

**COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS
SPECIAL COUNCIL MEETING: WORK SESSION
MINUTES**

Council Chambers 8:30pm.

Thursday, April 9, 2026

CALL TO ORDER

President of Council Gavin DeVore Leonard called the meeting to order at 8:42am.

ROLL CALL

Present were Council President DeVore Leonard, Vice President Angie Hsu and Council members Senay Semere and Stephanie Pearce. Solicitor Amy Blankenship, AVM/Project Lead Elyse Giardullo and Village Manager Johnnie Burns were also present. Carmen Brown was absent due to a family matter.

WORK SESSION

The retreat followed the agenda, the only exception being times allotted, which were approached with some flexibility.

The following topics were discussed:

Past Village housing efforts.

Reflection regarding Council's role in directing housing.

The need to determine a definition of "affordable housing" that can then be reflected in Village documents and in the Zoning Code.

Identified Priority Topics

- * Zoning
- * Rentals
- * Lawson Place
- * Glass Farm
- * ZERH standards and conservation development practices
- * Protecting residential housing

Council made a start on defining housing goals for 2026-2027, based on discussion of the above-noted priority topics. The group acknowledged that goals will need to come to Council table for further discussion and a decision as to where these fall in terms of funding, need for further research and alignment with villagers' perspectives regarding need.

BREAK: 11:30-1

Housing Commission/Housing Committee/Manager's Advisory Group. The group discussed the differences between each of the options. They did agree that two Council members should be tasked with working with the Village Manager. They further agreed that development of a Housing Mission Statement is critical to ensuring both understanding of the Village's role in housing and to assure a clear understanding of purpose among staff and Council. The two Council members working with the Village Manager will be determined at Council's April 20th meeting.

Council identified the following actions for discussion at an upcoming Council meeting:

- Set targets for types of housing needed in the Village, using updated data from the new Bowen report. End of 2026. Hsu/Zoning Administrator
- Clarify housing mission statement, definitions, and priorities of the Village
- Rentals: Follow up on ideas re: Code enforcement and rentals registry. Pearce
- Glass Farm:
 - Obtain appraisal. Burns/Giardullo
 - Issue RFP by April of 2027. Burns/Giardullo
 - Community engagement process. Pearce
 - Glass Farm housing opinion poll. DeVore Leonard
 - Compile/summarize existing GF documents. Burns/Giardullo
- Zoning:
 - Evaluate current code to identify opportunities to promote housing goals as defined

- Obtain appraisals for all Village owned properties
- Lawson Place. Burns/Giardullo
 - Develop approach based on data and full review conducted by end of 2026
- Consider fees for vacant properties (commercial and residential). Semere
- Rentals
 - Consider code-enforcement: cost/benefit
 - Consider rentals registry

Council agreed in general to continue housing work within a committee structure at present, but made no attempt to define makeup of the committee.

Items the group determined need consideration in the future are: determination of need for senior housing; status of downtown buildings; possible property management for Lawson Place; status of downtown buildings; engagement with other housing projects in the village.

ADJOURNMENT

At 3:29pm, DeVore Leonard MOVED and Semere SECONDED a MOTION TO ADJOURN.
The MOTION PASSED 5-0 ON A VOICE VOTE.

The Village of Yellow Springs is committed to providing reasonable accommodations for people with disabilities. Any person requiring a disability accommodation should contact the Village, Clerk of Council's Office at 767-9126 or via e-mail at clerk@yso.com for more information.