
MEMORANDUM

TO: YELLOW SPRINGS PLANNING COMMISSION
FROM: Phil Hawkey, Village Planner
DATE: NOVEMBER 3, 2006
RE: Regular Planning Commission Meeting of November 13, 2006

Enclosed are the agenda, and agenda item materials for the meeting.

Materials included for the Public Hearings:

1. Revisions to the Comprehensive Plan, Urban Service Area
 - a. Recommended changes, showing additions and deletions
 - b. Recommended Changes, without deletions
 - c. 2006 Urban Service Area Map
 - d. Revised Map 7 for the Sanitary Sewer System Study

This draft reflects the changes that were made to the previous draft at our last meeting. Please refer to the agenda memo from the October meeting for background information.

2. Amendments to the Zoning Code
 - a. Recommended changes, showing additions and deletions
 - b. Recommended Changes, without deletions

This draft reflects the changes that were made at our last meeting and some technical changes added after consultation with the Village Solicitor:

- A. Rename 1256.04 "Large Buildings and Lots" to avoid the impression that the section applies to all new construction.
- B. Refer to lot width rather than frontage in 1256.05(d). This way we are clearly maintaining the requirement that these lots will have some street frontage. See the definition of "lot".
- C. Regulations for Drive-in commercial uses and new curb cuts were moved from Chapter 1272 Conditional Uses to 1268 Off-Street Parking and Loading. References were added in Central Business and General Business District regulations.
- D. The new and previous standards for specific conditional uses that apply to the CBD are now all together in 1272.05(c). In the first of these applying to large buildings and lots "complimentary to nearby buildings" was changed to 'complimentary to the character of the district'. In the third of these "public view" was changed to 'view from the main thoroughfare'.
- E. Refer to the July 2006 agenda memo on this topic for additional background information.

Since the Design Advisory Committee will not meet until December 7th, that item was moved to Agenda Planning.

Deborah will send out a second packet containing minutes from last month's meeting, communications. Please contact me at 767-3702 or phawkey@yso.com if you have any questions or concerns prior to the meeting.