

**Planning Commission
Regular Meeting**

Virtual Meeting @ 6:00pm

Tuesday, January 11, 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

There were no changes made.

REVIEW OF MINUTES

Stiles MOVED TO APPROVE the minutes of the December 1, 2021 Special Meeting of Planning Commission. Green SECONDED, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

COMMUNICATIONS

Matt Raska re: Zoning “Zine”. PC discussed the ‘Zine.

COUNCIL REPORT

Kreeger provided the Council Report, announcing her role as the new PC liaison and welcoming Carmen Brown as the new PC alternate. She noted the swearing-in of Housh as Council President and Stokes as Vice President at the first meeting of 2022.

Kreeger noted a number of communications regarding the upcoming PUD hearing as well as a number of communications regarding parking options in the Village. She noted a report out from the YSDC.

Kreeger made specific note of the legislation considered and legislation passed.

Kreeger noted that Council will hold a retreat on January 7th to discuss Commission assignments; a Special Meeting with Oberer to discuss studies and information requested by Council held January 10th, and a Town Hall to address citizen questions and concerns set for January 12th.

CITIZEN COMMENTS

There were no comments made.

PUBLIC HEARINGS:

1) Conditional Use Application – B-1, Central Business District – Claudia Brahler of the Veganry restaurant, has submitted a conditional use application to serve wine and beer at her establishment and in an existing outdoor patio area at 229 Xenia Avenue - Chapter 1250 Business Districts, Table 1250.02 Schedule of Uses: Business Districts, Chapter 1262 Conditional Uses. Greene County Parcel ID# F19000100100000800.

Swinger stated that staff received a conditional use application for a restaurant serving alcohol. Because the restaurant is located in the rear of the building where the Emporium is located, the restaurant patrons may also be using the recently approved outdoor patio. The applicant indicated that they intend to come back later for approval of the outdoor patio when they are in a position to cover it and get a security fence. Covering the patio and installation of a fence does not require Planning Commission approval and staff suggested they seek approval now rather than returning for this approval later. Planning Commission approved the use of this outdoor patio at the November, 2021 meeting for use by the Emporium and Underdog Cafe.

Swinger commented that the Veganry intends to start with a Thursday through Sunday operation from 11:00AM to 3:00PM.

Swinger commented that if the Veganry intends to serve alcohol outdoors at a later point, a DORA is probably required.

Brahler stated that she is not currently seeking to serve alcohol outdoors. She noted that the outdoor area is not currently prepared for seating patrons.

PC veered into a DORA conversation briefly, unrelated to the request at immediately hand.

Doden OPENED THE PUBLIC HEARING.

John Cannon stated that he owns the property and a parking lot just across from the Veganry. He added that what he has heard convinces him that this will not be a problem.

Doden CLOSED THE PUBLIC HEARING.

Stiles MOVED TO APPROVE THE CONDITIONAL USE AS REQUESTED. Doden SECONDED, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

Discussion regarding subdivision regulations and other zoning code amendments. Parcels stated that legislation is needed to bring the subdivision regulations into compliance with ORC deadlines for action (ORC 711.09). She explained that this will go directly to Council as the need to pass the legislation is urgent, but that PC is being informed of this action.

Swinger made note of several other amendments she would like to make to the subdivision regulations, those being replacement of “Greene County Building Department” with “VYS Building department”.

Swinger also noted that the Public Works Director is requesting addition of language related to lot splits which would require a build-ready structure approval process. She described a current situation which makes evident this need.

Parcels commented on the section in the code covering Addressing Standards, stating that this should be clarified in the code and moved from the zoning code to the planning code.

Swinger noted a situation in Educational Districts which she will be bringing to PC for consideration.

Swinger brought up the frequently raised topic of change to the zoning code, commenting that this is a major undertaking.

The Clerk commented that a zoning code update would need to be a Council Goal so that funding and staff time could be adequately allocated.

AGENDA PLANNING

Discussed above.

ADJOURNMENT

At 7:40pm, Doden MOVED and Stiles 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.