

**Planning Commission  
Regular Meeting**

**Virtual Meeting @ 7:00pm**

**Tuesday, August 23, 2022**

**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 Gavin DeVore Leonard, Susan Stiles, Gary Zaremsky and Stephen Green. Also present was Denise Swinger, Zoning Administrator.

**REVIEW OF AGENDA**

There were no changes made.

**REVIEW OF MINUTES**

Doden MOVED TO APPROVE the minutes of the July 12, 2022 Regular Planning Commission meeting. Stiles SECONDED, and the MOTION PASSED 4-0 ON A ROLL CALL VOTE, with Zaremsky abstaining due to absence from that meeting.

**COMMUNICATIONS**

There were no Communications.

**COUNCIL AND COMMITTEE REPORTS**

Devore Leonard reported the following:

“Neighbors for More Neighbors” presented several requests for changes to the zoning code and requested time to present these to Council. They were allotted time for September 19<sup>th</sup>, with the idea that Council would then make a recommendation regarding follow up, and that that recommendation would involve presenting to Planning Commission.

Devore Leonard will send the link to that portion of Council’s meeting on to PC members.

**CITIZEN COMMENTS**

There were no citizen comments.

**CONSENT AGENDA**

**Minor Subdivision at 110 East Center College Street.** PC took no action, and the minor subdivision was therefore approved.

**PUBLIC HEARINGS:**

- 1) **Conditional Use Application** – R-C, High Density Residential District –Brady Glass has submitted a conditional use application for a home occupation permit offering barber services at 127 ½ Glen Street – Chapter 1248 Residential Districts, Ch. 1262.08 Conditional Use - Specific Requirements **Greene County Parcel ID #F19000100100017700.**

Swinger introduced the hearing, stating that Mr. Glass is a barber currently working in Springfield. He wishes to have his barber business in his home. The property is a Dunphy rental property, and is set up to accommodate clients by means of a side entrance. Swinger noted no complaints from the previous massage therapy business.

This property was previously approved for a home-based licensed massage practice. There is a side entrance and three off-street parking spaces available. Mr. Glass anticipates his clients parking in Kieth’s alley or somewhere near downtown and walking to his home. He originally expressed that he would have 12 to 15 people per day, Tuesday through Saturday. Staff explained that the maximum number of clients per week cannot exceed 40 and he agreed to this. He will either reduce the number of clients per day or the number of days per week.

Zaremsky received clarification that the occupation cannot serve more than 40 for the week, with no specific daily limit.

Stiles commented that she is confused by the limit of 40 given that he is located in the business district.

Swinger responded that PC might, at some point, want to address the fact that the zoning code allows for offices but not “personal services” in R-C, which surrounds the B-1. Permitting personal services would increase the possibilities for small business in that area, she noted.

Stiles received confirmation that Glass will be living at the location.

Green inquired regarding hours.

Glass responded that he will provide flexibility in his hours.

Swinger commented that as long as there are no neighbor complaints, Glass is free to set his hours as he sees fit.

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

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

**OLD BUSINESS**

There was no Old Business.

**NEW BUSINESS**

**Noise Ordinance Update.** Swinger stated that Council will be considering a revised noise ordinance at the request of Chief Burge.

Swinger pointed out that the current ordinance requires a “noise compliance officer”, which is cumbersome and difficult to provide.

PC discussed the ordinance a bit, and the Clerk sent the group a sample ordinance as an example.

The ordinance, once written by the Village Solicitor, will be sent to PC members for any comment.

**AGENDA PLANNING**

Swinger stated that DDC plans to be ready to present the final plat at PC’s September meeting.

Doden pointed out that PC had not voted for a Chair in December, and that ought to be done.

**NOMINATION**

Stiles NOMINATED Doden as Chair. Green SECONDED, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

**ADJOURNMENT**

At 7:27pm, Doden MOVED and Green SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 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.*