

Recommended amendments to the YS Comprehensive Plan (without deletions)

10/18/06

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Planning Commission recommended the following changes at their October 9, 2006 meeting for adoption concurrent with the adoption of a new Urban Service Boundary. Surrounding text is included with some of the changes to provide context.

1. Since Ohio no longer grants cities extra-territorial control over subdivisions, it is suggested that the paragraph on the topic be deleted. This appears in the Introduction under 1.1 General Purpose and Definitions as the 4th paragraph on page 2:

The land use tool that addresses the development of unplatted land is the subdivision regulation. Typically, subdivision regulations are based upon: 1) the need to protect the public interest in the creation and coordination of public improvements, and 2) the need to specify areas of developmental responsibility by the various participants. Subdivision regulations specify street widths, utility networks, the layout of lots, procedures for approvals and inspections, etc.

The broad-based purpose of this Plan is: 1) to describe options that will help secure a positive quality of life for residents; 2) to allow active participation and influence in changes that are inevitable; 3) to state explicitly the commonly held goals for the Village's future; and 4) to establish means of implementing those goals.

2. Add the following reference to the 2006 Sanitary Sewer System Study to the sanitary sewer discussion in Section 2.4 on page 11:

The Village's wastewater treatment plant, located on Grinnell Road just outside the Village, is designed to treat up to 1.2 million gallons of water per day. Currently, about 600,000 gallons of wastewater is treated daily. The discrepancy between water produced and water treated comes from ground water infiltration into the sanitary sewer system. By today's standards the plant can realistically treat 900,000 gallons per day. Treatment capacity can also be limited by the availability of sludge disposal.

In 2006 a Sanitary Sewer System Study was conducted to evaluate the collection system in terms of pipe capacity and limits of gravity service. The study concluded that there are no significant capacity limitations to typical development of the land within the gravity service area. It is included as Appendix L to this document.

The problem of infiltration of ground water and inflow of surface water into the sanitary sewer system is presently a major concern. Aged infrastructure causes additional water to reach the treatment facility through cracks and breaks in sewer pipes. Additional water comes through illegal connections to the system. Ongoing data collection regarding infrastructure deficiencies in conjunction with a financial cost-benefit determination will guide future action.

3. Change Section 4, Plan Objectives, (8) Sprawl on Page 16 to read:

(8) Planned Growth

Much of the essence of the existing Village depends on limited change in the surrounding Township. Not only should the Village monitor potential changes within its Urban Service Area, defined as such on the 2006 Urban Service Area Map (Appendix B to this document), but it should also seek to cooperate with Miami Township to address development and find ways to

meet the needs of both Village and township residents with planned growth, without the type of uncontrolled growth commonly recognized as sprawl.

4. In Section 4.7 General Environment, Surroundings and Open Space, change the first paragraph on page 27 to read:

Surroundings and Internal Open Space

Recognizing that moderate controlled growth of residential, commercial and light industrial development is both desirable and needed around and within the Village, preservation of natural forest, meadowland, and agricultural open space beyond the Urban Service Area is a desirable goal. Yellow Springs pledges support for the continued preservation of Glen Helen and additional greenbelt that extends completely around the Village, connecting with the Country Common to the south and east. The current plan calls for about 2600 acres on the western and northern Village boundaries, the entirety of which is designated the Jacoby Greenbelt. The Village Council should perform periodic review of the Jacoby Greenbelt boundaries.

5. Change Section 4.9 Annexation, Utility Expansion, on page 31 to read:

4.9. Annexation, Utility Expansion

Three recent annexations* have added over 100 acres to the northwest side of the Village. Definite plans for use of this land have not yet emerged. The reconstruction of the sanitary sewer under Dayton Street will facilitate extending sewer to this land. Discussions should continue between Village and Township officials to find mutually satisfactory development options and agreements around the Village boundary that may not necessitate annexation, but could require utility extension. The 2006 Sanitary Sewer System Study should be a point of reference for any discussion of sewer expansion. It is included as Appendix L to this document.

A policy outlining the Village Council's position regarding annexation was adopted in 1992 and amended in 2006 in response to changes in Ohio annexation law. The 2006 policy is included as Appendix A of this document.

- Expanding boundaries and village utilities, the Village should develop a cost-benefit model to determine whether advantageous.

* Kinney Farm, Glass Farm, Center for Business and Education

6. *Change the table of contents for the appendices and maps on page 32 to read:*

VILLAGE PLAN
APPENDICES & MAPS

- A. Village Annexation Policy
- B. Urban Service Area, 2006
- C. Village Planning Impact Boundary Policy
- D. 1990 Village Forum Summary
- E. Village Business Retention Policy
- F. Village-owned Land Development Guidelines
- G. Humanity House 1995 Resident Survey
- H. Yellow Springs Cost of Living Report-November 2002
- I. Land-Use/ Thoroughfare Plan Map
- J. Jacoby Greenbelt Map
- K. 1995 Open Space Map
- L. Sanitary Sewer System Study, 2006

7. *Replace the 1992 Annexation Policy with the 2006 Annexation Policy as Appendix A.*

8. *Remove the old map from Appendix B and insert the new one.*

9. *Add the 2006 Sanitary Sewer System Study as Appendix L.*

10. *Exclude the 2004 Urban Service Boundary map from the Appendices.*