

**Planning Commission
Regular Meeting**

In Council Chambers @ 6:00pm

Tuesday, June 11, 2024

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, Council Alternate Carmen Brown and Gary Zaremsky. Also present was Meg Leatherman, Zoning Administrator. Gavin DeVore Leonard was out of town.

REVIEW OF AGENDA

There were no changes made.

REVIEW OF MINUTES

Minutes of May 14, 2024 Regular Meeting.

Stiles MOVED TO APPROVE the Minutes of the May 14, 2024 Regular Planning Commission meeting. Osterholm SECONDED, and the MOTION PASSED 5-0 ON A VOICE VOTE.

COMMUNICATIONS

There were no communications.

COUNCIL AND COMMITTEE REPORTS

Active Transportation Committee: No Report.

Council: There was no Council report.

Housing Committee: No Report. Housing Committee meetings may resume in July.

CITIZEN COMMENTS

There were no Citizen Comments.

PUBLIC HEARINGS

Conditional Use Application. Abi Katz has submitted a Conditional Use application for an Accessory Dwelling Unit at 990 S. High Street; Chapter 1248 Residential Districts, Chapter 1262.08(e)(1) Conditional Use – Specific Requirements – Accessory Dwelling Units – Medium Density Residential District (R-B) - Greene County Parcel #F19000100080042100.

Leatherman introduced the hearing as follows: The request is to add a detached Accessory Dwelling Unit (ADU) to the southwest corner of the property. It would be independent of the primary dwelling, with a footprint of 16 ft by 24 ft and 8 inches, or approximately 395 square feet. It would include one living area with a kitchen, one bedroom and one bathroom. The applicant plans to use it for guests, and potentially in the future as a long-term rental.

One off-street parking space is required and will be accommodated by the existing driveway.

The dimension of the ADU (16'x24'8") is smaller than the footprint shown on the site plan.

Stiles OPENED THE PUBLIC HEARING.

There being no comment, Stiles CLOSED THE PUBLIC HEARING and called for a motion.

Green received information that the tree line is outside of the Katz property line.

Osterholm MOVED TO APPROVE THE CONDITIONAL USE APPLICATION AS SUBMITTED. Green SECONDED, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

There was no New Business.

AGENDA PLANNING

Leatherman noted that she has a potential minor subdivision for August.

ADJOURNMENT

At 6:13pm, Stiles MOVED and Osterholm 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.