

CALL TO ORDER

The meeting was called to order at 3:01 P.M.

ROLL CALL

Planning Commission members present were Susan Stiles, Chair, Council Representative Gavin DeVore Leonard and Alternate Carmen Brown, Scott Osterholm and Gary Zaremsky. Stephen Green was unable to attend. Also present were Meag Leatherman, Zoning Administrator, Johnnie Burns, Village Manager, Ben Sparks, Superintendent of Water and Electric.

PROJECT PARTICIPANTS

Choice One: Brad Warnock; Matt Hoying
Windsor Group: Jason Dorsey

WORK SESSION

Leatherman introduced the session, noting that once the preliminary plan is discussed, there will be a public hearing held at the Planning Commission which will then make a recommendation to Council, based upon their findings. She stated that the property is currently zoned E-1, and the request will be to rezone to PUD.

Leatherman noted that this is the pre-preliminary plan, and that following approval of the preliminary plan through the abovementioned steps, the project will have to return for approval of the final plan.

Windsor Group representative Jason Dorsey outlined the project. He noted that the former Student Union building had proven unsalvageable, and would need to be demolished. Due to the presence of environmental hazards, that demo will add significant cost to the project, he said, and has driven the necessary number of units to some degree.

Dorsey stated that Windsor has three “canned” apartment options, and given the number of units needed to achieve profitability, the total number of units will necessarily be 128.

Stiles objected to the roof height and size of the structures, stating that letters from neighbors have objected to these aspects of the development.

Stiles raised objections to the number of parking spaces provided, arguing that two spaces per unit are required and the project contemplates less than one space per unit. She commented that two spaces per unit is required and this is fewer than one per unit.

Dorsey responded that other projects Windsor Group has completed have provided .78 spaces per unit and that this has proven sufficient, but he stated that he would work to assure compliance with the code.

Stiles then objected to the proposed height of the structures.

Dorsey noted that he chose Yellow Springs because the community resonated with him and he felt an affinity for the place, not because he simply needed a place to build apartments. He stated that making the first level subterranean was the only way to get to three stories and stay within the height limits, then stated that he would reduce the height of the decorative roof line by 12 inches if this is a problem, thus bringing the buildings into compliance.

Dorsey responded to traffic concerns, noting that West North College Street will be opened from Livermore to President, and a multi-modal path will run from the apartments to Corry Street.

Zaremsky challenged Stiles’ parking concerns, noting that the code allows reduction in the number of required spaces for several different incentive options.

Dorsey commented that the code also allows consideration of nearby parking options for overflow, stating that he does or will own two large lots very near the proposed apartments which could be used.

Dorsey described a number of environmentally progressive features he plans for the project, including an experimental highly impenetrable glass for the windows, cool roof technology, use of mini-splits and synthetic rather than quarried stone.

Dorsey explained that the pocket park is meant to be interactive, as is the entire complex, an extension of the existing neighborhoods rather than a stand-alone.

Stiles asked whether any units would be ADA compliant, whether “amenities for children” would be provided, whether pets would be permitted, how dumpsters would be managed and screened and who would manage the site.

Dorsey stated that in the first year an on-site manager would be provided, and need for on-site management as ongoing would be assessed during year one.

Dorsey began explaining that he plans an experimental compacting unit to eliminate the need for a dumpster, but was interrupted.

Stiles asked whether affordable units would be provided.

Dorsey responded that there are no comparable units to compare affordability with, to which Stiles responded that she meant “80% of AMI.

Stiles then asked whether there would be adequate infrastructure to support the project.

Burns stated that there is a new 10 inch sewer main available to tap, a 36 inch storm sewer on North College, and an adjacent 18 inch sewer line.

Ben Sparks stated that electric can be accessed from Corry Street.

Zaremsky asked if semi-permeable asphalt could be explored, and Dorsey stated that he would look into that possibility.

Matt Hoying noted that Choice One will review all stormwater mitigation specifications.

Dorsey commented that Windsor is a test subject for incorporation of high efficiency systems, saying that all materials used would be sustainable and/or recycled materials, and that this is planned as a “green build”.

Brown identified herself as the Chair of Environmental Commission and lauded use of the mini-splits, stating that her information is that the units are quiet and highly efficient.

Brown asked about a traffic study, and Leatherman responded that these are generally provided for the final phase, along with any other studies deemed necessary.

Stiles asked for “a noise study and a parking study”.

Leatherman responded that a parking study is not necessary since the zoning code covers that aspect of the project.

Stiles commented regarding possible noise from the mini-splits.

Both Dorsey and Leatherman attempted to explain that all units will never be running at capacity at the same time, but Stiles insisted that this could in fact occur.

Brown responded by asking that a noise study assume that all units were running at full capacity, since this would fully address any level of concern.

Debate regarding parking availability resumed.

The Clerk commented that parking requirements and permissible offsets to these requirements would be handled in the staff report provided to PC members at the hearing.

Zaremsky commented that the reduction in parking spaces available bike parking and provision of a multi-modal connector are all in keeping with the Village’s promotion of active transportation.

Stiles again expressed concern regarding noise.

Zaremsky reminded all that there used to be dorms right in that area housing anywhere from 300-1,200 Antioch students.

Stiles responded that she had lived in the area and had disliked the noise.

Brown asked whether any of the units would be affordable.

Brown asked that Dorsey meet with her to discuss affordability options, commenting that this is a highly complicated topic and that the definition of affordable moves depending upon who is using the term.

ADJOURNMENT

The meeting informally adjourned at 4:06pm.

Susan Stiles, Chair

Attest: Judy Kintner, Clerk

Please note: These minutes are not verbatim. Minutes are available upon request from the Clerk of Council.