

**Planning Commission  
Regular Meeting**

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

**Tuesday, April 9, 2024**

**CALL TO ORDER**

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

**ROLL CALL**

Planning Commission members present were Susan Stiles, Chair, Stephen Green, Council Liaison Gavin DeVore Leonard, Scott Osterholm and Gary Zaremsky. Also present were Meg Leatherman, Zoning Administrator and Amy Blankenship, Village Solicitor.

**REVIEW OF AGENDA**

There were no changes made.

**REVIEW OF MINUTES**

DeVore Leonard MOVED TO APPROVE the Minutes of the March 12, 2024 Regular Planning Commission meeting. Green SECONDED, and the MOTION PASSED 5-0 ON A VOICE VOTE.

**COMMUNICATIONS**

The Clerk will receive and file the following:

Steven Conn re: Objection to Cascades Project

**COUNCIL AND COMMITTEE REPORTS**

**Active Transportation Committee:** No Report.

**Council:** No Report.

**Housing Committee:** No Report. The next two Housing Committee meetings have been cancelled.

**CITIZEN COMMENTS**

There were no Citizen Comments.

**PUBLIC HEARINGS**

- 1) Conditional Use Application – Dan and Ksenia Reeves have submitted a Conditional Use application for an Accessory Dwelling Unit at 785 Wright Street – Chapter 1248 Residential Districts, Chapter 1262.08 (e)(1) Conditional Use – Specific Requirements – Accessory Dwelling Units - Low Density Residential District (R-A) - Greene County Parcel #F19000100050006100.

Leatherman introduced the hearing as follows:

The proposal includes expanding the existing living area into the garage and moving the garage to the east approximately twelve (12) feet and constructing an ADU above the garage. The ADU will include one bathroom, one kitchen, and one living area of approximately 696 square feet, located above the garage and a portion of the

principal dwelling's living area. It will be used by their son on a permanent basis. The garage will be used for general storage and one vehicle. The driveway can accommodate four (4) vehicles. The total new impervious area is 408 square feet.

Zaremsky asked whether the structure is an ADU if it is attached, and was informed that it is considered to be an ADU.

Green inquired about architectural drawings.

Dan Reeves, applicant, stated that he was awaiting PC approval prior to engaging an architect. He affirmed that the space will be used by family members.

Several PC members asked for details related to the plans, prompting Leatherman to note that detailed plans are not required at this point in the process.

Stiles OPENED THE PUBLIC HEARING. There being no further comment, Stiles CLOSED THE PUBLIC HEARING.

Stiles MOVED TO APPROVE THE CONDITIONAL USE APPLICATION with the following conditions:

1. Approval of a building permit is required prior to commencement of construction.
2. No more than two adults shall occupy the accessory dwelling unit.
3. The ADU must have a height of less than thirty-five (35) feet.

Green SECONDED, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

Stiles LEFT THE PC TABLE, RECUSING HERSELF DUE TO CONFLICT OF INTEREST.

Green took over as meeting Chair.

- 2) Final Development Plan for Planned Unit Development (PUD) – Emily Siebel, of YS Home Inc., has submitted an application for Final Development Plan review for a 32-unit, Multi-family Development at 100 block of Marshall & Herman St.– Chapters 1254.05(d) Final Development Plan, 1254.06 Site Plan Review – Planned Unit Development (PUD) Zone - Greene County Parcel #F19000100080031500, F19000100080031600, F19000100080031700, F19000100080031800, F19000100080031900, F19000100080029900, F19000100080030000, F19000100080030100, F19000100080030200, F19000100080030300.

Yellow Springs Home Inc. has submitted an application for Final Development Plan review for a PUD. The development includes thirty-two dwelling units to be built out in four phases: the final development plan review is for the entirety of the development. The project is located off of Xenia Ave, with frontage on both Marshall and Herman Streets It is comprised of ten parcels which are in the process of being consolidated into two parcels through a re-plat application that has been reviewed and approved by the Planning and Zoning Administrator. The parcels are presently owned by the Morgan Family Foundation which has entered into an agreement with YS Home Inc. to donate the property for the purposes of developing the site with affordable housing.

The Cascades will be developed in four phases based on funding availability and award ceilings as follows:

Phase 1: Eight (8), age-restricted rental units comprised of two tri-plexes and one duplex

-Triplex A includes two units with 1 bedroom/1 bathroom with approximately 700 square feet, and one unit with 2 bedrooms/1 bathroom with approximately 980 square feet

-Triplex B includes one unit with 1 bedroom/1 bathroom of approximately 720 square feet, one unit with 1 bedroom/1 bathroom with approximately 780 square feet, and one unit with 2 bedrooms/1 bath of approximately 915 square feet

-Duplex A includes two units with 1 bedroom/1 bathroom with approximately 700 square feet

Phase 2: Six (6), age-restricted rental units comprised of 2 Triplex

Phase 3: Eight (8), age-restricted rental units comprised of 2 Triplex and 1 Duplex

Phase 4: Ten (10) for-sale townhomes, not age-restricted

Based upon review of the application material, staff finds that the development is in conformance with the preliminary development plan, and the conditions have been adhered-to. Therefore, the standards from 1268.06 and 1254.06 are applicable.

While the final development plan application is for the entire project, a landscape plan has been provided only for Phase I. Should Planning Commission approve the application, staff recommends a condition of approval to require the applicant to submit a landscape plan to be reviewed and approved by the PZ Administrator or PC prior to issuance of the first building permit for each phase. The landscape plan should be in compliance with Village Code Section 1270, and include a greenbelt (landscape buffer area) along the eastern property line to provide screening to adjacent existing residences. This greenbelt should include 3 canopy or understory trees for each adjacent residential property to provide noise reduction and a visual barrier. In addition, the landscape plan should include screening for the permanent dumpster location and parking lot.

Leatherman read through the conditions of approval she recommended be attached to approval as follows:

1. Prior to issuance of the first building permit for Phase IV, elevation drawings must be submitted and approved by the Planning & Zoning Administrator or Planning Commission.
2. Prior to issuance of the first building permit for Phases II-IV, a landscape plan must be submitted and approved by the Planning & Zoning Administrator or Planning Commission. The landscape plan must comply with Village Code Section 1270 and include screening for the permanent dumpster location.

3. The landscape plan must include a greenbelt (landscape buffer area) on the eastern property line. This greenbelt should include 3 canopy or understory trees for each residential property to provide a visual barrier and noise reduction.
4. All light fixtures shall be direct cut-off fixtures, designed to prevent light spill beyond the boundaries of the property where the fixture is located. Prior to issuance of the first building permit for Phase I, the design specifications for all light fixtures must be approved by the Planning & Zoning Administrator or Planning Commission.

Green OPENED THE PUBLIC HEARING.

Reilly Dixon inquired about the minimum age requirement to qualify for the senior living apartments.

Green CLOSED THE PUBLIC HEARING.

Seibel responded to Dixon's question, stating that while she was not certain, she believed that either age 60 or 62 could be selected at the outset as minimum age. She added that the ten for-sale units will not be age restricted.

Zaremski asked whether the age restriction could be amended if units were not being rented.

Seibel stated that funding restrictions are complex and unlikely to be amended, and that she was not concerned that units will not be rented.

Green noted the letter of objection received from Steven Conn which points out the lack of need for Senior housing in the village, and the lack of income tax generated by such a project.

Seibel responded that residents "will pay taxes." She stated that units cannot be restricted to current village residents.

Green commented that the second floors might be difficult for residents to reach, and asked whether there is a plan.

Krista Pecerchic addressed the second floor issue, stating that the stairs are designed to be wide enough to accommodate a stair lift if it was needed later.

Pecerchic addressed the conditions earlier stated by Leatherman, noting that the architect has no issue with any of the conditions, and specified that they will be following code with regard to the lighting restrictions.

Zaremsky commented regarding his desire that there be more available bike parking provided in Phase 4..

Seibel stated that she had checked with “the experts” regarding age restrictions, and stated that while 80% of residents must meet the minimum of age 60+; if disabled, that number is age 55+.

Green MOVED TO FIND THAT THE FINAL PLAN IS CONSISTENT WITH THE APPROVED PRELIMINARY PLAN. DeVore Leonard SECONDED, and the MOTION PASSED 4-0 ON A ROLL CALL VOTE.

Green MOVED TO FIND THAT THE FINAL PLAN MEETS THE STANDARDS OF CHAPTER 1254.06. DeVore Leonard SECONDED, and the MOTION PASSED 4-0 ON A ROLL CALL VOTE.

Green MOVED TO FIND THAT THE FINAL PLAN MEETS THE STANDARDS OF CHAPTER 1268.06. Osterholm SECONDED, and the MOTION PASSED 4-0 ON A ROLL CALL VOTE.

Green MOVED TO APPROVE THE FINAL DEVELOPMENT PLAN WITH THE FOLLOWING CONDITIONS:

1. Prior to issuance of the first building permit for Phase IV, elevation drawings must be submitted and approved by the Planning & Zoning Administrator or the Planning Commission.
2. Prior to issuance of the first building permit for Phases II-IV, a landscape plan must be submitted and approved by the Planning & Zoning Administrator or the Planning Commission. The landscape plan must comply with Village Code Section 1270 and include screening for the permanent dumpster location.
3. The landscape plan must include a greenbelt (landscape buffer area) on the eastern property line. This greenbelt should include 3 canopy or understory trees for each residential property to provide a visual barrier and noise reduction.
4. All light fixtures shall be direct cut-off fixtures, designed to prevent light spill beyond the boundaries of the property where the fixture is located. Prior to issuance of the first building permit for Phase I, the design specifications for all light fixtures must be approved by the Planning & Zoning Administrator or the Planning Commission.

Osterholm SECONDED, and the MOTION PASSED 4-0 ON A ROLL CALL VOTE.

Blankenship affirmed for Seibel that the Final Plan does not come back to Council, but that the PUD Agreement will go to Council for approval.

#### **OLD BUSINESS**

There was no Old Business.

#### **NEW BUSINESS**

#### **AGENDA PLANNING**

Leatherman noted that she does not have any applications pending.

#### **ADJOURNMENT**

At 6:39pm, Stiles MOVED and Green SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

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Susan Stiles, Chair

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Attest: Judy Kintner, Clerk

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