

**Planning Commission Work Session
Minutes**

Council Chambers 2:00pm

Tuesday, September 17, 2019

CALL TO ORDER

The meeting was called to order at 2:03 P.M.

ROLL CALL

Planning Commission members present were Frank Doden, Chair, Susan Stiles, Council Representative Marianne MacQueen, AJ Williams, and Alternate Dino Pallotta. Also present were Denise Swinger, Zoning Administrator, and Public Works Director Johnnie Burns.

PROJECT PARTICIPANTS

Kineta Sanford, YS Home, Inc.
Brittany Keller, YS Home, Inc.
Rob Humason, ATA Beilherz, Architecture
Wes Young, St. Mary's Development
John Haws, St. Mary's Development
Megan Bachman, YS News, was also present as an observer.

WORK SESSION

Rob Humason described the changes to the plan, which they characterized as in response to new funding criteria. He noted that the distance to the south property line has lessened from 45 to 23 feet.

Doden received confirmation that the peak of the roof is now 11 feet shorter.

Swinger noted that the green space calculation is at 31%. There is a requirement for open space at 15%, she noted, and asked that the resident garden and pollinator path be conserved for green space.

MacQueen asked what the changes to the requirements are.

Young stated that the site received points for being "amenity rich". There is less emphasis placed upon overall cost, he stated, but reducing the height to 3 instead of 4 stories will save in that the elevator will cost significantly less. The 54 units is still critical, he said, because cost per unit is a factor. He noted that the winning bid was about \$194,000.00 per unit total cost.

Haws stated that there is an \$18,000.00 per unit limit to receive tax credits.

Swinger stated that she would like a 3D visual for the public hearing, as well as a shadowing study.

Doden asked for as much detail as possible regarding the appearance of the exterior.

Swinger asked whether garden boxes or balconies would be possible.

Humason stated that the windows do open, but screens are hard to get in and out.

Haws noted that there are not patio doors that meet accessibility standards, which prevents balconies from being an option.

Humason noted that while there is not a garden or patio on the west side, there is green space on that side.

Swinger noted that the variances requested would be a 9" variance to height and a front yard setback of 20 feet.

The parking variance would be 26 (less the 14 reserve spaces which could be created).

Pallotta asked what the median age and income levels would be.

Young compared the unit to Dayton, then acknowledged that the YS facility would be a younger pool. Young opined that there would be "a variety of income levels". He noted market rate units would be at 90% of area median income for funding purposes, but would then be rented as any other unit. He stated that the new funding model allows for a "menu" of income levels to be determined by the developer.

Regarding utility costs, Young stated that each unit would be billed a flat amount by the developer and would then pay any remaining costs directly to the utility.

Haws stated that there would be 54 electric meters on the side of the building on the exterior of the building.

Young stated that St. Marys' buildings adhere to an Enterprise Green standard which leads to a lower level of energy use.

MacQueen suggested use of the proposed ESID.

Young noted that the developer is asked to find state and local resources, which can increase the overall score.

Young fielded a question from MacQueen regarding funding, stating that the final application needs to address financing closely, but the application does not have to be as specific.

Swinger noted changes to the street and sidewalks mentioned in the plan, and Humason responded that he was merely affirming the plan presented in 2018.

Swinger noted that the Village is reviewing stormwater regulations, and that St. Mary's should expect these to be more stringent.

Burns suggested flashing signs for the crosswalk, given that the people crossing may be slower than average.

There has been no movement regarding the possibility of a traffic light at Xenia Avenue.

Stiles asked about the parking situation, noting that in the prior hearings St. Mary's had stated that they might use Friends Care as overflow.

Young stated that they were likely to simply plan for 55 parking spaces, rather than 42.

MacQueen asked whether the unit could be moved to the north so that a variance would not be required.

Haws noted that they would prefer to be closer to Friends, which is not residential, than to the other side, which is residential.

In response to a question from Pallotta, Haws stated that recycling would be provided as a part of the Enterprise Green standard.

Pallotta asked about the parking issue with regard to who would comprise the bulk of the residents.

Keller stated that the majority would likely be YS residents or former YS residents.

Haws stated that Wright Cycle, with 92 units, has 118 parking spaces.

Young noted that application selection is income-based.

Swinger asked whether anything had changed with regard to pets or children, and was told that the building will have to be pet friendly.

Burns asked whether the building will have a generator backup and was told no.

Swinger reiterated that PC is asking for the following: a waiting list; a 3D diagram; a shadowing diagram, and an indication as to what the income levels for the housing units might look like.

Swinger noted that the Public Hearing will take place October 15th.

ADJOURNMENT

At 3:11pm, Doden MOVED and Williams SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

Frank Doden, Chair

Attest: Judy Kintner, Clerk

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