

**Planning Commission  
Regular Meeting**

**Virtual Meeting @ 7:00pm**

**Tuesday, February 15, 2022**

**CALL TO ORDER**

The meeting was called to order at 7:01 P.M.

**ROLL CALL**

Planning Commission members present were Frank Doden, Chair, Council Liaison Lisa Kreeger, Susan Stiles, Stephen Green, and Alternate Gary Zaremsky. Also present were Denise Swinger, Zoning Administrator, and Village Solicitor Breanne Parcels.

**REVIEW OF AGENDA**

Regarding the numbering of buildings, Chapter 1022, Swinger noted that Parcels had not had time to provide a memo, and suggested that the public hearing be moved so that a memo could be provided in advance of the hearing and discussion.

Swinger further suggested that, due to the complexity of ORC 711.09, regarding subdivision regulations, that the public hearing not occur, and that PC members consider a workshop on the topic prior to any hearing on the text amendments. Swinger noted that Burns would also like to add language requiring a utility review to this section, and that merits further discussion.

PC members agreed to remove Chapter 1022 and Chapter 1226 public hearings from the agenda.

Green asked for an explanation regarding police powers as the impetus for 711.09, and how that impacts both PC and Council. Parcels offered to send information on this topic.

**REVIEW OF MINUTES**

Doden MOVED TO APPROVE the minutes of the January 11, 2022 Regular Planning Commission meeting. Stiles SECONDED, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

**COMMUNICATIONS**

There were no communications.

**COUNCIL REPORT**

Kreeger provided the Council Report as follows:

Kreeger noted the failure of the PUD vote on February 7<sup>th</sup>. She thanked Village team members who had spent many hours working on the proposal with the developer.

Kreeger noted a 1.2 million dollar grant to the Village to replace 2 inch water lines in the Village, as well as a 439 thousand-plus dollar grant to make stormwater system repairs. She noted that conduit for future electrical work will be installed at the same time. Kreeger lauded the Village team for writing and obtaining these substantial grants.

The Village closed on the Lawson Place Apartment property on January 14, 2022. The Village has implemented a short-term property management strategy. For the time being rents will remain at the same rate until the Manager's team brings a proposal to Council including such things as rental rate changes, rental agreements and background check requirements.

The Village completed purchase of the entrance to Keith Alley off of Corry Street. Closing took place on Wednesday, December 15, 2021, and replating of alley lots is now in progress.

**CITIZEN COMMENTS**

Sarah Sinclair Amend asked for more than four days to review the Planning Commission materials.

Swinger noted noticing and time restraints, stating that the zoning code dictates the submission and notification timelines.

The Clerk noted that text amendments are noticed at least 10 days ahead, but that the exact amendments would not be available until the four days prior.

A suggestion was made that the issue providing all information to the public sooner be discussed at the upcoming workshop.

Kelly Carpe asked several clarification questions.

**PUBLIC HEARINGS:**

**Text Amendments** -The Village of Yellow Springs is applying for text amendments to the zoning code to comply with current State of Ohio requirements and/or to remove outdated references:

~~**Repeal and Replace Chapter 1022 Numbering of Buildings to Chapter 204 Official Standards**—moving addressing of buildings to Chapter 204 Official Standards, and updating the language.~~

~~**Amend Chapter 1226**—**1226.02** Submission and Action on Preliminary Plats, updating the language, **1226.06 (c)** Utilities Review, requiring verification with Public Works that utilities are ready at site, **1226.13(d)** Replats—fees, **1226.13 (e)**—clarifying the language~~

**Amend Chapter 1266 – Signs** – change references from Greene County Building Regulations to Building Official.

Swinger noted that the Village now has its own Building Department, and that the words “Greene County” need to be replaced with the words “Building Official” throughout that section.

Kreeger asked whether there are any other potential changes the Village would like to consider while PC considers this section.

Swinger noted that the signs section is fairly generous, and variance requests can be made.

Doden OPENED THE PUBLIC HEARING. There being no comment, Doden CLOSED THE PUBLIC HEARING.

Stiles MOVED TO APPROVE THE AMENDMENTS TO CHAPTER 1266 AS REQUESTED. Green SECONDED, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

**Amend Chapter 1470 – Public Nuisances** – change reference from Greene County Building Official to Building Official.

Swinger noted that this is the same as the prior amendment, but as written in Chapter 1470.

Doden OPENED THE PUBLIC HEARING. There being no comment, Doden CLOSED THE PUBLIC HEARING.

Green asked whether the code is frequently used.

Swinger stated that it is occasionally used, particularly in cases related to the safety of the inhabitants.

Salmeron commented that he has had to employ this section of the code in several instances.

Doden MOVED TO APPROVE THE AMENDMENTS TO CHAPTER 1266 AS REQUESTED. Zaremsky SECONDED, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

**OLD BUSINESS**

There was no Old Business.

**NEW BUSINESS**

There was no New Business.

**AGENDA PLANNING**

Swinger noted that PC’s March meeting is held on the 15<sup>th</sup>. She commented that the Oberer preliminary plat is likely to come to the March meeting, as will a conditional use for a farm and a conditional use for a Transient Guest Lodging.

**ADJOURNMENT**

At 7:37pm, Doden MOVED and Stiles SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

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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.*