

**Planning Commission
Regular Meeting**

In Council Chambers @ 6:00pm

Tuesday, June 27, 2023

CALL TO ORDER

The meeting was called to order at 6:00 P.M.

Stiles began with a heartfelt statement of appreciation to Denise Swinger for her work on behalf of the community and of Planning Commission, and a warm welcome to incoming Planning and Zoning Administrator Meg Leatherman.

ROLL CALL

Planning Commission members present were Susan Stiles, Chair, Stephen Green, Gary Zaremsky, Scott Osterholm, and Council liaison Gavin DeVore Leonard. Also present was Meg Leatherman, Zoning Administrator. Outgoing Zoning Administrator Denise Swinger was in attendance.

REVIEW OF AGENDA

There were no changes made.

REVIEW OF MINUTES

Stiles MOVED TO APPROVE the minutes of the May 9, 2023 Regular Planning Commission meeting. Green SECONDED, and the MOTION PASSED 5-0 ON A VOICE VOTE.

COMMUNICATIONS

The Clerk will receive and file the following:

Karen Deibel re: Opposition to TGL Request

COUNCIL AND COMMITTEE REPORTS

DeVore Leonard reported that Council heard a first reading of the PUD/Preliminary Plan Approval ordinance for 144 Cliff St on June 20th, and will hold a second reading/public hearing on July 3rd. They will also hear the first reading of the ordinance to rezone 108 Cliff Street to PUD/Approve Preliminary Plan on the 3rd.

CITIZEN COMMENTS

There were no Citizen Comments.

CONSENT AGENDA

Diane Chiddister has submitted a minor subdivision application for her property at 175 Yellow Springs Fairfield Road, Parcel ID #F19000100130001200.

Swinger responded to a question from Zaremsky, stating that no part of the property falls under Township authority.

DeVore Leonard MOVED and Osterholm SECONDED a MOTION TO APPROVE THE CONSENT AGENDA. The MOTION PASSED 5-0 ON A ROLL CALL VOTE.

PUBLIC HEARINGS

Conditional Use Application – R-A, Low Density Residential District – Nancy Lineburgh has submitted an application to operate a transient guest lodging (TGL) establishment at 202 Allen Street – Chapter 1248 Residential Districts, Chapter 1262 Conditional Uses. Greene County Parcel ID# F190001000600000100.

Leatherman explained the request as follows:

Nancy Lineburgh submitted a Conditional Use application for a transient lodging, and plans to use a portion of her home for transient lodging as a way to earn extra income so she can remain in the home. The use would be limited to one bedroom. The property is not located within 500 feet of another TGL

Leatherman noted that the request meets all requirements under the zoning code which are to be met prior to approval. She stated that there is ample parking available in the applicant's driveway.

Leatherman stated that prior to engaging in rental activity the home will need to pass a Miami Township Fire Rescue Fire/Safety inspection and will need to be registered with the Village of Yellow Springs as a TGL and remit lodging taxes to the Village twice annually.

Leatherman noted the letter provided to PC opposing the use.

Leatherman stated that the staff recommends approval of the request based upon compliance with all conditions

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

Stiles addressed the letter from Karen Deibel objecting to the conditional use. She stated that while she understands the objections, because the use complies to all stipulations outlined in the zoning code, she is inclined to approve the request.

Lineburg responded to a query from Green, stating that the space is now occupied by a long term renter, and while she is not asking the individual to leave, she would like the flexibility of the TGL use in the event that the renter does leave.

Osterholm MOVED TO APPROVE THE REQUEST FOR A TGL AT 202 ALLEN STREET PENDING FIRE/SAFETY INSPECTION BY MIAMI TOWNSHIP FIRE RESCUE. Stiles SECONDED, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

NEW BUSINESS

There was no New Business.

OLD BUSINESS

There was no Old Business.

AGENDA PLANNING

Leatherman noted that PC will hear the Final Plat Plan for 144 Cliff Street PUD on July 11.

The Clerk asked that Ethics Training be added to the July agenda, and this was approved.

The Clerk noted that there is no August meeting of PC.

DeVore Leonard asked whether there could be a meeting in August to discuss goals and priorities.

Leatherman agreed to recreate the PC goals list for the July 11 meeting so that PC members can decide then whether to hold a meeting in August.

ADJOURNMENT

At 6:15pm, Stiles MOVED and Green SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

Susan Stiles, 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.