

**Planning Commission
Regular Meeting**

In Council Chambers @ 6:00pm

Tuesday, July 11, 2023

CALL TO ORDER

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

ROLL CALL

Planning Commission members present were Susan Stiles, Chair, Stephen Green, Scott Osterholm, and Council liaison Gavin DeVore Leonard. Also present were Meg Leatherman, Zoning Administrator and Solicitor Amy Blankenship.

REVIEW OF AGENDA

There were no changes made.

REVIEW OF MINUTES

DeVore Leonard MOVED TO APPROVE the minutes of the June 27, 2023 Regular Planning Commission meeting. Osterholm SECONDED, and the MOTION PASSED 4-0 ON A VOICE VOTE.

COMMUNICATIONS

There were no communications.

COUNCIL AND COMMITTEE REPORTS

DeVore Leonard reported that Council heard a second reading/Public Hearing PUD/Preliminary Plan Approval ordinance for 144 Cliff St on July 3, and passed that ordinance, clearing the way for PC's final plat hearing tonight. They will hear the second reading/Public Hearing of the ordinance to rezone 108 Cliff Street to PUD/Approve Preliminary Plan on the 17th.

DeVore Leonard noted that he and Stiles are members of the Housing Committee, stating that he will periodically have information to pass along from those meetings and encouraging anyone interested to speak to Stiles or himself about those meetings.

CITIZEN COMMENTS

There were no Citizen Comments.

PUBLIC HEARINGS

FINAL PUD - John and Elizabeth Bush have submitted a final plan review for rezoning from I-1, Mixed Use Industrial to PUD at 144 Cliff Street – Chapter 1254.06 Planned Unit Development; Chapter 1268.06 Site Plan Review. GREENE COUNTY PARCEL ID #'s F19-000100110025700 and F19-000100110025800.

Leatherman introduced the hearing, stating that the proposal adds a mixture of business uses and redevelopment of existing buildings. She noted that the applicant did not propose any changes to the footprint of the structures or impervious surfaces.

Leatherman stated that the Zoning Code requires that the applicant obtain Final Development Plan approval from Planning Commission after Preliminary Development Plan approval, which occurred at Council's July 3rd meeting.

Leatherman noted since the applicant is renovating existing buildings and parking areas, there is no site plan requirement. Leatherman stated that the Preliminary Development Plan is in substantial conformance with the Final Development Plan, and referenced the findings presented in the report prepared for PC. She offered to read through those findings.

Stiles received confirmation from all PC members present that they did read and understand the findings, and did not require Leatherman to reiterate.

Stiles received confirmation from the body that they all agree that there have been no changes made to the final plan.

Stiles stated that PC needs to find that all standards of Section 1254.06 are met in the final plan.

Leatherman noted that her findings show this to be the case, and offered to review those.

All members of PC indicated agreement with the findings for the standards of Section 1254.06.

Stiles read back the finding that "there are no changes from the preliminary development plan to the final development plan so the final development plan is in conformance, and Section 1268.06 and 1254.06 are the applicable review criteria."

All PC members present acknowledged agreement with this finding.

Stiles stated that since the proposal is redevelopment of an existing, fully built-out property the Village has waived the site plan requirement per 1268.05(b). Therefore, the applicable review criteria is solely 1254.06.

Again, all PC members stated their agreement with this finding.

Stiles OPENED THE PUBLIC HEARING.

There being no comment, Stiles CLOSED THE PUBLIC HEARING.

Stiles MOVED TO ACCEPT THE FINDINGS OF THE PLANNING AND ZONING ADMINISTRATOR THAT ALL STANDARDS OF 1254.06 ARE MET AND THEREFORE PC APPROVES THE FINAL DEVELOPMENT PLAN FOR 144 CLIFF STREET. Osterholm SECONDED, and the MOTION PASSED 4-0 ON A ROLL CALL VOTE.

CONDITIONAL USE APPLICATION – 144 Cliff Street – pending PUD District – Andrea Brown has submitted a conditional use application for a tattoo shop at 144 Cliff Street – Ch. 1254 Planned Unit Development, Ch. 1262 Conditional Use Requirements.

Leatherman reported that Andrea Brown has submitted a conditional use application to operate a tattoo/body art business at 144 Cliff Street. The property was just re-zoned to PUD and a tattoo parlor is classified as a conditional use in the PUD district.

Leatherman noted that the tattoo parlor will be open Friday – Monday by appointment. Based on demand, they may open up regularly from 11am – 5pm but initially will be by appointment only. With one employee and customer at a time, the available parking should not be overburdened. She noted that there would be no burden placed on utilities should the use be approved.

Stiles inquired of the applicant as to whether she has an existing business presently. Ms. Brown responded that she does not.

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

DeVore Leonard MOVED TO APPROVE THE CONDITIONAL USE AS REQUESTED. Osterholm SECONDED, and the MOTION PASSED 4-0 ON A ROLL CALL VOTE.

OLD BUSINESS

Goals Discussion (Keith’s Alley; Zoning Reform/Examination of Zoning Code; Parking; Other). Leatherman opened the discussion, stating that in light of the discussion, she had conducted a review of the Comprehensive Land Use Plan and had made note of the implementation items therein and which are still pending.

Leatherman offered to provide her information regarding the policy items identified in the Comp Plan and how each of the PC’s identified goals do or do not fit into the identified items.

Stiles stated that she would like to request the Village eliminate fireworks and use a drone or laser format in the future.

This was discussed, with the conclusion that because the Chamber has taken over the fireworks display, it would be more of an informal ask should PC agree with Stiles’ position.

Green asked what the goal for the size of the village was, and asked whether this should be discussed.

Stiles noted that this is specifically addressed in the Comp Plan.

Stiles remarked that the upcoming 90-home development will address a significant portion of the goals identified in the Comp Plan.

DeVore Leonard asked the question “what do we think about growth in general.”

Stiles urged a rereading of the Comp Plan, which addresses the topic in detail.

Leatherman noted that the Comp Plan was completed in 2020, and involved a significant portion of the village, so is still relevant.

DeVore Leonard asked that Leatherman provide the results of the Comp Plan review for the goals session in August, stating that this discussion has budget implications.

Stiles urged that the body re-read the Comp Plan as a way to prepare for the goals discussion.

DeVore Leonard commented that he sees value in reviewing the priorities of the Comp Plan annually to assure that there is alignment regarding priorities.

Green commented that the Comp Plan process had involved over 2000 people, and that he considered the outreach to have been robust and meaningful.

PC decided that they would like a goals discussion in August.

NEW BUSINESS

Ethics Session. Solicitor Blankenship presented a 30-minute session on ethics. The session focused on issues likely to be encountered by PC members, and was interactive in nature.

AGENDA PLANNING

PC will review goals and priorities on August 15th.

ADJOURNMENT

At 7:08pm, Stiles MOVED and Osterholm SECONDED a MOTION TO ADJOURN. The MOTION PASSED 4-0 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.