

**Planning Commission
Regular Meeting**

Virtual Meeting @ 7:00pm

Tuesday, September 13, 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 August 23, 2022 Regular Planning Commission meeting. Stiles SECONDED, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

COMMUNICATIONS

There were no Communications.

COUNCIL AND COMMITTEE REPORTS

Devore Leonard reported Council would hear the second reading of an ordinance creating a stormwater utility, with concomitant fees, at their September 19th meeting. He noted that there will be presentations on proposed changes to the zoning code and a first reading of an ordinance repealing and replacing the existing noise ordinance.

CITIZEN COMMENTS

There were no citizen comments.

PUBLIC HEARINGS:

- 1) Conditional Use Application – R-B, Moderate Density Residential District – David Hergesheimer has submitted an application to operate a transient guest lodging establishment at 1208 ½ Xenia Avenue – Chapter 1248 Residential Districts, Chapter 1262 Conditional Uses
Greene County Parcel ID# F19000100070007700.

Swinger introduced the hearing as follows:

The TGL will be located in a duplex on the property. The TGL will be located in a duplex on the property. The duplex is separately metered and is grandfathered in. There are 6 to 8 parking spaces available on this property. This is a large property with the duplex located 35 feet from the nearest property line and over 100 feet from the nearest house off the property.

Responding to questions from Green, Swinger noted that the duplex on the property has two separate addresses. She noted that half of the duplex is rented out long-term.

Swinger clarified that the property owner lives in a second structure on the same parcel.

David Hergesheimer explained that after one of the tenants moved out of the duplex he decided to try operating a TGL. He stated that he is still rehabbing the property, so has not yet received approval from MTRF.

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

Stiles MOVED TO APPROVE THE REQUEST FOR A TRANSIENT GUEST LODGING at 1208 Xenia Avenue. Doden SECONDED, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

Noise Ordinance Update. PC members held a general discussion regarding the proposed revised noise ordinance. In the course of the discussion, all members agreed that they had no objection to Zaremsky commenting to Council on the noise and busking ordinances as a citizen, and as he sees fit.

Dino Pallotta asked whether the proposed ordinance would differentiate between indoor and outdoor noise, and was told that it was not differentiated in that manner.

Swinger noted that the pandemic restrictions led to four business district patio expansions and that this has impacted noise levels in the CBD. She stressed the need to balance needs of business owners and needs of downtown neighbors.

AGENDA PLANNING

October 11: Major Subdivision – Final Plat – Spring Meadows – North Wright Street.

Conditional Use: TGL.

ADJOURNMENT

At 7:29pm, 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.