and cultural resources; and improving the community’s transportation and utility infrastructure. Thirteen actions support this initiative.

PRIORITY ACTIONS
Three priority actions are recommended for managing the physical environment.

2.1 Prepare and implement a joint comprehensive land use plan

Develop a single integrated land-use management plan for Yellow Springs and Miami Township, to be completed and adopted within two years. The plan should include an assessment of the physical outline of the village-rural interface for best land use and water quality, an emphasis on infill and higher density development within existing Village boundaries while discouraging development in greenfield areas, and a cultural history survey to identify historically important elements and resources.
The following activities should be undertaken concurrently with this action:

**a. Revise the zoning and development regulations in Yellow Springs to ensure desired village character, improve affordability, and support economic vitality.**

The zoning revisions should promote infill and higher density development within the Village and discourage development in greenfield areas. They should also improve housing affordability and permit housing alternatives such as clustered housing, planned unit developments, mixed-use facilities, condominiums, and apartments.

**b. Establish a Farmland and Open Space Preservation Task Force.**

Form a working group focused on the issues and needs for sustaining and protecting farming assets—rural land and water quality primary among them. The task force would work with Village and Township governments, which will continue to contribute on a regular basis to funds for conserving farmland and greenspace. The task force would also explore the adoption of impact fees as an additional funding source for those contributions.

**c. Update zoning to permit home-based businesses and allow office uses in accessory structures within residential areas.**

Ensure that home-based business activities that meet certain criteria are permitted within all residential areas in the village as a way to promote more small, diverse businesses.

**d. Establish a program to protect culturally significant sites and materials based on a cultural history survey of the village and township.**

Define and protect what is culturally and historically important to Yellow Springs, Clifton, and the broader Township.

**e. Revise parking requirements and other regulations to strengthen downtown businesses.**

The current Central Business District has zoning that severely limits any changes to structures due to off-street parking requirements. Changing this policy would allow businesses and building owners to make necessary upgrades more expeditiously. However, the flexibility needs of building and business owners must be balanced with the accessibility needs of visitors and customers of the downtown. An evaluation of parking demand and supply should inform any revisions to the downtown parking regulations.

**2.2 Prepare and implement a long-term utility improvement plan.** The Village of Yellow Springs has five-year capital improvement plans for water, wastewater, and electrical infrastructures. The intent of this action item is to engage in longer-term planning. The planning should include green
technologies and it should be updated periodically as new green technologies emerge. Having such planning in place will make it possible to take advantage of federal or state funding that becomes available for projects that conserve energy and reduce pollution. These plans should be publicized and the community notified prior to making infrastructure repairs and replacements, to allow residents and business owners to adjust their activities.

2.3 Prepare and implement a pedestrian (sidewalk) and bicycle plan for Yellow Springs and the Township. Provide additional sidewalks in Yellow Springs, based on universal design and complete streets concepts. Upgrade existing sidewalks where needed for accessibility and enforce maintenance requirements of property owners. To enable greater use of bicycles, bike racks should be more widely available (particularly in downtown), the number of bike lanes should be increased and clearly marked, and signage installed to inform automobile drivers to share the road with bicyclists. The plan should include a feasibility analysis for constructing multi-use trails throughout the township and, specifically, a bike path connecting Yellow Springs and Clifton.

SUPPORTING ACTIONS
A number of actions were also identified by the Steering Committee from analysis of public input. Below are 10 actions that were important to managing the physical environment but did not rise to the level of priority actions.

• Develop a water quality plan that combines the Wellhead Protection Plan with a Storm Water Management Plan to comply with EPA Clean Water Act Phase II Regulations. Yellow Springs is small enough to be exempt from the storm water management plan requirements of the EPA Clean Water Act, Phase II. However, such a plan, if implemented, could improve the water quality of the wellhead and creeks that surround Yellow Springs. This effort should include the promotion of sustainable agricultural practices as they relate to water quality.

• Create a Task Force to investigate and recommend locations for formal and informal gathering places in Yellow Springs, such as pocket parks, community centers or a town center development in downtown. The task force should consider outdoor plazas/gathering spaces and indoor gathering spaces (especially downtown) that would not be dependent on automobile access and parking. Potential sites include: the Barr Property, part of Short Street or Corry Street, Hughes-Beatty Park, or the Wright State Medical Center site. A multi-purpose community facility should be considered that could be used for receptions, lectures, birthday parties, etc. It would contain meeting
rooms, multi-use spaces, a small library of donated books, a kitchen, or other amenities.

• **Conduct an analysis for the creation of a designated number of kominkans in Yellow Springs.** Kominkans are community centers in Japan which serve as facilities to study, communicate, and exchange information on a regular basis, as well as serving as emergency shelters. A “wired” kominkan, complete with computers, would be an invaluable asset for Yellow Springs residents who lack regular access to downtown facilities such as the library or wired stores. Elderly residents and those without transportation would likely benefit the most from an accessible community center such as this.

• **Reaffirm support for Designated Facilities Planning Area.** Per the current Village Comprehensive Plan, the Urban Service Area is designated as the Facilities Planning Area and the Village is the Designated Planning Agency or the Facilities Planning Agency. The Facilities Planning Agency takes the lead on any discussions regarding development in the Facilities Planning Area.

• **Create a 501c3 “Friends of John Bryan and Clifton Gorge” like Cedar Bog.** John Bryan State Park and Clifton Gorge are unique treasures. This organization would work to build a group of volunteers and establish an endowment fund to make sure that these places remain protected and secure.

• **Consider creating a Little Miami Accord modeled after the Big Darby Accord.** The Big Darby Accord is a multi-jurisdictional plan to preserve and protect the Big Darby Creek and its tributaries in Central Ohio. The Plan includes preservation and growth strategies, is capable of implementation, and provides mechanisms for monitoring and oversight. It is recommended that community leaders study the Big Darby Accord and contact Little Miami Inc. regarding the possibility of undertaking such an initiative for the Little Miami River.

• **Investigate establishing a “Joint Redevelopment Authority” to interface between incorporated and unincorporated areas of the township.** The group would consist of knowledgeable community members whose responsibility would be to learn and understand the basis and applications of a redevelopment authority in Ohio. A campaign would be necessary to identify and solicit local and regional group members who would add expertise and interest to the group.
• Establish a township-wide program for eradication of honeysuckle. The Yellow Springs Tree Committee has studied and determined that honeysuckle has become a serious issue in much of the community’s wooded areas. This program would establish a long-term effort by an organization to facilitate year-round implementation and education. It would require fundraising and grant writing to secure funding, communications and outreach to recruit members and volunteers, and training materials.

• Develop a campaign to promote membership in the Glen Helen Association. Glen Helen depends on public support to maintain 1000 acres of preserved land, 25 miles of trails, and various educational programs. This campaign would include face-to-face recruiting, distribution of membership packets via local businesses, and mailings to local residents encouraging them to volunteer or become a member.

• Form and enlist an ad hoc Historical Assets Services Committee. This Committee would be similar to the Yellow Springs Tree Committee, and would have designated authority to identify and serve as steward to certain historical/archeological assets in the community. Establish a room in the Yellow Springs Library, or other appropriate venue to host a local history and culture exhibit. (See also letter “d” under action 2.1)
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Initiative

Meeting the Needs of People

OVERVIEW

The population of Yellow Springs and Miami Township was once dominated by the youngest age groups (young families, children, and college students); it was a progressive, racially integrated community where African-Americans composed a relatively large proportion of the population and were highly active in community affairs and leadership. Today, the population is more heavily weighted in the older age groups, the proportion of African-Americans has slowly declined, and there has been an observed reduction in community cohesiveness and in economic and educational equity. As the characteristics of the population change, so will the demand for various types of housing, facilities and services.

This initiative area contains 14 actions that address the provision of affordable housing; meeting the community’s health, safety, and educational needs; as well as providing opportunities for entertainment and artistic expression.

PRIORITY ACTIONS

Two priority actions are recommended for meeting the needs of people.

3.1 Conduct and implement a housing plan for the village and township that includes a survey of housing conditions, affordability and needs.

In compliance with HUD guidelines, the plan would be based upon a thorough housing study that could be done in conjunction with an updated cost of living report. The plan would address where the villages and township want to be in the year 2025 in terms of housing as well as addressing the needs of various demographics such as young adults, families, seniors etc. The housing goals would necessarily link to planning for economic development and policies for dealing with diversity and the environment.
“Prioritize issues of affordability. Keep the Village as affordable as possible and support permanently affordable housing.”

− Citizen ideas from Idea Gathering Workshops

The following activities should be undertaken concurrently with this action:

a. Establish a trust fund and partnerships for the construction or rehabilitation of housing that is permanently affordable for families with low to moderate incomes.

Disbursements from the fund would help finance the construction or rehabilitation of affordable housing projects. Not-for-profit housing organizations would be required to use the community land trust model or other arrangements to ensure that the housing developments are permanently affordable. Partnerships would be established between the villages, township, Greene Metropolitan Housing Authority, Yellow Springs Home, Inc., and other not-for-profit housing organizations in order to share infrastructure costs; reduce utility costs; and provide essential services. The Village of Yellow Springs could also identify and set aside land that it currently owns for the development of affordable housing.

b. Investigate the requirements for obtaining assistance with affordable rental and owner-occupied housing.

In order to achieve the community’s goal for housing, significant funding sources will need to be identified. Several government agencies distribute such funding (Department of Housing and Urban Development, Ohio Housing Finance Agency, USDA Rural Development, and Low-Income Housing Tax Credits). It would be in the community’s interests to understand the prerequisites for receiving this funding.

3.2 Maintain and improve an independent public school system. Yellow Springs schools are facing significant financial issues, as costs and expenditures are increasing faster than revenues, with serious budget deficits projected as soon as the 2012-2013 school year. The School Board is currently engaged in strategic financial planning to explore new revenue sources and/or cost-saving measures. This action seeks to achieve the Yellow Springs Schools’ mission, “to create a challenging educational environment where each student contributes to the intellectual and cultural richness of the community and is provided the skills and knowledge to become a socially responsible self-directed, life-long learner.”

The following activities should be undertaken concurrently with this action:

a. Implement a volunteer program to supplement teachers in the classrooms.

The schools used to have teacher’s aides but these were eliminated because of tightened budgets and declining enrollments.
A number of actions were also identified by the Steering Committee from analysis of public input. Below are twelve actions that were important to meeting the needs of people but did not rise to the level of priority actions.

- **Develop a new senior center in Yellow Springs and explore options for the villages and township to provide ongoing support to programs for seniors.** The existing Yellow Springs Senior Center is inadequate to meet the future needs of local seniors. During the next five years the Senior Center plans to

  *Develop a new senior center in Yellow Springs and explore options for the villages and township to provide ongoing support to programs for seniors.*

  The existing Yellow Springs Senior Center is inadequate to meet the future needs of local seniors. During the next five years the Senior Center plans to

- **Develop a program of alternative educational opportunities that utilize community assets.** This program would offer Yellow Springs School students hands-on learning opportunities utilizing Glen Helen, John Bryan, and Clifton Gorge as living laboratories, enriching the classroom experience and promoting stewardship. The program could also involve an elective course about agriculture, including organic farming, agribusiness and small-scale farming through hands-on activities like planting a garden.

  *Develop a program of alternative educational opportunities that utilize community assets.*

  This program would offer Yellow Springs School students hands-on learning opportunities utilizing Glen Helen, John Bryan, and Clifton Gorge as living laboratories, enriching the classroom experience and promoting stewardship. The program could also involve an elective course about agriculture, including organic farming, agribusiness and small-scale farming through hands-on activities like planting a garden.

- **Study and address the racial achievement disparity in Yellow Springs schools.**

  Such a study would establish a baseline of understanding about racial disparities in achievement within local schools. A program should be initiated to address identified problems.

  *Study and address the racial achievement disparity in Yellow Springs schools.*

  Such a study would establish a baseline of understanding about racial disparities in achievement within local schools. A program should be initiated to address identified problems.

- **Recruit more community members for the Mentoring Program.** The Mentoring Program should be evaluated to determine how it is working and a plan put into place to improve it.

  *Recruit more community members for the Mentoring Program.*

  The Mentoring Program should be evaluated to determine how it is working and a plan put into place to improve it.

- **Create and maintain arts programs in the schools.** Partner with local arts organizations to develop innovative arts education programs in Yellow Springs Schools.

  *Create and maintain arts programs in the schools.*

  Partner with local arts organizations to develop innovative arts education programs in Yellow Springs Schools.

- **Develop initiatives for school and parent partnerships.** Promote parental involvement and commitment to their children’s education.

  *Develop initiatives for school and parent partnerships.*

  Promote parental involvement and commitment to their children’s education.

- **Create a communication strategy to promote engagement between the schools and community.** The communication strategy would consist of meetings between the schools and community members (those with children and those without) to create a collaborative discussion of ongoing educational issues.

  *Create a communication strategy to promote engagement between the schools and community.*

  The communication strategy would consist of meetings between the schools and community members (those with children and those without) to create a collaborative discussion of ongoing educational issues.
build up the resources necessary to plan for and develop a new center. The Yellow Springs Senior Center currently receives no local governmental support. The Villages and Township could assist the Senior Center in two ways: by including support for its programs in their budget and by offering it publicly owned land as a site for a new facility.

- **Plan for the design and financing of a new fire station.** Both of the existing fire stations are over fifty years old and were designed prior to the development of modern emergency apparatus and safety standards. The space needs for equipment and activities have reached or exceed the limitations of the current facilities. The Department should renovate or rebuild Station #1 and continue to upgrade the facilities and appearance of the Clifton Station.

- **Create a community arts and cultural center.** The center would provide gallery space, performance space, classroom space and studio space. An organization could be formed to oversee the development of the facility and coordinate the collaboration between arts venues and activities in the community. Upgrades and restorations to existing venues and facilities for the arts should be pursued to as complements or alternatives to a new multi-purpose center.

- **Develop a program to initiate and promote community social events and activities.** Initiate events and activities such as block parties, welfare checks, welcome wagon, etc. Initially, identify individual neighborhoods and a resident for each who will assume the responsibility of organizing such activities. This will establish stronger relationships within the community and promote tolerance and an appreciation for diversity.

- **Create a communication and public relations strategy to increase citizen awareness of and involvement with the Yellow Springs Police and Miami Township Fire and EMS Departments.** Tension currently exists between the Village Police Department and some residents – particularly those in their mid-teens through early twenties. This program is intended to improve communication and to increase mutual understanding between the department and the public through more comprehensive reporting of all police and fire service activities. A strategy might include ride-along programs, potluck get-togethers, and profiles of department personnel in the *Yellow Springs News*.

- **Establish a clearing house for volunteer services and opportunities in the villages and township.** Opportunities to provide or benefit from volunteer services are now scattered among many different organizations and establishing a clearing house will
enable service providers and users to know what services are needed and available.

**Request Greene County Sheriff’s Department to have a more visible presence in Clifton.** Due to concerns of Clifton residents that officers from the Sheriff’s Department do not patrol the community on a regular basis, pursue an ongoing dialogue between the Sheriff and the community that will lead to a better understanding of the issues involve and, ultimately, better service.

**Provide additional support for the Yellow Springs Community Library as part of the budget processes of the villages and township.** Yellow Springs Community Library is part of the Greene County Library System, which funds the library’s operations through County property tax revenue. The Village of Yellow Springs currently owns and maintains the library building through its annual budget. Additional financial support could be provided by the Villages and Township, for example, to meet the costs of special community events or special projects that are administered by the library staff.

**Conduct an analysis of ways the villages and township can provide support to families.** Develop a family and youth resource center (a physical center or a website). The center could provide information about existing local family services and serve as a meeting place (physical or virtual) where families could exchange information about the challenges they face and/or share their solutions with others. A group of families with young children who call themselves the Yellow Springs Potluck Group is already doing this.

**Provide a central bulletin board and a website that would provide a listing of a wide range of available services.** *Yellow Springs News* currently provides two annual publications of available services: the *Red Book* and the *Directory of Local Organizations*. The idea of the bulletin board is to provide a constantly updated listing (rather than annual) that also includes services that are available regionally outside of the township.

**Develop an initiative to improve government transparency and communication with citizens.** Governmental entities should make every reasonable effort to improve transparency and allow increased citizen access to information and involvement in decision-making processes. Websites are an excellent tool as most citizens have access to computers either at home, work or at the library; therefore materials should be posted on websites in a timely manner to allow citizen
access to the information prior to meetings as well as utilization of the internet to broadcast meetings.

• **Create a directory for child care activities/resources.** This directory would be maintained on a website or blog, and would also be included in the Village *Red Book* and the annual Yellow Springs tabloid. There would be a link on the Village website directing visitors to the directory website.
Initiative
Promoting Energy Conservation and Sustainability

Overview
The Yellow Springs community has long been known for its progressive social and cultural values. These values include a very strong desire to live a more sustainable, less energy-intensive way of life. And although this desire has often been at odds with popular culture and economic conditions, experts agree that any recovery from the current economic crisis will no doubt be powered by and defined by a new and more sustainable way of life. Thus, there is no better time to create a community-wide framework for mobilizing this shift. This initiative contains 10 actions that seek to reduce the community’s energy needs and find better sources of energy to meet those needs, help re-localize consumption patterns to become more self-reliant, and create the incentives and regulations that will align household and business decisions with community goals.

Priority Actions
Two priority actions are recommended for promoting energy conservation and sustainability.

4.1 Develop a green energy and waste reduction program.
First, as a basis for encouraging conservation, quantify the village’s current energy use patterns and carbon footprint. The program could then kick off with an educational campaign on recycling, waste reduction, and water conservation, and should investigate alternative energy utilization including wind, solar or...
“Quality design should include attention to environmental sustainability and keeping our carbon footprint as small as possible.”

− Citizen response to Principles for Land Stewardship

“I am encouraged from seeing that many goals, principles, and actions concern greening, reduction of waste and energy use, and support recycling.”

− Citizen comment from Open House.

“Yellow Springs should promote renewable energy investment and model itself as a clean village of the 21st century.”

− Citizen comment from Idea Gathering Workshop

“Biomass, potentially through a cooperative with nearby jurisdictions. A permanent waste reduction program or facility should be pursued, such as a recycled goods exchange (aligning with and coordinating with the Greene County program). Incentives for green construction should also be considered.

4.2 Create a campaign to encourage more local consumption of locally grown foods. Develop food cooperatives; make food stamps available for use at local farmers’ markets (as is done in Springfield); increase the use of local food in restaurants (already done by the Winds and Sunrise); establish a community kitchen for residents to process and preserve food for sale or home use; and investigate the use of local food in school cafeterias.

SUPPORTING ACTIONS

A number of actions were also identified by the Steering Committee from analysis of public input. Below are eight actions that were important to promoting energy conservation and sustainability but did not rise to the level of priority actions.

• Provide incentives for renewable energy and energy conservation businesses already in Yellow Springs and to encourage firms to locate here. Research State and Federal programs, under the EPA or other agencies, that provide funds that the community could use in creating incentives to attract and sustain “green” businesses. Green businesses are those that integrate environmental responsibility into their operations in a manner that supports profitable business practices.

• Enact legislation on an energy-efficiency electric surcharge. As proposed by the Yellow Springs Energy Task Force, impose an electricity surcharge of $0.005/KwH for residential and commercial uses to raise money for local renewable energy projects. It has been estimated that such a surcharge would raise about $75,000 per year in contributions for a loan fund that would be used to assist homeowners and business owners in implementing energy efficiency improvement projects.

• Investigate a progressive rate structure for electrical energy use. A progressive/graduated rate structure would create an incentive to reduce residential energy use by increasing the cost of electricity as the amount of use increases. For example, a three-tier rate structure would have three rates: the lowest rate for those consuming 325 KwH or less; a higher rate for those consuming 326-1050 KwH; and the highest rate for those consuming over 1050 KwH.
• **Update building codes and subdivision regulations to mandate green construction methods.** Add language to the new zoning code revision to mandate subdivision compliance with high-efficiency building design.

• **Develop a symposium in conjunction with the Solar Home Tour to model green construction and energy conservation.** Develop a symposium (with workshops) that coincides with the Solar Home Tour and educate the public on a variety of issues around green construction and energy conservation.

• **Establish a ride-sharing website.** To reduce reliance on individually owned cars, it would be useful to establish a ride-share listserv, which connects people who cannot drive or do not own a car with people who are already making automobile trips and have excess capacity in their vehicle, so that they can share a ride and make fewer automobile trips (essentially carpooling).

• **Explore opportunity for Zip Car(s).** Zip Car is a car-sharing arrangement that provides an alternative to car ownership and car rental. Zip Cars would be useful to those who do not own a car or do not use their car often enough to justify sole ownership. Car-sharing has the potential to reduce dependence on individually owned cars in the community by making these vehicles (Zip Cars) available to community members in the villages and township.

• **Establish a Building Winterization Services Agency.** Develop and implement a Building Winterization Services Agency serving Miami Township in both residential and commercial structures, using local workers only. Base the agency on current models and funding from the State of Ohio and federal governments, similar to existing long-time programs in Athens County and others in southeastern Ohio.
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Implementation Plan

OVERVIEW

Vision Yellow Springs and Miami Township presents an action agenda for realizing the community’s shared vision for the future. The success of the Vision will not be determined by the quality of this document, but rather by the committed, ongoing implementation of its actions. The comprehensive nature of the Vision means that it can only be achieved through the coordinated efforts of individuals and organizations representing the public, private and civic sectors of the community. These individuals and organizations have already begun to work together during the preparation of the Vision. Almost 600 community members representing a wide range of backgrounds and interests served on committees, facilitated, or attended meetings to guide the process. Thirty-four residents have already volunteered (at the Open House) to help implement specific actions. There is widespread awareness of the Vision. It is time now to harness that energy to work towards achieving the Vision. This section of the report outlines the issues that may affect implementation and describes the suggested approach for carrying out the Vision.

STRUCTURE FOR INITIATING IMPLEMENTATION

It has been stated throughout this process that the Vision is not intended to be solely implemented by government. Commitment to the Vision and commitment to implementation will require the coordinated efforts of all sectors of the community. Even those actions that require public sector involvement need an active citizenry to place them on the agendas of government agencies and ensure that the agencies follow through. The Steering Committee has recommended a structure for managing the implementation effort, which is described on the following pages.
A Vision

Implementation can be structured in several ways. To a great degree, implementation can be structured around existing organizations and initiatives. However, more can be accomplished if these efforts are coordinated and complementary. An implementation entity can help disseminate and share information, provide clearinghouse activities, and promote initiatives to the general public. It can also be a means by which citizens and community leaders develop a broader view of community programs and thereby reinforce efforts to make initiatives mutually supporting.

The board would be composed of former Steering Committee members, elected officials, and key representatives from local businesses, organizations, and institutions. Support will be provided by existing organizations and programs suited for each initiative area. This board will provide broad leadership across many interests, missions, and constituencies and will coordinate the implementation effort and maintain momentum, communication, and accountability. It is also recommended that on three to four occasions per year, a work session be convened to bring together staff and elected officials of Yellow Springs, Clifton, and Miami Township to discuss progress of the Vision, areas of concern, and opportunities for other cooperative activities.
VISION
MANAGEMENT
This section outlines the guidance for monitoring the Vision’s effectiveness and maintaining its relevancy.

1. Sharing the Vision
A community-wide educational and promotional effort should be carried out immediately after the Visioning effort concludes. This “road show” would provide copies of the Vision and reach out to all local organizations and civic and community groups and ask them to seek alignment with the Vision recommendations, officially adopt or endorse the Vision, offer implementation assistance, and/or designate an internal individual to assist in the monitoring effort.

2. Monitoring the Vision
The Vision should be monitored for implementation effectiveness and relevancy. This review should happen on a formal basis no less than once per year. A Vision status report, based on this review, should be promoted throughout the community, such as through a permanent Vision website. As part of this monitoring process, it is proposed that the monitoring board act as a facilitating organization to hold an annual forum or workshop to address specific areas of interest. This forum would provide a community-based assessment of ongoing Vision implementation and an appraisal of whether changing conditions warrant a change in action prioritization or new actions.

3. Updating The Vision
A major update of the Vision should be scheduled by Village Council following a formal recommendation from the Planning Commission and Administration. The update should be considered at least every ten years in order to align with new census information. In the interim, key milestones may be reached which necessitate an update sooner than a ten-year cycle. Those milestones could include expansion of the wastewater treatment plant, for instance. Such milestones should be considered by the Planning Commission and Administration on a case-by-case basis.

HOW TO USE THE VISION
The Vision is intended to be used on a daily basis as public and private decisions are made concerning development, redevelopment, capital improvements, economic incentives and other matters affecting the community. The following is a summary of how decisions and processes should align with the goals and actions of the Vision.

1. Annual Work Programs and Budgets
Local government staff and administrators should be cognizant of the recommendations of the Vision when preparing annual work programs and budgets. Local institutions and organizations might also consider the Vision when making important policy and financial decisions that impact the community.

Unintended Consequences
As the Vision takes hold and guides decision-making throughout the community, it is critical that it is monitored by a wide variety of perspectives. The actions presented in the preceding chapters all have legitimate justification and noble intentions, but also may have unforeseen side effects or unintended consequences. For example, reducing zoning requirements for off-street parking will improve the public realm and increase land use efficiency, but also may negatively impact nearby businesses or cause traffic congestion as people search for parking spaces. A wide variety of perspectives will ensure that many consequences and alternatives are weighed against one another to determine the best solution for the entire community.
2. Development Approvals

Administrative and legislative approvals of development proposals, including rezoning and subdivision plats, should be a central means of implementing many of the Vision’s actions. Decisions by the Planning Commission, Board of Zoning Appeals, Village Council and Township Trustees should reference relevant Vision recommendations and policies. The zoning code and subdivision regulations should be updated in response to regulatory strategies presented in the Vision.

3. Capital Improvement Plan

An annual, five-year and ten-year capital improvement plan (CIP) should be consistent with the Vision’s land stewardship principles and actions.

4. Economic Incentives

Economic incentives should be reviewed to ensure consistency with the recommendations of the Vision.

5. Private Investment Decisions

Property owners, developers, and other private entities should consider the goals and actions of the Vision in their planning and investment decisions. Public decision-makers will be using the Vision as a guide in their deliberations about development proposals, zoning updates, infrastructure projects, and funding requests. Property owners and developers should be cognizant of and compliment the Vision’s recommendations.

6. Consistent Interpretation

Village Council and Township Trustees should collaborate with the Village Planning Commission and other critical decision-making entities to ensure clear and consistent interpretation of all actions in the Vision. The Fifth Monday Meetings will be instrumental in achieving this.

SUMMARY TABLE OF ALL ACTIONS

The tables on the following pages summarize the recommended actions of the plan. They include the recommended stakeholders for each action and the timeframe in which the action should be implemented (only priority actions have been assigned timeframes).
<table>
<thead>
<tr>
<th>Initiative 1. Strengthening the Economy</th>
<th>Recommended Stakeholders</th>
<th>Recommended Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1 Create an economic development plan.</td>
<td>Yellow Springs Economic Sustainability Commission and Coordinator, Community Resources, Greene County Department of Development, Jim McKee Group, Wright State University’s Center for Urban and Public Affairs, Antioch College, Antioch University Midwest, Nonstop Institute, Yellow Springs Arts Council</td>
<td>2011-2015</td>
</tr>
<tr>
<td>1.2 Identify and work to increase potential properties for business.</td>
<td>Yellow Springs Economic Sustainability Commission and Coordinator, Community Resources and Greene County Department of Development</td>
<td>2011-2015</td>
</tr>
<tr>
<td>1.3 Develop a program to engage area colleges and universities in collaborative initiatives.</td>
<td>Wright State University Medical Center, Friends Care Center, Antioch University Midwest, Nonstop Institute, Antioch Writer’s Workshop, Antioch College Facilities Committee, Summer Chautauqua Project, Community Supported Agriculture</td>
<td>2011-2015</td>
</tr>
</tbody>
</table>

- Develop a program to provide financial support for facilities and programs that strengthen activities and commerce downtown.
  - Yellow Springs Village Staff, Yellow Springs Arts Council, Yellow Springs Chamber of Commerce, Senior Citizens Center, Yellow Springs Kids Playhouse and Nonstop

- Expand access to high speed internet connections for individuals and businesses in the villages and township.
  - Yellow Springs Village Staff, Yellow Springs Village Council, Township Trustees, Yellow Springs Community Library

- Prepare a collaborative arts marketing strategy.
  - Yellow Springs Chamber of Commerce, Yellow Springs Arts Council, other arts organizations

- Provide opportunities and financial incentives for artists and arts-related businesses to live and/or work in the community.
  - Yellow Springs Village Council and Planning Commission, Chamber of Commerce, Yellow Springs Arts Council

- Catalog local resources, goods, and services.
  - Yellow Springs Chamber of Commerce, Yellow Springs News, Yellow Springs TimeBank

- Enact legislation to give preference to local business.
  - Yellow Springs Village Council

- Establish local currency or credit clearing system.
  - Megan Quinn Bachman, Ali Thomas, Yellow Springs TimeBank, Yellow Springs Credit Union or other banks

- Develop a local debit card.
  - Yellow Springs Credit Union, US Bank or West Bancro, and the Yellow Springs Chamber of Commerce, as well as any other interested parties

- Investigate establishing a private local investment fund to provide small business loans.
  - Yellow Springs Chamber of Commerce and Yellow Springs Credit Union

- Investigate creating a local mutual fund with company stock from village businesses.
  - Any local bank including Yellow Springs Credit Union, Yellow Springs Community Foundation

- Update zoning to permit short-term lodging throughout the entire village (bed & breakfasts, etc.).
  - Yellow Springs Village Council and Planning Administrator

- Establish food carts at various designated locations.
  - Yellow Springs Chamber of Commerce
<table>
<thead>
<tr>
<th>Initiative 2. Managing the Physical Environment</th>
<th>Recommended Stakeholders</th>
<th>Recommended Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2.1 Prepare and implement a joint comprehensive land use plan.</strong></td>
<td>Yellow Springs Village Staff, Yellow Springs Village Council, Township Trustees, Clifton Village Council, Planning Administrator, Township Zoning &amp; Planning Committee, Greene County Regional Planning Commission</td>
<td>2011-2015</td>
</tr>
<tr>
<td><strong>2.2 Prepare and implement a long-term utility improvement plan.</strong></td>
<td>Yellow Springs Village Council, Clifton Village Council, Miami Township Trustees</td>
<td>2015-2020</td>
</tr>
<tr>
<td><strong>2.3 Prepare and implement a pedestrian (sidewalk) and bicycle plan for Yellow Springs and the Township.</strong></td>
<td>Yellow Springs Village Council, Bike Enhancement Committee, Planning Commission and Environmental Commission</td>
<td>2011-2015</td>
</tr>
</tbody>
</table>

- Develop a water quality plan that combines the Wellhead Protection Plan with a Storm Water Management Plan to comply with EPA Clean Water Act Phase II Regulations. | Planning Commission and Administrator |
- Create a Task Force to investigate and recommend locations for formal and informal gathering places in Yellow Springs, such as pocket parks, community centers or a town center development in downtown. | Yellow Springs Village Council and Human Relations Commission |
- Conduct an analysis for the creation of a designated number of kominkans in Yellow Springs. | Yellow Springs Village Staff, Yellow Springs Village Council |
- Reaffirm support for Designated Facilities Planning Area. | Yellow Springs Village Council and Miami Township Trustees |
- Create a 501c3 “Friends of John Bryan and Clifton Gorge” like Cedar Bog. | Any interested parties |
- Consider creating a Little Miami Accord modeled after the Big Darby Accord. | Yellow Springs Village Council and Environmental Commission |
- Investigate establishing a “Joint Redevelopment Authority” to interface between incorporated and unincorporated areas of the township. | Yellow Springs Village Council and Village Manager, Miami Township Trustees, Miami Township Zoning Planning Commission, Yellow Springs Planning Commission, Tecumseh Land Trust, Community Resources, Greene County Regional Planning Commission, Miami Valley Regional Planning Commission |
- Establish a township-wide program for eradication of honeysuckle. | Yellow Springs Tree Committee, Miami Township Zoning Planning Commission, Glen Helen |
- Develop a campaign to promote membership in the Glen Helen Association. | Glen Helen Ecology Institute, Glen Helen Association |
- Form and enlist an ad hoc Historical Assets Services Committee. | Yellow Springs Historical Society and Planning Commission |
<table>
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<tr>
<th>Initiative 3. Meeting the Needs of People</th>
<th>Recommended Stakeholders</th>
<th>Recommended Timeframe</th>
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<tbody>
<tr>
<td>3.1 Conduct and implement a housing plan for the village and township that includes a survey of housing conditions, affordability and needs.</td>
<td>Yellow Springs Village Council and Planning Commission, Miami Township Trustees, Yellow Springs Home Inc., Green Metropolitan Housing Authority</td>
<td>2010-2011</td>
</tr>
<tr>
<td>3.2 Maintain and improve an independent public school system.</td>
<td>Yellow Springs Schools Board of Education and Superintendent, Parent-Teacher Association, Glen Helen, Yellow Springs Arts Council</td>
<td>2010-2011 (Ongoing)</td>
</tr>
</tbody>
</table>

- **Priority Actions**
  - Develop a new senior center in Yellow Springs and explore options for the villages and township to provide ongoing support to programs for senior citizens.
    - Yellow Springs Village Council and Parks & Recreation Department, Miami Township Trustees, Senior Center Board of Trustees
  - Plan for the design and financing of a new fire station.
    - Miami Township Trustees and Chief of Fire & EMS Department
  - Create a community arts and cultural center.
    - Yellow Springs Cultural Arts Center Committee
  - Develop a program to initiate and promote community social events and activities.
    - Yellow Springs Human Relations Commission, Senior Center, faith-based organizations and social groups
  - Create a communication and public relations strategy to increase citizen awareness of and involvement with the Yellow Springs Police, Fire and EMS Departments.
    - Yellow Springs Chief of Police and Human Relations Commission, Miami Township Fire-Rescue Chief
  - Establish a clearing house for volunteer services and opportunities in the villages and township.
    - Yellow Springs Senior Center, TimeBank, or other not-for-profit organization
  - Request Greene County Sheriff's Department to have a more visible presence in Clifton.
    - Clifton Village Council, Miami Township Trustees, Greene County Sheriff's Department
  - Provide additional support for the Yellow Springs Community Library as part of the budget processes of the villages and township.
    - Yellow Springs Village Staff, Yellow Springs Village Council and Miami Township Trustees, Head Librarian
  - Conduct an analysis of ways the villages and township can provide support to families.
    - Yellow Springs Potluck Group, Yellow Springs and Clifton Village Councils, and Miami Township Trustees, with leadership from a not-for-profit organization such as Yellow Springs Community Council
  - Provide a central bulletin board and a website that would provide a listing of a wide range of available services.
    - A not-for-profit organization such as Yellow Springs Community Council, with support from local foundations
  - Develop an initiative to improve government transparency and communication with citizens
    - Yellow Springs Village Staff and Elected Officials, Channel 5 Public Access Channel
  - Create a directory for child care activities and resources.
    - Bryan Center building monitors and any other interested parties
<table>
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<tbody>
<tr>
<td>Initiative 4. Promoting Energy Conservation &amp; Sustainability</td>
<td></td>
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</tr>
<tr>
<td>4.1 Develop a green energy and waste reduction program.</td>
<td>Yellow Springs Energy Board and Chamber of Commerce</td>
<td>2011-2015</td>
</tr>
<tr>
<td>4.2 Create a campaign to encourage more local consumption of locally grown foods.</td>
<td>Community Supported Agriculture, Community Garden Group, Tecumseh Land Trust, Yellow Springs Schools Board of Education, local restaurants, Ten Percent Club</td>
<td>2010-2011</td>
</tr>
<tr>
<td>• Provide incentives for renewable energy and energy conservation businesses already in Yellow Springs or moving here.</td>
<td>Yellow Springs Village Council, Planning Administrator and Economic Sustainability Coordinator, Yellow Springs Energy Board</td>
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<tr>
<td>• Enact legislation on an energy-efficiency electric surcharge.</td>
<td>Yellow Springs Village Council and Energy Board</td>
<td></td>
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<tr>
<td>• Investigate a progressive rate structure for electrical energy use.</td>
<td>Yellow Springs Village Council and Energy Board</td>
<td></td>
</tr>
<tr>
<td>• Update building codes and subdivision regulations to mandate green construction methods.</td>
<td>Yellow Springs Energy Board, Environmental Commission, Economic Sustainability Commission and Economic Sustainability Coordinator</td>
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<tr>
<td>• Develop a symposium in conjunction with the Solar Home Tour to model green construction and energy conservation.</td>
<td>Green Energy Ohio, Yellow Springs Chamber of Commerce, Environmental Commission and Energy Board, local home builders</td>
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<td>• Establish ride-sharing website.</td>
<td>Ten Percent Club, Rick Walkey and Ali Thomas</td>
<td></td>
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<tr>
<td>• Explore opportunity for Zip Car(s).</td>
<td>Ten Percent Club</td>
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<td>• Establish a Building Winterization Services Agency.</td>
<td>Yellow Springs Energy Board, Yellow Springs Community Foundation, local banks and credit unions, local builders</td>
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</table>
Village Council formally adopted the Updated Comprehensive Plan at their November 1, 2010 regular meeting. We will be preparing final versions of the Plan, complete with appendices, for distribution to Council and Planning Commission, but I wanted to provide you with the narrative part of the Plan for your review and reading pleasure. It is attached.
1. INTRODUCTION

1.1. General Purpose and Definitions

One very important role of a Comprehensive Plan or as will be referred to as “Plan”, is as a statement of policy. In this capacity, this plan outlines the community's desires regarding issues such as atmosphere or community character, quality of life and growth. These desires should translate into statements of goals, which may be followed by some discussion or statements concerning implementation options. A plan’s general purpose is to guide and direct land use and the local government's development decisions. The comprehensive land use approach is one that recognizes the community's responsibility to reaching consensus about how physical and social resources are valued, managed and used. The Plan in some way influences nearly all-essential community services. Formulation of a community's zoning ordinance is one important example where general goals and directions outlined in the Plan provide the basis for legislative action.

The Standard State Zoning Enabling Act of the 1920's created the federal mandate that zoning be created in accordance with a comprehensive plan. This legislation required the presence of certain standards in local planning and zoning. As communities became more involved in land use planning, they began to see the need for flexibility in the zoning ordinance (e.g., floating zones, planned unit development provisions, etc.). The limits on the use of this flexibility require reliance on the comprehensive plan to help determine potential locations and/or situations where those options should be considered.

In addition, because a comprehensive plan is recognized as a legal document that supports and guides a political jurisdiction's zoning ordinance, it can be crucial in defending a community against private interests seeking to overturn a zoning ordinance in court. As policy statements, the community’s intentions outlined in the plan should be as clear and concise as possible to help reduce the potential of being interpreted as arbitrary and capricious with regard to zoning controls, subdivision regulations, capital budgeting, etc. Variations in tools such as the zoning ordinance are necessary to meet varying and changing conditions, but clear guidance is required, through the Plan, about when they are appropriate. Improvements and/or new extensions of infrastructure should be in accordance with overall growth expectations established in the Plan. Annual spending and resource allocations should be supported by the goals outlined in the plan. New community additions, such as a community center, parks, governmental facilities, etc. should also be directed by the plan. These are just a few of the many examples where the Plan is essential in determining appropriate action and in defending the zoning ordinances based on it.

The commonly accepted legal tools for plan implementation are twofold: zoning and subdivision regulations. These legal tools are drafted and published as separate documents. In addition to zoning and subdivision regulations, other tools such as an annexation policy, mutual land use agreements between political subdivisions and the code enforcement protocol can be very influential in achieving the Plan's goals.
The zoning ordinance is an essential tool of the Plan as it relates to private land development. The fundamental precept behind zoning is that it must recognize the need for and establish a regulatory balance between private property rights and interests and the interest and well being of the community. Land use activities are controlled through this ordinance based on affecting a regulatory balance when the individual and communal interests do not converge. The Plan is a statement of the community’s goals as a whole while the tools for implementation, such as the zoning ordinance, state the specific controls all must adhere to in order to achieve the "public good". The zoning ordinance should be viewed as a key tool for implementing the vision statement of the Plan and not simply seen as a way to avoid problems.

Zoning is the manifestation of a municipality's police powers as they relate to the use of land. The concept of zoning is a relatively simple one, yet specific zoning techniques can be complex. The controls allowed by zoning must: 1) be in accordance with a comprehensive plan, 2) have substantial relation to the general public welfare, and 3) be neither arbitrary nor capricious. Zoning may regulate land use without regard to economic depreciation or appreciation, but it may not have the effect of appropriating all meaningful land value without due compensation. If zoning powers become too oppressive in the opinion of landholders, the courts can be called upon to decide the issues of "relation to public welfare", "appropriation without compensation", and "arbitrariness".

The land use tool that addresses the development of unplatted land is the subdivision regulation. Typically, subdivision regulations are based upon: 1) the need to protect the public interest in the creation and coordination of public improvements, and 2) the need to specify areas of developmental responsibility by the various participants. Subdivision regulations specify street widths, utility networks, the layout of lots, procedures for approvals and inspections, etc.

It is important to understand the distinction between zoning and subdivision regulations. If, Yellow Springs was to gain city status (a population of 5,000 or more) extra-territorial control over subdivision developments within a three-mile radius around the corporate boundary could be an additional regulatory responsibility. This would allow the Village to exercise more control over the quality of surrounding subdivisions, but not the size of the actual subdivision development. This added authority originated from the general feeling that, in time, it is quite likely that any subdivision located three-miles or less from a municipality will either be incorporated or, at a minimum, need the public services provided by the municipality and therefore, that municipality should have some say about how it is built and served. Zoning powers, on the other hand, remain restricted to the area within the corporation limit regardless of any change in the Village's status.

The broad-based purpose of this Plan is: 1) to describe options that will help secure a positive quality of life for residents; 2) to allow active participation and influence in changes that are inevitable; 3) to state explicitly the commonly held goals for the Village's future; and 4) to establish means of implementing those goals.

Through this Plan, the Village government shall recognize and enhance the Village's self-reliant nature by asserting that it has or can acquire the knowledge, skills, resources and vision to identify changing conditions; locate appropriate technical assistance when needed and initiate
actions in a manner that conserves the existing Village environment and distributes benefits equitably.

The policies and positions outlined in this Plan shall be reviewed by the Village Council and the Planning Commission on a regular basis and as significant changes within the Village’s development pattern occur.

1.2. Historical Overview

Soon after Ohio became a state in 1803, Lewis Davis built the first log cabin in the Yellow Springs area. He went on to establish a trading post and general store serving those who were visiting the nearby medicinal springs. In 1827, Elisha Mills purchased the land, added more buildings, and established a flourishing health resort. This was continued by the Neff family in 1842 ultimately created a popular and sophisticated spa, later (1869), a magnificent but ill-fated hotel. During that time, as many as 5,000 people were known to visit the springs on a given summer weekend. Judge William Mills, Elisha Mills' son, is recognized as the "founder" of the Village of Yellow Springs, which initially consisted of some 700 lots and 37 streets. The Mills plan for the Village has not been significantly altered in over 100 years. The planning of three 15-20 acre parks and other open spaces, such as gardens incorporated into this plan, shows that the value of open space was present from the Village's inception. By the mid 1850's, a flourmill, a grain elevator, two general stores, and a hotel were located at the intersection of Dayton and Corry Streets. Unfortunately a series of disastrous fires wiped out some of these buildings just before the turn of the century. These events caused a gradual relocation of the business district to its present location along Xenia Avenue.

The arrival of the Little Miami Railroad (1846) and the founding of Antioch, under the leadership of Horace Mann (1853)-both results of Mill’s entrepreneurial skill-began a period of rapid growth in the Village. Antioch, the first college to give an equal education to both men and women, originally consist of a main building and two dormitories (North and South Halls.) The presidency of Arthur Morgan (1920’s) would be a turning point in its development and influence.

The arrival and settlement of the Conway Colony during the Civil War era added significantly to the Village history; later, Yellow Springs would become one of the first towns to desegregate its schools. In 1929, the 900-acre parcel known as Glen Helen was donated to the college by Hugh Taylor Birch, friend of Arthur Morgan. This helped create a philosophy of appreciation for the natural environment and a strong advocacy for protecting surrounding open lands that has remained an important part of the Village.

In 1920 Yellow Springs was a quiet, conservative community with a population that for 50 years had fluctuated between 1,200 and 1,400 persons, consisting mostly of retired farmers. During that time, Antioch College had declined to a few dozen students and was on the verge of bankruptcy. The Village had no public water supply or sewer system and only two streets had superficial pavement.

The arrival of Arthur E. Morgan as president of Antioch College marked an important point in the life of the Village. Through his leadership and the conscious effort of residents, the college
was rebuilt and the community transformed itself from a sleepy town into a flourishing village. His vision of the small town brought faculty and entrepreneurial leadership to the community.

The late 1940s and 50s saw the influx of many new students at the college, the expansion of activity at the Wright Patterson Air Force Base, and general economic conditions improved. This generated pressure to expand the village housing stock. Such developments as West Wood and Fair Acres took place north of Yellow Springs-Fairfield Pike. By the end of the 1960s, the population of the village was edging toward 5,000. The point at which village would became a city.

There were deep and general feelings that the Village of Yellow Springs did not want to become a city. This had happened to neighboring communities. This could drastically alter the character of the village. This would overshadow the rural small town history of the community. The residents felt it was important to maintain the historic, small town values of our village.

1.3. Past Plan Overview

Throughout its history, especially since the 1920's, many Village planning efforts have been formulated. Three principal themes have recurred throughout most of these plans: 1) a continuing awareness of the need for long-range planning; 2) a continuing emphasis on the desirability of maintaining open space; and 3) a desire to keep the community relatively small and relatively self-sufficient.

The Village's first official comprehensive land use plan was adopted in 1967. One goal introduced in the document, with an associated program, was the preservation of the Village as a semi-rural community near an urbanized metropolitan area. Although generally desirable, this statement may have been in response to a regional report of a Village population projection of twenty-percent increase before 1980. Following the dissemination of this information, the Village Council refused all overtures to annex nearby rural land, enacted new restrictive zoning and subdivision code regulations and made development more costly through measures such as requiring park/open space dedications as components of any approved subdivisions. The 1967 Village Comprehensive Plan also identified a greenbelt area just west of the Village to provide a visual and geographic separation between the community and surrounding developments.

The actual 1980 census figures indicated the Village had lost population. Even though new homes were being built, the average family size was dropping and Antioch College had experienced a decline in student population. The local school administration expressed concern over this trend and Village Council responded by taking steps to encourage some growth. A 1973 survey of nearly 400 Village residents, in preparation for a Plan update that was completed in 1977, indicated that some growth would be acceptable and that controlled growth was preferred. Based on the survey results, the 1977 Plan re-affirmed the pursuance of the greenbelt preservation approach but also included a directive to pursue some limited commercial expansion.

Ten years later the Village Council appointed a "Planned Growth Task Force" charged with identifying existing obstacles to residential development in the community and outlining ways to address them. In November of 1987, the Task Force identified appropriate potential locations for
residential and commercial development and also introduced the concept of green space corridors linking existing parklands.

Using a system of neighborhood forums, another polling of the community was performed in 1990 in connection with the Urban-Rural Interface Project funded through a US Forestry Service grant. The general consensus expressed in these forums, by a very large margin, identified valued assets of the Village including: 1) the willingness of individuals to tolerate and encourage diversity which creates the multi-faceted make-up of the community; 2) the independent school system; 3) the present size and character of the Village; 4) the commercial/social/cultural "hub" that exists downtown; 5) the surrounding open/green/agricultural spaces; and 6) efforts by the Village and Township governments to work cooperatively on land use and other related issues. Questions about how to support and protect these assets were also raised in the forums. Identification of valued assets was followed by a list of related concerns. These included: 1) how to identify and protect existing diversity; 2) how to determine and maintain an "ideal" size for the Village; 3) how to continue adequate financing for an independent school system; and 4) how to assist and encourage continuation and expansion of local businesses without threatening other community assets.

In 2009 and 2010, a Visioning Plan for the Village of Yellow Springs and Miami Township was developed. This Plan, titled *Vision Yellow Springs and Miami Township* was the result of an intensive year-long, citizen-based initiative which brought together a diverse group of citizens to create a holistic, collaborative vision and action plan to chart a course toward a common future that reflects the community’s shared values. The *Vision* identifies goals for most aspects of quality of life in the village and township, from arts and culture to economic health to land stewardship, and also presents specific actions to realize a preferred future. Village Council passed Resolution 2010-33 on September 20, 2010, which formally adopted this planning document. Appendix K is a copy of *Vision Yellow Springs and Miami Township*.
2. CURRENT CONDITIONS

2.1. 2000 Census Data

All the following statistics are taken from the Yellow Springs Cost of Living Report (YSCLR), November 2002, which was prepared by the Yellow Springs Men’s Group. This report has been included as an appendix to The Comprehensive Plan.

4. Population Change Comparison

```
<table>
<thead>
<tr>
<th>Year</th>
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Additional Population Information:
> Population Percentage Change - Page 12 of YSCLR
> Gender of Population Change - Page 18 of YSCLR
> Table 6. Gender - Page 59 of YSCLR
5. **Income Change Comparison**

### Income Change Comparison

#### Median Household Income, 1970-2000

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*Income is not adjusted for inflation*
See Appendix, Table 2 for more detail

---

**Additional Income Data:**
- Poverty Change Comparison - Page 15 of YSCLR
- Table 2, Income - Page 55 YSCLR
- Table 3, Poverty - Page 56 YSCLR
c. Median Age Change Comparison

Median Age Change Comparison

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<td>2000</td>
<td>41.4</td>
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See Appendix, Table 5, for more detail

Additional Age Data:
> Table 5, Age - Page 58 of YSCLR
d. Racial Diversity of Change Comparison

**Racial Diversity Change Comparison**

![Graph showing racial diversity change comparison for Yellow Springs, Ohio, and USA from 1970 to 2000.]

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*See Appendix, Table 7, for more detail*

Additional Racial Diversity Data:
> Table 7. Racial Diversity - Page 60 of YSCLR
e. Housing Value Change Comparison

### Housing Value Change Comparison

![Housing Value Chart]

<table>
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<tbody>
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*Housing values are not adjusted for inflation

See Appendix, Table 9, for more detail

Additional Housing Data:
> Persons Per Household - Page 20 of YSCLR
> Change in Households - Page 23 of YSCLR
> Table 8. Household Size - Page 61 of YSCLR
> Table 9. Housing Value - Page 62 of YSCLR
> Table 10. Housing Costs Comparison - Page 63 of YSCLR
2.2. Physical Features

Yellow Springs is situated on a plateau bounded on the east and west by deep valleys, which join on the south at the confluence of the Little Miami River and the Jacoby Creek near Goes Station. The area was overrun by at least one of the four continental glaciers, which moved southward from Canada during the Pleistocene Epoch. The typical geological setting for this area consists of flat-lying consolidated sedimentary rocks predominated by limestone and shale of Silurian and Ordovician age. The geologic section for this area includes alternating layers of marine shale, limestone and dolomites. These lie in the crest and flanks of a regional structure named the Cincinnati Arch. From this crest, the sedimentary rocks slope away to the east, north, and west. Yellow Springs is situated in an area that prior to glaciations encompassed the headwaters of a large tributary of the ancient Teays River now referred to as the Hamilton River. This tributary flowed to the southwest from land that is now Greene County through current Montgomery and Butler counties. The Yellow Springs area was drained prior to glaciation by the middle branch of the Hamilton River, which cut back into the upland in the direction of Yellow Springs and Clifton. Generally, the present Little Miami River coincides with the ancestral middle and southern branches of the Hamilton River. The Illinoian and Wisconsin Glaciations that followed resulted in deposits of glacial material from 1-90 feet thick throughout the area. The material consists of glacial till and outwash.

Topography in the area ranges from 830 feet to 1,060 feet above mean sea level. Predominant soils are Brookston, Celina, Fox and Miami, all with moderate to high capacity for holding water, good productivity and resistance to erosion. The predominant Miamian soils are often chosen for home sites since they are typically well drained, but they also have low permeability. The Brookston soils present in the area are generally not well suited for building houses because of the typical poor drainage and relatively high water table. When artificially drained, they can be productive for agricultural uses. The Fox soils present are well drained and have a moderate to high permeability. Celina soils consist of level or gently sloping, moderately well drained soils that are formed in loam glacial till. The flood plain of the Little Miami River is contained within a relatively narrow gorge in the immediate vicinity of the Village.

The Village is located within six miles of I-675 and eight miles from I-70. U.S. Route 68 is a major thoroughfare running through the community. So far, the impact of the regional interstate system on the growth and development of the Village has been relatively minor overall, but the Village is feeling influences from I-675 as more Bath Township land is developed. Much of the growth in nearby communities has been dictated by the interstate influence. Presently, the I-675/Dayton-Yellow Springs Road interchange is developing at a rate that creates some secondary effects on the Village. Dayton Street was closed to through truck traffic in 2000. This interchange area has developed into a significant employment and residential center, with several office developments and a substantial warehouse distribution center. Future development plans in that area includes additional commercial and residential uses. As this interchange area becomes recognized as an employment hub, people will begin to look for home sites nearby. The Village, being approximately six miles to the east, may be perceived as a viable option for housing newcomers to that area.
2.3. Land Use Distribution

According to the records of the Greene County Auditor for 2002, 608 acres within the Village are coded for residential development. Additionally, 36 acres are coded for industrial activities and 59 acres are coded for retail uses. About 52 acres are identified as coded for agricultural activities.

The dominant residential use is single-family residences in the Village's 1.7 square mile area. Nearly 70% of the Village is occupied with various types of residences. The next highest use of land falls in the category of quasi-public, which includes Antioch College, churches and the local government facilities. Parks and open areas are the next largest land use. Although the physical space occupied by commercial uses is quite limited, the density and vitality of that space makes it significant. The central business district is the most versatile location in the Village with regard to multi-use development. Although retail uses dominate the downtown, residential, service, and public/nonprofit uses are also significant components there. Xenia Avenue downtown is one of the 63 "great American public places" cited by a panel of designers, authors and developers in the book, *The Pocket Guide to Great American Public Places*, which was published in 1995.

Within the general category of residential development, single-family concentrations occur in the south and north portions of the Village. Many homes in the central portion of the community house one family but this area is also the one most interspersed with duplexes and multi-family developments.

The area surrounding the Village is sparsely developed, mostly occupied by single-family residences and farms. Although significant residential development has occurred to the west of the Village, it has occurred in Bath Township, approximately three miles from the corporation line. South of Yellow Springs, in Xenia Township near the City of Xenia, residential development is also occurring rapidly.

About 1000 acres of predominately farmland that adjoins almost the entire northern boundary of the Village will not be developed. In 1999 the Village contributed to the purchase of an easement on this land that will perpetuate its use as a farm.

2.4. Infrastructure

The Village Government is the supplier of water, sewer and electricity. Local control of utilities and the authority to decide on extensions allow the Village to actively affect growth issues.

Present public water production at the Village’s well fields just south of the Village is about one-half the total capacity of the plant. Weather related demands seem to have more effect than any changes in use or population. The plant is designed to treat one million gallons of water per day, but current extraction is limited to about three quarters of that amount on an ongoing basis.

The Village has developed a wellhead protection program in line with OEPA regulations. The three components of this program address the location of the Village water supply, the threats to this water, and ways to mitigate the threats.
The Village’s wastewater treatment plant, located on Grinnell Road just outside the Village, is designed to treat up to 1.2 million gallons of water per day. Currently, about 600,000 gallons of wastewater is treated daily. The discrepancy between water produced and water treated comes from ground water infiltration into the sanitary sewer system. By today’s standards the plant can realistically treat 900,000 gallons per day. Treatment capacity can also be limited by the availability of sludge disposal.

The problem of infiltration of ground water and inflow of surface water into the sanitary sewer system is presently a major concern. Aged infrastructure causes additional water to reach the treatment facility through cracks and breaks in sewer pipes. Additional water comes through illegal connections to the system. Ongoing data collection regarding infrastructure deficiencies in conjunction with a financial cost-benefit determination will guide future action.

Improving water service to the south side of the Village by eliminating dead ends in the water supply lines and by increasing the size of existing water lines as required. The objective is to increase water pressure for customers and improve firefighting capabilities. The implementation of a long-range plan to increase the quality and capacity of the electrical distribution system continues.

The Village recognizes the importance of including a state-of-the-art telecommunications system as part of the necessary infrastructure. Efforts to incorporate elements such as fiber optics, high-speed data transmission systems and other technologies will be pursued by the Village as the technology continues to develop.

Mapping of referenced utilities is available in the Village Manager’s Office.

Yellow Spring’s pedestrian network is relatively complete in the central business area. However, elsewhere in Town’s the system is non-direct, discontinuous, and in some areas non-existent. The key implication of not having an interconnected system of sidewalks and bikeways is that residents have limited choice in transportation modes and the increased dependency on automobile use perpetuates. A major issue for the Comprehensive Plan is to identify an integrated system of transportation solutions, including a network of pedestrian facilities and bicycle routes. These improvements need to be provided in coordination with the street system and the locations of existing and future transit routes as an integral part of the complete transportation system.

3. PROJECTIONS

The Village obviously is expected to experience some of the same kinds of changes anticipated by other communities. Demographic changes relating to: 1) an overall growth in the elderly population; 2) an increase in single-parent families and dual-income families; 3) increases in wages earned; and 4) increases in the general cost of living are some of the realities predicted. These changes will require services that focus on the needs of the growing numbers of elderly and children as well as other special-needs populations. Other important elements, that are not as predictable and yet have great influence on the local economy, include the health of the local job market and the availability of State and Federal support services.
Regional trends that will most likely have some effect on the Village and should be incorporated into local planning efforts include: 1) a general trend toward larger housing units on smaller lots; 2) an increase in home-based businesses; 3) a changing definition of family; 4) an increase in house-sharing and other variations on household make-up; and 5) a general decrease in household size.

Prior to 1996, the Miami Valley Regional Planning Commission (MVRPC) has projected a population of 5,492 for Miami Township in the year 2015. Presently, about 77% of the Township population resides in the Village. Assuming the same distribution, the Village’s population projection is 4,229 in 2015. This represents an increase of 6% from the 1990 population, which is a slightly higher growth rate than in the past.

Regional population projections show growth that ranges from nearly 16% for Greene County, 17% for Miami County and 6% for Montgomery County. According to Miami Valley Regional Planning Commission, growth rates by the year 2015 in Greene County will range from a high of 20% in Bellbrook/Sugarcreek Township to a low of 3% in Ross Township.
4.0 LAND USE PRINCIPLES AND OBJECTIVES

Introduction

Our community has consistently valued the surrounding rural environment and the small-town feel of our village that have endured since the Comprehensive Land Use Plan’s first iteration, circa 1969. These have been incorporated into many community activities including all planning/land use documents. A number of long-standing issues, such as the role of tourism, have also played a familiar role in many land-use decisions. These values and issues have been discussed in previous Comprehensive Plans and are updated in this Plan.

For this 2009 update to the Comprehensive Plan, a set of nine principles have been developed to help guide future planning and land use decisions, including zoning decisions.

After the discussion of the community values, issues and the articulation of implementing principles, the major areas of land use planning are discussed and land use objectives identified.

Values and Issues

In this section the community values and recurring issues underlying and guiding the community’s land use planning and decision-making activities are discussed. With each value or issue, there are interdependencies and trade-offs that enter into land use decisions, and these are also discussed below.

A. Open Space

The community has consistently expressed that it values preservation of open space, natural topographic and vegetation features, and critical environmental areas. The community has consistently identified the importance of "guaranteed" open space-- land which is legally restricted with regard to development-- and has even used the tools available through Village Government and private organizations to act on that desire. In general, these actions have been perceived as positive and retain continued local support.

As important as preservation of open space is to the community, there are trade-offs that include reduction of land available for other uses, reduction in potential property tax revenues and increases in value of adjacent land, making it less affordable to some segments of the population and thereby potentially reducing diversity. Various groups in the community are at work to mitigate these concerns through subsidized housing and the exploration of development patterns that attempt to increase density.

B. Economic Vitality

Yellow Springs has largely been a relatively self-reliant community that has the knowledge, skills, resources and vision to identify changing economic conditions, locate needed technical assistance and initiate action in such a way that protects the Village character and distributes local economic benefits equitably.

The global, national and local economic pictures are constantly changing and the Village must continue to define and maintain its role in this changing world. An unbalanced reliance upon one element of the economy, tourism for instance, is risky and should be avoided. Public and private support for new ventures spanning many areas of the marketplace must be maintained and enhanced wherever and whenever possible.

The community believes in planned growth and must continue to look seriously at how education, business and industry contribute to ongoing economic health.
C. Healthy Downtown

While one major role of the downtown is to serve the commercial needs of the community, we also recognize and seek to preserve its role as a vital place for social interaction. Presently, the downtown is a vibrant mixture of commercial, social and cultural activities. This environment is treasured by the community, and methods of supporting and encouraging that role should be pursued.

It is also crucial to recognize and preserve the downtown’s character as an anchor for the community’s heritage and history, and to ensure the ongoing stability of those components that make up that character, while also recognizing and protecting the rights of downtown business and property owners. Unique, locally-owned and operated businesses contribute to the identity of the downtown and should be recognized for that and encouraged. National franchises and businesses need to be made aware of this and encouraged to design their Yellow Springs locations in ways that allow them to blend into the existing fabric of the downtown and avoid changes that significantly alter the total ambiance.

D. Healthy Business Districts

While the downtown area is unique and has special qualities that the community values, there is also a recognition that the limited size of the downtown area means that it cannot serve all the economic activity needs of the community. Therefore, the economic vitality of the community also requires that all the business districts remain healthy.

E. Local Control and Acceptable Level of Public Services

The community has long exercised local control of public services such as utilities, police protection and a locally operated, independent school system. Historically there have been overt demonstrations of this commitment, including the use of local resources and revenue. Local control has enabled the Village to choose to provide higher quality services that are more expensive than less extensive services elsewhere.

Continuing to provide locally controlled services will require an on-going community commitment to maintaining a revenue base sufficient to keep these services affordable. Otherwise a higher cost of living results in challenges -- higher utility rates, for example -- which make it harder to maintain an economically diverse population.

F. Diversity

The community continues to find that it is desirable to maintain a population that is economically, ethnically, politically, culturally, educationally, professionally diverse with the full range of age groups, and that is inclusive of those with disabilities. As in the past, Villagers recognize the value of being a part of a diverse community. The wide array of resources that result from such diversity is a treasured asset. Constructive efforts must be pursued to ensure that a wide variety of lifestyles are part of the community. These efforts will involve both public and private entities.

G. Staying Small

Although the community has clearly expressed the desire to stay the same size numerous times in the past, it is important to recognize the need for movement, growth and change in order to meet new challenges over time. Rather than focusing on a fixed population size, we can agree that the current ambiance of Yellow Springs as small and rural, walkable and bikeable, should be preserved. This includes maintaining a healthy central business district, encouraging density where appropriate, and preserving green space within and around the Village. There can be room for flexibility in our vision of the Village’s ideal size and shape. That vision should be based on a balanced view that considers economic, social, and environmental needs.
H. Tourism

Yellow Springs has been a place for visitors since its beginnings, when tourists came to sample the water from the mineral spring. Obviously, more recent additions such as the Little Miami Scenic Trail have influenced the numbers of people who visit the Village, their ages and interests, and the types of activities they are likely to engage in while here. This Plan focuses on issues that may or may not be products of tourism, such as limited parking, the need for additional public facilities, and economic development.

The Village is a charming and interesting place that people want to visit and the unique attributes of Yellow Springs that attract visitors are a source of pride to citizens. The community is also home to specialty retailers, restaurants, artisans and artists of all types who clearly require and benefit from the increased traffic that could be considered tourist.

There seems to be a general perception that there are problems needing attention related to increased numbers of cars and people for temporary periods of time mainly in the downtown area, and these problems, especially the development of alternative parking areas other than downtown should be identified and dealt with, regardless of who or what may be responsible for their existence. The Village sponsored endeavor to enhance the Cemetery Street Parking area is an example.

I. Planned Growth

Much of the essence of the existing Village depends on limited change in the surrounding Township. Not only should the Village monitor potential changes within its Urban Service Area, defined as such on the 2006 Urban Service Area Map (Appendix B to this document), but it should also seek to cooperate with Miami Township to address development and find ways to meet the needs of both Village and township residents with planned growth, without the type of uncontrolled growth commonly recognized as sprawl.

Even so, emerging regional land use plans being developed by the Regional Planning and Coordinating Commission of Greene County (www.co.greene.oh.us) and the Miami Valley Regional Planning Commission (www.mvrpc.org) must be acknowledged as possibly having an influence on our community’s future land use planning efforts.

J. Historic Preservation

Historic preservation has long been a concern of Village citizens and local government representatives. Whereas there has been no direct Village governmental participation in this area, the Yellow Springs Historical Society has been in existence for many years. During the early years of historical involvement, activities were limited to surveys and data collection. As a result, there is a limited recognition of historic sites and properties. According to the National Register of Historic Places website, there are four Yellow Springs structures listed:

- Antioch Main Building
- Antioch North Hall
- Antioch South Hall
- South School (909 S. High St.)

Additionally, the Yellow Springs Historic District, bounded generally by the bike trail, Yellow Springs-Fairfield Road, High Street and Herman Street, is listed on the National Register. A map showing the
exact location of this historic district is found in Appendix J. While not within the Village corporation limits, there are also three other nearby sites listed on the National Register: Grinnell Mill, Orators Mound, and Whitehall Farm.

Up to now, the salvage of important historic resources has relied on the goodwill and cooperation of landowners. This cooperation cannot be counted on to always be successful in the future. Due in part to the lack of regulation, a number of significant historic treasures have been lost. With the temporary closing of Antioch College and the resulting vacancy of its historic campus, and with the emphasis on infill as a strategy for growth in the Village, measures must be taken to insure the reliable conservation of historic resources. The community seems to be at the threshold of new historical conservation activity. The process of preserving our historic resources must begin with a plan of action.

1. Articulate an historical overview to establish the context for preservation activities.
2. Establish an updated inventory of historic sites.
3. Village Council should consider legislation to address the concerns of historic preservation practices.

**Land Use Principles**

The principles articulated below have been identified for the first time in the 2010 Comprehensive Plan for the purpose of guiding the community’s land use planning and decision-making, including zoning decisions.

**Principle 1 -** Make land use provisions and decisions that make possible the restoration, maintenance, and retention of a population, employment, and economic base that is capable of sustaining the community.

**Principle 2 -** Make provisions for a range of housing opportunities, costs, and choices that provide safe, quality housing for current and potential residents of all income levels, paying particular attention to modest cost housing to ensure maintenance of income diversity in our town.

**Principle 3 -** Support land use developments in which residents can live, walk, and bicycle to work, to learn, to shop, to worship, and to play.

**Principle 4 -** Encourage collaborative land use development that honors both landowners’ rights to a fair return on the value of their land, and the community’s desire to determine how and where it wants to grow. The Comprehensive Plan should be the guideline used by policymakers when making decisions on land use and zoning matters.

**Principle 5 -** Promote compatible mixed-use land use adjacencies that foster synergies (not disharmonies) among residential, commercial, retail, educational, and industrial uses.

**Principle 6 -** Preserve open space, naturally occurring topographic features and vegetation, critical environmental areas, and historic buildings and land uses.

**Principle 7 -** Promote a transportation infrastructure that supports safety, compatibility, and accessibility for pedestrian, bicycle, and motorized vehicles.

**Principle 8 -** Direct new residential development, should it occur, to areas either already served by existing infrastructure – water, sanitary sewer, electric, and streets – and/or to yet undeveloped areas within current Village borders where compatible land use adjacencies already exist. New development
shall be encouraged within the Village through infill and greater density and it shall not be considered outside the Urban Service Area. The Village will work with the Township to balance controlled development with goals for preservation of the Jacoby Greenbelt.

**Principle 9** - Promote new retail, commercial, and industrial development in areas in the community where these land uses already exist (are already zoned for), and/or to yet undeveloped areas within current Village borders. New development shall be encouraged within the Village through infill and greater density and it shall not be considered outside the Urban Service Area. The Village will work with the Township to balance controlled development with goals for preservation of the Jacoby Greenbelt.

### 4.1 HOUSING

**Principle 1** - Make land use provisions and decisions that make possible the restoration, maintenance, and retention of a population, employment, and economic base that is capable of sustaining the community.

**Principle 2** - Make provisions for a range of housing opportunities, costs, and choices that provide safe, quality housing for current and potential residents of all income levels, paying particular attention to modest cost housing to ensure maintenance of income diversity in our town.

**Principle 3** - Support land use developments in which residents can live, walk, and bicycle - to work, to learn, to shop, to worship, and to play

Opinions about the adequacy of housing in the Village and Miami Township vary, but there is a common concern about the Village's ability to respond to changes in housing needs. Current census figures continue to suggest a shrinking and aging population. Nevertheless, there is at least the perception of limited available housing that fulfills these Principles, and that therefore planned moderate growth in housing that facilitates the achievement of these Principles should be encouraged.

To test the validity of this perception there should be periodic assessments of:

- A. the existing mix of housing types, including rentals, and costs,
- B. the changing demands for housing types and costs,
- C. how these demands are or are not being met by the existing mix, and
- D. the household incomes/economic capacity necessary to afford the housing types in the mix.

These assessments should account, in so far as it is possible to do so, for

- A. emerging trends that would create rapid change,
- B. the rise in housing costs due in part to increased taxes, public service costs (including an independent local school system) as well as for increases in “construction” and “land” costs, and
- C. the competitive cost due to the desirability of living in Yellow Springs, especially when housing is tight.

Village Government bears considerable responsibility for ensuring safe housing. The community has also indicated support for Government involvement in ensuring that Village provides a wide variety of opportunities to obtain housing. At a minimum, land use planning and decisions should ensure that policies and laws foster, or at least do not inhibit, the achievement of these Principles.

### 4.2 COMMERCE
Principle 1 - Make land use provisions and decisions that make possible the restoration, maintenance, and retention of a population, employment, and economic base that is capable of sustaining the community.

Principle 5 - Promote compatible mixed-use land use adjacencies that foster synergies (not disharmonies) among residential, commercial, retail, and industrial uses.

Principle 9 - Promote new retail, commercial, and industrial development in areas in the community where these land uses already exist (are already zoned for), and/or to yet undeveloped areas within current Village borders. New development shall be encouraged within the Village through infill and greater density and it shall not be considered outside the Urban Service Area. The Village will work with the Township to balance controlled development with goals for preservation of the Jacoby Greenbelt.

One factor that has distinguished Yellow Springs from other communities of comparable size has been the diversity of its commercial activities. The orientation of activities include retail, professional, medical, research, educational and industrial/manufacturing. The size of these businesses ranges from individuals to hundreds of employees. This diversity has provided a wide variety of job opportunities and growth potential, and has mitigated the economic impact of the rise and fall of any particular component of commerce. Another important byproduct of this diversity has been the contribution to the community of the variety and expertise of the individuals connected to these ventures. However, trends in recent years have significantly reduced some components of this diverse mix.

Based on past and present concerns expressed by community members, one goal for future commercial activity in the Village should focus on the development and utilization of an economic strategy that conserves resources and increases local productivity. This would include emphasizing human development (skills, knowledge, talents,) expanding local control of resources (water, land, etc.) increasing internal investment capacity (providing capital to underwrite growth that will stay in the Village).

Land use planning and zoning should provide opportunity for new and expanding commercial activity while protecting current land uses and the vitality of the downtown area. To accomplish this objective, the Land Use Plan/Thoroughfare Plan (Appendix B) establishes several custom commercial districts, each with its special character and purpose:

A. The Central Business District (CBD), with its concentration of various uses in a relatively small area, is aimed at serving mostly pedestrian traffic, but with parking needs for both bicycles and motorized vehicles. There is very little currently vacant land in this district.

B. A General Business District (US 68/Xenia Avenue from approximately Brookside Drive to the south corporate limits) with a primary focus on automobile related businesses and large land users. Examples of such businesses include vehicular services and dealerships, motels, drive-through food services, and industrial/manufacturing operations.

C. A light industrial area north of the Central Business District where buildings related to past industrial/commercial activities are currently being put to new uses.

D. The area at the intersection of Dayton Street and East Enon Road including the recently established Center for Business and Education.

Land use planning and land use decisions should support all the districts to:

A. Preserve each as an anchor for its respective (but different) role in providing places for community interactions that are commercial, social, and cultural,

B. Ensure their stability while recognizing the rights of business and property owners,
C. Ensure that unique, locally owned and operated businesses continue to contribute to the community’s identity,

D. Encourage businesses coming into the community to design their locations and operations to blend into these interactions, stability, and permanence of the community’s retail and commercial centers.

The Village’s PUD process also allows commercial activity to be established in other areas as part of a coherent plan that has received the community’s support.

In order to avoid retail development in strip centers throughout the Village, retail activity should be clustered, and not simply allowed to develop wherever space and prime street frontage allow. Such clustering should be limited to increasing around the two primary retail areas already existing -- the central business district and the area south of Brookside Drive along the east side of Xenia Avenue.

Although commercial districts other than the Central Business District are currently predicated primarily on vehicular access, land use planning, zoning and community policy should also require provisions for easy access by pedestrians and bicyclists.

The Village’s commercial land use policies should support a diversity of successful commercial activities, encourage assistance to existing local commercial activities and local entrepreneurial efforts, and enable and encourage commercial activities to relocate here. These policies may use concessions on density, open space and other land use features to reward conservation of resources, and environmental, economic, and other sustainability features.

4.3 INDUSTRY

Principle 1 - Make land use provisions and decisions that make possible the restoration, maintenance, and retention of a population, employment, and economic base that is capable of sustaining the community.

Principle 3 - Support land use developments in which residents can live, walk, and bicycle to work, to learn, to shop, to worship, and to play.

Principle 5 - Promote compatible mixed-use land use adjacencies that foster synergies (not disharmonies) among residential, commercial, retail, educational, and industrial uses.

Principle 9 - Promote new retail, commercial, and industrial development in areas in the community where these land uses already exist (are already zoned for), and/or to yet undeveloped areas within current Village borders. New development shall be encouraged within the Village through infill and greater density and it shall not be considered outside the Urban Service Area. The Village will work with the Township to balance controlled development with goals for preservation of the Jacoby Greenbelt.

Industry has long been part of the community’s economic fabric. In the past, many task forces and committees have been assigned to evaluate how to continue, resurrect and perpetuate this historically vibrant part of the community, whether stimulated by local entrepreneurial ingenuity or by incubation (as by Antioch College’s science and engineering disciplines which created Morris Bean, Vernay and YSI). These committees generated the Economic Development Revolving Loan Fund (EDRLF), which is strategically used to foster commercial, industrial and retail businesses that create local jobs. They decided that State and Federal Economic Development grants should be sought to secure the community’s economic sustainability. External funding can contribute to sustaining local enterprises – commercial,
retail and industrial -- that are contributors to the community’s business economy, diversity and independence.

Industrial land use plans and decisions should support existing industries, enabling them to grow and remain in the community. These plans should also attract new industries to locate, expand and thrive in the community by encouraging state-of-the-art telecommunications and environmentally sustainable building design and manufacturing practices. Additionally, we recognize the need to keep local commercial, industrial, retail and health care activities in the community.

It is important to recognize Health and Wellness as an industry. The Village is fortunate to be home to some of the area's finest healthcare facilities and practitioners, including medical doctors, dentists, chiropractic and other holistic care providers. The Village also has an excellent long-term care nursing center, which includes assisted living and independent living units.

4.4 EDUCATION

Principle 1 - Make land use provisions and decisions that make possible the restoration, maintenance, and retention of a population, employment, and economic base that is capable of sustaining the community.

Principle 3 - Support land use developments in which residents can live, walk, and bicycle to work, to learn, to shop, to worship, and to play.

Principle 5 - Promote compatible mixed-use land use adjacencies that foster synergies (not disharmonies) among residential, commercial, retail, educational, and industrial uses.

A community forum dubbed the Village of Yellow Springs as the “Education Village” owing to our own local educational institutions, and those in close proximity to the community (Education Institutions-Appendix C) that have been part of the educational assets of our community and that have contributed to the social and economic development of the community and that have collectively been among the largest employers of local residents.

While the public school population has generally declined over the past twenty-five years, local school achievement remains on a high level and community support (through taxation and tuition) continues to be acceptable to taxpayers and to parents.

With the temporary closing of Antioch College on July 1, 2008, and the anticipated opening of the New Antioch College in the Fall of 2011, it is especially important that community land use planning continue to enable the community’s local educational institutions to:

1) attract and retain students,
2) retain the open spaces their campuses and contiguous land uses represent,
3) maintain the relatively clear and safe intersections proximate to their facilities, and
4) maintain their roles in civic and recreational community activities.

Land use policies should enable safe access to schools by pedestrians, bicyclists, buses, and other vehicles (whether by parents or student drivers).

Locations of all the educational institutions have the advantages of significant open area and nearby green space, which is of great benefit to the schools and efficiently permit varied nearby activities. The principal traffic intersections near these locations are relatively clear. Thus, although traffic can be
heavy during some parts of the day, the safety record of the locations has been very good. In any future
development, it is recommended that pressure to develop heavily at intersections in proximity to
educational centers should be resisted in favor of the need to preserve this safety record. Side setbacks
at principal intersections should conform to front setbacks.

The Community Children’s Center location does not have the advantage of a large setback from Corry
Street. In fact, the setback is rather small, making drop-off and pick-up of students less than ideal. The
playground and access are also small and would appear to receive precipitation runoff from adjacent
higher ground to the west.

All the educational institutions have remarkably high automobile use associated with their activities
and perceived as a need by students and/or faculty. With the exception of the High School and the new
Antioch Midwest facility, automobile parking near the schools during normal operations is at a
premium.

All of the locations have modest infrastructure in spite of the relatively heavy utilization of the
properties. Many of the structures and even principal buildings appear to need improved maintenance.

The Mills Lawn School plays important and generally appreciated roles in downtown recreational and
civic events. In any future planning, the value of these roles should be taken into account.

4.5 PARKS AND RECREATION

Principle 3 - Support land use developments in which residents can live, walk, and bicycle to work,
to learn, to shop, to worship, and to play.

Principle 5 - Promote compatible mixed-use land use adjacencies that foster synergies (not
disharmonies) among residential, commercial, retail, educational, and industrial uses.

Principle 6 - Preserve open space, naturally occurring topographic features and vegetation, critical
environmental areas, and historic buildings and land uses.

Both community-owned and nearby parks and recreational areas contribute to the desirability of the
community as a place to live, work and learn.

A. Village owned parks and recreational areas include:
   - Ellis Park
   - Gaunt Park
   - Bryan Center
   - Duncan Park
   - Beatty-Hughes Park
   - Hilda Rahn Park (location of the Train Station – Chamber of Commerce)
   - YS Toddler Park
   - YS Skate Park
   - YS Women’s Park
   - Portions of the Little Miami Bike Trail

B. Nearby recreational areas that are not owned by the Village include:
   - Glen Helen
   - John Bryan State Park
   - Clifton Gorge
   - Little Miami Scenic Trail (the bike path)
Community land use planning should ensure the continued viability of the Village-owned park and recreation areas and make provisions in new developments for properly managed and maintained “neighborhood parks” in accordance with the Parks and Recreation Master Plan (Appendix D), which needs to be updated.

4.6 TRANSPORTATION INFRASTRUCTURE AND THOROUGHFARE PLAN

Principle 3 - Support land use developments in which residents can live, walk, and bicycle to work, to learn, to shop, to worship, and to play.

Principle 7 - Make provisions for a transportation infrastructure that supports safety, compatibility, and accessibility for pedestrian, bicycle, and motorized vehicles

A Land Use Plan/Thoroughfare Plan (see Appendix B) designates how the elements of the community’s transportation infrastructure – streets, sidewalks, and bike-ways – work together to fulfill these Principles. The Thoroughfare Plan should integrate the Village plan with the larger system of county, state, and federal roads, highways, interstates and bikeway systems.

Local Street Network

The majority of streets serve local traffic within the Village. Most existing streets and associated infrastructure are in a 50-foot right-of-way; although some have only a 40-foot right-of-way. Many streets have a pavement width of 20 feet or less and no walkways on one side of the street. The present design standards for new streets provide an option for an estate street which includes a 24-foot wide pavement on a 50-foot right-of-way. This design allows for an aboveground swale system in lieu of the standard underground storm sewer infrastructure. The original approval of this design was initiated not only for the appropriateness of the design but also as a way of lowering development costs. Several streets in the Village with this design, such as Orton Road are quite functional and have presented no serious problems. The estate street design, along with other alternatives, should be an option in future developments. Modifications to this basic design may include requirements for a sidewalk when anticipated traffic volume warrants separation of motorized traffic from pedestrians and non-motorized vehicles for safety.

An effective street network must recognize the different functions of various streets. A street hierarchy system separates routes that carry traffic to different destinations and serve different types of travel. A system that maintains the appropriate balance between movement and access is desirable. One obvious distinction in the hierarchy recognizes streets serving through traffic and those serving access to specific property. Specific access and movement criteria are the foundation for an ordered classification system with associated design standards. The street hierarchy is outlined below.

(1) Residential Access Street

The general purpose of this street is to carry traffic having destination or origin on the street itself and to provide frontage for service and access to private lots. These streets should be designed to carry the least amount of traffic at the lowest speed. The geometric design should be such that safety is promoted and one that contributes to an overall desirable residential neighborhood design. Typically, these streets are
short loops, cul-de-sacs, or courts. Residential subdivisions should be designed so that all or most housing units front on this type of street. Design standards include:

1. No section conveys an average daily traffic volume greater than 250 vehicles at a design speed of 25 mph.
2. In a minimum 40-foot right-of-way.
3. Two moving lanes with minimum width of 10 feet each.
4. Parking lane with width of 8 feet is optional.
5. Curbing is required with a parking lane, optional otherwise.
6. Sidewalks and tree lawns should also be viewed as necessary when they add an important component to the overall design but are not required in all cases.

(2) Residential Sub-collector

The purpose of this street is to carry the traffic of adjoining residential access streets to destinations within the immediate neighborhood. The traffic would be limited to that from intersecting residential access streets along with the traffic generated on the street itself. This street does not interconnect adjoining neighborhoods and should not carry regional through traffic. Some properties can front on these streets when a development design does not allow them to front on the access street. Design standards include:

1. No section conveys an average daily traffic volume greater than 500 vehicles at a design speed of 25 mph.
2. Usually in a 40 to 60-foot right-of-way.
3. Two moving lanes with minimum width of 10 feet each.
4. One or two 8-foot wide parking lanes.
5. Curbing should be included and is required with a parking lane.
6. One or two 5-foot sidewalks
7. Tree lawns with minimum width of 4 feet on each side of street.

The variation in design elements for any particular case would depend on the expected intensity of the street use, not only by vehicles but pedestrians and bicycles, and how it would complement surrounding areas.

(3) Residential Collector

The purpose of this street is to conduct and distribute traffic between lower-order streets and higher-order ones. These streets should carry the largest volume of residential traffic at higher speeds. To allow free traffic flow, on-street parking and direct access to homes should be prohibited. Residential collectors expected to carry considerable volume should be designed so that they are not used as short cuts between neighborhoods. Not all developments will require residential collectors but, as a general rule, developments over 150 dwellings will typically contain collectors. Design standards include:

1. Average daily traffic volume up to 3000 vehicles at a design speed of 35 mph.
2. Usually in a 40 to 60-foot right-of-way.
3. Two moving lanes with a width of 12 feet each.
4. On-street parking and drive-way access to residential properties should be limited.
5. Curbing is required.
6. One or two 5-foot sidewalks
7. Tree lawns with minimum width of 4 feet on each side of street.

(4) Arterial

The purpose of these streets is to convey traffic into and out of the community, and to and from major activity centers within the community such as commercial, industrial and retail areas. Design standards include:

1. Average daily traffic volume above 3000 vehicles at a design speed of 35 to 45 mph.
2. Usually in a 50 to 60-foot right-of-way.
3. Two moving lanes with a width of 12 feet each.
4. Two 8-foot parking lanes with curbing.
5. Two 5-foot sidewalks
6. Tree lawns with minimum width of 5 feet on each side of street.

(5) Special Purpose Streets

(a) Alley: This is a service road providing secondary access to lots. It is considered the same functional level as a residential access street with different standards. The amount of activity on alleys should be minimized and their layout should discourage use as shortcuts. These should be designed to discourage through traffic and no parking should be permitted. The pavement must be a minimum of 12 feet wide and 15 is preferred.

(b) Cul-de-Sac: This is a street with single access for ingress and egress with a circular turn-around at its terminus. These streets are valued in residential developments as they promote neighborhood identity and allow safer, quieter living conditions. Cul-de-sacs can have different design standards, depending on the uses they serve. Those serving residences can be narrower than those serving businesses.

(c) Stub Street: This is a portion of a street (of whatever kind) either approved in its entirety (but not yet constructed) or planned as a future connector (of whatever kind) to subsequent, future development of adjacent land. Design standards would be the same as its expected completion street, with additional temporary design elements, e.g., temporary turn-around as deemed necessary.

(d) Estate Street: This is really a street architecture more than a special purpose street as its architecture can be used throughout the hierarchy of other streets (even special purpose ones, with the exception of alleys).

The Land Use Map included in this Plan indicates the classification of existing streets and also indicates where new street connections are desirable.

Regardless of street type, consideration should always be given to making provisions for:

A. Bike-ways – either as part of the roadway or as separate paths,
B. Pedestrian sidewalks/walkways at least 5’ wide – with appropriate ramping for “walkers” and wheelchairs (and revise the Zoning Code to require this width), and
C. Intra- and inter-neighborhood connectors such as dedicated paths between lots.
4.7 GENERAL ENVIRONMENT

Principle 3 - Support of land use developments in which residents can live, work, and bicycle - to walk, to learn, to shop, to worship, and to play

Principle 6 - Preserve open space, naturally occurring topographic features and vegetation, critical environmental areas, and historic buildings and land uses

Some basic values have emerged and been strengthened through community dialog during the past several decades that define Yellow Springs' current and future image of itself. They all have some impact on the environment, and on the way citizens of the Village expect to relate to the environment. In general, Villagers agree that:

(1) Being environmentally responsible-- working to improve and preserve the natural ecosystem's health--is deemed higher priority than individual or collective economic gain.

(2) The community values diversity and seeks to preserve the freedom and rights of individuals insofar as possible, so long as the freedom and rights of others and the long-term health of the Village environment, ambiance, and quality of life are not compromised.

(3) The current ambiance of Yellow Springs-- small and rural-- should be preserved. A healthy central business district, the hub of the Village, is an integral part of the valued ambiance, as is green space both within and around the Village.

(4) While recognizing that Yellow Springs has attributes worth preserving, stagnation is not a desirable goal and a healthy economy is also important. The community sees itself as connected to and influenced by surrounding communities and the world, and proactive in developing and using new ideas and appropriate technology for land use strategies and protecting the environment.

(5) Conservation, be it applied to the natural environment as a whole or resources such as air, water and energy, is more than a concept in Yellow Springs. Village government should lead and support programs and practices that conserve energy and reduce, if not avoid, contaminating our air and water.

In terms of the community's goals vis-à-vis the environment in general, these basic values support the goal of protecting or improving our landscape, air and water.

Open Space

Open spaces, both internal to the community and surrounding the Village, are important to the residents of Yellow Springs.

Preservation of natural forest, meadowland, and agricultural open space beyond the Urban Service Area is a desirable goal. Yellow Springs pledges support for the continued preservation of Glen Helen on the east and the preservation of additional greenbelt to extend completely around the Village. Currently, the Country Common to the southeast and Whitehall Farms to the north have been preserved through conservation easements. The western portion, known as the Jacoby Greenbelt, is the largest piece that has not yet been preserved and is seen as a priority as development farther to the west continues to move towards Yellow Springs.

General strategies that may be used toward this greenbelt goal include acquiring and keeping land and/or development rights, acquiring land for resale once conservation easements are applied, and active cooperation with the Tecumseh Land Trust, other conservation groups, agricultural organizations, and neighboring planning commissions. Specific strategies will include, but not be limited to, mapping of the greenbelt areas, keeping records and tracking ownership and land use activity, establishing acquisition priorities, identifying development threats, and determining a financial plan that includes appropriate compensation (financial or otherwise) for greenbelt land owners other than the Village and maintaining an
ongoing dialog with Miami Township officials and land owners to share priorities and develop mutually-beneficial strategies.

Open spaces within the Village include the Village parks, the Yellow Springs school campuses, the “Golf Course” of Antioch College, the Glass Farm and the undeveloped private land in the northwest and southwest. There are also small areas of private land in various neighborhoods that while not available to the general public, do add to the open space ambiance of the Village. Increasing the public accessibility and interconnectedness of publicly owned open spaces within the village is a desirable goal, particularly via biking/walking paths to encourage healthier and safer living for everyone. Strategies for accomplishing this goal include purchases, conservation easements, easements for biking/walking paths, and exchanging increased density for open space designation in PUD developments.

**Natural Resources: Air, Water, and Energy**

Recognizing that the Village of Yellow Springs has limited control over the quality of its air, environmental goals for protecting air quality should include utilizing data from the regional air-monitoring programs that track contaminant fluctuations. Encouraging the use of bicycles, enforcing laws against idling vehicles and open burning, and using low-emission fuels for Village energy expenditures are small but significant steps. Taking an active stand on practices, proposals, and developments upwind and downwind is justified within the larger goal of protecting the quality of life in Yellow Springs.

The Village is completely dependent on groundwater, and groundwater, like air, does not respect political boundaries. Recognizing this and the connection between surface water and groundwater, as well as the impact of storm water and agricultural runoff, lawn treatments, landfills, septic tanks, and non-containment of industrial and household wastes, should direct land use planning, legislation, enforcement, and the use of Village-owned land.

### 4.8 SPECIAL PLANNING AREAS

**Principle 1** - Make land use provisions and decisions that make possible the restoration, maintenance, and retention of a population, employment, and economic base that is capable of sustaining the community.

**Principle 2** - Make provisions for a range of housing opportunities, costs, and choices that provide safe, quality housing for current and potential residents of all income levels, paying particular attention to modest cost housing to ensure maintenance of income diversity in our town.

**Principle 3** - Support land use developments in which residents can live, walk, and bicycle to work, to learn, to shop, to worship, and to play.

**Principle 4** - Encourage collaborative land use development that honors both landowners’ rights to a fair return on the value of their land, and the community’s desire to determine how and where it wants to grow. Land use decisions should be made in a manner that make land use proposals predicable, fair, and cost-effective by a land use plan and zoning code that is consistent with this Comprehensive Land Use Plan.

**Principle 5** - Promote compatible mixed-use land use adjacencies that foster synergies (not disharmonies) among residential, commercial, retail, educational, and industrial uses.

**Principle 6** - Preserve open space, naturally occurring topographic features and vegetation, critical environmental areas, and historic buildings and land uses.

**Principle 7** - Promote a transportation infrastructure that supports safety, compatibility, and accessibility for pedestrian, bicycle, and motorized vehicles.
Principle 8 - Direct new residential development, should it occur, to areas either already served by existing infrastructure – water, sanitary sewer, electric, and streets – and/or to yet undeveloped areas within current Village borders where compatible land use adjacencies already exist. New development shall be encouraged within the Village through infill and greater density and it shall not be considered outside the Urban Service Area. The Village will work with the Township to balance controlled development with goals for preservation of the Jacoby Greenbelt.

Principle 9 - Promote new retail, commercial, and industrial development in areas in the community where these land uses already exist (are already zoned for), and/or to yet undeveloped areas within current Village borders. New development shall be encouraged within the Village through infill and greater density and it shall not be considered outside the Urban Service Area. The Village will work with the Township to balance controlled development with goals for preservation of the Jacoby Greenbelt.

Four Special Planning Areas are identified on the Land Use Plan/Thoroughfare Plan (Appendix B) as important components of the Village Plan because of their size, physical location, and potential for mixed-use development. These are (1) the central business district, (2) the Dayton-Yellow Springs and East Enon Roads area, (3) the King Street and Fairfield Pike area, and (4) the US Route 68 and Hyde Road area. All the identified areas require development proposals and approvals that:
- conform to zoning regulations,
- do not threaten air, water, and other environmental factors, and
- are compatible with adjacent land uses.

A performance-based approach should be considered in the review of any specific development proposals within these areas. The premise of this approach is that any type of land use is possible, as long as the impact of growth and development does not threaten natural, social and economic qualities that are deemed worthy of protection. This premise, however, should not be so restrictive as to preclude preservation of those things we wish to preserve. These natural, social and economic qualities should be explicitly defined beforehand. Compatibility with existing adjacent uses and infrastructure/service demand must also be addressed in using this approach.

**Area 1: The Central Business District**

The Central Business District has physical, social and economic importance as the community’s hub. There has been, and continues to be, clear and on-going support for measures that would enhance the downtown area as a community focal point. This means that the present variety of land uses, all complementary to the community with respect to services, retail, social and cultural offerings, and aesthetics, should be supported and protected. Planning should maintain and add to the elements that provide a human scale to the district – sitting benches, planters and ornamental trees, bike parking, and an eclectic mixture of building types and architectures worthy of preservation. New or renovated buildings should preserve the already established scale and harmony of height, bulk, and setbacks.

The district has fairly well defined entry points including:
- Three main entry points: US 68 at SR 343; US 68 at Limestone Street (James A McKee Way); and Dayton Street at Walnut Street
- Secondary entry points: Corry Street at Glen Street, Glen Street itself, Elm Street at Walnut, and Short Street.

All of these entry points deserve careful attention with respect to their street architecture – roadways, sidewalks, bikeways, and streetscapes, as well as the present and future land uses to insure that the Central Business District continues to have clearly identifiable entry points.
The Central Business District has two serious problems: its small size, and limited and inadequately identified parking.

The small size of the Central Business District, currently about 18 acres, limits the expansion of existing businesses and restricts the ability for new businesses to locate in the district. By comparison, land use data for other communities in the region indicates rule-of-thumb acreage of commercial land being about one acre per 100 residents, which would mean that about 39 acres should be provided to serve the present Village population. However, it is clear, both in the public opinion survey of 1973 and the 1990 neighborhood forums that citizens would discourage new commercial centers elsewhere in or near the Village that might be harmful to the retail base of the Central Business District. However, small, alternate commercial areas that do not rival the focal-point character of downtown are seen as realistic and accommodating the overall quality of Village life.

Although limited downtown parking has been the subject of many studies over the years, there is still no comprehensive plan to accommodate peak parking needs. On-street parking in the Central Business District is already maximized with respect to size and duration. Off-street parking - both private and public – also seems to be maximized, but is inadequately signed and identified. The Northern Gateway Project will provide relief through improvements to the Cemetery Street parking area.

Planning for the Central Business District should include desired development patterns and preferences regarding the direction of expansion. New or modified development in the district should reflect its legacy of relatively small lots, high density, a pedestrian orientation, and mixed uses-- for example, shops on the ground floor and offices, studios, light production or residences on the second floor. Buildings that have managed to endure as "historic treasures" should be specifically identified and protected.

**Area 2: Dayton Street and East Enon Road**

Education and light industry already exist in this special planning area, which is surrounded by adjacent residential and agricultural areas. The northwest corner of the intersection, which comprises the Center for Business and Education, has recently been annexed into the Village. There are only two more properties to the west on Dayton Street that lie within the Urban Service Area and can be provided with gravity sewers should they be annexed. These three properties together will form the western entrance to Yellow Springs for the foreseeable future. Additional properties to the north on East Enon Road are also within the Urban Service Area and could be added to this special planning area in the future.

Development in this special planning area should:

1. Encourage education and light industry, but residential uses should not be precluded, including the possibility of mixed-use areas.
2. Discourage retail uses that would detract from the Central Business District.
3. Minimize access points and curb-cuts on Dayton Street and East Enon Road.
4. Recognize the aesthetic importance of this intersection as an entry point to the community and accordingly design for compatibility with existing structures, provide landscaping, screening and signage that enhance this gateway.
5. Protect Jacoby Creek and its watershed.

**Area 3: King Street and Yellow Springs-Fairfield Road**

Development in this area is expected to be residential with various densities consistent with the existing subdivisions in the general area, which include Park Meadows (high density), Kingsfield (low density), The Stancliff Neighborhood (medium-high density) and Thistle Creek (medium-high density). The
eastern third of the Village-owned Glass Farm was recently designated a conservation area, which includes a recently constructed detention pond that reduces the frequency of downstream flooding.

Most of the undeveloped land in this planning area is west of the creek and consists of interior parcels such as the Kinney property and the western part of the Glass Farm. Access points for streets are limited to Wright Street extended, Kenneth Hamilton Way extended, one point on Fairfield Road and frontage on East Enon Road. Sanitary Sewer to serve the area must come from a new sewer in Wright Street beginning at Dayton Street. Proper storm water management will be important for this area. Although, the entire area drains to the Glass Farm detention pond, this pond was not intended for, or designed to accommodate, any new development.

Planning for this area should include a Thoroughfare Plan and preliminary routing and design for sanitary trunk sewer that starts on Wright Street at Dayton Street and extends to East Enon Road. Storm water management may work best if undertaken jointly by multiple landowners and this should be encouraged.

With existing commercial land uses on Yellow Springs-Fairfield Road just west of the Village limits, there could be consideration of compatible uses on part of the Glass Farm.

**Area 4: US 68 and Hyde Road (and the surrounding area)**

This area currently includes residential, industrial, commercial and agricultural land uses. Any new development must be compatible with this land use reality and cannot – by the zoning regulations already applied to this area – detract from the vitality of the Central Business District. Additionally, any development should not adversely affect down-stream watercourses – including Hyde Creek, Jacoby Creek and the Little Miami River.

As yet undeveloped areas to the east of this US 68 corridor should probably be encouraged to be developed residentially, although some transient uses could possibly be allowed as well (given the proximity of the Springs Motel). Wherever feasible, access to US 68 should be from existing streets rather than from new curb cuts. Sanitary sewer extensions should be carefully planned to allow access to the entire service area.

**4.9 ANNEXATION, UTILITY EXTENSION**

Principle 1 - Make land use provisions and decisions that make possible the restoration, maintenance, and retention of a population, employment, and economic base that is capable of sustaining the community.

The annexation of the Kinney property, the Village owned Glass Farm, and the Community Resources owned Center for Business and Education (CBE) – have added some 100+ acres to the community’s land area. However, except for the CBE, no definite development plans have emerged for these annexed land areas. Other land adjacent to the Village boundaries may also be subject to annexation proposals in the future.

A policy outlining the Village Council’s position regarding annexation was adopted in 1992 and amended in 2006 in response to changes in Ohio annexation law. The 2006 policy is included as Appendix K of this document.

When land that is annexed to the Village is developed, it must be provided with the necessary infrastructure of which the following components generally fall within the direct responsibility of the Village to own operate and maintain after installation by the developer:

1. Transportation including streets, sidewalks and bikeways.
2. Electrical Distribution
3. Water Distribution and Water Treatment Plant (WTP)
4. Sanitary Sewer Collection and Waste Water Treatment Plant (WWTP)
5. Storm Water Management

However, there may be instances where the Village is not directly responsible for components of the infrastructure such as operation and maintenance of private sanitary lift stations, storm water detention facilities, etc. For these infrastructure components, the Village should ensure that the development plans include the appropriate legal structures for continued operation and maintenance of facilities that remain in private ownership, and provide for Village intervention should the facilities not be properly operated and maintained.

**Transportation**

Transportation infrastructure was covered extensively in Section 4.6. A particular issue related to the most recent annexations is the need to develop a plan for transportation infrastructure within the area bounded by Dayton Street, East Enon Road, Fairfield Road and King Street, which has few points of access to the interior parcels.

**Electric Distribution**

Yellow Springs has owned, operated and maintained its own electric distribution system for many years. The system functions as an enterprise, and supports its own maintenance and capital improvements. The Village purchases power through its membership in American Municipal Power (AMP), a non-profit public power membership organization with 128 member jurisdictions in six states.

The electric distribution system was recently evaluated for reliability and future adequacy. The Electric System Task Force was commissioned by Village Council to provide information regarding the system condition. The Task Force was created due to concerns about the delivery of reliable power at sufficient capacity to meet existing and future needs, and to examine a proposal to construct a new sub-station.

The Task Force’s Phase I report (October, 2007) indicated that the Village-owned system is in good condition and is well maintained. The report identified projects that will increase the capacity and quality of our electric distribution without the construction of a new sub-station given current needs and accommodating modest future growth. Electric capacity should be monitored to ensure that it is able to meet the demand as consistent, quality electric distribution is a strong component of business retention and expansion and economic development.

The Task Force’s Phase II report recommends that the Village embark on an effort to reduce electric consumption through conservation, improved energy efficiency and increased use of renewable sources of power thereby reducing needed expansion of the electric system. They also recommended reducing our reliance on coal-fired generation in an effort to address the concerns of global warming and the changing energy industry. The report also recommended finding ways to create new energy related jobs in the Village by systematically investing in conservation efforts, community education and the development of renewable energy generation. Both of the Task Force’s reports are attached to this Comprehensive Plan as Appendix I.
**Water Distribution and Water Treatment Plant (WTP)**

The Village has developed a computer model of the water distribution system that can be used for water infrastructure planning when land within the Village is developed, or when land is being considered for annexation.

Results of the computer model indicate that water supply is plentiful for normal uses in most areas, but that fire flows may be limited in some scenarios due to a “bottleneck” between Allen Street and Herman Street. Fire flows for the south end of the Village must come primarily from the well field while fire flows for the area from Herman Street north must come primarily from the water towers at Gaunt Park.

Water distribution infrastructure is well positioned to serve the recently annexed land with large water mains between the water towers at Gaunt Park and Dayton Street at East Enon Road and east to King Street. While water volume is plentiful, pressure will be low for multi-story buildings and fire suppression systems, necessitating booster pumps for those uses.

The Water Treatment Plant is designed to treat 1.0 million gallons per day (GPD). Current water consumption is normally around 750,000 GPD. This 250,000 gallon “surplus” should be adequate to accommodate modest growth.

**Sanitary Sewer Collection and Waste Water Treatment Plant (WWTP)**

The Village policy, adopted in 2004, is that the Village will not extend sanitary sewers outside the Village limits, and that future extensions of Village owned sewer infrastructure will only be through gravity sewers. This means that the Village will not extend sanitary service to areas that would be served by Village owned lift stations.

In 2006, the Village established an Urban Service Area based on the lands that could be served by gravity sewer as established in a 2006 Sanitary Sewer Study that is included as Appendix L. Outside the Urban Service Area the Village expects that sanitary wastewater will be treated with on-site or semi-public systems as delineated in the Facilities Planning Area documents adopted by Yellow Springs and approved by the Miami Valley Regional Planning Commission and the Ohio Environmental Protection Agency.

The recently sanitary sewer improvements in Dayton Street have facilitated the development of the Center for Business and Education. Careful planning is needed for providing sanitary sewer service throughout the already annexed land bounded by Dayton Street, East Enon Road, Fairfield Road and King Street. As described in the 2006 Sanitary Sewer Study, the primary means of serving this area and the remaining land in the northwest part of the Urban Service Area is via a trunk sewer that would begin at Dayton Street and Wright Street. This sewer must be planned and constructed with the entire service area in mind, not merely the next piece of land to be developed.

The Waste Water Treatment Plant is designed to treat 1.2 million GPD. Currently about 600,000 GPD is treated daily. This 600,000 gallon “surplus” should be adequate to accommodate modest growth.

**Storm Water Management**

Village ordinances require that land being subdivided provide storm water detention in accordance with Greene County standards. When land is being developed under a PUD, the Greene County standards are not mandatory so the Village has considerable latitude to require those standards or to consider site specific alternatives for storm water management. However, the existing ordinances are silent on
requirements for storm water management as relates to development undertaken through site plan review only. This is a gap that should be addressed.

A high level of storm water management must be included in all development in the northwest area that drains to the Glass Farm Branch of Yellow Springs Creek. While the recently constructed detention pond on the Glass Farm is reducing the frequency of flooding downstream, this detention pond was not designed or intended to substitute for proper storm water management by new development throughout the watershed.
VILLAGE OF YELLOW SPRINGS

COMPREHENSIVE LAND USE PLAN

APPENDICES - 2010

Appendix A  Urban Services Area Map
Appendix B  Land Use Plan/Thoroughfare Plan
Appendix C  Education Institutions
Appendix D  Parks & Recreation Master Plan
Appendix E  Sidewalk Survey Map
Appendix F  Yellow Springs Bikeways Map
Appendix G  Sanitary Sewer Collection Map
Appendix H  Annexation Policy
Appendix I  Energy Systems Task Force Report/Phase I and II
Appendix J  Historic District Map
Appendix K  2010 Visioning Plan – Vision Yellow Springs and Miami Township
CHAPTER 1264

Planned Unit Development

1264.01 PURPOSES

This Chapter is intended to permit the creation of a Planned Unit Development District in order to:

(a) Facilitate the implementation of the Village Comprehensive Plan;

(b) Take advantage of advances in technology, architectural design and functional land use design;

(c) Deviate from the rigid established patterns of land use, controlled by defined policies, standards and objectives;

(d) Produce a comprehensive development equal to or better than that resulting from traditional lot-by-lot land use development;

(e) Permit flexibility of design in the placement, height and uses of buildings and open space, circulation facilities and off-street parking areas;

(f) More efficiently utilize potentials of a site characterized by special features of geography, topography, size or shape;

(g) Encourage a mixture of residential and non-residential development in a responsible and creative manner; and
(h) Encourage innovations in residential development so that demands for housing at all economic levels may be met by greater variety in type, design, pricing, and siting of dwellings, and by conservation through more efficient use of land in such developments.

1264.02 AUTHORITY TO VARY REGULATIONS

In connection with approving a Planned Unit Development, the Planning Commission and Council shall have the authority to approve a Planned Unit Development that varies from the provisions of this Zoning Code or of the Subdivision Ordinance provided, however, such variation:

(a) Will achieve the purposes for which Planned Unit Developments may be approved pursuant to the requirements of this Chapter;

(b) Will not violate the general purposes, goals, and objectives of the Zoning Code and the Village's Comprehensive Plan;

(c) Will not unduly burden adjacent roadways; and

(d) Will result in a development providing compensating amenities to the Village.

1264.03 BASE ZONING DISTRICT REGULATIONS APPLY

(a) The height and bulk regulations, parking and lighting requirements, and accessory use/structure regulations and others of this Zoning Code for the district
in which the tract or parcel is located shall be applicable to the Planned Unit Development. The Planning Commission may, however, modify the applicable regulations and requirements consistent with Section 1264.02 above. The “A” Single Family Dwelling District will serve as the underlying zoning district for all PUD’s that seek a residential density bonus consistent with Section 1264.05.

(b)
Mixed use Planned Unit Developments shall comply with the regulations applicable for each individual use. The Planning Commission shall determine the most appropriate zoning regulations that apply when proposed land uses are not permitted in the underlying Zoning District. Residential units shall conform to “A” Single Family Dwelling District lot and yard requirements. If such determination cannot be made or if the regulations are inconsistent with each other, the regulations applicable to the most dominant use shall apply. Mixed use Planned Unit Developments should not be used to circumvent zoning regulations or Comprehensive Plan policies.

1264.04 ELIGIBILITY AND GENERAL STANDARDS

(a)
Minimum Size of PUD. Planned Unit Development shall be recognized as a floating, permissive zoning classification throughout Yellow Springs. Where this option is requested as the development vehicle, a one (1) acre contiguous minimum tract size shall qualify the development for PUD review.

For the purposes of this Zoning Code, “contiguous” shall mean where parcels or properties directly abut each other or where parcels or properties are directly across a street, stream or right-of-way from each other.
Permitted Uses. Any use permitted in this zoning ordinance may be permitted in the Planned Unit Development district provided that it is consistent with the overall purpose of the PUD district and is compatible with the adjacent uses. Planning Commission reserves the right to prohibit certain uses which it may find objectionable for the reason that such uses are not consistent with the intent of this Zoning Code or with the policies of the Comprehensive Plan.

Common Open Space Requirements. A minimum of twenty percent (20%) of the PUD shall be set aside as common open space in compliance with the following regulations:

(1) Open space areas shall be suitable and usable for the functions intended, including maintenance.

(2) A minimum of ten (10%) percent of the required common open space shall be usable open space. Any common open space intended to be devoted to recreational activities shall be of a usable size and shape for the intended purposes as determined by the Planning Commission. Where deemed appropriate by the Planning Commission, recreation areas shall be provided with sufficient parking and appropriate access and buffering from adjacent residential uses.

(3) No more than 50% of the required open space area may be covered by wetland, water or muck that is not a suitable environment for walking or similar passive leisure pursuits.
Acceptable Types of Common Open Space. Common open spaces may be fully accessible by the residents and/or owners of the PUD and/or by the general public. The following types of common open spaces may be considered, either alone or in combination, to satisfy open space requirements of the PUD:

A. Woodlands;
B. Floodplains;
C. Wetlands;
D. Riparian Areas;
E. Agricultural Uses;
F. Retention and detention pond areas provided such facilities are accessible by residents or tenets and have a passive or active recreational use;
G. Public Access Open Space; and
H. Unimproved paths or trails including pedestrian trails, bicycle trails, hiking trails and horse trails.

(5) Land area devoted to the following shall not be included as meeting the common open space requirement:

A. Public streets rights-of-way, private roads, and parking areas;
B. Required setbacks between buildings, parking areas, and project boundaries and between buildings and public streets unless the required setback is contiguous to and part of a larger area of open space;
C. Required spacing between buildings and between buildings and parking areas;
D. Private yards;
E. The land area within fifteen (15) feet of all dwelling units.

(6) Planning Commission shall have the authority to modify common open space requirements if the PUD site is less than two (2) acres in size and if exceptional design, significant landscaping elements or other amenities are provided for in the development and are identified as such by the Planning Commission.

(7) Common open space shall be prohibited from further subdivision or development by deed restriction, conservation easement, or other agreement in a form acceptable to the Village Solicitor and duly recorded in Recorder's Office of Greene County.

1264.05 SPECIFIC STANDARDS
The standards, which follow, shall be in addition to other applicable standards provided for in this Chapter.

(a) Density. The number of dwelling units allowable within Planned Unit Development project shall be determined through review of a parallel plan
prepared by the applicant. The parallel plan shall meet all "A" Single Family Dwelling District standards for lot width, lot area and minimum setbacks and the Village’s Subdivision Regulations, public road and utility improvement requirements, and contains an area which conceptually would provide sufficient area for storm water detention. Lots in the parallel plan shall provide sufficient building envelope size without impacting regulated wetlands or 100 year floodplains.

The Planning Commission shall review the design and determine the number of lots that can be constructed following the parallel design. This number, as determined by the Planning Commission, shall be the maximum number of dwelling units allowable for the Planned Unit Development project. The Planning Commission may grant a density bonus for exemplary projects as provided in Section 1264.05(b) below.

(b)

Residential Density Bonus. The maximum density bonus attainable is 40%. The maximum density permitted shall be based on the density assigned to the "A" Single Family Dwelling parallel plan plus additional density bonus credited to the PUD consistent with following regulations:

(1)

A density bonus of up to fifteen percent (15%) may be permitted at a rate of one percent (1%) of additional density for every one percent (1%) of additional open space provided over the minimum open space requirement of 20%. (Example, a project which has 25% open space may be permitted a density bonus of 5%). In each phase of construction, the average density of dwelling units shall not be greater than 125% of the average allowable for the total site.
A density bonus of up to fifteen percent (15%) may be permitted at a rate of one percent (1%) of additional density for every one percent (1%) of housing units that are affordable. This bonus shall apply only to for-sale, owner-occupied, and comply with the following additional provisions:

A. Affordable housing units shall be priced to be affordable to households earning 70% of the area’s median household income. Affordable housing units shall be sold to households that earn 80% or less of the area’s median household income.

B. Affordable units approved as part of a PUD shall be subject to a 30-year control period, enforced through a deed covenant or ground lease, during which the maximum resale price shall be equal to each unit’s original sale price adjusted for inflation as per the CPI, plus the appraised value of documented capital improvements made by the owner. If a licensed real estate broker is used in the transaction, a real estate sales commission may be added to the unit’s resale price. For any affordable units resold or refinanced within the control period, the 30-year clock shall be restarted, initiating a new 30-year control period.

C. At the first resale of an affordable unit, following the end of the 30-year control period, any market gain realized in excess of the maximum resale price allowed during the control period shall be recaptured by the City. The recaptured money shall be placed in a separate account specifically designed to produce or preserve affordable housing units in the future.

D. No two affordable units shall share a common side property line or side wall.

E. **Comment [JD1]**: If the housing is deed-restricted with regard to price and eligibility it is not, technically speaking "market-rate" housing. I'm not sure why you want to specify "market-rate" in any case. Are you trying to deny a bonus to a nonprofit developer who is going to build and sell housing that is NOT market rate?

**Comment [JD2]**: You might want to consider increasing the original price by the change in the AMI, not by the change in the CPI. The AMI will do a much better job of keeping the homes affordable for the next generation.

**Comment [JD3]**: You can require the affordable units to be sprinkled throughout the PUD without being so rigid as to say that NEVER shall affordable units be side by side.
Affordable units shall have a similar design, shall be constructed to a similar standard of durability and energy efficiency, and shall be materially similar to adjacent housing units. Affordable units shall not be distinguishable from adjacent housing from a frontal street view. Affordable units shall not be constructed during the final phase of a project, where development requires more than twenty-four (24) months to complete, but shall be distributed across all phases.

F.

Rules for oversight of this density bonus shall be clearly written by the Planning Commission as a condition of PUD approval and be included in the PUD covenants and restrictions.

(3)

A density bonus of up to ten (10) percent shall be permitted for implementation of a comprehensive storm water management plan approved as part of the PUD.

A five (5) percent density bonus shall be permitted for a PUD incorporating post construction storm water best management practices (BMPs) designed to maintain predevelopment runoff patterns, flow rates and volumes during a 2-year, 24-hour storm event, and events more frequent. A ten (10) percent density bonus shall be permitted for PUD incorporating BMPs designed to maintain predevelopment runoff patterns, flow rates and volumes during a 10-year, 24-hour storm event, and events more frequent.

All BMPs designed for the PUD shall follow the guidelines of the current edition of the Ohio Department of Natural Resources Rainwater and Land Development Manual. The applicant must include a storm water BMP maintenance plan and an enter an agreement with the Village indicating that the applicant or its successors or assigns (e.g. Home Owners
Association) will provide maintenance according to the BMP maintenance plan in perpetuity. The Village Engineer and Soil and Water Conservation District shall review and recommend a density bonus regarding BMPs prior to Planning Commission approval.

(c) Utilities. All electrical and telephone facilities, street light wiring and other wiring conduits and similar facilities shall be placed underground by the developer, unless waived by the Planning Commission (subject to Section 1264.16, Financial Responsibility).

(d) Site Design. All housing shall be sited to preserve privacy and to ensure optimal utilization of natural light. Lot widths may be varied to permit a variety of structural designs. It is also recommended that setbacks be varied. A clustering of dwellings is encouraged to allow housing units to abut common open space.

(e) Spacing of Buildings and Structures. A minimum of thirty-five (35) feet shall be maintained between principal residential and principal non-residential structures unless waived by the Planning Commission based on the buffering provided between the residential and non-residential uses. Preferably, residential and nonresidential uses are separated by common open space.

(f) Mixed Use Buildings and Structures.

(1) Any building incorporating residential and commercial and/or office uses shall limit the non-residential use to the lowest two (2) floors of the building or structure.

(2)
Where residential and non-residential uses are located within the same building or structure, there shall be separate exterior entrances for the two uses.

(g)
Setback and Screening. The amount of setback and/or screening may be increased at the discretion of the Planning Commission based on the location, shape, size, topography or adjacent uses. Residential developments located adjacent to commercial or industrial zones shall be provided with screening comprised of landscaping, walls, fences, etc., which will provide suitable protection to the residential development as recommended by the Planning Commission and approved by Council. Commercial and industrial developments shall provide minimum screening per requirements in commercial and industrial zoning districts. Screening facilities shall not obscure traffic visibility within fifty (50) feet of an intersection.

(h)
Parking Requirements. See Chapter 1268. However, the Planning Commission, upon request of the applicant, may reduce the minimum number of on site spaces if collective parking is available within the PUD.

(i)
Signs. See Chapter 1276.

(j)
Pedestrian Circulation. The Planned Unit Development plan shall provide a pedestrian circulation system which is insulated as completely as is reasonably possible from the vehicular circulation system. The Planned Unit Development shall be designed with a sidewalk network to accommodate safe pedestrian circulation throughout and along the perimeter of the site, without interference from vehicular traffic. Pedestrian passage in a form of access easement is strongly recommended between dead-end streets, including cul-de-sacs, and
adjacent thoroughfares and developments.

(k)

Pedestrian Amenities. Pedestrian amenities include any element that further enhances the visual appeal of the development and community and benefits residents, guests, employees or patrons of the development. Examples include, but are not limited to public assembly areas including: plazas, formal gardens, patios, playgrounds and courtyards; decorative and natural looking water features and fountains; and pedestrian walkways (paths) and sidewalks made of decorative materials and colors. Each area shall provide benches and other amenities designed to attract pedestrians as a place to rest, congregate and socialize. Each planned development shall have a minimum of two of the above mentioned or other amenity landscaping.

1264.06 PROCEDURAL REQUIREMENTS; REQUIRED CHARGES

(a)

It is the purpose of sections 1264.06 through 1264.10 to establish procedures, supplementary to those applicable in the standard zoning districts created by this Zoning Ordinance, under which an applicant may prepare development plans particularly designed to meet the objectives for a Planned Unit Development. Procedures are also established for professional review of such development plans, action thereon by the village and the implementation thereof.

(b)

The complete review and approval process for a Planned Unit Development (PUD) consists of the following:

(1)

Optional Steps
A.
A recommended pre-application conference with Village staff (See Section 1264.07);

B.
A recommended Concept Plan review by Planning Commission
(See Section 1264.08).

(2)
Required Steps

A.
Preliminary Plan review and recommendation by the Planning Commission (See Section 1264.08);

B.
Preliminary Plan review and approval by Council (See Section 1264.09);

C. Final Development Plan review and approval by the Planning Commission (See Section 1264.10). The Final Development Plan may be reviewed concurrently with the Preliminary Plan when subdivision plat approval is not required and the data requirements of Section 1264.09 and 1264.10 are provided.

D. A preliminary plan and final plat for any PUD requiring subdivision plat approval shall be submitted simultaneously with the Preliminary and Final Development Plan for concurrent approval.

(c)
The applicant shall be responsible for the reasonable expenses incurred by the village in reviewing the plan or any modifications to the plan. Such expenses may include items such as the cost of professional and review services, including expenses and legal fees in connection with reviewing the plan and prepared
reports, the publication and mailing of public notice in connection therewith and any other reasonable expenses directly attributable thereon.

At the time of submitting the preliminary plan to the Planning Commission for consideration, the applicant shall make a deposit in the office of the clerk in an amount equal to the estimated cost of the village's expense. This deposit shall not exceed two thousand five hundred dollars ($2,500) at any time. When this deposit has been depleted to fifteen percent (15%), another deposit will be requested. All funds that remain in the account shall be returned to the applicant after the PUD is approved and all conditions are met.

1264.07 PRE-APPLICATION CONFERENCE

(a) Prior to filing a formal application for approval of a Planned Unit Development, the applicant is strongly encouraged to request a pre-application conference with the Zoning Administrator.

(b) During the pre-application conference, the applicant shall be prepared to present a general concept of the proposed development prior to preparation of detailed plans. For this purpose, the pre-application conference shall include, but not be limited to the following:

(1) A location map;

(2) A topographic sketch;

(3) Sketch plans and ideas regarding land use, general locations of
uses, open space, dwelling types and density, street and lot arrangement and tentative lot sizes;

(4) Tentative proposals regarding water supply, sewage disposal, surface drainage and stormwater management and street improvements.

(c) The Zoning Administrator shall advise the developer of the zoning requirements and Village plans which might affect the proposed development, as well as the procedural steps for approval.

(d) No statement or representation by the Zoning Administrator during the pre-application conference shall be binding on either the Planning Commission or Council.

1264.08 CONCEPT PLAN

(a) Presentation of a concept plan to the Planning Commission is voluntary. The applicant may elect to start at the Preliminary Plan phase. The Concept Plan phase is advisory only. Its purpose is to give the applicant and Planning Commission an opportunity to discuss the PUD before a formal PUD application is submitted.

(b) Application shall be made to the Zoning Administrator for transmittal to the Planning Commission. Ten (10) copies of all materials shall be required, including maps to scale, sketch plans and supporting narratives. The established fee for this phase shall be included with this application.

(c)
Application materials shall include, but not be limited to, the following:

(1) A letter of transmittal identifying all property owners within the proposed PUD and demonstrating tentative agreement of all owners to proceed with development according to plans and to bind their successors in title to abide by any final commitments;

(2) A location map identifying the proposed PUD and indicating the relation of the proposed PUD to the surrounding area showing locations and widths of contiguous streets, relation to surrounding walkway systems, the approximate locations, sizes and depths of existing public sanitary and storm sewers and the approximate location and size of nearby and existing water lines;

(3) A topographic sketch map, of the entire site, and surrounding the site a distance of one-hundred feet per acre of development not to exceed 200 feet, with contour lines at recommended intervals no greater than two (2) feet or at a contour interval readily available from the County;

(4) The general identification on a map of wooded areas, streams, lakes, marshes and any other physical conditions affecting the site.

(5) The specific location of proposed land uses within the Planned Unit Development. The amount of area dedicated to each type of land use shall be indicated. The types of uses and their extent, size and composition in terms of use, intensity and coverage of structures shall be specified. For residential developments, dwelling unit density in terms of
dwelling units per gross acre and minimum lot sizes, frontages and setbacks shall be specified.

(6)
The interior open space system and open space calculations.

(7)
The conceptual circulation system, noting the primary roadway and pedestrian systems within the project and their connection to the existing network.

(8)
All federally designated 100 year flood plain areas.

(9)
The base zoning of the site and the existing zoning of all adjoining properties.

1264.09 PRELIMINARY PLAN REVIEW AND ACTION

(a)
The preliminary plan shall include the following information:

(1)
A completed PUD Application provided by the Village submitted with required fee and ten (10) copies of a Preliminary Plan and report, with supporting artist’s renderings and maps at an appropriate scale to accurately depict the project on a 24 x 36 inch sheet of paper and ten (10) copies on 11 x 17 inch paper. The Village reserves the right to request additional copies of the preliminary plan for subsequent Planning Commission and Council meetings.

(2)
The boundary of the proposed Planned Unit Development with bearings
and distances indicated for all proposed boundary lines. The total area of the proposed planned unit development should be indicated. Legal description of property.

(3)
A list containing the names and addresses of all property owners adjacent to and within 300 feet of the subject property printed on 2 sets of address labels.

(4)
The base zoning of the site and the existing zoning of all adjoining properties.

(5)
Existing features of the site within 100 feet including topography at 2 foot intervals or less, vegetation, trees with 8-inch caliper or greater, roadways, structures, permanent facilities, drainage courses and utilities.

(6)
All federally designated 100-year flood plain areas.

(7)
The general identification of wooded areas, streams, wetlands, lakes, marshes and any other physical conditions affecting the site.

(8)
Indications of subsurface conditions on the site, including the location and results of tests made to certain the condition of subsurface soil, rock and around water and the existing depth to ground water unless the applicant requests, for good cause shown, that the test and study is not necessary.

(9)
The specific location of proposed land uses within the Planned Unit Development. The amount of area dedicated to each type of land use
shall be indicated. The types of uses and their extent, size and composition in terms of use, intensity and coverage of structures shall be specified. For residential developments, dwelling unit density in terms of dwelling units per gross acre and minimum lot sizes, frontages and setbacks shall be specified. Housing unit by type and number shall be specified.

(10)

A phasing plan for any development, which will require more than twenty-four (24) months to complete. The phasing plan shall indicate the order and timing of the development, including the order and timing of any affordable units proposed for the project, and shall demonstrate that each stage, when completed, will complement any development completed earlier and will form a reasonably independent unit even though succeeding stages are delayed. The phasing plan shall indicate the amount and location of common open space and the number and location of any affordable housing units to be provided at each stage.

(11)
The interior open space system including proposed civic uses, parks, playgrounds, pedestrian pathways includes open space area calculations.

(12)
Proposed vehicular, bicycle and pedestrian circulation patterns, including streets by type (major, collector or minor), width, public or private bicycle and pedestrian ways and their connection to the existing network including existing and proposed right-of-way widths. Existing or platted streets proposed to be vacated. A report shall be provided, if appropriate in a particular development, containing proposals for improvement and continuing maintenance and management of any private streets.

(13)
Traffic impact statement and environmental impact statement that compares water and sewer needs at project build out with available capacities.

(14) Conceptual utility layout indicating approximate location of lines, easements, and connections.

(15) A vicinity map at a scale approved by the zoning administrator showing the property lines, streets, existing and proposed zoning, and such other items as the zoning administrator may require.

(16) Proposed grading plan that would substantially alter the topography.

(17) Evidence that the applicant has sufficient control over the land in question to initiate the proposed development.

(18) The substance of covenants, grants or easements or other restrictions existing or proposed to be imposed upon the use of land and for buildings, structures and utilities.

(19) Conceptual renderings showing proposed architectural style and building materials of each building type proposed.

(20) Any other type of information that may be required by the Planning Commission.

(b) Operational Standards for Review of Applications. The Planning Commission shall
not approve a request for a Planned Unit Development unless it shall, in each specific case, make specific findings of fact, directly based upon the particular evidence presented to it, which support the conclusion that:

(1) The Planned Unit Development can be substantially completed within the period of time specified in the schedule of development submitted by the developer.

(2) The site will be accessible from public roads that are adequate to carry the traffic, which will be imposed on them by the proposed development. The streets and bikeways on the site of the proposed development will be adequate to serve both the residents of the proposed development and the community at large. On-site and abutting thoroughfares shall be brought into conformity with the Yellow Springs Thoroughfare Plan.

(3) The development will not impose any undue burden on public facilities and services, such as fire and police protection.

(4) The development plan contains such proposed covenants, easements and other provisions relating to the proposed development as are reasonably required for the public health, safety and welfare.

(5) The location and arrangement of structures, parking areas, walks, lighting, signage and appurtenant facilities shall be compatible with the surrounding land uses.

(6) Natural features such as watercourses, trees and rock outcrops will be
preserved, to the degree possible, so that they can be incorporated into the layout to enhance the overall design of the Planned Unit Development.

(7) The layout is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services.

(8) The development pattern preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural drainage patterns.

(9) Identifiable negative environmental, social or economic effects on surrounding areas and on the community at large will be minimized.

(10) The PUD conforms to the goals and objectives set forth in the Yellow Springs Comprehensive Plan (c) Procedure for Consideration and Approval of Preliminary Plan.

(1) Upon receipt of a preliminary development plan, the zoning administrator shall transmit a copy of the preliminary plan to the village planner, village engineer, fire chief and police chief for their review, report and recommendation. Written review comments shall be returned to the zoning administrator within fifteen (15) days, unless otherwise extended, to furnish the Planning Commission a report upon their respective jurisdiction.
The Planning Commission shall study material received and shall confer with other agencies of government as appropriate in the case to determine general acceptability of the proposal as submitted. In the course of such preliminary considerations, the Planning Commission may request, and the applicant shall supply, additional material needed to make specific determinations.

Following such study, the Planning Commission or its staff shall hold a conference or conferences with the applicant to discuss desirable changes in the first or succeeding drafts of the Preliminary Plan and report. Recommendations of the Planning Commission to the applicant shall be in writing.

Following any such conference, agreements between the applicant and the Planning Commission as to changes in the Preliminary Plan and report or other matters shall be recorded and acknowledged by the Commission and the applicant. On items on which no agreement is reached, or where there is specific disagreement, this fact shall be recorded, and the applicant may place in the record his or her reasons for any disagreement.

When the Preliminary Plan and report have been approved in principle (as a whole or with reservations duly noted), or when the applicant indicates in writing that no further negotiations with the Planning Commission are desired before proceeding, the Commission shall, within forty-five (45) days, schedule the proposed plan for a public hearing and shall make its
recommendations to Council thereafter.

Notice of such hearing shall be published in the newspaper at least ten (10) days in advance of the hearing. The notice shall set for the time and place of the public hearing, a general description of the planned unit development, and a statement that, after the public hearing and submission of a final development plan, the matter will be referred to the Council for further determination.

Written notice of the hearing on the planned unit development shall be mailed by the clerk by first class mail, at least twenty (20) days before the date of the public hearing, to all owners of property located within 300 feet of a PUD boundary. Notices to individual property owners should contain the same information as required of notices published in the newspaper.

Planning Commission’s written recommendations to Council shall indicate approval, approval with specific conditions or disapproval with reasons. With such recommendations, the Commission shall transmit to Council, and make available to the public, the latest draft of the preliminary plan and report submitted by the applicant, a record of agreements reached and matters on which there was no specific agreement, including any reasons recorded by the applicant for any such disagreement.

Council shall schedule a public hearing for the Preliminary Plan after receiving the proposal from the Planning Commission as per the notification requirements of the Village. Council shall approve the
proposal, approve the proposal subject to conditions or deny the proposal within sixty (60) days after the close of the Public Hearing. Notice of such hearing shall be published in the newspaper at least thirty (30) days in advance of the hearing. Written notice of the hearing on the planned unit development shall be mailed by the clerk by first class mail, at least twenty (20) days before the date of the public hearing, to all owners of property located within 300 feet of a PUD boundary. If approved, the area of land marked shall be rezoned "Planned Unit Development" (PUD) and shall be used only in accordance with the uses and densities shown on the approved Preliminary Plan.

1264.10 FINAL DEVELOPMENT PLAN APPROVAL PROCESS

(a)

Submittal Requirements. The Final Development Plan shall conform substantially to the Preliminary Plan as approved, and shall be filed within six (6) months after approval by Council of the preliminary plan. Twelve (12) copies of such plan shall be filed with the zoning administrator along with a complete application including required review fee. The Zoning Administrator shall forward copies of the final plan to the Planning Commission. Within sixty (60) days after submission of the final development plan, the Planning Commission shall recommend that the final development plan be approved as presented, approved with conditions, or disapproved.

If desired, the developer may submit the Final Development Plan in stages, with each stage reflecting a portion of the approved Preliminary Plan, which is proposed to be recorded and developed, provided, however, that such portion conforms to the requirements of these regulations.
(b)

Materials to be Submitted. Final Development Plans and reports shall include:

(1)

The final plan shall contain and be accompanied by the following unless waived by planning commission as inapplicable:

A. Topography, at a two (2) foot contour interval, of the proposed development area, including property lines, easements, street right-of-way, existing structures, trees and landscape features existing thereon, floodplains, wetlands, ravines, stream areas, ponds and lakes, and including a certificate, by a registered engineer or surveyor, of the gross area of the development area in acres and square feet.

B. The vehicular and pedestrian traffic patterns, proposed location and design of public and private streets; the directional flow and location of existing and proposed storm and sanitary sewers and sewers connecting with existing or proposed Village interceptor, outlet or trunk sewers outside the development area; the location and design of parking and service areas; and an estimate of traffic volumes to be generated, including the assignment of traffic to proposed entrances and exits.

C. A site plan, including the proposed public street system with right-of-way, all easements, the use and subdivision of all land including common and private land, and the location of each existing structure to be retained.

D. A plat of the development area showing street right-of-way, subdivided and common land and easements in accordance with the requirements of the village subdivision regulations which shall be in
E. Detailed plans and specifications for all streets, sidewalks, storm and sanitary sewers, water mains, street illumination, open space calculations, open space amenities, and all other site features of the development area or that portion of the development area to be developed, designed in accordance with the Village subdivision regulations. Upon approval and recommendation from the village engineer, planning commission may vary the Village's subdivision regulations to allow more flexibility in design.

F. A detailed landscape plan showing all site features and finished grading for public and private lands within the development area.

G. The final form of covenants running with the land and deed restrictions (including the use of common land); covenants, restrictions or easements to be recorded; declaration of covenants, restrictions and bylaws of a home association and its incorporation; declaration of condominium ownership and other covenants, if any, for maintenance.

H. Estimated project cost, including estimates for all public and private improvements.

I. Construction schedule.

J. Finished floor elevations and floor plans for all buildings and structures.

K. Stormwater and soil erosion control plans.
L.
Final renderings and building elevation drawings including colors, materials and dimensions.

M.
Descriptive data as to the type of buildings, square footage for each use and number of dwelling units in each building type.

N. In the event the final plan of a development area includes the subdivision of land, any map, plat or other data required for compliance with the provisions of the village subdivision regulations.

(1)
The Planning Commission may require additional data and/or drawings to supplement the above when more information is needed or when special conditions occur.

(c)
Procedures for Consideration and Approval of Final Development Plan.

(1)
The Planning Commission, upon receipt of the Final Development Plan from the Zoning Administrator, shall deal with such plan as it would with a Final Development Plan of a subdivision, recognizing the variations allowed from the approval of the Preliminary Plan.

(2)
The Planning Commission shall then approve, approve subject to conditions, or deny, the Final Development Plan. If the Planning Commission finds that a proposed final plan of development area is in substantial accordance with and represents a detailed extension of the preliminary plan heretofore approved by council; that it complies with all
of the conditions and adjustments which may have been imposed in the approval of the preliminary plan; that it is in accordance with the design criteria and provisions of this zoning ordinance which apply particularly to any plan of the planned unit development; that all agreements, contracts, deed restrictions, dedications, declarations of ownership and other required documents are in acceptable form and have been executed; that all fee payments have been made and that the provisions of the subdivision regulations have been met; that the location, design, size and uses will result in an attractive, healthful, efficient and stable environment for commerce and/or residential development; then the Planning Commission shall approve such final plan.

(d) Recording of the Final Development Plan as Subdivided Land. After approval of the Final Development Plan, the Final Development Plan shall be presented to the Greene County Recorder for recording within sixty (60) days unless the Final Development Plan does not need to be recorded as a subdivision (e.g. condominium development) or Village approvals shall become null and void. The purpose of such recording is to designate with particularity the land subdivided into conventional lots as well as the division of other lands, not so treated, into common open areas and building areas, and to designate each building or structure, as well as the use of the land in general.

1264.11

DENIAL OF A PLANNED UNIT DEVELOPMENT PLAN

No application for a Planned Unit Development which has been denied wholly or in part by the Planning Commission or Council shall be resubmitted for a period of one (1) year from the date of such order or denial, except on the ground of new evidence or proof of
change of conditions found to be valid by the Commission and Council.

1264.12
ZONING PERMITS
No zoning permit shall be issued for individual buildings until the Final Development Plan has been reviewed and approved.

1264.13
COMPLIANCE WITH DEVELOPMENT PLAN AND SUPPORTING DATA;
MINOR AND MAJOR CHANGES
(a)
In General. A Planned Unit Development shall be developed only in accordance with the approved Final Development Plan and all supporting data. The approved Final Development Plan and supporting data, together with all amendments, shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of the premises, including the internal use of buildings and structures and the location of structures in the Planned Unit Development as set forth therein.
(b)
Minor Changes. The Zoning Administrator, upon notifying the Planning Commission, may approve minor changes in the approved Planned Unit Development, which do not change the concept or intent of the development, without following the Preliminary Plan approval procedure provided in Section 1264.08. A minor change is defined as any change not defined herein as a major change.
(c)
Major Changes. Major changes shall include changes which alter the concept or
intent of the Planned Unit Development, including:

(1) Increases in the number of units per acre and changes in the number, design, pricing, or location of affordable units included in the project;

(2) Changes in the location, amount, addition or removal of nonresidential land uses;

(3) More than a fifteen (15) percent modification in the proportion of housing types;

(4) Reductions of proposed open space; and

(5) Significant redesign of roadways, bicycle paths, utilities or drainage.

Such major changes may be approved only by submission of a new Preliminary Plan and supporting data and following the Preliminary Plan approval procedure provided in Section 1264.08 and any subsequent amendment of the Final Development Plan. Any major changes, which are approved for the final plat, must be recorded, as applicable, as amendments to the record copy of the Final Development Plan by the Greene County Recorder, and no zoning permit shall be issued until such recording is accomplished.

1264.14

REVOCATION OF AUTHORIZATION

(a) The Planning Commission shall consider the Planned Unit Development authorization subject to revocation if construction falls more than one (1) year behind the phasing schedule filed with the Final Development Plan.
In any case where a Planned Unit Development has not been established or is not substantially underway within one (1) year from the date of the granting thereof, then, without further action from the Planning Commission, the approved Final Development Plan shall be considered null and void.  

1264.15  
GUIDELINES FOR CONVEYANCE AND MAINTENANCE OF COMMON OPEN SPACE  
(a)  
All land shown on the Final Development Plan, as specified in this Chapter, as common open space, must be conveyed under one of the following options:  

(1)  
It may be conveyed to a public agency or trustee approved by Council such as a civic land trust, which will agree to maintain the common open space and any buildings, structures or improvements, which have been placed on it.  

(2)  
It may be conveyed to trustees provided in an indenture establishing a neighborhood association or similar organization for the maintenance of the Planned Unit Development. The common open space must be conveyed to the trustees subject to covenants to be approved by the Planning Commission which restrict the common open space to the uses specified on the Final Development Plan, and which provide for the maintenance of the common open space in a manner which assures its continuing use for its intended purpose.  

(b)  
No common open space may be put to any use other than that specified in the
Final Development Plan unless the Final Development Plan has been amended and approved by the Planning Commission to permit that use. However, no authorized change of use may be considered as a waiver of any of the covenants limiting uses of common open space areas. Furthermore, all rights to enforce these covenants against any permitted use are expressly reserved to the Village.

1264.16

ESTABLISHMENT AND RESPONSIBILITIES OF NEIGHBORHOOD ASSOCIATIONS

(a)
Covenants for mandatory membership in a neighborhood association, setting forth the owners' rights and interest and privileges in the association and the common open space, shall be approved by the Planning Commission and included in the deed for each lot.

(b)
This neighborhood association shall have the responsibility of maintaining the common open space and operating and maintaining local neighborhood recreational facilities within such common open space. Maintenance of common open space includes the maintenance and upkeep of all shared facilities, accessways, open spaces, lighting, etc. in the common areas.

(c)
The association shall be empowered to levy annual charges against the property owners to defray the expenses connected with the maintenance of open spaces and neighborhood recreational facilities. Such charges shall become a lien against any property, which may be in default. Annual charges to the owners of affordable housing units shall not be in excess of charges against the owners of any other unit of comparable size.

(d)
Trustees of such association may be replaced by recall action of association members, but in no case shall an association or its trustees fail to discharge its duties, nor shall it dispose of any common open space by sale or otherwise, except to an organization conceived and established to own and maintain the common open space for the uses specified in covenants and deed restrictions, or to the Village or other governmental agency designated by Council.

(e)
The developer or subdivider shall maintain control of such open spaces and be responsible for their maintenance until development sufficient to support the association has taken place. The Planning Commission, upon request of the neighborhood association or the developer or subdivider, shall make such determination.

(f)
In the event that the organization established to own and maintain common open space, or any successor organization, shall, at any time after establishment of the Planned Unit Development, fail to maintain the common open space in reasonable order and condition in accordance with the plan, the Village may serve written notice upon such organization or upon the residents and owners of the Planned Unit Development, setting forth the manner in which the organization has failed to maintain the common open space in reasonable condition. Such notice shall contain a demand that such deficiencies of maintenance be cured within thirty (30) days of receipt of such notice and shall state the date and place of a hearing thereon which shall be held before Council within fourteen (14) days of the notice. At such hearing the Village may modify the terms of the original notice of deficiencies and may give an extension of time within which they shall be cured. If the deficiencies set forth in the original notice or in modifications thereof shall not be cured within thirty (30) days or any extension thereof, the
Village, in order to preserve the taxable values of the properties within the Planned Unit Development and to prevent the common open space from becoming a public nuisance, may enter upon such common open space and maintain the same for a period of one (1) year.

(g) If common open space is only available to residents of the PUD, the cost of such maintenance by the Village shall be assessed proportionately against the properties within the Planned Unit Development which have a right of enjoyment of the common open space, and such cost shall thereby be made a lien upon each lot, parcel or unit of the Planned Unit Development. The Village, at the time of entering upon such common open space for the purpose of maintenance, shall, every three months, bill the owners for their share of the maintenance cost. If the same is not paid within thirty (30) days after such billing, the cost shall be certified by the Village Manager to the Greene County Auditor, who shall place the same on the tax duplicate as a tax lien or assessment against the owner’s property, with the interest and penalties allowed by law, to be collected in the same manner and at the same time as other taxes are collected.

1264.17 FINANCIAL RESPONSIBILITY

After a Planned Unit Development has been approved and before it is recorded at the Greene County Recorder’s office, where applicable, the developer shall execute a performance bond, certified check or irrevocable letter of credit to the Village of Yellow Springs covering the estimated cost of required public and/or common area improvements (utilities, landscaping, infrastructure, etc.) for each phase or stage of the project. Bonds shall be kept in the office of the Village Manager. A performance bond or cash deposit shall be made in favor of Yellow Springs and shall provide that the developer, or his or her heirs, successors, assigns, agents or servants, will comply with
all applicable terms, conditions, provisions and requirements of these and other pertinent regulations, and will faithfully perform and complete the work of constructing such facilities or improvements in accordance with such laws and regulations. Performance bonds, certified checks or letters of credit posted for landscaping shall be held for a minimum of one (1) year from the installation to insure the survival of the required landscaping.