

**Planning Commission  
Regular Meeting**

**Council Chambers 7:00pm**

**Tuesday, March 10, 2020**

**CALL TO ORDER**

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

**ROLL CALL**

Planning Commission members present were Frank Doden, Chair, Council Liaison Laura Curliss, Susan Stiles and Alternate Dino Pallotta. Also present were Denise Swinger, Zoning Administrator, and Johnnie Burns, Public Works Director.

**REVIEW OF AGENDA**

There were no changes made.

**REVIEW OF MINUTES**

Minutes of February 11, 2020 Regular Meeting. Doden MOVED and Stiles SECONDED a MOTION TO APPROVE the Minutes as written. The MOTION PASSED 4-0 on a voice vote.

**COMMUNICATIONS**

**STAFF REPORT**

Swinger reported that she had asked the Public Works Director and other staff to meet with Home, Inc. representatives, along with the Civil Engineer for Home, Inc. and the MTR Fire Chief to address the concerns raised by neighbors regarding parking at the hearing on February 11<sup>th</sup>. This meeting took place on March 2<sup>nd</sup>.

Swinger reported that an agreement had been reached that received Fire Chief approval, and which the Civil Engineer will be able to configure. The plan will require Home, Inc. to go before the BZA for a variance to the front yard setback, and that hearing is set for April 8<sup>th</sup>.

**COUNCIL REPORT**

Curliss reported that at the previous Council meeting, the Manager presented information on possibilities around enacting a storm water utility.

The Village Manager commented that part of the emphasis of the proposal is to be innovative and to encourage property owners to implement storm water management techniques on site.

**CITIZEN COMMENTS**

There were no comments made.

**PUBLIC HEARINGS:**

There were no Public Hearings

**OLD BUSINESS**

**Subdivision Regulations** (with Environmental Commission members Tom Dietrich and Nadia Malarkey).

Swinger walked PC members through the regulations identifying all proposed changes and the rationale for these.

Burns noted that the Village offers more options for builders than do the Greene County regulations, and cited as examples the option for rain gardens or pervious pavers.

Burns commented on the suggestion that the standards permitted on estate streets might be considered for denser districts if options were put in place for routing any runoff.

Swinger commented that the frontage should remain consistent to the zoning district if the “estate street” design is permitted in denser districts.

Curliss commented that she would like to learn the history of the reason that estate streets are required to have greater frontage, wondering if this is why there can be less piping on those streets.

Burns commented that providing off street parking by means of packed limestone or gravel would save money for both the Village and the developer.

Swinger stated that she will bring back further information.

Tom Dietrich and Nadia Malarkey joined the meeting at 7:30.

Malarkey asked whether alleys could be made of porous material instead of requiring that they be paved.

Burns noted that there are only two paved alleys in the village presently.

Swinger amended the language regarding alleys to state that the alley surfacing needs to be approved by the Village of Yellow Springs.

The group reviewed the section proposed to be added regarding Storm Water Management Systems. This section was provided by Choice One.

Dietrich commented upon the low impact storm water management techniques, stating that he considered them adequate to the village. He commented that most home development will be greater than 800 SF, and will then miss the opportunity to use the low impact techniques.

Dietrich commented that a larger construction should be able to use the low impact up to a point, that there should be a trigger for a large construction, but for infill, low impact should remain the standard.

Dietrich commented that it is critical that the mitigation area be maintained into perpetuity, and that this be written into the code.

Malarkey commented upon the view of rainwater as a resource, and that this should be front-ended in the design concept.

Dietrich commented that it is usual to implement the storm water controls when the construction is proposed.

Burns commented that is a lot changes past the original use, this should trigger the new regulations.

Pallotta and Stiles agreed with this.

Dietrich suggested that instead of 800 SF, and infill development should have to follow low impact guidelines.

Malarkey asked that the option of cisterns be added to the storm water management arsenal.

For planned developments of more than one acre, the stricter guidelines would need to prevail, Dietrich proposed. All construction of less than an acre would follow the low impact guidelines.

Dietrich responded to a comment from Malarkey, stating that the frequency and duration curves for rainfall don't really change the sizing significantly, such that the 25-year rainfall frequency is "the best science we have."

This was discussed with regard to climate change and the changes in frequency and intensity of rainfall.

Malarkey offered information regarding alternatives to standard retention and detention options, and will send these to Swinger.

Dietrich and Malarkey will collaborate on options and language with more options for this section.

Curliss asked that land dedicated for storm water management cannot be used in the calculation for park land.

Dietrich asked that piping requirements for storm sewerage be written in based upon the Village's efforts to build in larger pipe sizes for storm sewerage.

Burns asked that standards for closed piping be written specific to the Village.

Dietrich reiterated his proposal that more than one acre of development trigger the stricter storm water detention standards.

Swinger will add updated language to the fee schedule for the Planning Code.

Malarkey and Dietrich will work on adding language to the suggested low impact recommendations for storm water mitigation for the April meeting.

Malarkey suggested not permitting resurfacing of an existing impervious parking lot without a permit.

Swinger noted her suggestion that a second session to review a PND be added to the PND process. That process is now a single-session process.

**NEW BUSINESS**

**AGENDA PLANNING**

Subdivision Regulations  
Sandwich Board Signs

**ADJOURNMENT**

At 9:04pm, Doden MOVED and Curliss SECONDED a MOTION TO ADJOURN. The MOTION PASSED 4-0 ON A VOICE VOTE.

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Frank Doden, Chair

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Attest: Judy Kintner, Clerk

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