

**COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS
REGULAR COUNCIL MEETING
AGENDA**

**In Council Chambers
@6:00 P.M.**

Monday, May 18, 2026

Anyone can observe the meeting live via cable Channel 5, (Community Access Yellow Springs) or on YouTube. ZOOM participation will be offered only for virtual meetings. Please contact the Council Clerk at 937-767-9126 or clerk@yellowsprings.gov for any questions regarding the Council meeting.

WORK SESSION (5:00)

CALL TO ORDER

ROLL CALL

WORK SESSION

[Information Session with Craig Kleinhenz of AMP re: Power Contracts and PJM Capacity Charges](#)

ADJOURNMENT

REGULAR SESSION (6:00)

CALL TO ORDER

ROLL CALL

SWEARINGS IN

Katia Svensson; Jon Search and Alan Raney to Environmental Commission/Full Members

Brian Mayer and Noel Welsh to Environmental Commission/Alternate Members

ANNOUNCEMENTS

CONSENT AGENDA

1. [Minutes of May 4, 2026 Regular Meeting](#)
2. [Credit Card Report for April, 2026](#)

REVIEW OF AGENDA

I. PETITIONS/COMMUNICATIONS (6:10)

The Clerk will receive and file:

[Mitzie Miller re: Downtown Parking \(2\)](#)

[Mitzie Miller re: Downtown Handicap Parking Availability \(2\)](#)

[Phillip O'Rourke re: Invitation/Best Hometowns](#)

[Mayor's Clerk re: Mayor's Monthly Report \(2\)](#)

II. CITIZEN CONCERNS (6:15)

III. PUBLIC HEARINGS/LEGISLATION (6:30)

[Emergency Reading of Ordinance 2026-08](#) Establishing a Moratorium on the Issuance of Zoning Permits and Approvals for New Data Center Uses in the Village of Yellow Springs and Declaring an Emergency

[Reading of Resolution 2026-21](#) Authorizing the Village of Yellow Springs to Apply for an ODNR Nature Works Grant for Improvements to Gaunt Park Softball Field

[Reading of Resolution 2026-22](#) Authorizing a Grant to Home, Inc. for Home Repair Program as Appropriated in 2026 Village Budget

IV. SPECIAL REPORTS

V. [MANAGER'S REPORT](#) (6:50)

VI. OLD BUSINESS (7:05)

[Prioritization of Village Goals](#) (Giardullo: 10 min.)

[Residential Sidewalk Discussion](#) (DeVore Leonard: 15 min.)

[Municipal Land Trust Information](#) (Brown: 10 min.)

Discussion of Fewer Meetings During June/July/August (DeVore Leonard: 5 min.)

VII. NEW BUSINESS (7:45)

[Consideration of Updates to Village Mediation Program Coordinator Job Description](#) (Brown: 10 min.)

VIII. BOARDS AND COMMISSIONS (7:55)

[Planning Commission](#)

Leonard

Brown

Finance Committee

Leonard

Semere

Yellow Spring Development Corporation (YSDC)	Brown	Semere
Public Arts & Culture Commission	Brown	Pearce
Library Commission (LC)	Hsu	Semere
Environmental Commission (EC) (TBD)	Brown	Hsu
Village Mediation Program (VMP)	Brown	
YS School Liaison	Pearce	
YS Chamber Liaison	Leonard	
Active Transportation Liaison	Pearce	
Miami Valley Regional Planning Commission (MVRPC)	Semere	Brown
Greene County Regional Planning Commission (GCRPC)	Brown	Semere
Housing Committee	Hsu	TBD

X. FUTURE AGENDA ITEMS* (8:00)

- June 1:

Executive Session re: Clerk and VM Pre-Evaluation Check-In

Set Joint Meeting with Township and School Board (School Board availability?)

Ordinance Approving a Second Second Quarter Supplemental Appropriation

Ordinance Regulating Wells in Village of Yellow Springs

Ordinance Establishing a Moratorium on Smoke Shops in Village of Yellow Springs

Resolution Establishing Utility Policy for Village-Owned Rental Properties
- June 15:

MAY BE CANCELLED
- July 6:
- July 20:

*Future Agenda items are noted for planning purposes only and are subject to change.

EXECUTIVE SESSION

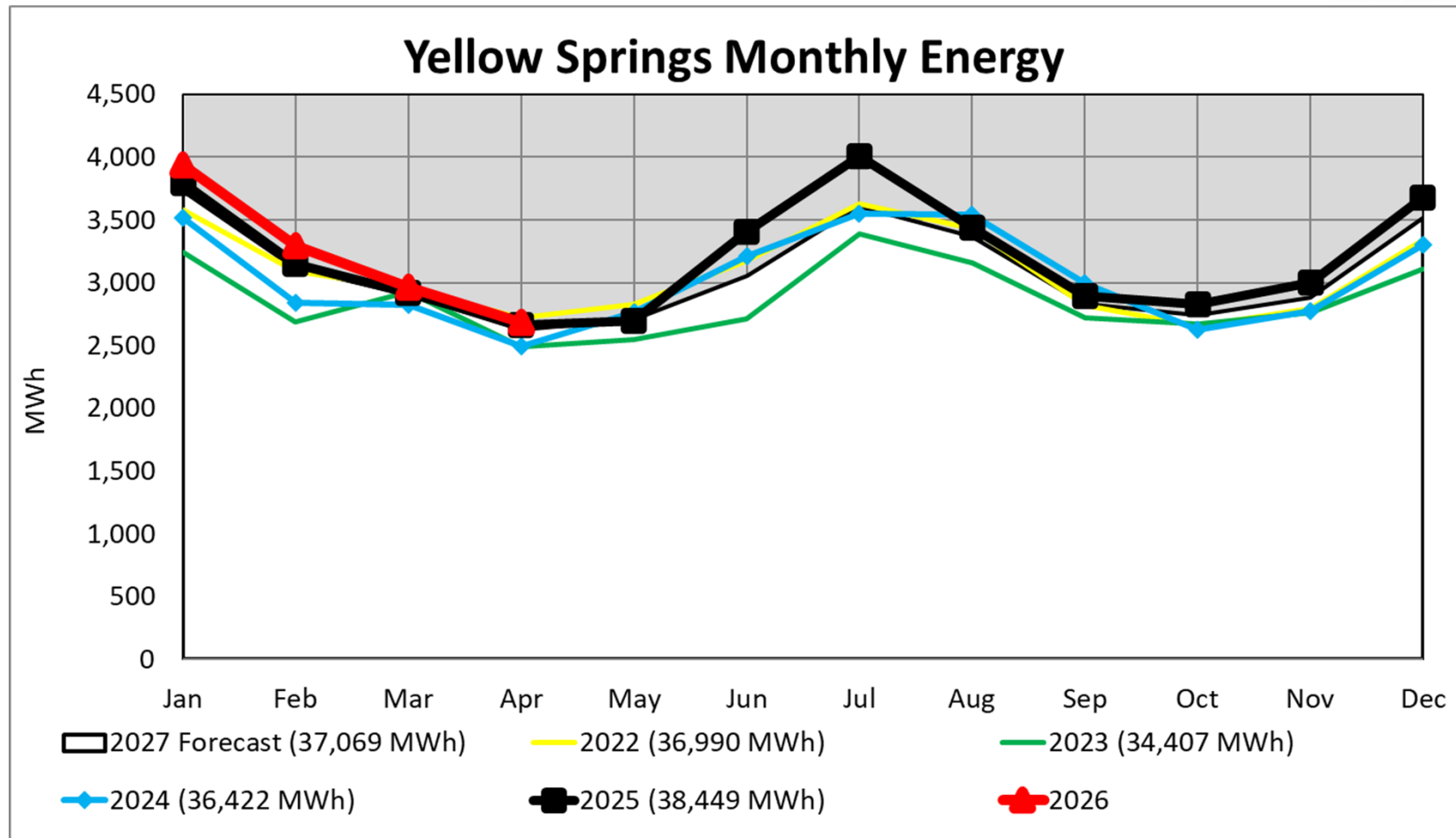
ADJOURNMENT

The next regular meeting of the Council for the Village of Yellow Springs will be held at 6:00 p.m. on **Monday, June 1, 2026**.

**Village of Yellow
Springs
Power Supply Update
May 18, 2026**

**Craig Kleinhenz - Asst. VP of
Power Supply Planning**



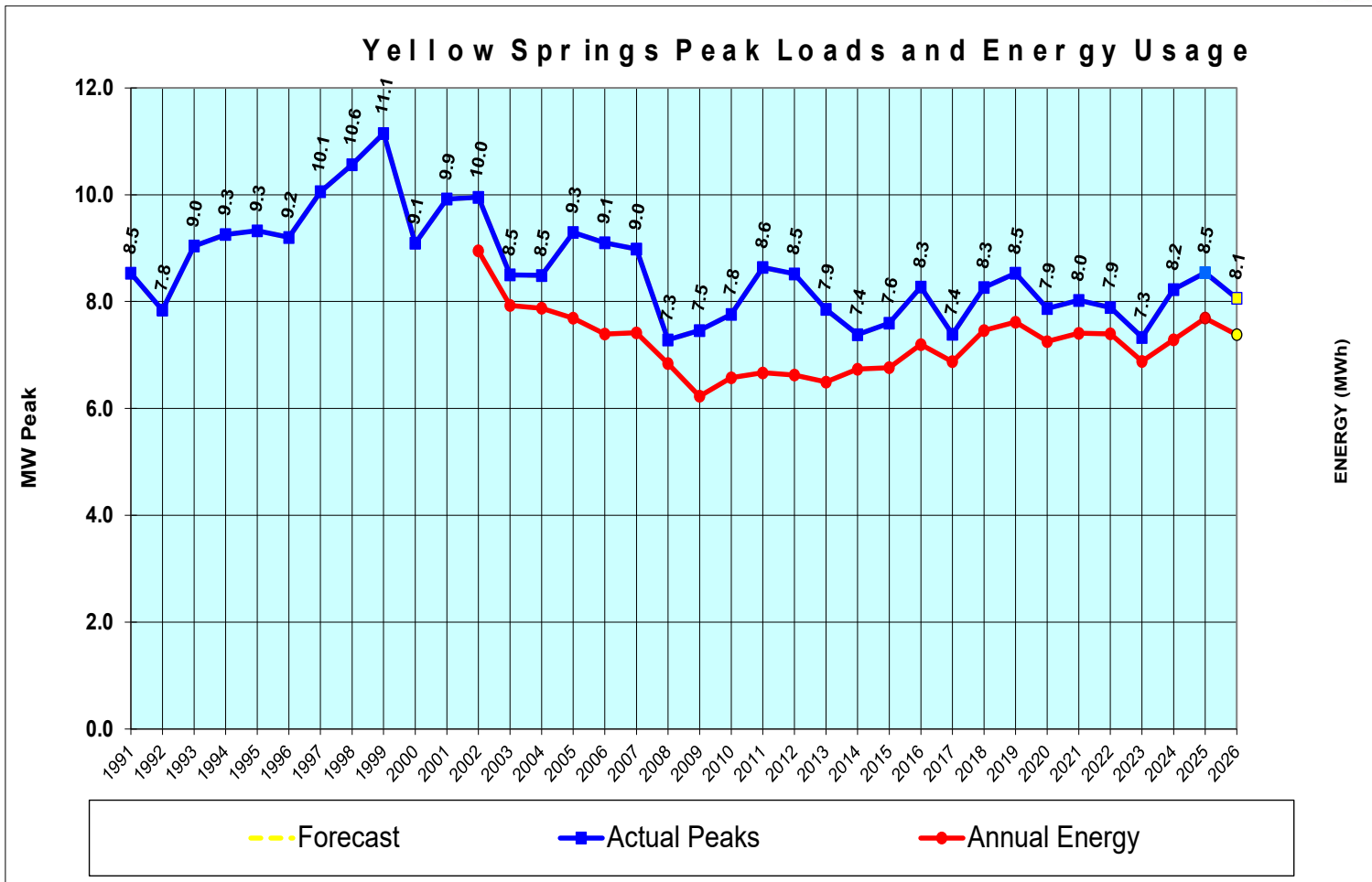


Demand

Yellow Springs	2025	2024	2023
Peak Demand (MW)	8.54	8.23	7.33
Month & Day	Jul 24	Aug 30	Aug 25
Hour Ending (EST)	17	18	15
Temp. During Peak	91°	96°	88°

Dayton Weather Data

- Hour Ending 17 Example = The hour lasting from 4:00 P.M. to 5:00 P.M.



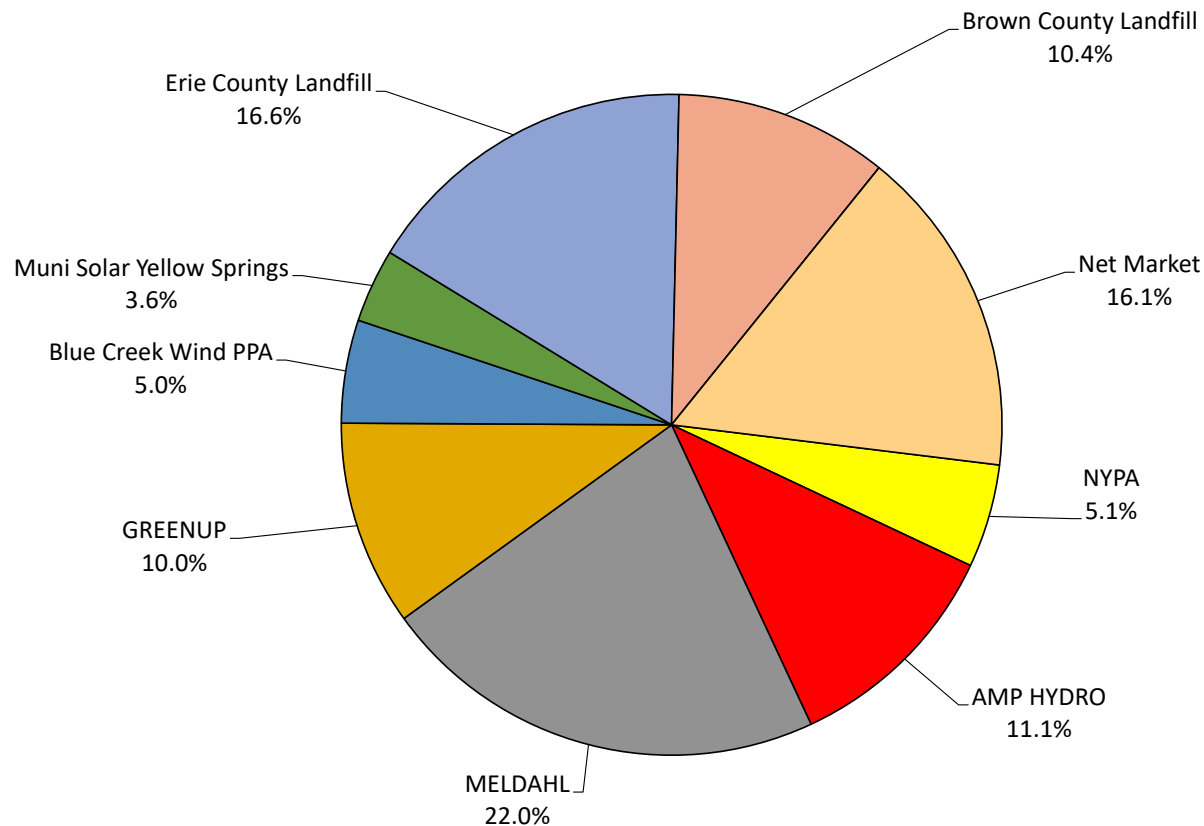
Delivery of Power (3 Types of Charges)

- Energy
 - Kilowatt-hours consumed by customers and produced by generators
 - Variable cost (\$ / MWh, cents / kWh)
- Transmission
 - High Voltage (typically ≥ 69 kV) electric lines connecting generators to municipal system
 - Fixed cost (\$/ kW-mo)
- Installed Capacity
 - Ensuring that there is enough generation in place to supply customers during period of maximum usage
 - Fixed cost (\$/ kW-mo)

Power Sources



Yellow Springs 2026 Energy Sources



Brown County Landfill

- 4,000 kW Total Project
 - Yellow Springs - 440 kW
- PPA through 2032
 - 50% of RECs included
- Approximate 2026 rate of \$30 / MWh

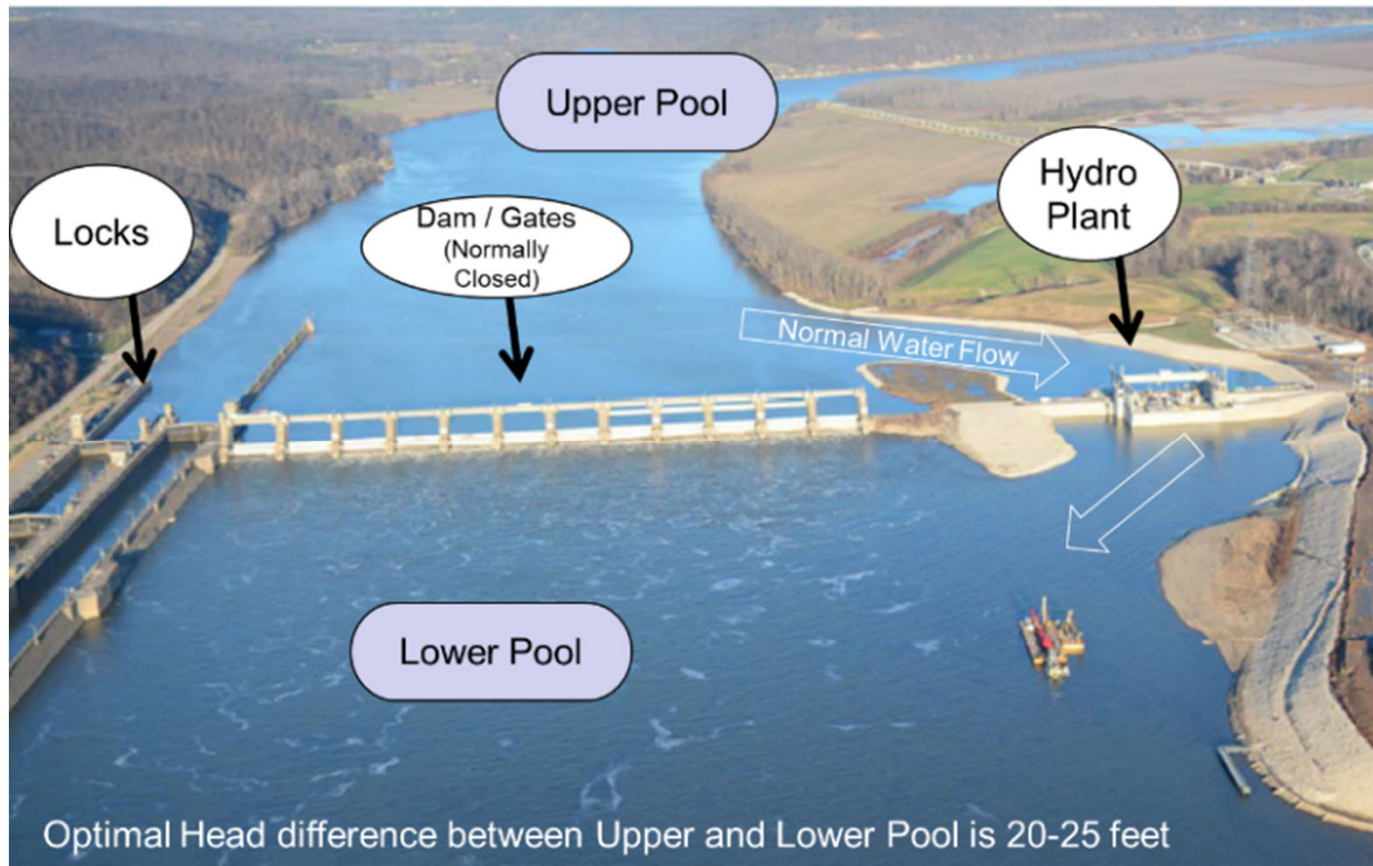


Erie County Landfill

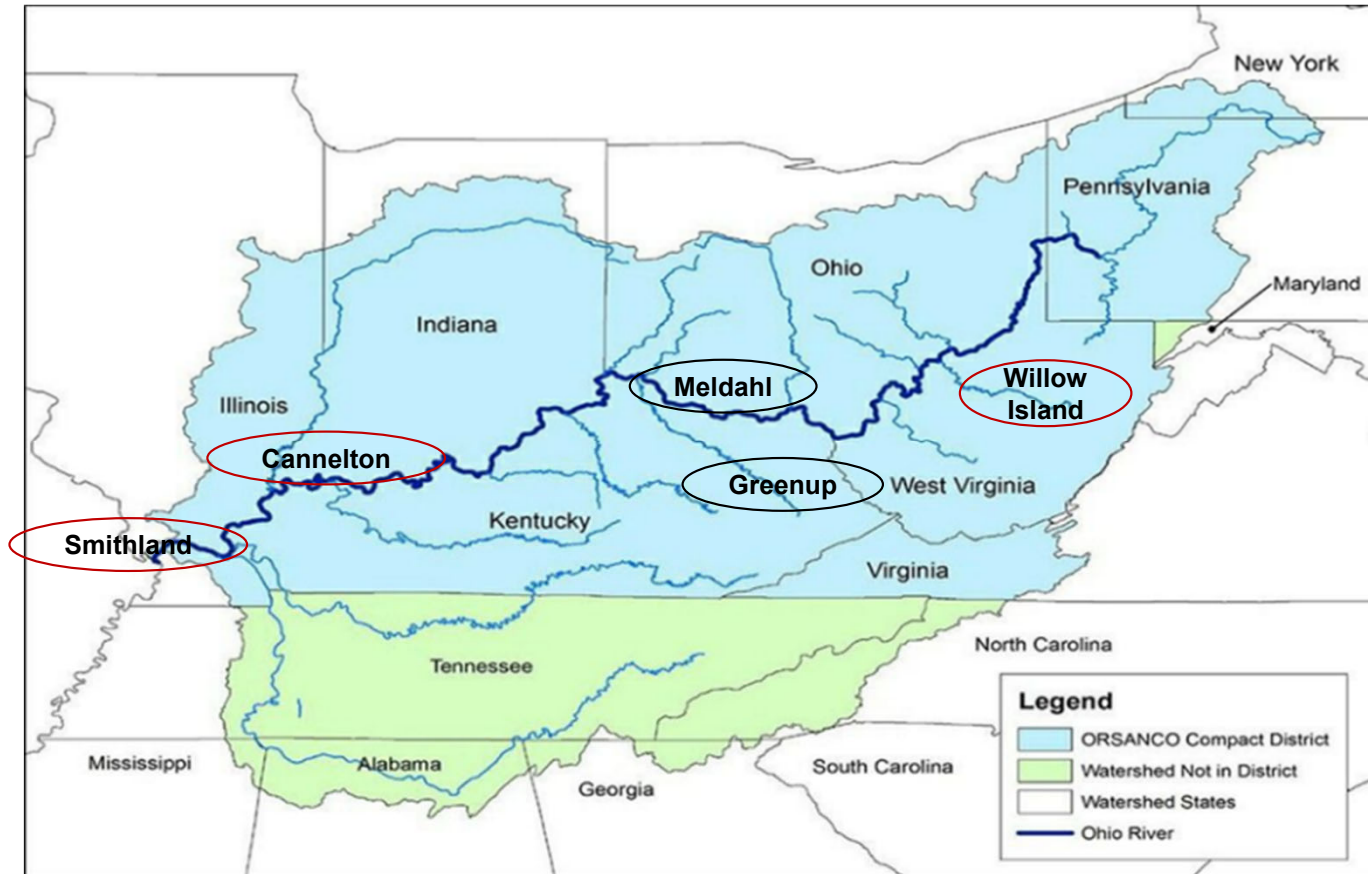
- 2,000 kW Total Project
 - Yellow Springs - 700 kW
- PPA through December 2028
 - 50% of RECs included
- Approximate 2026 rate of \$40 / MWh



Run of the River Hydro



Hydro Plants and Ohio River Watershed





AMP Hydro (799 kW)

- 208 MW project (on line 2016)
- Debt collection through 2049
- Approximate 2026 rate of \$139 / MWh

Meldahl (1,642 kW)

- 105 MW project (on line 2016)
- Debt collection through 2049
- Approximate 2026 rate of \$65 / MWh

Greenup (1,075 kW)

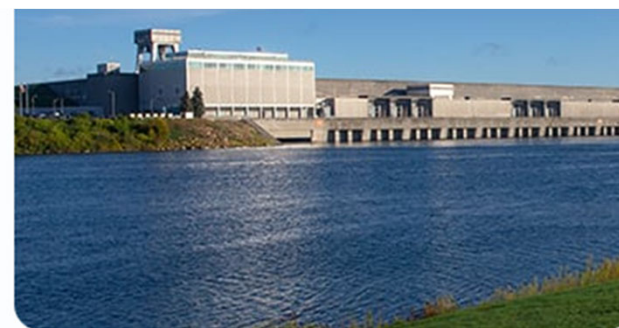
- 70.2 MW project (on line 1982, AMP ownership in 2016)
 - Debt collection through 2045
- Approximate 2026 rate of \$89 / MWh

NYPA (330 kW)

- New York Power Authority
- Two federal hydro projects in New York
 - Niagara Project (1961) – 1,800 MW
 - St. Lawrence Project (1958) – 820 MW
- Currently extended through 2032
- Approximate 2026 rate of \$10 / MWh



Niagara Power Project



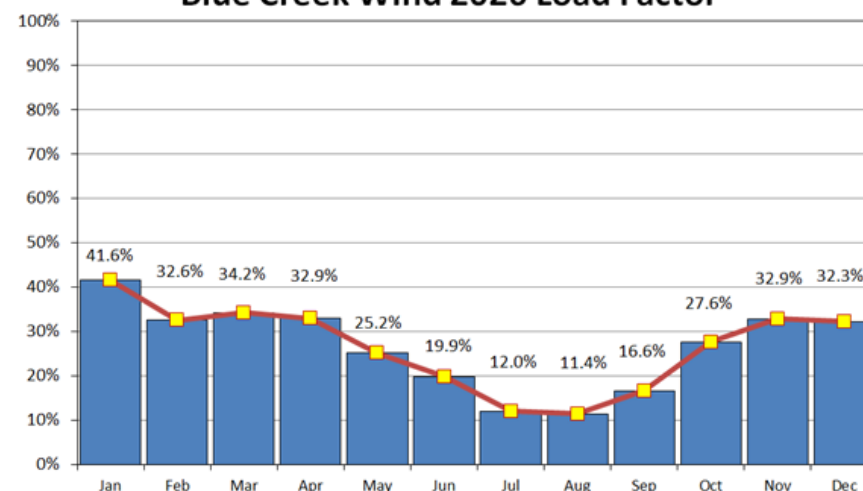
St. Lawrence-FDR Power Project

Blue Creek Wind Farm

- 304 MW of Wind Turbines
 - 152 Wind Turbines (2 MW each)
 - Operational in 2012
- Located in Northwest Ohio
 - Near Van Wert
- Yellow Springs Share - 800 kW
- PPA 2026 through 2029
- Participants receive
 - Generic RECs
- Approximate 2026 rate of \$45 / MWh



Blue Creek Wind 2026 Load Factor



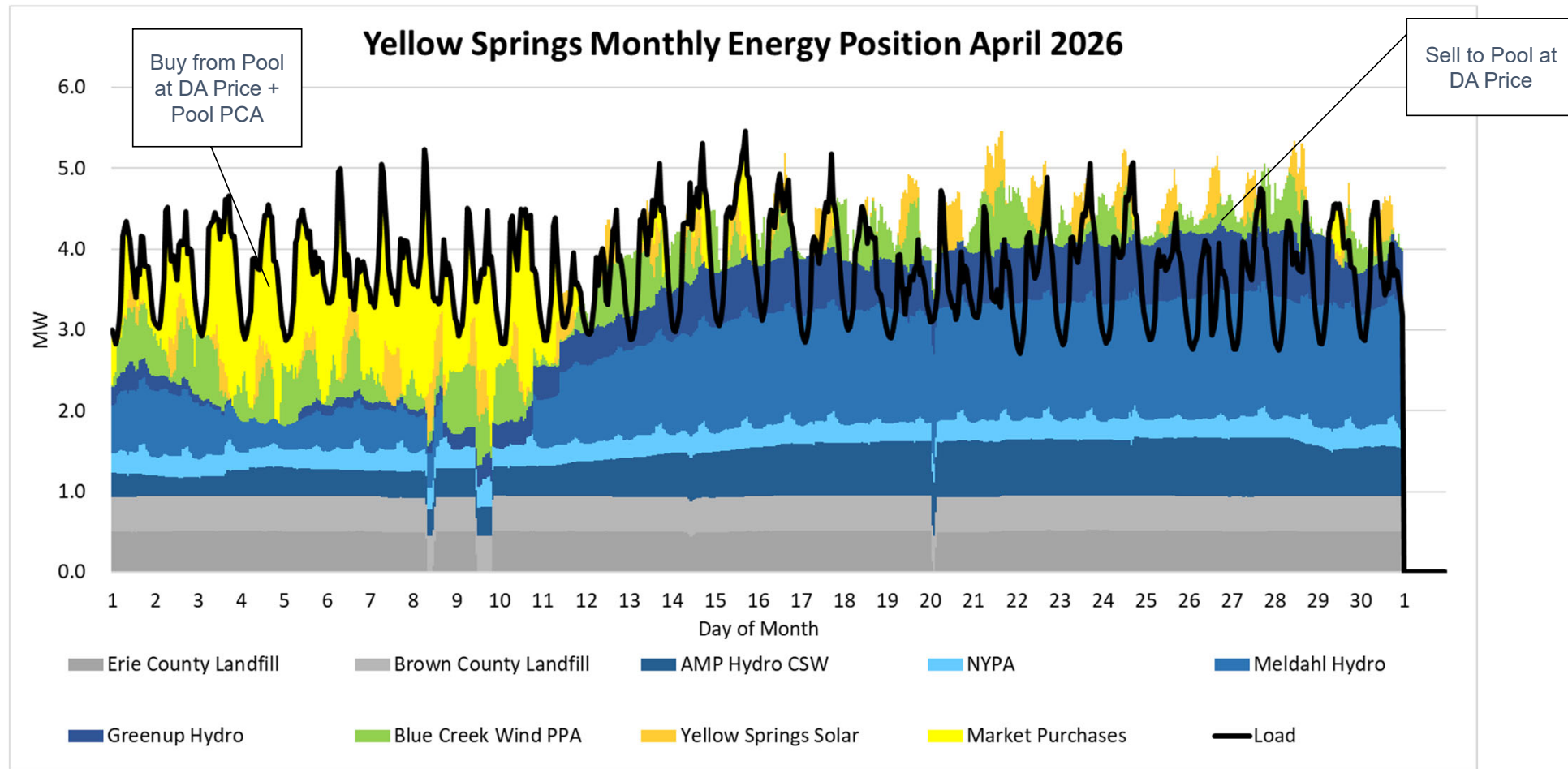
Yellow Springs Solar

- Nameplate Capacity: 1 MW
 - Tracking
 - Muni PPA with AEP
- 2026 Cost: \$99.80 / MWh
 - 2% Escalator
 - Started at \$83.00/MWh in 2017
- 14.7% Forecasted Load Factor
 - Approximately 1,283 MWh Annually
 - 1,085 MWh – 2025 Actual
 - 1,279 MWh – 2024 Actual
 - 1,217 MWh – 2023 Actual

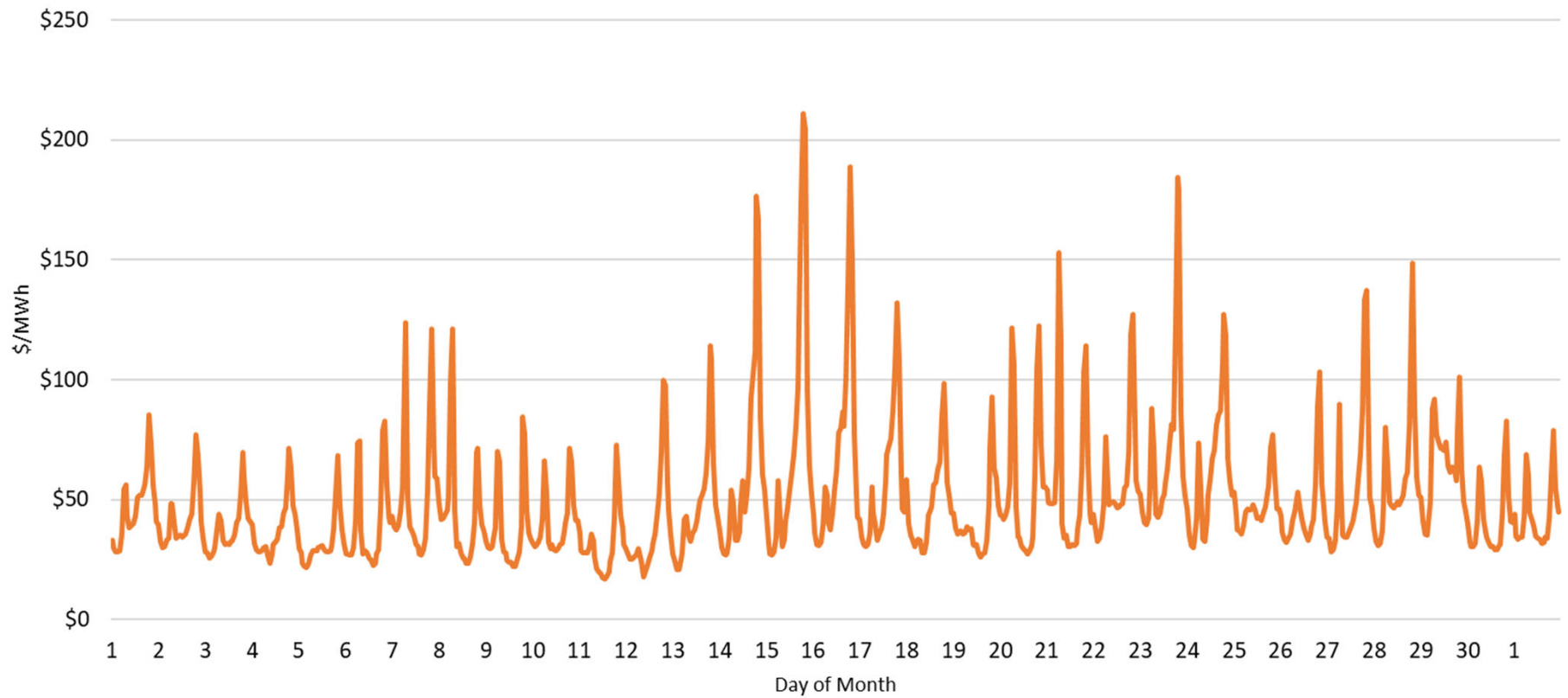


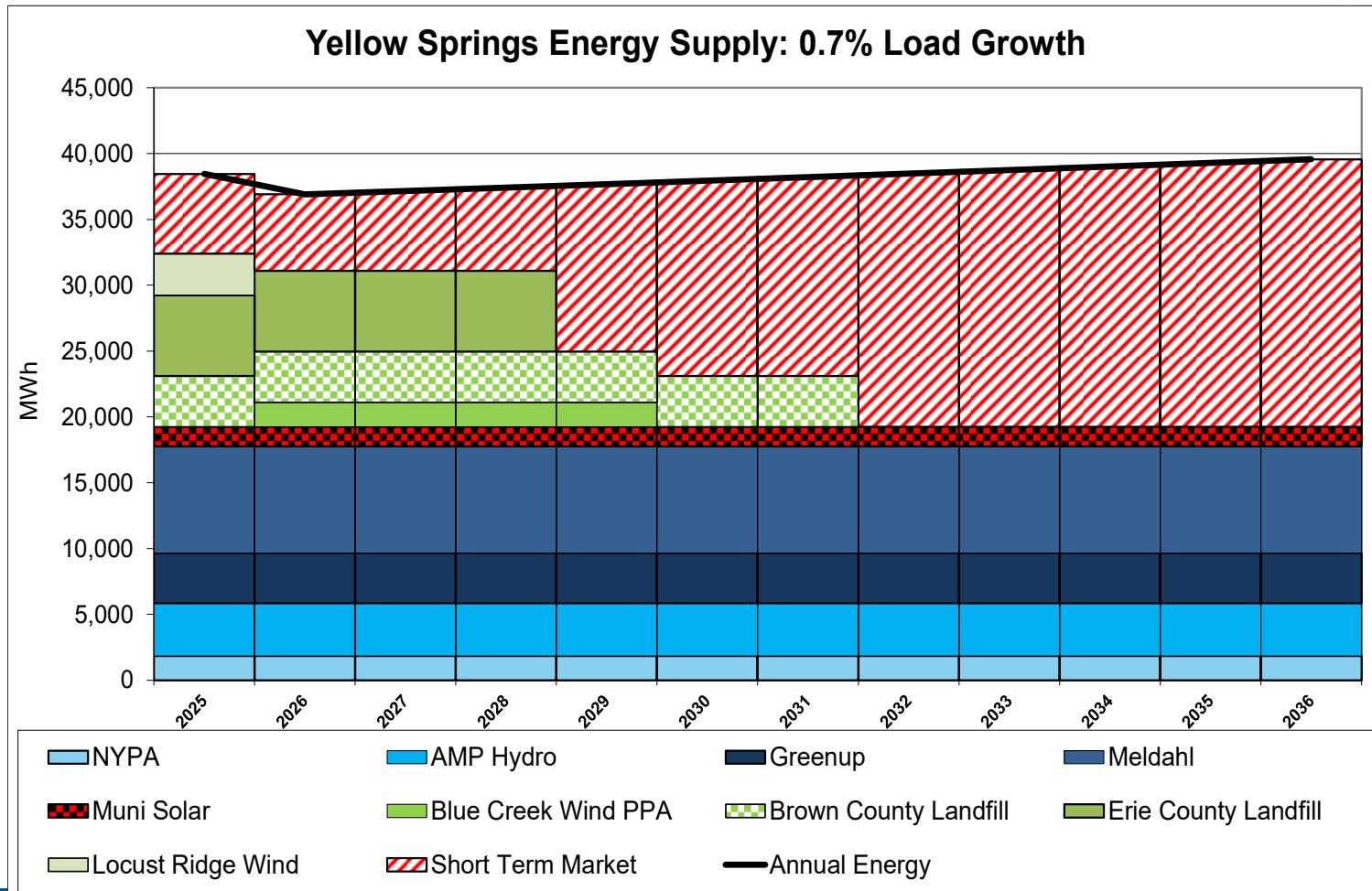
2026 Annual Savings

	Dollars	Rate Impact
Transmission Savings	\$24,831	\$19.35
Capacity Savings	\$38,474	\$29.99
Total	\$63,305	\$49.34



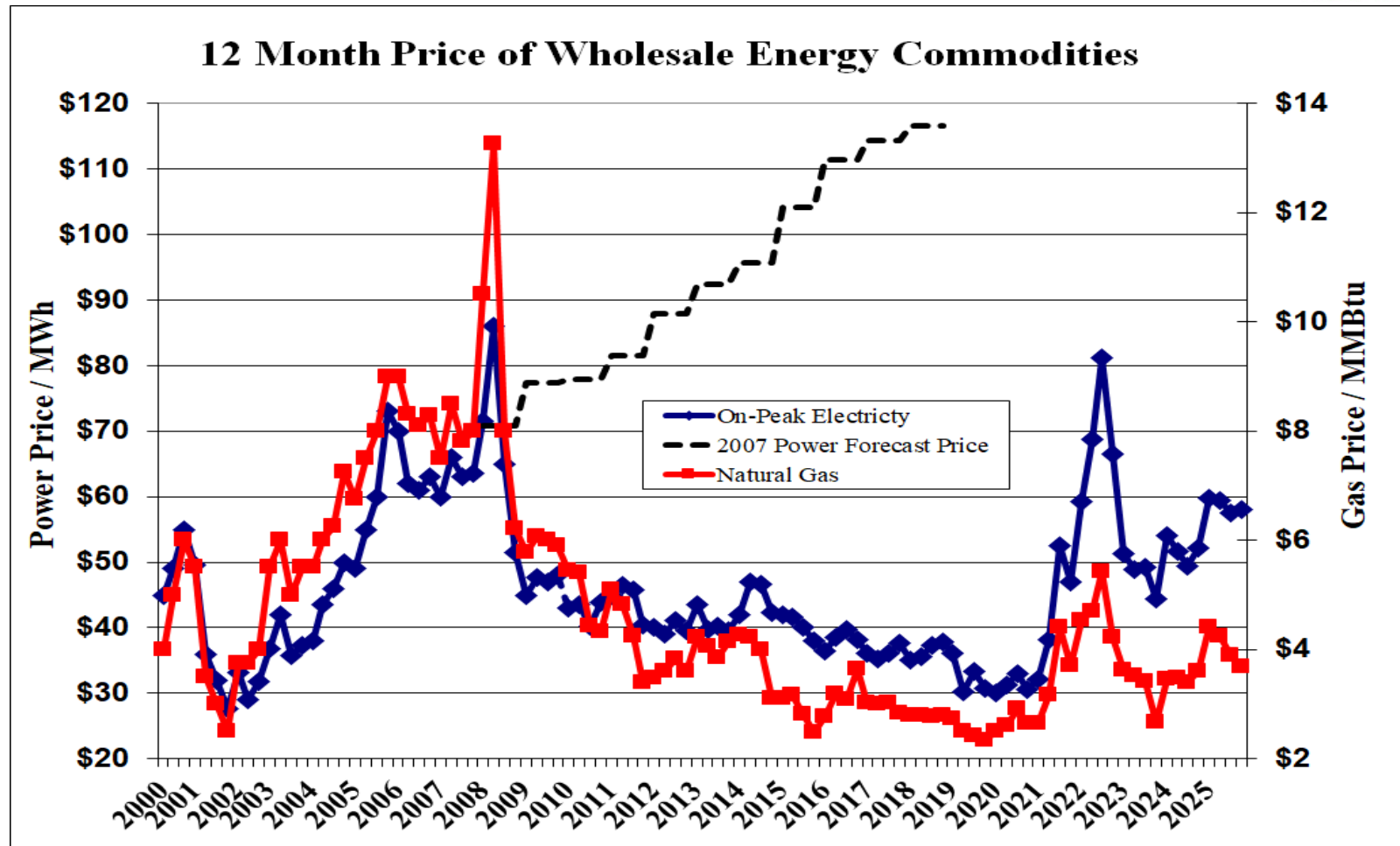
April 2026 Day Ahead Market Energy Prices: DAY LMP





Energy Market

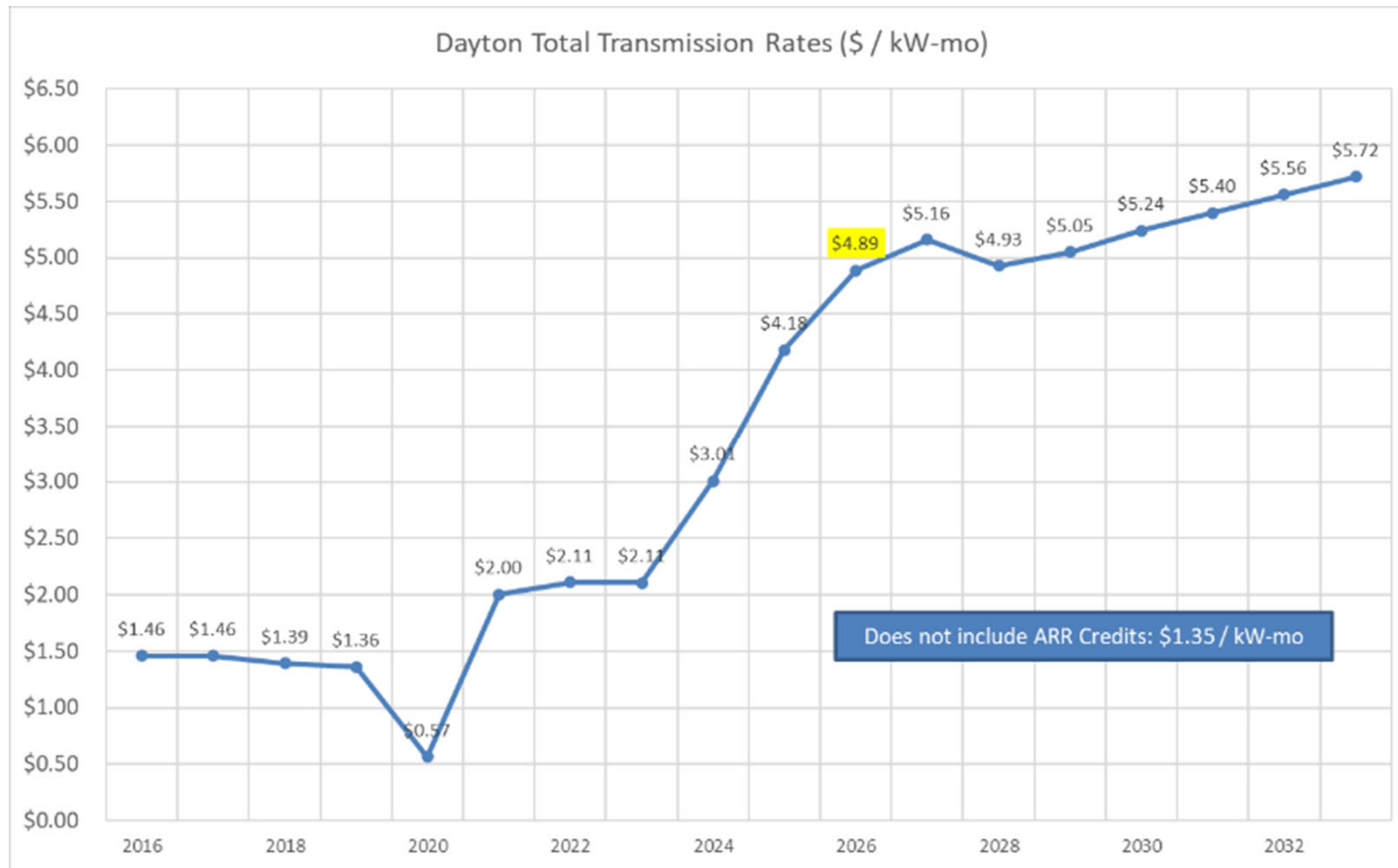
- Energy purchases do not include capacity
- Energy Market (as well as Capacity Market) is a marginal market
 - Cost for entire market is determined by the cost of the last (highest cost) unit needed, aka the marginal cost



Transmission and Installed Capacity



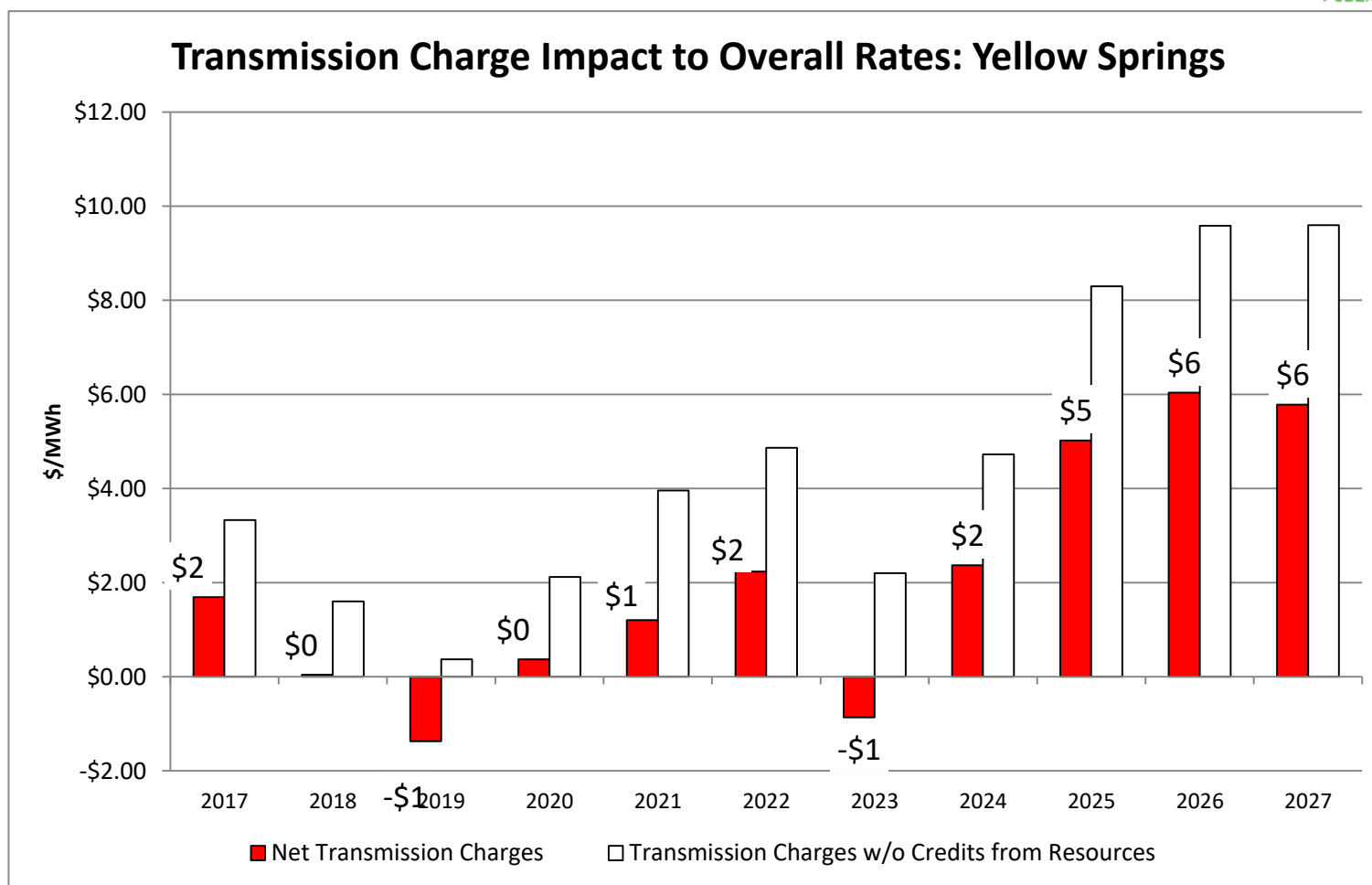
Dayton Transmission Demand Charge



DAY Zone Coincident Peak

- 1 CP = Yellow Springs's load at time of DAY Zone's peak hour for year
- 1CP based on previous calendar year's peak
- Used for Transmission Billing on calendar year (Jan-Dec) basis

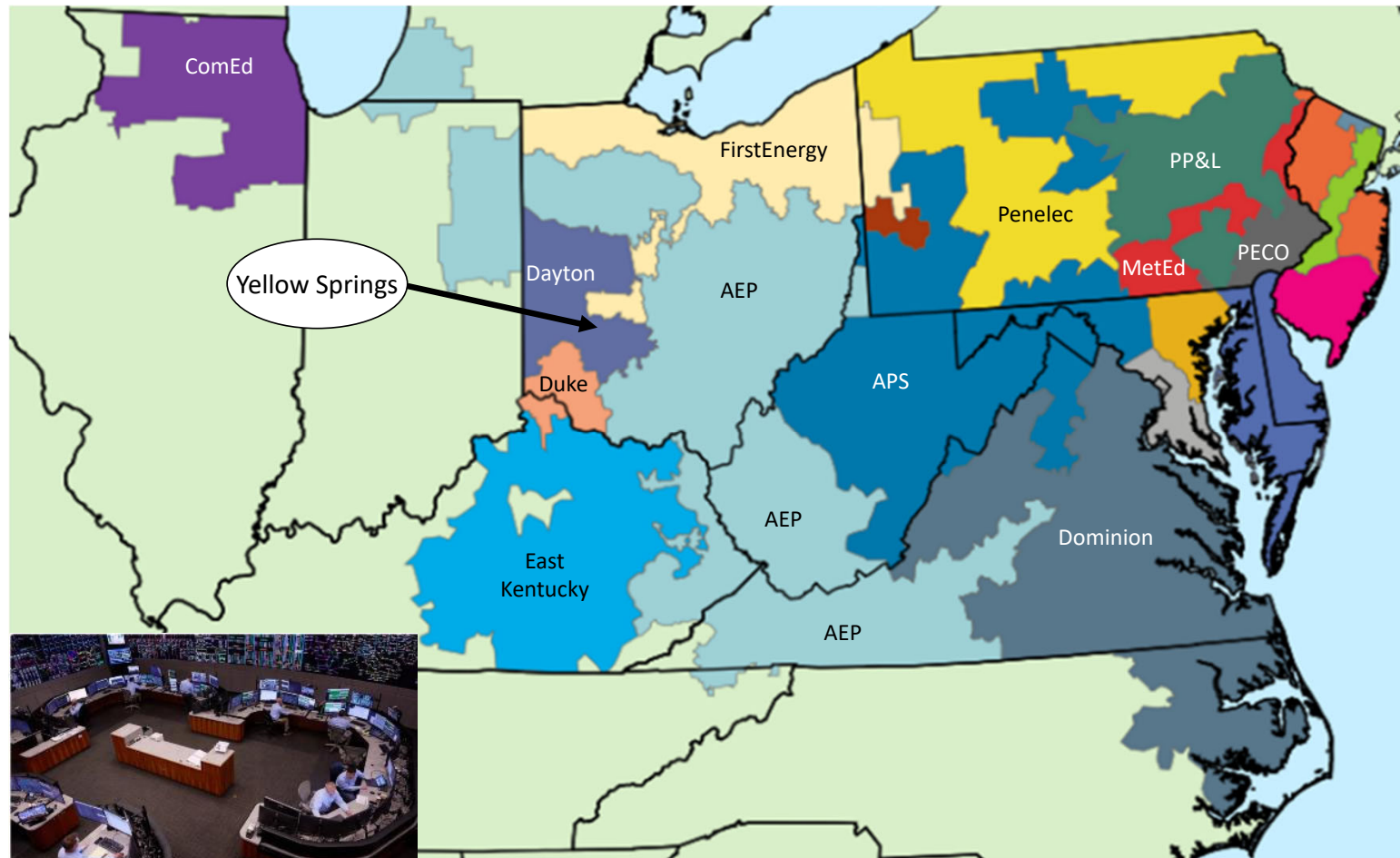
2026 Transmission Billing	Zone	Time of Peak	1CP
Yellow Springs	DP&L	7/24/2025 18	8.540



Distribution Charges

- Yellow Springs pays \$1.32 / kW per month for use of DAY facilities to deliver power from transmission system to Yellow Springs.
 - kW based on Yellow Springs' monthly peak
- Adds about \$3.75 / MWh to power costs
 - \$130,000 per year



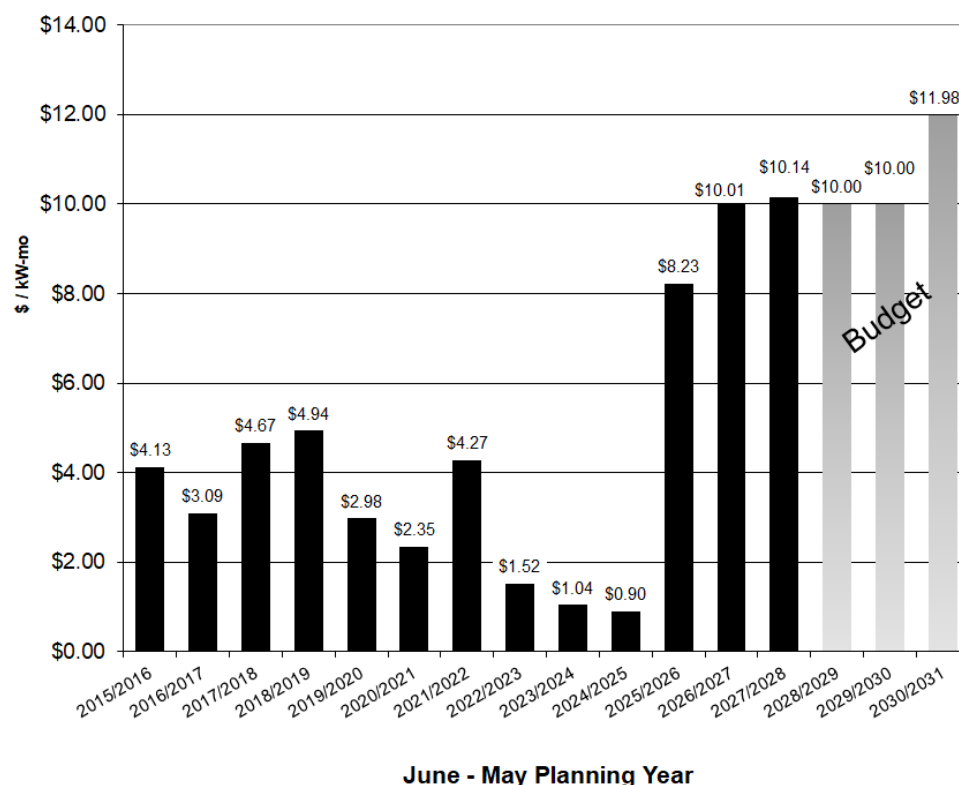


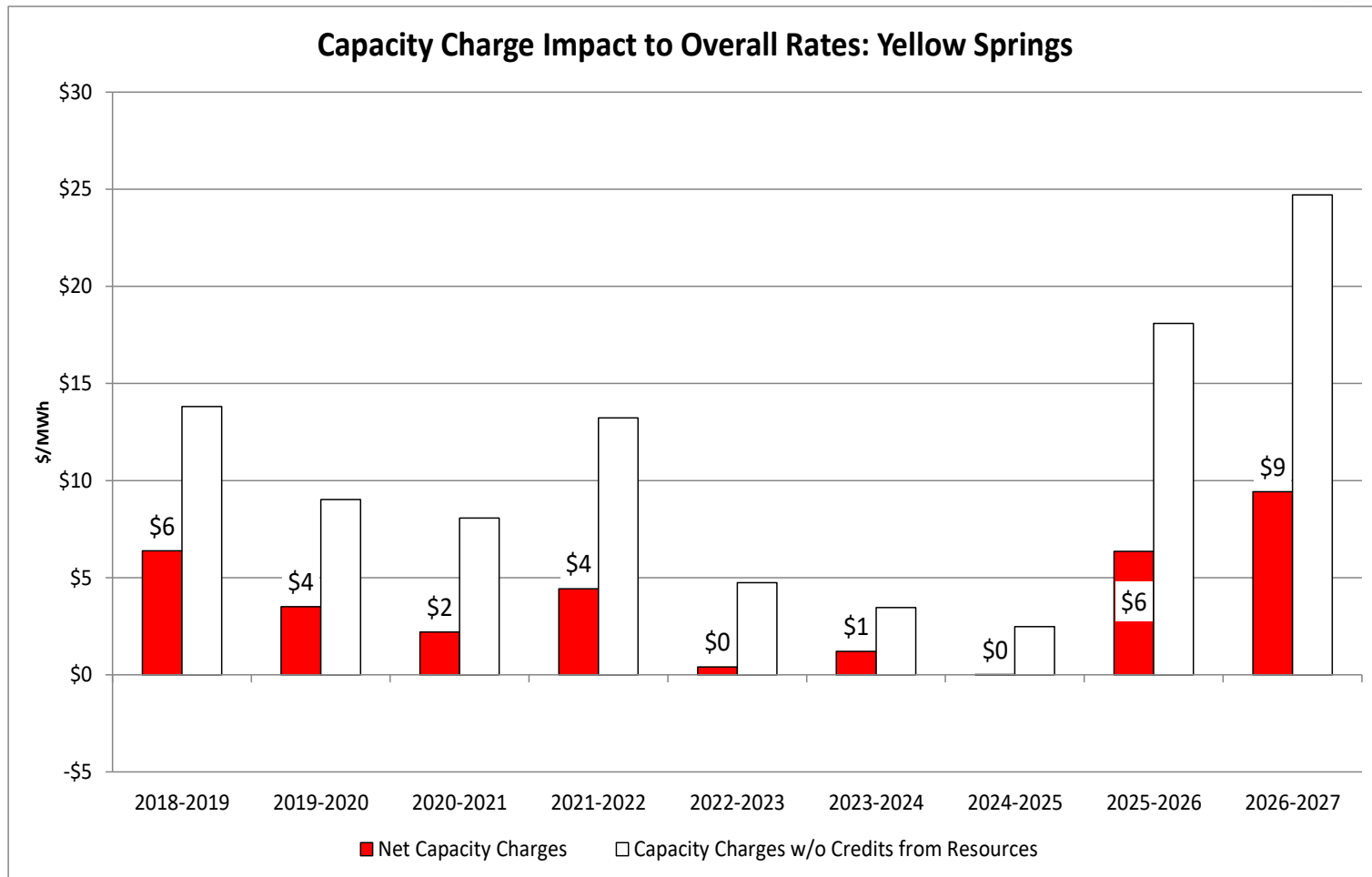
PJM and Installed Capacity

- PJM's job is to keep the lights on
 - Pay generators to be available for emergency performance
 - Costs billed to loads (Set by Auction)
- Members receive capacity credit for:
 - Generation Resources (Ownership or Power Purchase) and Peak Shaving

28/29 Auction Clears July 2026
Auction Cap: \$10 / kW-mo cap

PJM RPM Installed Capacity Charges (Dayton Load)





PJM Coincident Peaks

- 5 CP = Yellow Springs' load at time of PJM's 5 highest hours from the previous year's summer
- Used for Capacity Billing in PJM on Planning Year (June – May)

June 2025-May 2026 Capacity charges based on 2024 Summer Peaks

2025-2026 Planning Year	Average of 5CP	7/16/24 1800	7/15/24 1800	8/1/24 1800	8/28/24 1800	6/21/24 1800
Yellow Springs	7.298	7.216	6.080	7.741	7.723	7.729

June 2026-May 2027 Capacity charges based on 2025 Summer Peaks

2026-2027 Planning Year	Average of 5CP	6/23/25 1800	6/24/25 1800	7/29/25 1800	6/25/25 1500	7/28/25 1800
Yellow Springs	7.921	8.089	8.307	7.866	7.946	7.398

Peak Shaving

- Peak Shaving Notifications:
- AMP sends out notices via email notifying members of predicted 1CP and 5CPs

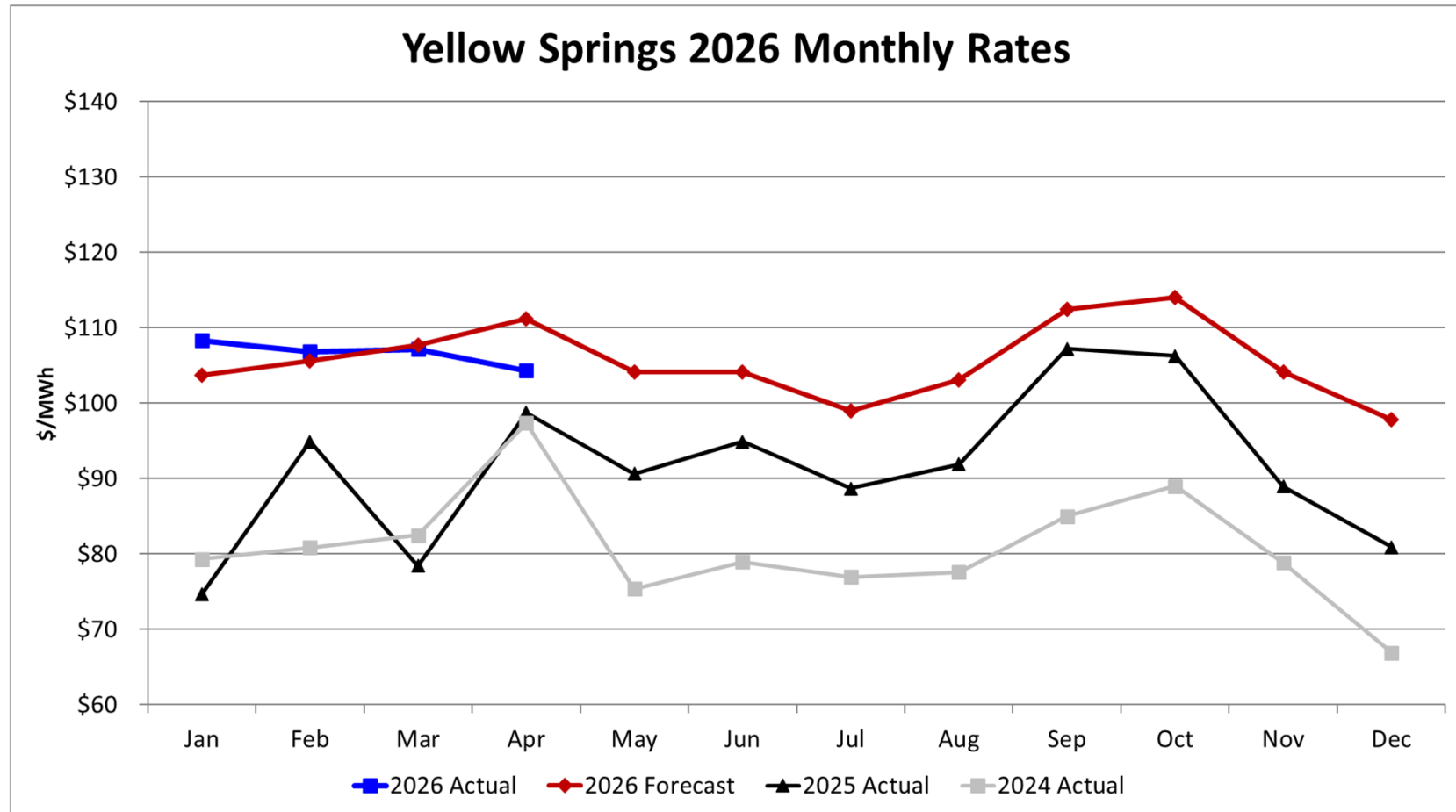
• Yellow - Be prepared to run if conditions change Load Curtailm / High Peak Loads are Possible That Could Change Alert Level
• Orange - Low cost or high lead/startup time generation should run Load Curtailment not yet needed
• Red - Likely to be a 1 or 5 CP hour/ All Generation should run Load Curtailm / Load Curtailments and Social Media Alerts Recommended
• Black - High Likelihood of Peak for Year - Do Not Skip

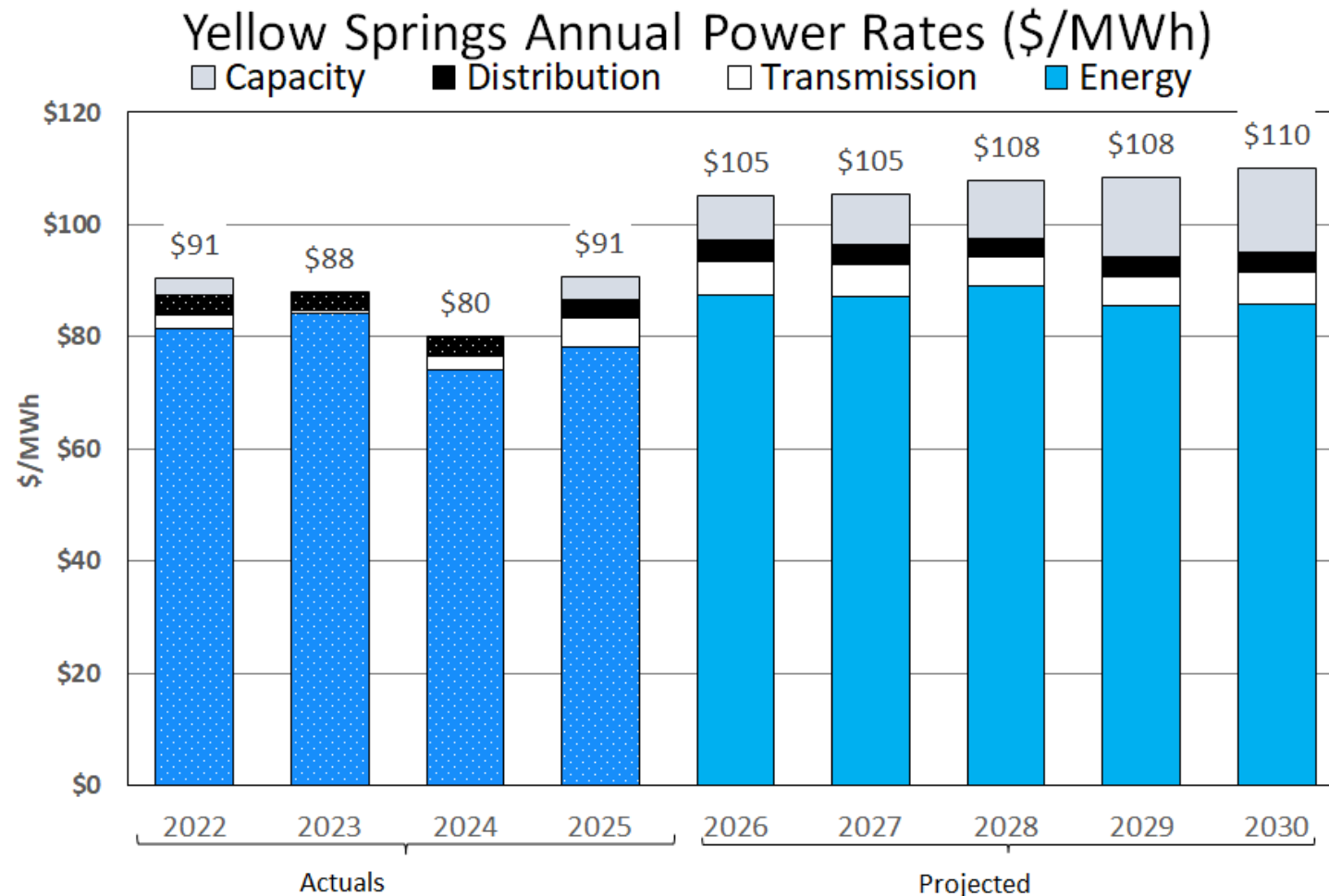
- Transmission Peak Shaving Savings 100 kW = \$3,000 / Year
- Capacity Peak Shaving Savings 100 kW = \$12,000 / Year
- 6 kW EV charger during peak hours = \$900 / Year
- 100 W Light Bulb during peak hours = \$15 / Year

JV2 (1,408 kW)

- Project started in 2001
 - 34 CAT Diesels (1.825 MW)
 - 3 Gas Turbines (2 x 32 MW & 1 x 11 MW)
- Only operate during peak shaving hours
 - Typically 40-60 hours per year
 - 0.6% of the time
- About \$140,000 of net savings per year







Yellow Springs

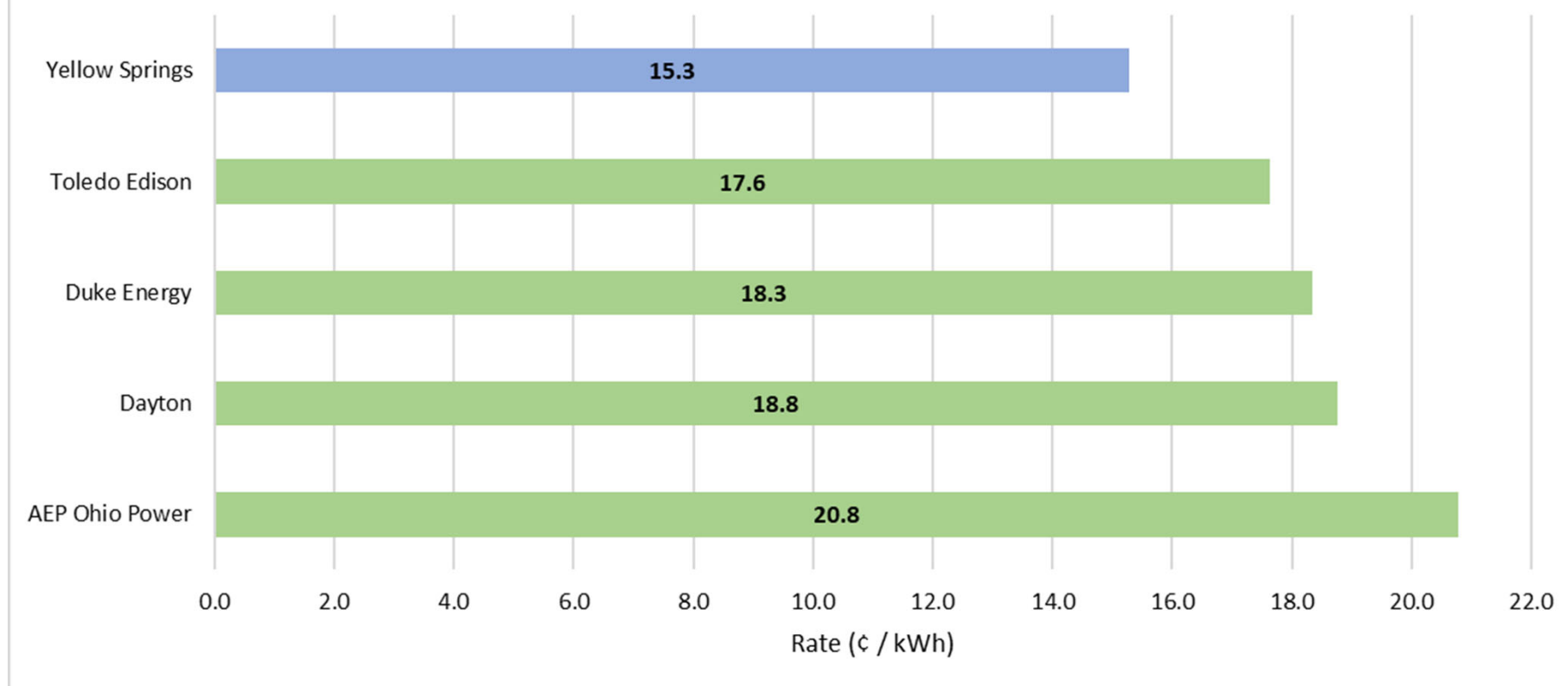
1,000 kWh customer pays \$166 / month
16.6 cents / kWh

- Customer Charge: \$15 / Month
- Base Rate: 11 cents / kWh
- Ohio Excise Tax: 0.465 cents / kWh
- Power Cost Adjustment estimate: 3.63 cents / kWh
- $PCA = (3 \text{ month avg. Power Cost minus } 7.2 \text{ cents / kWh}) \times 1.1 \text{ (losses)}$
- Based on expected 10.5 cents average 2026 power costs, PCA estimated at 3.63 cents / kWh

AES Retail Rate

- Base rate approximately 10 cents / kWh
- 2025-2026 generation rate is 8.8 cents / kWh
- 2026-2027 generation rate will be 9.3 cents / kWh
 - 25% Purchased in April, 2025 Auction (8.4 cents)
 - 37% Purchased in October, 2025 Auction (9.3 cents)
 - 38% Purchased in March, 2026 Auction (9.8 cents)
- Total AES residential rate
 - 2021/2022 – 10.6 cents / kWh
 - 2022/2023 – 16.0 cents / kWh
 - 2023/2024 – 16.7 cents / kWh
 - 2024/2025 – 15.6 cents / kWh
 - 2025/2026 – 18.8 cents / kWh
 - **2026/2027 – 19.3 cents / kWh**

Yellow Springs Retail Rate Comparison to IOU: Dayton, AEP Ohio, FE Toledo Edison, & Duke As Of April 2026



Contacts

- Mike Migliore – VP Power Supply
 - mmigliore@amppartners.org
 - 614-540-0921
- Craig Kleinhenz – Asst. VP of Power Supply Planning
 - ckleinhenz@amppartners.org
 - 614-623-7553
- Charlie Cicci – Manager of Power Supply Planning
 - ccicci@amppartners.org
 - 614-540-1016
- Isabelle Wolford – Power Supply Engineer
 - iwolford@amppartners.org
 - 614-540-0920

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

Council Chambers 5pm.

Monday, May 18, 2026

CALL TO ORDER

ROLL CALL

WORK SESSION

Information Session with Craig Kleinhenz of AMP re: Power Contracts and PJM Capacity Charges

ADJOURNMENT

The Village of Yellow Springs is committed to providing reasonable accommodation 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.

Council for the Village of Yellow Springs

Regular Session Minutes

In Council Chambers @ 5 P.M.

Monday, May 4, 2026

CALL TO ORDER

President of Council Gavin DeVore Leonard called the meeting to order at 5:00 pm.

ROLL CALL

Present were Council President Gavin DeVore Leonard, Council Vice President Angie Hsu and Council members Senay Semere and Stephanie Pearce. Brown joined Executive Session at 5:05pm.

EXECUTIVE SESSION

Hsu MOVED and Semere SECONDED a MOTION TO ENTER EXECUTIVE SESSION under Ohio Revised Code Section 121.22 (G)(1): To consider the evaluation or compensation of a public employee. The MOTION PASSED 4-0 ON A ROLL CALL VOTE.

Brown joined Executive Session at 5:05. Amy Blankenship joined the session at 6:32.

At 5:58pm, Hsu MOVED and Pearce SECONDED a MOTION TO LEAVE EXECUTIVE SESSION. The MOTION PASSED 5-0 on a VOICE VOTE.

MOTION TO ENTER REGULAR SESSION (6:00)

Hsu MOVED and Pearce SECONDED a MOTION TO ENTER REGULAR SESSION. The MOTION PASSED 5-0 ON A VOICE VOTE.

ANNOUNCEMENTS

Semere reported a successful “YS Uproar” Resource Fair held on May 2nd.

CONSENT AGENDA

1. Minutes of April 20, 2026 Regular Meeting
2. Minutes of Special Meeting April 9, 2026: Housing Retreat

Hsu MOVED and Brown SECONDED a MOTION TO APPROVE THE CONSENT AGENDA. The MOTION PASSED 5-0 ON A VOICE VOTE.

REVIEW OF AGENDA

There were no changes made.

PETITIONS/COMMUNICATIONS

The Clerk will receive and file:

Kathy Adams re: Retain Village Management of Lawson Place
Phillip O'Rourke re: June Street Fair (2)
Carmen Brown re: Sale of Renewable Energy Credits Memo
Luisa Bieri re: Support Antioch College (at table)

Hsu reviewed communications.

CITIZEN CONCERNS

Bieri read her letter to Council in full, asking that Windsor projects be approved promptly as a way of supporting Antioch.

Mitzie Miller spoke about handicap parking availability and signage in the downtown area.

PUBLIC HEARINGS/LEGISLATION

Semere MOVED and Hsu SECONDED a MOTION TO READ SECOND READINGS AND EMERGENCY LEGISLATION BY TITLE ONLY. The MOTION PASSED 5-0 ON A VOICE VOTE.

Second Reading and Public Hearing of Ordinance 2026-06 Amending Chapter 252.06 “Personnel Policy Manual” of the Codified Ordinances of the Village of Yellow Springs, Ohio. Hsu MOVED and Semere SECONDED a MOTION TO APPROVE.

Giardullo noted no changes made to the ordinance or exhibit since first reading.

DeVore Leonard OPENED THE PUBLIC HEARING.

There being no comment, DeVore Leonard CLOSED THE PUBLIC HEARING and CALLED THE VOTE. The MOTION PASSED 5-0 ON A ROLL CALL VOTE.

Emergency Reading of Ordinance 2026-07 Approving a Second Quarter Supplemental Appropriation and Declaring an Emergency. Hsu MOVED and Pearce SECONDED a MOTION TO APPROVE.

Robinson described the legislation as housekeeping, noting a number of donations to the Youth Center and Gaunt Park pool.

DeVore Leonard OPENED THE PUBLIC HEARING.

There being no comment, DeVore Leonard CLOSED THE PUBLIC HEARING and CALLED THE VOTE. The MOTION PASSED 5-0 ON A ROLL CALL VOTE.

Reading of Resolution 2026-20 Authorizing the Village Manager to Enter into an Agreement with M&L Tree Services & Lawncare, LLC for 2026 Utility Line Clearance (Section 4) of the Village. Hsu MOVED and Brown SECONDED a MOTION TO APPROVE.

Burns noted that tree-trimming occurs annually, and that this practice has resulted in a significant reduction in power outages since its inception.

Responding to a question from Semere, Burns stated that M&L has been awarded the bid for the last four years.

DeVore Leonard CALLED THE VOTE, and the MOTION PASSED 5-0 ON A VOICE VOTE.

SPECIAL REPORTS

There were no Special Reports.

MANAGER’S REPORT

Burns presented information on cleanup from the recent windstorm, noting that Mutual Aid was called in from Piqua and Tipp City to provide Village crews with some relief.

OLD BUSINESS

Parking Expansion Discussion. Burns introduced the topic, stating that the parking expansion plans were developed as part of the 2020 Comprehensive Land Use Plan, but had been removed. The plans came back into circulation during the Short Street discussion, and Council had expressed interest in looking further at those options.

Burns commented that the need for more parking in the downtown area is an ongoing conversation. He added that parking is not in the 2026 budget, and that it will be important to allow Mills Lawn to complete the pick-up/drop-off plan and construction prior to making any final determination regarding parking expansion in that area.

Burns suggested that if Council wants to create more parking this year, there are areas on Elm and Phillips streets that could be blacktopped to create several spots along each of those streets.

Burns cautioned that the expansion plans are concept plans, and that his recommendation would be to revisit the matter during the budget process for 2027 and include funding at that time if there is Council will to do so.

DeVore Leonard expressed agreement with the idea of waiting for construction decisions to be firmed up prior to moving forward.

Responding to a question from Semere, Burns opined that the parking conversation seems to ebb and flow, rising to the surface whenever development or change is proposed in the downtown area.

Burns described the options pictured, stating that while putting parking on Walnut Street would be the highest cost because electric and fiber lines in that location need to be undergrounded, he would recommend starting with Walnut Street so that the electric and fiber improvements are addressed early on.

Burns noted that parking, including handicap parking, on Corry Street in front of Beatty Hughes Park would be fairly inexpensive and could increase use of Beatty Hughes.

DeVore Leonard asked whether key stakeholders tend to identify parking as a significant issue.

Burns responded that the issue seems to arise when other projects are under consideration.

Phillip O'Rourke, Chamber of Commerce, differed, opining that parking is an ongoing issue and stakeholders raise it when changes are proposed out of fear that the problem may be exacerbated.

Burns noted that the Village has added 125 parking spots since 2018.

Semere asked that the issue of handicap parking continue to be addressed.

Burns stated that if so directed by Council, he will have Choice One Engineering assess Village parking in the downtown area and make recommendations regarding handicap parking.

Council generally agreed to Burns moving forward with Choice One.

Burns stated that he would also ask Choice One to provide an estimate for a parking area in front of Beatty Hughes Park.

Mitzie Miller commented that she has reviewed parking and will provide the information for the next meeting.

Economic Development: Parameters; Capacity; Goals. Giardullo referenced the memo she had provided and walked Council through staff understanding of the Village's role and activities associated with economic development, focusing on the following three key areas: Village role in economic development; current economic development activities and/or anticipated activities, and perceived gaps in current approach.

Giardullo identified five Village economic development roles: land use regulation; infrastructure stewardship; stakeholder partner; business/development support and support for community activities.

Giardullo then noted gaps in understanding or coordination, including communication of expectations or roles; capacity and organizational alignment; strategic alignment and tools/policies.

Burns advised that he was waiting for more information before engaging a realtor for the CBE, in response to a question from DeVore Leonard.

Phillip O'Rourke, Chamber of Commerce stated the role of the Chamber and expressed willingness to work with the Village moving forward.

Lisa Abel, Executive Director of YSDC, presented on behalf of herself and Board President Michael Slaughter. She referenced several documents provided in Council's packet, noting that both Council and Miami Township Trustees designated YSDC as their economic development agent in 2020.

Abel stated that YSDC needs an overall strategy that satisfies the needs of local government and its residents. YSDC has taken on several projects related to economic development, she said, but it is not clear at the Village level that this work fits with a community strategy.

Abel asked that economic development be understood as it affects the community as a whole, listing the following factors as interconnected and important considerations: Affordable living; Culture Diversity; Economic development; Housing; Living wage jobs; Local goods and services; Public school system; Taxes and utility costs, and a vibrant downtown.

Abel concluded by stressing the need for understanding of roles and responsibilities among YSDC, Village, Township Trustees, Chamber, Community Foundation, and other entities affecting economic development.

Responding to a question from DeVore Leonard regarding strategy, Semere commented that there is a lack of available properties to support new enterprise.

Abel commented that she has some skepticism about how the community sees economic development. She stated that her experience is that there is a suspicion that economic development is done primarily to attract tourism. She added that newspaper coverage tends to cast a negative light on YSDC and its activities, which can have a chilling effect on potential business interests.

Abel stressed that significant economic growth is most likely to occur at the CBE or Millworks. She stated that such enterprises will affect the village in all ways, not just economically, saying that it is critical to determine whether this growth is desired and supported not just by Village Council but by villagers. The connections between economic development and cost of utilities, housing, etc. need to be made, she said.

Michael Slaughter, YSDC Board President, stated that he sees his job as working to bring in enterprise. He commented that he is working with Ohio Means Jobs, and asked who is responsible for making contacts and engaging in outreach.

Phillip O'Rourke commented on the value of emphasizing positives in the village.

Noting that the picture will change with the new Planning and Zoning Coordinator, DeVore Leonard suggested a follow-up check in in about three months.

Strategic Plan Scope. DeVore Leonard went over his draft RFQ.

Burns asked to push the response date out given staff commitments in May.

Hearing no objection to the draft, DeVore Leonard asked Council and staff to send suggestions for changes to the Clerk, and stated that he will return with a final version at a subsequent meeting.

NEW BUSINESS

Data Center Moratorium Discussion. Pearce referenced her memo, stating that a moratorium is a way to halt any such development while the Village sets out any regulations necessary to protect local infrastructure.

Brown described the effects of mega centers on the environment and upon people living in lower income areas, where such enterprises tend to locate.

Burns commented that the max demand for electricity in the village is about 11Mw, and the demand from a mega center is about 100Mw. He added that language needs to be in the ordinance that will protect data centers such as MVECA, which are much smaller scale.

Blankenship responded that she will work with Pearce and staff to assure that the ordinance that comes back to Council addresses the concerns raised by Burns

FUTURE AGENDA ITEMS

May 18: 5pm Work Session: Information Session with Craig Kleinhenz of AMP re: Power Contracts and PJM Capacity Charges

6pm Regular Session

Ordinance: Data Center Moratorium

Resolution: ODNR Grant Application

Discussion of Village Mediation Program Coordinator Job Description

Residential Sidewalk Discussion

Goal Prioritization

Municipal Land Trusts

Discussion of Fewer Meetings During Summer

June 1: Executive Session re: Clerk and VM Pre-Evaluation Check-In

Set Joint Meeting with Township and School Board (School Board availability?)

Well Ordinance

Smoke Shop Moratorium Ordinance

June 15:

ADJOURNMENT

At 7:50pm Semere MOVED and Brown SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

Signed: _____

Gavin DeVore Leonard, Council President

Attest: _____

Judy Kintner, Council Clerk

Date	Transaction	Name	Memo	Amount
4/2/2026	DEBIT	DOLLAR-GENERAL #7647 YELLOW SPRING OH	24445006092600270155894; 05331; 1735; ; ; 1735MILLER,MORGAN	\$6.75 SNACKS/POLICE DEPT.
4/2/2026	DEBIT	SQ *DAYTON POWDER COAT DAYTON OH	24692166091101106466632; 07542; 8398; ; ; 8398BUSSEY,TANNER K	\$300.00 POWDER COAT ON DIVING BOARD BASES/STREET DEPT.
4/6/2026	DEBIT	GLASSMAN AUTO REPAIR L PLEASANT HILL OH	24445006093500729486511; 07538; 8398; ; ; 8398BUSSEY,TANNER K	\$265.00 F450 WINDSHIELD REPLACEMENT/STREET DEPT.
4/6/2026	DEBIT	MENARDS 3369 FAIRBORN OH	24137466093100346440048; 05200; 8398; ; ; 8398BUSSEY,TANNER K	\$130.70 HARDWARE AND FASTNERS/STREET DEPT.
4/8/2026	DEBIT	SAMS CLUB #6517 BEAVERCREEK OH	24445006098400220981521; 05300; 8414; ; ; 8414STEWARD,SAMANTHA B	\$392.22 AFTER SCHOOL PROGRAM SUPPLIES/BRYAN CENTER
4/8/2026	DEBIT	SAMS CLUB #6517 BEAVERCREEK OH	24445006098400220981455; 05300; 8414; ; ; 8414STEWARD,SAMANTHA B	\$115.40 SUPPLIES FOR COUNCIL/JUDY
4/10/2026	DEBIT	BOX KING - PACK SHIP SPRINGFIELD OH	24003416099900019191251; 07399; 9344; ; ; 9344GIARDULLO,ELYSE	\$64.48 DRONE REPAIR SHIPPING/ADMIN.
4/10/2026	DEBIT	SQ *YELLOW SPRINGS BAK YELLOW SPGS OH	24692166099405075679683; 05462; 8448; ; ; 8448KINTNER,JUDITH C	\$49.45 BREAKFAST FOR RETREAT/COUNCIL
4/10/2026	DEBIT	TST*TRAIL TOWN BREWING Yellow Spring OH	24692166099405490669780; 05813; 8448; ; ; 8448KINTNER,JUDITH C	\$144.00 LUNCH FOR RETREAT/COUNCIL
4/13/2026	DEBIT	MEIJER STORE #241 HUBER HEIGHTS OH	24445006102200149702048; 05411; 1735; ; ; 1735MILLER,MORGAN	\$80.93 SNACKS/POLICE DEPT.
4/14/2026	DEBIT	LARRICKS WAREHOUSE OUT DAYTON OH	24755426103171034040518; 05021; 5088; ; ; 5088FORTIN,CAMERON	\$498.00 SUPPLIES FOR ZONING OFFICE/ADMIN.
4/15/2026	DEBIT	LOWES #00089* FAIRBORN OH	24692166104409917671976; 05200; 8380; ; ; 8380AULT,BRADLEY H	\$115.26 TUBING AND CONNECTION/WATER DEPT.
4/15/2026	DEBIT	MENARDS 3369 FAIRBORN OH	24137466104100283019422; 05200; 8372; ; ; 8372WATSON,NAOMI	\$31.96 CHAIR/POLICE DEPT.
4/17/2026	DEBIT	LOWES #00453* SPRINGFIELD OH	24692166106401780035718; 05200; 8380; ; ; 8380AULT,BRADLEY H	\$89.84 STEEL CABLE TO REPLACE DAMAGED ONES/WATER DEPT.
4/22/2026	DEBIT	XENIA GLASS & LOCK INC XENIA OH	24072806112113195097612; 01799; 8414; ; ; 8414STEWARD,SAMANTHA B	\$32.00 MASTER REPLACEMENT FOR POOL/STREET DEPT.
4/22/2026	DEBIT	BREWPRO INC CINCINNATI OH	24435656112175631009312; 07399; 8398; ; ; 8398BUSSEY,TANNER K	\$22.95 HOT BOX PARTS/STREET DEPT.
4/23/2026	DEBIT	XENIA RURAL KING XENIA OH	24431066113417936309418; 05999; 8406; ; ; 8406SPARKS,BENJAMIN M	\$69.99 GRASS SEED/ELECTRIC DEPT.
4/27/2026	DEBIT	GETSLING.COM GETSLING.COM CA	24011346116100013353282; 05734; 9730; ; ; 9730BURGE,PAIGE N	\$912.00 SLING PROGRAM - SCHEDULES/POLICE DEPT.
4/27/2026	DEBIT	MENARDS 3369 FAIRBORN OH	24137466115200363802429; 05200; 8398; ; ; 8398BUSSEY,TANNER K	\$156.36 CONCRETE & SONO TUBE FOR GAUNT SIGNS/STREET DEPT.
4/27/2026	DEBIT	MENARDS 3369 FAIRBORN OH	24137466114100373207687; 05200; 8398; ; ; 8398BUSSEY,TANNER K	\$100.97 DOLLIES FOR MOVING FURNITURE/STREET DEPT.
4/29/2026	DEBIT	DINO'S CAPPUCCINOS YELLOW SPRING OH	24055236119731931053401; 05814; 6429; ; ; 6429BURNS,JOHNNIE R	\$46.00 COFFEE FOR CREW WORKING STORM/JB
4/29/2026	DEBIT	MCDONALD'S F13049 XENIA OH	24427336118720207664298; 05814; 6429; ; ; 6429BURNS,JOHNNIE R	\$107.70 FOOD FOR CREW WORKING STORM/JB
4/29/2026	DEBIT	BENTINO'S OF YELLOW SP 937-7672500 OH	24695236118900014700124; 05812; 6429; ; ; 6429BURNS,JOHNNIE R	\$193.34 PIZZA FOR CREW WORKING STORMS/JB
4/29/2026	DEBIT	HU HBS ONLINE 617-496-6355 MA	24692166118403273706058; 08220; 9730; ; ; 9730BURGE,PAIGE N	\$1,949.00 ORGANIZATIONAL LEADERSHIP CLASS/BURGE
4/29/2026	DEBIT	HU HBS ONLINE 617-496-6355 MA	24692166118403273706041; 08220; 9730; ; ; 9730BURGE,PAIGE N	\$1,949.00 ORGANIZATIONAL LEADERSHIP CLASS/J.BURNS
4/29/2026	DEBIT	BENTINO'S OF YELLOW SP 937-7672500 OH	24695236118900014700223; 05812; 8414; ; ; 8414STEWARD,SAMANTHA B	\$79.97 PIZZA PARTY NIGHT/BRYAN CENTER
				\$7,903.27

Street Survey and Accessible Parking Suggestions

Walnut Street

- Across from Corner Cone to Tom's parking lot there are options for accessible parking.
- In front of house number 106 there is room for a parking spot with increased length.

Glen Street

- Signage should be moved from the utility pole to the front of the parking spot
- Consider painted lines and symbols to highlight the accessible spot
- The accessible spot is too close to the crosswalk - the front of the spot should be a car length from crosswalk line.

Presbyterian Church

- Move forward with accessible parking at the bank drive thru entrance.
- If it is angular parking be sure there is access isles.

Walnut Street in front of Mills Lawn

- Coordinate and receive input from school on signage and parking options
- Relocate 3 accessible parking spots near crosswalks for pedestrian safety and improved visibility
- Allow one car length with no parking on both sides of the crosswalk
- If you are considering angular parking research best practices for visibility and safety with attention to pedestrians, bicyclist, and children

Short Street

- Increase the length of the accessible parking spot up to the bank driveway
- Require designated signage and fine information
- Signage should be at the front end of the parking spot
- There should be van and lift accessibility to the sidewalk

Dayton Street

- Consider accessible parking near the cut-in by the Bakery or Trail Town Brewing
- Currently there is no accessible spots on Dayton Street
- Consider a cut-in to the sidewalk like the senior center
- Insure that any handicap spot is van and lift accessible and that the signage is at the front of the spot
- Consider another accessible spot in front Of 139 Dayton Street near the Corner Cone

Corry Street

- Maintain current accessible spots with painted lines
- Consider a drop off area with signage in the no parking zone

South Winter

- There are no accessible parking spots at The Methodist church, however there are 2 curb cuts. Contact the church for input on placement

Elm Street

- Currently there is adequate accessible parking on the side and back of the church
- Separate the two signs (school and handicap sign) and put the accessible sign on a post at front end of parking space.
- Increase the length of the accessible space

Xenia Ave

- Consider how difficult it is to exit a vehicle on Xenia ave particularly if you have mobility issues
- There are currently two accessible spots in front the bank near the ATM. Consider moving one of the spots to the other side of the drive-thru closer to the Presbyterian Church and add a cut-out similar to the senior center spot for van and lift accessibility
- Continue to maintain the spots in front of the Winds and Senior Center.
- Each spot will need signage with fine information
- Consider lengthening all spots

In general identifying spots with painted signage on the street improves correct use and can eliminate people misusing the spaces. Consider adding this on Dayton Street, Xenia Ave, South Winter, and Elm Street.

Submitted by Mitzie Miller (Yellow Springs Resident)

VILLAGE OF YELLOW SPRINGS PARKING LOTS SURVEY

1. **Keith's Alley** has 23 parking spots and zero ADA accessible spots. Suggest 1 van accessible spot.
2. **Corry Street Parking Lot** has 22 parking spots and 2 ADA accessible parking spots with access aisles (1 is 5' and the other is 4'). Standard is 5' if it is van accessible 96" or 11' wide with 5' wide access aisle.
3. **Dayton Street Parking Lot** (near the Bakery and bike path) has 57 parking spots. Community members, Barbara Mann and Teresa Mayer, suggest at least 2 accessible parking spots (one should be van accessible) near the blue benches. Accessible spots would need black topping.
4. **Dayton Street Parking** from bike path to Walnut Street has 17 parking spots and no accessible spots. Consider a van accessible cut in area near Trail Town Brewing and the Bakery
5. **Cemetery Street Parking Lot** has zero marked parking spots. This lot is so far from the downtown area that adding accessible parking here isn't a priority.
6. **The Bryan Center** has 108 total parking spots including 3 accessible parking spots, 2 of which are non-functional parallel parking spots behind the building. The 3rd spot is near the Electric Vehicle (EV) charging stations; however, the hose doesn't reach the accessible parking spot. Suggest making one of the 3 EV spots accessible with the appropriate signage.
 - a. Employee parking should be moved to the back lot in order to preserve the most convenient and accessible spots upfront for Bryan Center community members and visitors.
 - b. Consider drop-off area and signage near entrance.
 - c. Maintain 2 police cars upfront but move further away from front entrance.
 - d. Gym entrance needs to have snow and ice removal on a priority basis near accessible entrances.
 - e. Repair concrete near front accessible door entrance to gym and make sure materials (chairs, etc.) don't block inside entrance to gym.
 - f. 4 perpendicular accessible parking areas at Bryan Center with middle access aisle (see diagram in presentation). This is recommendation from a community member who uses accessible parking.

Thank you,

Mitzie Miller

Resident, Active Transportation Member, McKee Association Member, Senior, Advocate for Accessibility.

YELLOW SPRINGS BUSINESS SURVEY

It is crucial for businesses to have accessible (ADA) compliant signage to ensure legal compliance, provide safe and independent access for individuals with disabilities, and promote an inclusive, welcoming community. Our village government and Chamber of Commerce should work with businesses by providing education and resources for purchasing Ohio accessible parking signs. If we are able to buy a quantity of signs and offer a discount to our businesses, fund grants to assist businesses, and our village installs the signage, we could have consistency.

Signage with \$250.00 fines on them has a major impact in deterring violators. Having appropriate accessible parking signage enables our police officers to enforce accessible parking laws and ticket offenders. Part of the money received from these fines could be used for upkeep of painted surfaces, stenciling and signage.

List of Businesses

- Peaches - has 2 accessible parking spots with an access aisle but no signage or fine posted.
- Corner Cone – has 11 parking spots, with no accessible spots, signage or fine posted.
- Walnut Street next to Little Fairy Garden – has 2 accessible parking spots with access aisle but no signage or fine posted.
- Yellow Springs Brewery – has 2 accessible parking spots with access aisle and signage but no fine posted.
- Home Inc. – has 1 accessible parking spot with signage but no fine posted.
- Village Artisan – has 2 accessible parking spots with signage but no fine posted.
- Bridge Credit Union, Keith's Alley - has 9 parking spots, with zero accessible parking spots.
- YS Pizza Company – has 8 parking spots, with zero accessible parking spots or fine signage posted.
- HaHa Pizza – has 4 parking spots and is in compliance with access aisle; not required to have signage.
- Tom's Market – has 1 accessible angular parking spot with access aisle and signage is under 5' high. Often bicycles are parked on the access aisle, making it unusable. In total, there are 36 parking spots. Two (2) should be accessible parking spots, 1 van accessible with an aisle.
- Highlander Laundromat – has 16 parking spots that were recently resurfaced. The Laundromat has a drop off area on Walnut Street beside the business. They could take the first spot and make it accessible parking next to drop off area. Fine signage is needed.

The Americans with Disabilities Act (ADA) and Ohio State Law (Ohio Revised Code 4511.69) require businesses to have vertical signage at parking spots which a sign posted 5' above the ground at the head of each designated accessible spot and includes the fine amount of 250.00.

I hope you will consider my recommendations and work with the listed businesses so they are following Ohio and Federal Laws.

Mitzie Miller
Yellow Springs Resident

Compliant Handicap Parking = Welcoming YS Community

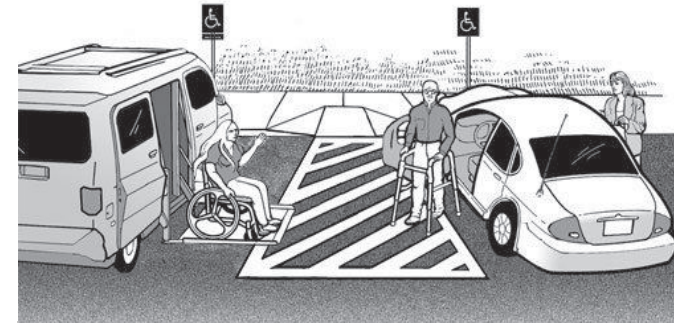
*Compiled by Mitzie Miller, Village Resident
April 29, 2026*



*The Village of Yellow Springs ordinances and zoning regulations re: handicap parking **emphasize compliance** with State & Federal ADA Standards, requiring designated, **clearly marked** accessible parking spaces **nearest** entrances to public & private facilities.*

Accessible Parking Regulations/Guidelines

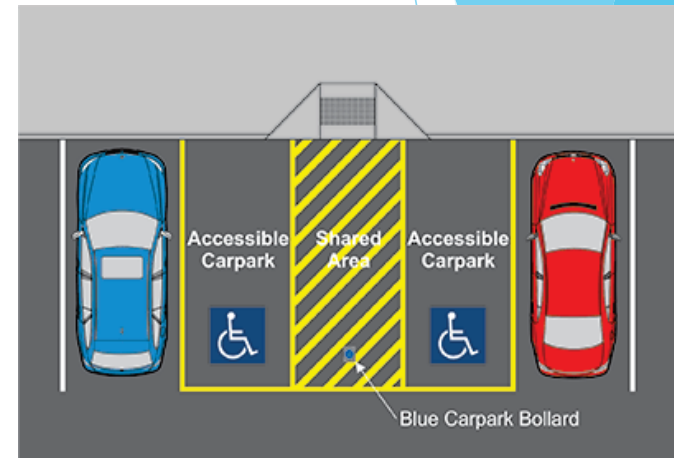
- Standard Space - 96"+ wide, firm/**stable**/slip-resistant surface
- Van Space - 132"+ wide, 98"+ vertical clearance, additional sign
- Signage - 60"+ above ground **with** international symbol
- Access Aisle - 60"+ wide (96"+ for van space that is 96" wide)
- Surface Slope - max 1.48 (2.08%) in all directions
- Maintenance - repaint lines **every 2 years** & snow removal
- Location - **nearest** to main entrance & accessible paths
- Safety - well-lit & **clear access aisles** to allow for ramps/lifts
- Small Lot Exceptions - accessible shared spaces/signage flexible



Required # of Spaces

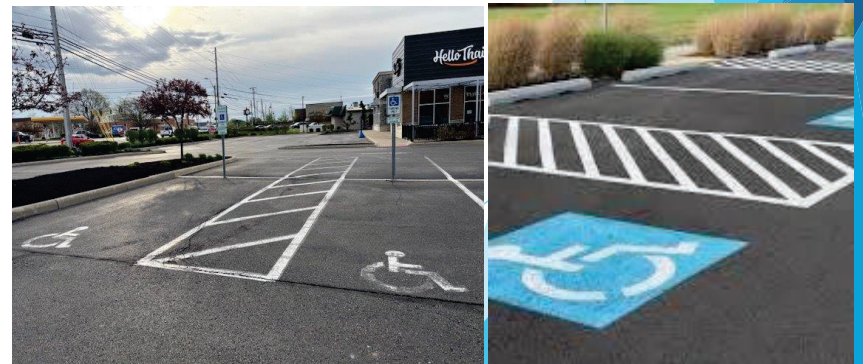
Total Spaces	Parking Lot/Facility Reqs
1-25	1 van accessible space
26-50	2 spaces (1+ van accessible)
51-75	3 spaces (1+ van accessible)
75-100	4 spaces (1+ van accessible)

Note: The ADA requires that van accessible spaces are 11' wide or 8' wide if paired with a 5' access aisle.



On-Street Parking Guidelines

ADA Title II applies to metered/marked on-street parking provided by local government entities. The Public Rights of Way Accessibility Guidelines, e.g. Sections R214 & R309, highlight standards such as minimum spaces (similar to lot/facility reqs) and best technical design practices based on sidewalk width/right of way and pedestrian access.



Consider Contextual Advantages & Challenges



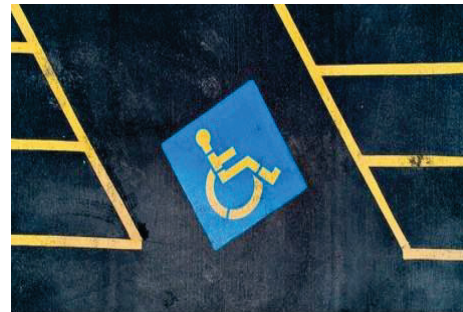
Perpendicular



Parallel



Electric Vehicle



Angular

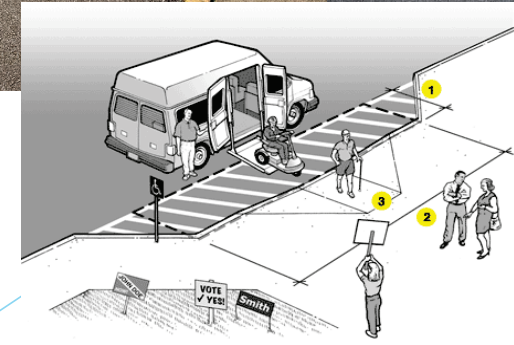
The "Best" Approach



*The best parking methods and strategies depend on your **goals** (e.g. safety, maneuverability), conditions (e.g. speed, available space, surrounding traffic) and **community values**. Parking decisions should not only be guided by the maximum spaces that can fit into an area. Effective and appropriate handicap parking is **achieved by adhering to ADA requirements and best practices.***

Recommendations

1. Survey current handicap parking & needs, focus on downtown, businesses and streets surrounding central business district
2. Gather input from stakeholders & accessibility specialists and consult & consider renderings *attached* to Village Comprehensive Land Use Plan for improved parking adjacent to the central business district
3. Ensure safe accessible curbs, curb cuts, sidewalk slopes
4. Research grants & resources, e.g. Opportunities for Ohioans with Disabilities (ood.ohio.gov) direct consulting services
5. Use safest type of van accessible space (96" + access aisle)
6. Notify & Educate businesses re: ADA guidelines/compliance
7. Conduct zoning inspections to support improvements
8. Consider drop-off areas (e.g. Xenia/Short, Dayton/Corry) that meet the parallel van accessible space requirements and remove curb impediments



Recommendations

9. Follow best practices when it comes to angled, perpendicular and parallel parking
10. Implement regular protocols to improve visibility - signage, repainting crosswalks, parking lines & access aisles, etc.
11. Ensure handicap parking is near closest entrances to public & private facilities
12. Enhance safety by maintaining proper surfaces
13. Position parking spaces so that they avoid impairing sight lines around crosswalk areas for both drivers & pedestrians
14. Facilitate constructive enforcement to help businesses



Questions?

***Let's work together as a community to be more accessible,
safer and welcoming for all Villagers & Visitors!***

***I look forward to following up with you to answer questions,
discuss action steps and tour target areas in our Village for
improvement.***

Mitzie Miller - mitziemiller428@yahoo.com or 937-546-7355.

Resources

- Americans with Disabilities Act - www.ada.gov/topics/parking
- Opportunities for Ohioans with Disabilities - ood.ohio.gov/accessible-ohio (Betsy Eiserman, ADA Coordinator)
- Village of YS Regulations & Ordinances (e.g. Sections 452.04 & 1264)
- State of Ohio Accessible Parking Laws (e.g. Sections 3781.111, 4511.69 & 351.173)
- Northeast ADA Center - www.northeastada.org/askada/accessible-on-street-parking
- Grants/Funding Sources for Accessible Parking (e.g. www.accessibilitychecker.org/blog/grants-for-ada-compliance)
- Community Members - Seniors & Individuals with Disabilities
- Research & Training Center on Independent Living - rtcil.org/parking-etiquette
- S&K Blog - <https://skasphaltconcrete.com/ada-compliance-checkup-for-ohio-parking-lots>
- Cincinnati Asphalt Blog - cincyasphalt.com/blog/ada-parking-lot-compliance-guide
- ADA National Network - adata.org/factsheet/parking)
- U.S. Access Board - www.access-board.gov/ada/guides/chapter-5-parking & www.access-board.gov/provag

May 15, 2026

Dear Village Council Members and Members of the Community,

We are pleased to extend a formal invitation to you and the entire community to join us for the Best Hometowns Community Celebration on Saturday, June 13th at 12:00 p.m. EST on the lawn of the John Bryan Community Center.

This special gathering will mark a proud moment for our community as we come together to celebrate Yellow Springs being recognized as an [Ohio Magazine Best Hometowns 2025–26 selection](#). We are honored to welcome representatives from Ohio Magazine, who will be present in person to formally recognize Yellow Springs for this distinction.

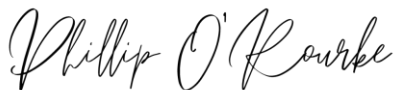
This celebration is made possible through the collaborative efforts of the Yellow Springs Chamber of Commerce, Village of Yellow Springs, Yellow Springs Community Foundation, and the Greene County Convention & Visitors Bureau. Together, we are proud to share that a limited number of commemorative *Ohio Magazine Yellow Springs* editions will be available for attendees to take home as a keepsake of this recognition.

Immediately following the program kickoff, the community is invited to stay and enjoy the local sounds of the dynamic Africanacosa as they kick off the [YS Street Fair](#)'s Backyard Beats + Brews Fest, featuring Yellow Springs Brewery. This activation is a celebration of the creativity, energy, and spirit that define Yellow Springs and strengthen our local economy and cultural life.

We warmly invite Village Council, residents, and visitors alike to join us in honoring this achievement and celebrating the place we are proud to call home.

We look forward to celebrating together.

With appreciation,



Phillip O'Rourke
Executive Director | YS Chamber
Phone: (937) 767-2686
Email: director@yschamber.org



2026 Mayor's Court Report to Council

[illegible]

Mayor's Court Report on 2026 YSPD Charges

Incidents Eligible for Mayor's Court

	YSPD's Total Incidents	Incidents sent to MC	Incidents Eligible but not Sent to MC	Percentage of Eligible Incidents not sent to MC	Reasons Not Sent to Mayor's Court
Jan.	13	11	0	0%	N/A
Feb.	12	11	0	0%	N/A
Mar.	11	8	0	0%	N/A
Apr.	16	10	0	0%	N/A
May					
Jun.					
Jul.					
Aug.					
Sept.					
Oct.					
Nov.					
Dec.					
Total	52	40	0	0.000%	

Incidents Ineligible for Mayor's Court and Reasons Why Ineligible

	YSPD's Total Incidents	Incidents Ineligible to be heard in MC	Lives out of area or occurred out of YS Jurisdiction	OVI	Jailed/ violent /felony	Juvenile	Child support	ORC requirement/ enhancement	Sex offense
Jan.	13	2	0	1	0	0	0	1	0
Feb.	12	1	0	0	0	0	0	1	0
Mar.	11	3	0	0	1	0	0	2	0
Apr.	16	6	2	0	2	0	0	2	0
May									
Jun.									
Jul.									
Aug.									
Sept.									
Oct.									
Nov.									
Dec.									
Total	52	12	2	1	3	0	0	6	0

VILLAGE OF YELLOW SPRINGS, OHIO

ORDINANCE 2026-08

**ESTABLISHING A MORATORIUM
ON THE ISSUANCE OF ZONING PERMITS AND APPROVALS
FOR NEW DATA CENTER USES IN VILLAGE OF YELLOW SPRINGS AND
DECLARING AN EMERGENCY**

WHEREAS, Village of Yellow Springs (“Village”) has adopted a zoning code to promote and protect the public health, safety and general welfare by, in part, regulating the use of land areas and the construction, restoration and/or alteration of buildings and uses; and

WHEREAS, the Village has the authority to impose reasonable zoning regulations for the purpose of promoting the public health, safety, and morals within the Village; and

WHEREAS, for the purposes of this Resolution, “Data Center” shall be understood to refer to a facility or portion of a facility housing networked computer systems and telecommunications equipment used for remote storage, processing, and distribution of data; and

WHEREAS, for the purposes of this Resolution, “Auxiliary Data Center” shall be understood to refer to a Data Center which is ancillary to another primary use of the subject property and satisfies all of the following conditions: (i) is not housed in a standalone structure separate from a permitted primary structure on the property, (ii) occupies no more than ten percent (10%) of the primary structure’s footprint, (iii) is used to serve the enterprise functions of an occupant of the property, and (iv) is not used to lease data storage and processing services to non-occupants of the property; and

WHEREAS, Data Centers raise unique concerns for surrounding properties and the overall community related to the reliability of the local power grid, rising electricity prices, availability of water and other utilities necessary for Data Center operation, as well as noise, aesthetics, and security and safety concerns; and

WHEREAS, the Village of Yellow Springs finds it necessary to enact a twelve (12) month moratorium on the issuance of zoning permits and other approvals for Data Centers to allow the Village time to research and evaluate the impacts of Data Centers on the community, and the potential need for text amendments to the Village of Yellow Springs Zoning Code to address Data Centers in the interests of the public health, safety, and general welfare,

NOW THEREFORE, BE IT ORDAINED by the Village of Yellow Springs, Greene County, Ohio:

SECTION 1. The issuance of any and all zoning permits and other approvals allowing the development, construction, or operation of any new Data Centers with an aggregate monthly demand or peak load greater than 2 megawatts is hereby suspended for a period of twelve (12) months from the effective date of this Ordinance, which suspension shall expire on May 18, 2027 (the “Moratorium”).

SECTION 2. To the extent there are any existing Data Centers in the Village of Yellow Springs as of the effective date of this Ordinance, the issuance of any and all zoning permits and other approvals allowing the expansion or enlargement of such existing facilities which would create an aggregate monthly demand or peak load greater than 2 megawatts is hereby suspended for the period of the Moratorium. If such expansion would not create an aggregate monthly demand or peak load greater than 2 megawatts then such zoning permits or approvals for expansion can be processed and are not impacted by this moratorium.

SECTION 3. The Moratorium shall not apply to Auxiliary Data Centers and applications or zoning permits related to the development, construction, or operation of a Data Center where such applications or permits were submitted or issued prior to the effective date of this Ordinance.

SECTION 4. During the Moratorium, the Village Manager, Planning and Zoning Department, Village Solicitor, and other appropriate Village staff are hereby directed to investigate and review the potential impacts of Data Centers on the Village of Yellow Springs community.

SECTION 5. This Ordinance is hereby declared to be an emergency measure under home rule power granted by the Village Charter and immediately necessary to preserve the public interest and for the health, safety and welfare of the Village of Yellow Springs.

Gavin Devore Leonard, President of Council

Passed:

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL:

Gavin DeVore Leonard____ Angie Hsu____ Carmen Brown____
Senay Semere____ Stephanie Pearce____



The Village of Yellow Springs

LEGISLATIVE MEMO

Agenda Item:	Emergency Reading of Ordinance 2026-08
Title:	Establishing a Moratorium on the Issuance of Zoning Permits and Approvals for New Data Center Uses in the Village of Yellow
Submitted by:	Johnnie Burns, Village Manager
Scope/Description:	This Ordinance establishes a temporary moratorium on new data center uses within the Village. The intent of the moratorium is to provide time for the Village to evaluate the potential impacts of data center development on local infrastructure, including water and electric systems, and to determine whether updates to the Zoning Code are warranted. The moratorium is not intended to prohibit data center development that can be reasonably accommodated. This action is informed in part by recent Council discussion and materials submitted by Council Members Stephanie Pearce and Carmen Brown regarding the potential impacts of large-scale data center development.
Stakeholder Impact:	The moratorium temporarily affects parties seeking to establish new data center uses with an aggregate monthly demand or peak load greater than 2 megawatts in the Village. Residents, businesses, and utility providers may benefit from the Village taking time to assess infrastructure capacity and ensure future development aligns with community needs. Other development activity is not impacted.
Budget Impact:	Minimal direct fiscal impact. Staff time will be required to conduct review and analysis.
Exhibits:	None
Recommendation:	Staff recommends approval of the emergency reading and adoption of Ordinance 2026-08.

Information on Potential Environmental Impact of Mega-Data Centers

5-1-2026

Carmen Brown, Council Member

Data centers are large facilities that store and process digital information. They support the stuff we use every day; think cloud storage, streaming, and A.I. Data centers look innocuous, but in fact they are not and some have more of a detrimental impact on the environment than others.

The largest impact by far is energy consumption. A Hyperscale center can require around 100 megawatts (MW) of electricity around the clock-- about the same amount of power used by 75,000 to 100,000 homes. This usage is not measured by days, weeks, or years, but a constant represents a continual draw on the grid. There is a good deal of that electricity that does not come from renewable sources: greenhouse gas emissions are increased by use of diesel generators for auxiliary power.

One example of these impacts is xAI's new Colossus project located in Memphis, Tennessee where more than thirty natural gas turbines intended for daily use are being installed to offset drawing off the grid. Large data centers, like the factories and industrial uses before them, tend to center in primarily poor black and brown neighborhoods. The inevitable pollution from these generators will impact the health of nearby residents already plagued with high incidences of respiratory issues as a result of industrial pollution.

Water use is another major factor in play. Many data centers rely on water-based cooling systems to keep equipment from overheating. Depending on the size and design, a single facility can use hundreds of thousands to millions of gallons of water per day. In areas where water resources are already limited or under pressure, this level of demand has raised concerns about long-term sustainability and so-called competing uses, like water to sustain human life.

There are also land and infrastructure considerations. Data centers are typically built on large sites and can require new substations, transmission lines, and road access. While jobs created by construction activity can be significant, long-term employment is low compared to other types of development with a similar footprint.

Because of these impacts, data center growth has drawn attention from environmental organizations and community groups, including the Ohio Environmental Council and local coalitions in parts of Central Ohio where development has increased rapidly. These groups have called for clearer standards and stronger oversight, especially related to energy sourcing, water use, and long-term planning.

The question is not necessarily whether data centers should be built, but how they are planned and managed. Primary considerations include whether facilities are required to use renewable energy, how water use is monitored and limited, and whether the public benefits are proportional to the environmental and infrastructure demands.

As more of these projects are proposed, municipalities are being asked to weigh economic development opportunities against long-term environmental and system impacts. A clear understanding of these trade-offs can help ensure that future decisions align with community priorities and available resources.

Below are several links providing more in-depth information:

<https://ohiocapitaljournal.com/2026/04/30/ohio-data-center-ban-proposal-advocates-are-trying-to-get-413000-signatures-by-july-1/>

<https://www.wri.org/insights/us-data-center-growth-impacts>

MEMORANDUM

To: Yellow Springs Village Council, Staff, & Community Members

From: Council Member Stephanie L. Pearce

Date: 04/29/2026

Re: Proposal to Establish a Moratorium on Data Center Development in Yellow Springs

I am submitting this memo to propose a twelve-month moratorium on the issuance of zoning permits and other approvals for new data center uses within the Village of Yellow Springs. Large-scale data center development does not align with the scale, needs, or values of our community.

As communities across Ohio and the country see increased interest in large-scale data centers, Yellow Springs should act proactively rather than reactively. Data centers are a unique - therefore largely unregulated - and increasingly common land use that can place significant demands on local infrastructure, including the electric grid, water systems, utility capacity, land use planning, and public services. They also raise concerns related to noise, aesthetics, security, safety, environmental impact, and compatibility with surrounding properties.

Yellow Springs is a small village with limited land and infrastructure capacity, and a strong community interest in environmental stewardship, sustainable development, local character, and responsible growth. While economic development is important, not every type of development is appropriate for every community.

Large-scale data centers often require substantial electricity and water to power servers and cooling systems, which can increase pressure on the local power grid, contribute to greenhouse gas emissions depending on the energy source, and strain local water resources during drought or periods of high demand. These facilities may also cause land disturbance, stormwater runoff, tree loss, habitat disruption, increased impervious surface, noise, air quality concerns, and visual impacts from backup generators, cooling equipment, and other mechanical systems.

These questions are especially important in Yellow Springs because of our proximity to Glen Helen, the Little Miami watershed, agricultural land, wooded areas, and other natural spaces that contribute to the Village's environmental health, geographic identity, local economy, and quality of life. For a small community like ours, these impacts should be studied before this type of land use is permitted.

The ordinance specifically distinguishes between a "Data Center" and an "Auxiliary Data Center" so the moratorium does not unintentionally restrict normal technology operations for local organizations, offices, schools, public facilities, or businesses. Smaller internal technology systems that are incidental to an otherwise permitted primary use would still be allowed.

The goal is not to oppose technology or business development. It is to make a thoughtful distinction between development that strengthens our village and development that could place disproportionate demands on our land, utilities, environment, and public resources. This moratorium is a proactive planning tool that allows Council, staff, the Planning Commission, and

the public to better understand and set appropriate regulations regarding this use before the Village is faced with a specific proposal. It gives the Village time to gather information and determine whether data center uses are compatible with our zoning code, infrastructure, environmental goals, and community priorities. This aligns with values of sustainability, responsible development, protection of local character, and careful stewardship of public resources.

The direct cost of implementing this moratorium is expected to be limited, primarily involving staff time, legal review, and planning analysis during the twelve-month review period. This measured investment is reasonable when weighed against the potential long-term infrastructure, environmental, and public resource costs of permitting large-scale data center development without fully understanding its impacts.

For these reasons, I recommend that Council consider adoption of the proposed twelve-month moratorium so the Village can conduct a full review and determine whether future zoning text amendments are necessary to protect the public health, safety, and general welfare of Yellow Springs. I further recommend that this legislation be passed as an emergency ordinance so it may take effect immediately and prevent any new data center applications, permits, or approvals before the Village has completed its review.

**VILLAGE OF YELLOW SPRINGS, OHIO
RESOLUTION 2026-21**

**AUTHORIZING THE VILLAGE MANAGER TO APPLY FOR A GRANT FROM THE
OHIO DEPARTMENT OF NATURAL RESOURCES FOR IMPROVEMENTS TO THE
VILLAGE SOFTBALL FIELD**

WHEREAS, the Ohio Department of Natural Resources (ODNR) provides financial assistance to political subdivisions for capital improvements to public parks and amenities, and

WHEREAS, the Village of Yellow Springs maintains a softball field (Yvonne and Jackie Davenport Memorial Field) at Gaunt Park which is available to recreational and competitive users alike, and

WHEREAS, the infrastructure improvement herein described will benefit all those who regularly use the field, including the Village summer softball league, Yellow Springs High School softball team and Perry League youth participants and coaches, and

WHEREAS, this grant requires a 25% match, meaning that in applying for a \$30,000.00 grant, the Village of Yellow Springs is promising a match of \$7,500.00, with those funds to be obtained from the Village's Parks & Recreation Fund, with staff actively pursuing reimbursement or offset through external partners and/or donor contributions,

NOW, THEREFORE, be it resolved by Council for the Village of Yellow Springs, Ohio that:

Section 1: The Village Manager is hereby authorized to apply for this ODNR grant to make improvements to the Village's Davenport Memorial Softball Field.

Section 2: Council acknowledges the Village of Yellow Springs' commitment of \$7,500.00 from the Parks & Recreation Fund as the required match for this grant, thereby supporting area softball and T-ball enthusiasts

Section 3: The Village Manager is hereby authorized to take all steps necessary to apply for and accept the grant funds in accordance with the terms set forth herein.

Gavin DeVore Leonard, President of Council

Passed:

Attest: _____
Judy Kintner, Clerk of Council

Roll Call:

Gavin DeVore Leonard____ Angie Hsu____ Carmen Brown____
Senay Semere____ Stephanie Pearce____



The Village of Yellow Springs

LEGISLATIVE MEMO

Agenda Item:	Reading of Resolution 2026-21
Title:	Authorizing the Village of Yellow Springs to Apply for an ODNR Nature Works Grant for Improvements to Gaunt Park Softball Field
Submitted by:	Johnnie Burns, Village Manager
Scope/Description:	This resolution authorizes the Village Manager to apply for grant funding through the Ohio Department of Natural Resources (ODNR) NatureWorks Program to support capital improvements to the Yvonne and Jackie Davenport Memorial Softball Field at Gaunt Park. The proposed project focuses on addressing longstanding drainage, safety, and playability issues that currently limit the field's use. As detailed in Exhibit A, improvements include a full reconstruction of the infield and subsurface drainage system, laser grading, installation of an engineered infield mix, and safety upgrades such as compliant fencing and field dimensions. These improvements are designed to resolve persistent standing water, unsafe field conditions, and frequent game cancellations, while bringing the facility in line with modern recreational and competitive standards.
Stakeholder Impact:	The proposed improvements will benefit a wide range of community stakeholders, including participants in the Village summer softball league, Yellow Springs High School softball team, and Perry League youth programs, as well as coaches, families, and general park users. Enhancements to the facility will support continued safe, accessible, and high-quality recreational opportunities.
Budget Impact:	The ODNR NatureWorks Program provides up to 75% reimbursement for eligible project costs and requires a 25% local match. The Village is proposing a total project cost of \$30,000, including: • \$22,500 in requested grant funding (75%) • \$7,500 local match (25%) from the Parks & Recreation Fund While the Village will commit the required match at the time of application, staff will continue to pursue partnership and donor opportunities to offset or reimburse a portion of the local contribution if the grant is awarded.
Exhibits:	Exhibit A – Gaunt Park Field Renovation (Overview & Project Scope) Exhibit B – ODNR NatureWorks Grant Program (Overview & Requirements) Exhibit C – Existing Conditions: Gaunt Park Softball Field (Photos)
Recommendation:	Staff recommend approval of Resolution 2026-21 to authorize submission of the ODNR Nature Works grant application and to commit the required local match.

GAUNT PARK FIELD RENOVATION

ODNR NatureWorks Grant Funding Exhibit

Current State & Critical Challenges

The Gaunt Park softball field serves as a vital community hub for youth little league, high school fast-pitch, and adult coed recreation. However, the facility is currently hindered by significant structural and drainage failures.

Primary Issue: Drainage & Moisture - Field holds standing water indefinitely after minor rain. - High clay content creates unplayable mud when wet and "concrete" hardness when dry. - Frequent game cancellations and scheduling bottlenecks.	Safety & Compliance Concerns "Lip" formations at dirt/grass transitions causing unpredictable hops and ankle/knee risks. - Inconsistent footing and poor traction due to improper material balance. - Current dimensions fall short of NFHS standards for competitive play.
---	--

Proposed Improvements & Technical Specifications

Critical Priority: Engineered Infield & Drainage

The core of this project is a complete reconstruction of the field's subsurface and surface composition to ensure rapid recovery from weather events.

Category	Improvement Specification
Subsurface Drainage	Installation of perforated drain tile beneath the skin, gravel trench systems, and French drains at critical transition edges.
Field Grading	Precision laser grading to establish a 0.5% – 1% crown slope from the pitcher's circle outward.
Engineered Infield Mix	Replacement of current soil with a 60% Sand / 20% Clay / 20% Silt professional ratio for optimal drainage and cleat traction.
Safety Fencing	Standardized NFHS fencing heights (4-6' outfield; 8-10' behind dugouts/spectators) and 25-30' backstop placement.
Maintenance Design	Elimination of lips through proper edging and consistent top-dressing with calcined clay conditioners.

Project Summary at a Glance

60' Bases

43' Pitching

200-220' Fencing

Full Skinned Infield

Double First Base

Padded Fencing

Clay Reinforcement

10' Warning Track

"A proper balance will provide a firm but forgiving surface, predictable hops, and faster drainage, ensuring Gaunt Park remains a safe, premier destination for Yellow Springs athletes."



Department of Natural Resources



Department of
Natural Resources

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NATUREWORKS

NatureWorks projects are funded through the Ohio Parks and Natural Resources Bond Issue which was approved by Ohio voters in November 1993.



*nature***WORKS**
Ohio's Natural Investment

The NatureWorks grant program provides up to 75% reimbursement assistance for local government subdivisions (townships, villages, cities, counties, park districts, joint recreation districts, and conservancy districts) to for the acquisition, development, and rehabilitation of recreational areas.

Since its inception, the NatureWorks grant has funded over 2300 public park projects in all 88 counties.

[See 2025 NatureWorks Grant Recipient List \(PDF\)](#)

Specifications

- All local subdivisions of government are eligible (local school boards are ineligible).

- Local governments can apply for up to 75 percent reimbursement grants (state funding) for acquisition, development, or rehabilitation of public park and recreation areas.
- The agency must have proper control (title or at least a 15-year non-revocable lease) to be eligible for a development or rehabilitation grant.
- Eligible government agencies within each county

Application Due Date: **July 1, 2026**

Maximum Project Award: **County allocation up to \$150,000 max if available**

Required Match: **25%**

Funding Source: **State Capital Budget**

Authorization: Ohio Revised Code 1557.06

Total funding for the Natureworks grant program has not been determined for the FY2027 grant cycle. This page will be updated to reflect county allocations upon final appropriation by the Ohio General Assembly.



Notice of NatureWorks Grant Funding

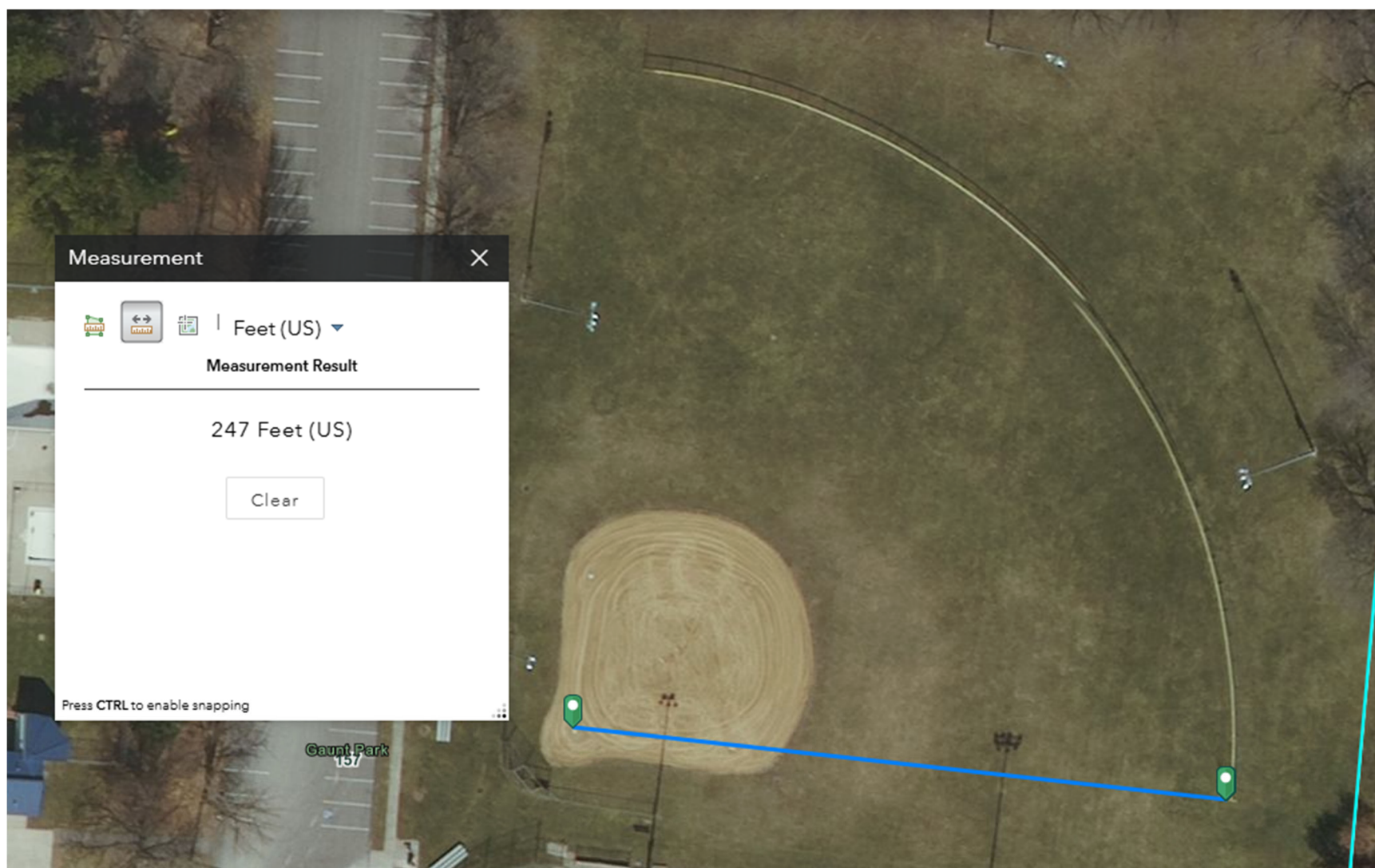
OhioDNR



Notice of NatureWorks Grant Funding

This video will explain the purpose and filing process for the Notice of NatureWorks Grant Funding.





Measurement



Feet (US) ▼

Measurement Result

247 Feet (US)

Clear

Press CTRL to enable snapping

Gaunt Park



Measurement



Feet (US) ▼

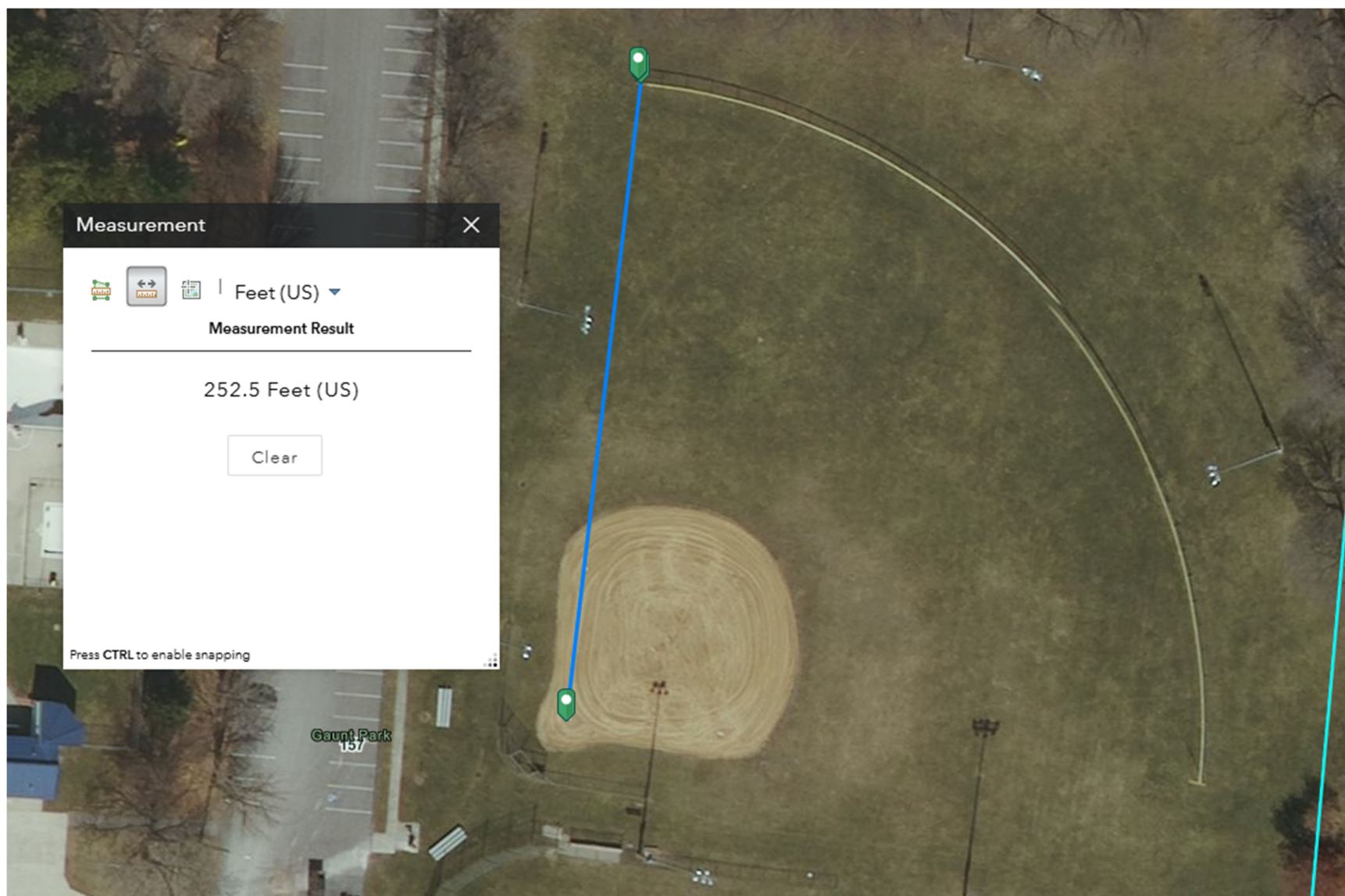
Measurement Result

250.8 Feet (US)

Clear

Press CTRL to enable snapping

Gaunt Park
157







**VILLAGE OF YELLOW SPRINGS, OHIO RESOLUTION
2026-22**

**AUTHORIZING A GRANT TO HOME, INC. FOR THE HOME REPAIR PROGRAM AS
APPROPRIATED IN 2026 VILLAGE BUDGET**

WHEREAS, The Home Repair initiative offered through Yellow Springs Home, Inc. (YSHI) in conjunction with the Dayton Home Repair Network offers grants to income-eligible homeowners for projects such as roof or furnace replacement and accessibility retrofits; and

WHEREAS, during their 2026 budget process Council approved a total of \$20,000.00 for 2026 for the Home, Inc. Home Repair Program, specifying that these monies were to be directed in the form of grants to residents of Yellow Springs,

NOW, THEREFORE, COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS OHIO HEREBY RESOLVES THAT:

Section 1. Village Council hereby authorizes the expenditure of up to \$20,000.00 to Yellow Springs, Home, Inc. for the Home Repair Program.

Section 2. Funds will be released to Home, Inc. upon submission by YSHI of receipts for qualifying contracted repairs, upgrades or purchases for homeowners and properties located in the village.

Section 3. Village Council hereby recognizes the Home Repair Project as an initiative that assists homeowners in Yellow Springs in enacting repairs and improvements, and serves the established public purpose of promoting increased affordability and/or a better standard of living, thus benefiting the community as a whole.

Gavin DeVore Leonard, President of Council

PASSED:

Attest: _____
Judy Kintner, Council Clerk

ROLL CALL:

Gavin DeVore Leonard____

Angie Hsu____

Carmen Brown____

Senay Semere____

Stephanie Pearce____

Are you a Homeowner in need of home repairs or accessibility modifications?

You may be eligible for grant funding!

Yellow Springs Home, Inc. is a proud member of the Dayton Home Repair Network, working with various programs made available to local homeowners to fund projects such as **roof replacement, accessibility ramps, furnace replacement, and other health/safety repairs and accessibility modifications.**

Grant eligibility varies by funding source.

Many homeowners are surprised to learn that they're eligible for opportunities through our programs.

Contact the Dayton Home Repair Network for info and to apply:
(937) 369-0654 | info@daytonenergycollaborative.org
daytonenergycollaborative.org

Not in need of home repairs? Help us spread the word to reach those in our community who could benefit from these grants!





OPENING SOON! Gaunt Park Pool is scheduled to open Saturday, May 23rd.

Photo: Patricia Peters, Yellow Springs resident.

Manager's Report

Johnnie Burns, Village Manager

May 18, 2026

Village of Yellow Springs

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Gaunt Park Pool – Opening May 23

Staff have been actively preparing for the opening of Gaunt Park Pool on Saturday, May 23. The pool has successfully passed its required inspections and is ready for the season. Residents interested in purchasing pool passes are encouraged to contact the Village; additional information, including pass rates, is available on the Village website. We look forward to a safe and enjoyable summer season at the pool. Please see the table below for more information.

HOURS OF OPERATION			
Adult swim	MON-FRI 11AM-1PM	SAT & SUN 12PM-1PM	MON-SUN 7PM-8PM
All ages	MON-SUN 1PM-7PM	<i>*includes baby pool</i>	
SEASON PASS		VILLAGE RESIDENT	NON- RESIDENT
Age 3 & under		FREE	FREE
Age 4-18		\$78	\$129
Age 19-61		\$113	\$180
Age 62 & over		\$78	\$129
Adult + 1 dependent minor		\$130	\$250
Household (5 or fewer members)		\$150	\$267
Each add'l member		\$17	\$23
POOL RENTALS			
• After hours ONLY • Mon-Sun, 8PM-11PM		1 hour	\$220
• Up to 100 guests • Add'l \$75 for extra guests		2 hours	\$280
• Min. 2 week advance notice • No rentals on swim meet days		3 hours	\$340



Welcome to the Village, Nía Holt!

Planning & Zoning Director Appointment

The Village is pleased to announce that Nía Holt has accepted the position of Planning & Zoning Director. Nía brings nearly 10 years of experience in planning and zoning, most recently serving as Community Development Director for the City of Riverside. Her first day with the Village will be May 26, 2026. We are excited to welcome Nía to the team and look forward to her contributions.

Superintendent of Water & Wastewater Treatment

The Village is pleased to announce that Kevin Martin has accepted the role of Superintendent of Water & Wastewater Treatment. After successfully serving in the interim capacity, Kevin has demonstrated strong leadership and operational knowledge, making him a natural fit for the position. The Village has begun recruitment efforts to fill his previous role as Water and Wastewater Operator. We look forward to Kevin's continued growth and leadership in this position.



Congratulations, Kevin Martin!

State Legislative Recognition of Electric Division

The Village recently received formal recognition from members of the Ohio Senate, including Senator Robert McColley and Senator Kyle Koehler, honoring the Electric Distribution team for its outstanding achievements. The team was awarded the Diamond Level Excellence in Safety Award (Group A) and a Certificate of Excellence in Reliability by the American Public Power Association.

In their letter, the Senators commended the team's "hard work, dedication, and dependability," noting that these qualities, along with strong leadership, have contributed to a commendable record of service and high customer satisfaction. The Village is grateful for this recognition and extends its appreciation to the Electric Division staff for their continued excellence.



Recognition from the Ohio Senate.

Police Update: 4/16/26 - 5/14/26

Calls for Service	1548
9-1-1 Calls	69
Non-emergency Calls	1060
Noise Complaints	5
Traffic Stops	21
Business Checks	173

National Police Week 2026

National Police Week, held this year from May 10–16, 2026, is a time to honor and remember the officers who made the ultimate sacrifice in the line of duty, support the families and coworkers who carry those losses with them, and recognize those who continue to serve every day with courage and integrity. It is a reminder that behind every badge is a person, a family, and a story of sacrifice.

New Police Recruit

On April 27th, Damion Day, the department's third recruit began his intensive six-month police academy training. This recruit is an internal referral with long-standing ties to the Yellow Springs community. Upon successful completion of the academy and state certification exams, he will be sworn in as a full-time officer with the YSPD.



National Police Week (left), New YSPD Recruit Damion Day (Right)

Police Update: 4/16/26 - 5/14/26

Community Engagement

On May 14th, YSPD officers participated in the annual 3rd and 4th grade bike hikes, providing escorts and traffic control to ensure the safety of all participating students!

The Department participated in National Drug Take Back Day on April 26th, providing a safe and anonymous way for residents to dispose of expired or unneeded medications.

On this one day of the year the department collected 27lbs of medication for disposal! The Department COS team supported the Community Resource Fair held in early May, reinforcing our commitment to collaborative community support.

Other Activities

Over this past month, Officers were busy with crisis mediation de-escalating in several sensitive situations including resolving youth custody disputes and assisting a distressed juvenile with positive informal engagement.

They successfully reunited multiple lost pets with owners and ensured continued care of other pets when their owners had to be transported to the hospital.

During periods of severe weather and local outages, officers provided jump-starts for stranded motorists and courtesy rides for others. We coordinated closely with Public Works to clear roadways and manage hazards following storms that resulted in downed trees and power lines.

Additionally, investigations throughout the month led to the recovery of stolen property and seizure of unauthorized firearms. Lastly, a large amount of currency was recovered and returned to its rightful owner!



Happy National Police Week to our YSPD Officers: Chief Paige Burge, Sgt. Naomi Watson, Jeff Beam, Andrew Bluma, Jacob Cooper, Alex Croasmun, Rebecca Duff, Noah Grooms, David Meister, Mark Steenson (left to right).

COS Monthly Activity Report: 4/1/26 - 4/30/26**Community Outreach Specialists - Monthly Activity Report**

Community Outreach Specialists (COS) maintained a high level of activity in April, providing 327 total services between April 1 and April 30, 2026. While overall service volume decreased slightly compared to March (-47 services, -12.6%), activity remained substantially higher than earlier months in the year.

April activity continued to reflect significant demand for food assistance, case management, victim advocacy, and housing-related support. Increased victim advocacy contacts and sustained food distribution efforts represented key service trends throughout the month.

Average service delivery for the month was approximately 11 services per day.

Month-to-Month Comparison

- March: 374 services
- April: 327 Services
- Net Change: -47 services
- Percent Change: -12.6%

Significant Increases

- Victims Advocate: +13 (+42%)
- COS Referrals: +10 (+31%)
- Homeless / Housing: +2 (+8%)
- Utility Assistance: +9 (+69%)

Interpretation: April reflected increased demand for advocacy services, resource navigation, and utility support, indicating continued financial strain and stabilization needs among clients.

Year-to-Date Summary (January-April 2026)

- 1,027 YS/Township resident contacts
- 280 Food & Voucher services
- 215 COS referrals
- 143 Case Follow-up contacts
- 111 Victim Advocacy contacts

Overall, COS have delivered substantial direct assistance and case management support during the first four months of 2026, with food security, housing stability, and ongoing client coordination remaining primary service drivers.

COS Monthly Activity Report: 4/1/26 - 4/30/26

SERVICE	MARCH TOTALS	YTD TOTALS
Bus Tokens	10	109
Case Follow-Ups	42	143
COS Referrals	42	215
Food Vouchers	67	280
Gas Cards	5	25
Homeless / Housing	26	95
Mental Health Needs	26	108
Rent Assistance	2	32
Utility Assistance	22	27
Use of Phone	3	16
Welfare Check	6	16
Victim Advocate	44	111

YS or Township Residents Served	268	1027
Visitors or Non-Residents Served	32	90
Homeless or At-Large Served	28	173
Veteran	0	1
TOTAL SERVED	328	1291

****This section has not been updated since the last edition of the Manager's Report.****

Meeting with DDC (3/25)

On March 25, Village staff met with representatives from the Dayton Development Coalition to discuss opportunities for partnership and increased regional collaboration. The discussion served as an initial introduction to the Coalition's role as a regional economic development partner within the JobsOhio network, supporting business attraction, expansion, and job growth across a 12-county region. The Coalition highlighted opportunities for engagement through participation in events, access to regional networks, and involvement in advocacy efforts supporting key industries, including aerospace, defense, and advanced manufacturing. The conversation established a foundation for exploring how the Village may strengthen its connection to regional economic development initiatives and leverage available resources moving forward.

ODOT AT Planning Scope Meeting (3/31)

On March 31, Village staff participated in a project scoping meeting with the Ohio Department of Transportation (ODOT) and consultants to discuss development of the Yellow Springs Active Transportation Plan (ATP). The plan is anticipated to begin in May 2026 and conclude in early 2027, with an extended nine-month timeline to allow for more robust community engagement. The ATP will include both infrastructure recommendations, such as sidewalks and connectivity improvements, and programmatic strategies to support walking and biking. Discussion also included building upon the Village's 2019 plan by evaluating completed projects, updating priorities, and incorporating recent growth and development trends.

YSDC Meeting (4/7)

On April 7, the Yellow Springs Development Corporation held its regular meeting, which included updates on governance, financials, and ongoing redevelopment efforts. The Board welcomed a new representative from the Yellow Springs School Board and addressed administrative items including conflict of interest disclosures and contact information. Financial reports and prior meeting minutes were approved through the consent agenda. Discussion focused on continued progress at the 252–254 Xenia Avenue properties, including fire safety inspections, development of a 2026 project plan, and advancement of the leasing process through a request for proposals. The Board also considered improvements to the building, appointment of a project architect, and initial scenario planning for longer term use. Additional efforts are underway to prepare financial analysis and develop a community survey to help inform future decisions related to the properties.

PLANNING & ECONOMIC DEVELOPMENT

Planning Commission (4/14)

On April 14, the Yellow Springs Planning Commission approved a Conditional Use application by a 5-0 vote for a group daycare at 1333 President Street. The request allows for the operation of a licensed in-home daycare within an existing single-family residence in the R-A zoning district, serving up to 12 children. The use was found to be consistent with applicable conditional use standards and compatible with the surrounding residential character.

Board of Zoning Appeals (4/15)

On April 15, the Yellow Springs Board of Zoning Appeals reviewed and approved two variance applications by 5-0 votes. The first approval granted variances at 114 S. Walnut Street to reduce the required total side yard setback and allow an accessory structure to exceed the maximum permitted size. The request supports demolition of an existing nonconforming structure and construction of a new detached garage with an accessory dwelling unit on an irregularly shaped lot in the R-C zoning district. The second approval granted a variance at 777 Xenia Avenue to reduce the required front yard setback for construction of a greenhouse on a corner lot in the R-C zoning district, addressing the unique setback requirements associated with corner lot configuration.

MVRPC TAC Meeting (4/16)

On April 16, Aaron attended the Technical Advisory Committee meeting of the Miami Valley Regional Planning Commission held in Dayton. The committee reviewed several metropolitan transportation planning actions, including recommendations for adoption of the 2050 Long Range Transportation Plan and Revision #9 to the SFY 2026-2029 Transportation Improvement Program. Additional informational items included updates on TRAC funding opportunities for major capacity projects and implementation tools associated with the region's "Going Places" initiative. The Executive Director also provided a regional update, and the committee is next scheduled to meet on May 21st at 9:30am.

Permitting Update (Since 4/20/26)

23 Zoning permits: 14 working in ROW, 3 fence, 2 sign, 1 shed, 1 single-family home, 1 zoning compliance, 1 new construction.

15 Building permits: 2 electric, 2 signs, 2 HVAC, 2 street fair tents, 1 new commercial building, 1 basement wall, 1 gas line, 1 roof, 1 remodel, 1 certificate of occupancy, 1 single-family home.

FINANCE & UTILITIES

Utility Round-Up

A total of \$1,955.36 in Utility Round-Up assistance was processed for April, bringing the current fund balance to \$14,514.18.

Ohio GFOA

Lynda Highlander attended Ohio GFOA's, Introduction to the Finance Office and Governmental Accounting seminar April 21st & 22nd.

Utilities Department

Memorial Day Closure

The Utility Window will be closed Monday, May 25th for Memorial Day. Rumpke trash and recycling will operate on a one day delay due to the holiday.

Disconnects & Extended Hours

Disconnects are on Wednesday, May 27th and we will have extended hours (8-4:30) on May 26th and 27th.

Rumpke Yard Waste Pickup

Yard Waste Pickup runs from April through November, the last Friday of each month. Customers MUST USE Rumpke/Biosafe yard waste bags, available only at the Utility Office. The price of these bags is \$4.29/each, which includes pickup fees.

Water Plant Update

Completed	• Monthly lab standardizations in water lab. • North Tower was placed back online. • Transfer pump #2 motor back from M&R. • Transfer pump #2 back from Boone. • April water loss high due to draining of North Tower for repair work. That accounts for about 1MG of the loss. That would bring loss down closer to 22%. • WaterTA completed second round of PFAS testing, no results back yet. • HSP #1 motor pulled and took to M&R for repair quote.
Ongoing	• Blew down softener and add sand to the other one. • Working with EPA for Water Technical Assistance program on PFAS treatment plan. Attending regular monthly meetings and providing water quality data. • Conduct daily and weekly cleaning, monitoring, and sampling. • Boone reinstalling Transfer pump #2. • Finalizing Water Quality Report • Repairing and Oreinstalling faulted out HSP #1 motor.
Upcoming	• Acid washing softener #1 to remove buildup hardness scaling. • Reaching out to contractors for possible heavy cleaning of softeners and piping. • Video and cleaning of well #5.

Water Plant and Billing Totals (2026)

MONTH	WTP TOTAL (MG)	BILLING TOTAL (MG)	WATER LOSS (MG)	WATER LOSS %
JAN	8.184	6.625	1.559	19.05%
FEB	7.384	6.282	1.102	14.92%
MAR	8.161	7.108	1.053	12.67%
APR	8.592	5.639	2.932	34.12%
MAY				
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				
TOTAL	32.321	25.654	6.667	20.63%

Wastewater Update

Completed	• Treated 15.014 million gallons in April. • 3.94 inches of rain in April. • Covid-19 sampling for April. • Chlorine feeding for summer season. • Thio running for summer season. • Ran belt press six times. • Mixer D faulted out. Motor fault. • Moved Mixer B to Mixer D location. • Old Mixer D sent out for repair quote. • Set up Rare Earth pump and feed lines. • Drained and cleaned Contact tank.
Ongoing	• Looking to replace ORP probes in aeration tanks. This will help us better monitor the phosphorous treatment process. • Continuing to run microscopic bug counts on MLSS. Microorganisms look good. • Meet with Wessler Engineering to continue flow study and possible plant upgrades. • Cleaning out and organizing work areas and storage areas in garage.
Upcoming	• Working on getting quotes for new trucks. • Repair filtrate wet well pump. • Repair aeration gate.

Water Distribution Update

Completed	• Kept up with locate requests. • Continued GIS work. • Cleaned shop and power-washed floors. • Worked on CenterPoint Gas project. • Worked on Altafiber project. • Mowed solar field and paths. • Repaired and painted hydrant at 301 Fairfield Pike. • Repaired and painted hydrant at 401 N. Winter Street. • Responded to water main break on U.S. 68. • Delivered two water samples to lab following main break. • Burned brush pile at Sutton Farm. • Mowed Sutton Farm. • Repaired and painted hydrant at 117 E. North College Street. • Cleaned up brush and trees following storm damage. • Completed hydrant changeout at Morris Bean. • Attended AMP safety training. • Completed water service tap at 777 Xenia Avenue. • Assisted Jamestown with water service leak. • Worked on concrete retention pad at switch station.
Ongoing	• Keeping up with locates. • Finding the rest of the curb stops for meter changeout. • Installing the rest of the water meters (approximately 23). • Reading the ALFX sensors every two weeks. • Paint fire hydrants. Averaging 1 per week. • Scheduling and installing new large water meters.
	• GIS more of our water system. ◦ Crew is GISing all assets street by street making maps more accurate. • Painting fire hydrants all over Village. • Dig up and replace valve that feeds old WYSO building. • Changeout fire hydrant at Morris Bean.

Electric Update

Completed

- Assisted contractor with flagpole work at the high school.
- Operated line truck at the wastewater plant.
- Distributed outage notifications to customers.
- Set up at Railroad Street, removed span guy, and topped pole down to communications height.
- Set 40-foot pole at Edgefield; transferred secondary riser, primary and neutral lines, services, and all grounds.
- Set new secondary pedestal at this pole.
- Arrived at Cresco for switching on new 2,500 kVA transformer.
- Set new pedestal and 350 MCM for temporary power at new construction in The Vale.
- Stocked trucks with additional materials.
- Responded to main water break at Dayton and Xenia.
- Loaded 35-foot wood pole and hauled to Orton Street.
- Set new pole; reattached all conduit, disconnects, and meter socket; reconnected service at pole; set new meter; and hauled away all brush and pole debris from the job site.
- Called in locate request for new pole installation.
- Pulled duplex wire through trees at Livermore; sagged wire and made connections at pole.
- Lineman attended North American Line School for the week.
- Worked at switch station constructing concrete forms.
- Trimmed trees in the 100 block of South Walnut; pulled up span of duplex wire, sagged and dead-ended wire, and made connections at pole.
- Made new connections at street light on Brookside.
- Lowered light on pole and topped pole.
- Called in OUPS locates for poles on Randall.
- Picked up additional brush at South Walnut and hauled to shop.
- Attended safety meeting.
- Worked at switchyard.
- Arrived at Suncrest to cut and haul away brush for new pole installation.

Electric Update

Completed (Continued)	• Inspected branch line for emergency tree trimming and severe vine issues affecting transformer poles in rear property areas. • Pulled up duplex wire on Fairfield; trimmed trees, sagged wire, and made connections at pole. • Arrived at URD conversion single-phase primary cutover job at Center College. • Pulled up duplex wire at Stewart and Southview; framed pole, installed LED street light, and made new connections. • Called in OUPS locates for new poles on East Enon and Suncrest. • Prepared 25 kVA transformer for new pole installation on East Enon.
Ongoing	• Poly phase and Demand meters are being changed. ◦ Poly phase is done. ◦ Less than 30 small meters left. • Started layout of switch station underground. ◦ Will start digging next week.
Upcoming	• Keep working on PRP (pole replacement packets). • 312 West Whiteman St. service work. • Supply power to 777 Xenia Ave. • Installing wire at Cresco. ◦ Primary is in and metering done. • Install reclosers at the switch station. ◦ Crews now have materials at switch station. ◦ Crew has started installing anchors for new pedestals. ▪ Ready to set pedestals. • Installing voltage regulators in switch station. ◦ Trying to do this all-in house to save money.

Electric Update



Recent Electric crew work including at the Switch Station and Spring Meadows.

Metering Update

5/8" Water Meter Replacement Update

- Total 25 meters have not been upgraded.
- 6 meters with bad valves, (all inside, one village owned)
- 14 inside water meter customers have been unresponsive and made no contact to schedule their meter changeout.

Ongoing

- Potential High Water Use Causes: Toilets, Spigots left on or frozen, Water Softeners, Whole House Humidifiers, back-up sump pumps, service line leaks.
- Travis is collecting the data from the ALFX system every other Thursdays.
- Meter Audit: putting eyes on each water meter once a year, datalogging, checking ERT and meter numbers, checking service line material
- Scheduling inspections for Material Unknown service lines, have completed 13 inspections.
- Working with Morgan Saunders from Arcadis on next steps for potholing inspections and meeting all EPA requirements for the service line inventory.
- Finish changing out FM2S electric meters – GIS Unknown Types and order any meters we're missing.
- Add remotes to the large water meters that have wires.
- Water Reads – both manual and electronic
- Working with Mapped Out to update and streamline Water Meter - Service Line Inventory map.
- GIS new water and electric meters
- Inspect and install new water services in Spring Meadows neighborhood.
- Commercial Water Meter Change-out – inventory acquired and labeled, will schedule and create work orders for Water Dept to do changeouts. Three commercial meters changed out in the last two weeks

Streets & Sewer Update

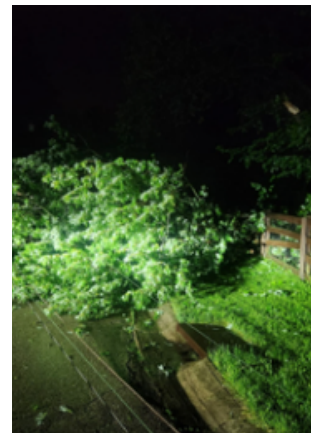
Completed

- Completed three webinars through Ohio Department of Transportation for the Ohio Manual on Uniform Traffic Control Devices (OMUTCD).
- Attended second session (of six total) of the CLG Leadership Academy.
- Mowed municipal properties four times, including the water treatment plant and wastewater treatment plant.
- Mowed rights-of-way.
- Fabricated new flange for pool pump.
- Trimmed trees on Beatty-Hughes.
- Painted pool and lane markings.
- Serviced lawn mowing equipment.
- Repaired golf cart.
- Painted curb on South Walnut Street.
- Seal coated and painted JBC parking lot.
- Turned on outdoor drinking fountains.
- Returned dog watering bowls to dog park.
- Removed hazardous trees on Walnut Street, Davis Street, Phillips Street, and Kieth's Alley.
- Repaired broken stop sign at Corry Street and Dayton Street.
- Delivered wood chips for Earth Day.
- Set up JBC for Earth Day event.
- Repainted curbs and crosswalks downtown.
- Removed four hazardous trees at JBC.
- Regraded path to dog park.
- Regraded path to service entrance at pool.
- Installed rebuilt pool pump and motor.
- Rebuilt baby pool pump.
- Turned water on at pool and replaced faucets.
- Installed new freezer at pool.
- Removed fallen trees and debris from open swale on Grinnell.
- Removed fallen trees from storm damage at Ellis.
- Installed ADA chair and filled Gaunt Park Pool.

STREETS & SEWER COLLECTION

Streets & Sewer Update

Ongoing	• Street sweeping. • Utility locates. • GIS information. • Empty trash/litter pickup every Monday, Wednesday, and Friday. • Problematic sanitary sewer checks every Friday.
Upcoming	• Install Wheeling Gaunt signs at Hilda Rahn & Gaunt Park. • Finish pool prep.



Various Streets, Parks & Sewer crew accomplishments around the village including Pool prep.

Youth Center Update

Completed	• An average of 17 youths were served per day, with 5 dinners provided each night. • Accepted deliveries of dinners and extra grocery donations from the Food Pantry and Beloved Community Project. • Accepted prepared dinners from Who's Hungry on Monday and Wednesday. • Accepted burritos from Beloved Community Project twice. • There have been 72 rentals in the building. • Our game room is under construction to fix all the damage done from the water main break, so we are taking advantage of free space upstairs and in the Gym. • Taking mini field trips to support our student athletes at Softball and Baseball games. • Assisted two 8th grade students with their science project of browning apples. • Finalized potential staff hiring for manager/lifeguards, lifeguards and gate attendants for the season. • Painting of the pools is completed and ready for the season. • Big thank you to Don & Christine Beard, Karla Horvath, Laurie Martt, Susan Miller, Elaine Kresge, Patricia Peters and especially Cheryl Keen for donating to help our new Lifeguards get certified and re-certify three others. • Our inspection was successful, and the pool is ready for the season! • Registration has closed for the 2026 Adult Co-ed Softball League and our 7 teams will start games on the 26th of May.
Ongoing	• Jr book group is continuing the Scythe series. • Craft night on Wednesday from 5:30-7pm. • Movie nights Thursday from 5:30-8pm.

YOUTH CENTER & PARKS



Recent JBC Youth Center activities.

Digital Media Update

Completed	- Covered regular Village Council meeting on Monday, April 20, 2026. - Recorded Yellow Springs Theater Company production on Friday, May 1, 2026. - Covered regular Village Council meeting on Monday, May 4, 2026. - Covered Planning Commission meeting on Tuesday, May 12, 2026.
Ongoing	Website redesign project.

Village Facebook Followers

7,227

+225 Followers



YSPD Facebook Followers

524

+10 Followers



YSCA Facebook Followers

265

+5 Followers



YSConnect Downloads

1,907

+30 Downloads
(67 SMS Contacts)



YouTube Subscribers

845

+1 Subscribers





The Village of **YELLOW SPRINGS**

MEMORANDUM

TO: Village Council

FROM: Elyse Giardullo, Assistant Village Manager

DATE: March 14, 2026

RE: Prioritization of Village Goals

At the March 16, 2026 Village Council meeting, Council adopted Resolution 2026-12 establishing the Village Goals for 2026–2027. At the time of adoption, the housing-related goals had not yet been fully developed, as they were scheduled to be finalized at the Housing Retreat on April 9, 2026. Following that retreat, Council’s housing goals were incorporated into the full goal framework, resulting in a complete and updated set of Village goals.

Council members were then asked to rank all goals on a scale of 1 to 19, with 1 representing the highest priority. Those rankings have been compiled and are reflected in the attached materials to support Council’s upcoming discussion on prioritization.

Attachment 1: Council Goal List with Priority Rankings

- Attachment 1 contains the full Council goal set organized by focus area. It includes adopted goals and associated outcomes, responsible parties, and projected timelines, along with individual Council member priority rankings for each goal.
- This document reflects the complete operational version of the 2026–2027 Council goals, including the housing goals developed through the Housing Retreat. It serves as the comprehensive reference document for all goals under consideration.

Attachment 2: Council Goal Priority Alignment Summary

- Attachment 2 provides an analysis of Council’s submitted rankings to support interpretation and discussion. It highlights where Council members are generally aligned, where moderate variation exists, and where there are more significant differences in priority across goals.
- This summary uses a range-based signal system (● ● ●) to visually indicate levels of alignment and to help focus discussion on areas where additional Council dialogue may be most useful in refining priorities.

During the upcoming meeting, Council will review these materials with the intent of reaching consensus on priority levels across the full set of Village goals. This process is intended to ensure the final prioritization reflects both the updated inclusion of housing goals and Council’s collective direction moving forward.

2026–2027 Village Council Goals					
Core Service Provision: The Village’s primary focus is delivering essential services, including utilities, public safety, planning and zoning, finance and administration, parks and recreation, and youth services, that sustain the daily quality of life in Yellow Springs. Council goals build on these services to guide priorities beyond routine operations.					
Focus Area	Goal	Outcome(s)	Projected Timeline	Responsible Party	Priority Level
Community Engagement & Communications	Develop and launch a new user-friendly Village website designed to meet ADA accessibility standards.	Accessibility compliant website with improved features.	Estimated completion: Summer 2026	Assistant Village Manager; Digital Media Manager	14 (GDL) 15 (AH) 18 (SS) 9 (SP)
	Develop a crisis plan and a Village-wide communications plan to improve community information and engagement.	Coordinated, consistent approach that improves awareness, engagement, and access to information.	Crisis plan: Summer 2026; Communications plan: End of 2026	Assistant Village Manager; Digital Media Manager; Solicitor	16 (GDL) 16 (AH) 17 (SS) 16 (SP)
Financial Sustainability & Stewardship	Identify and implement cost-cutting strategies while tracking progress on a return to a balanced budget by 2028	A clear path, communicated during the budget process, toward a balanced budget.	Ongoing	Village Manager; Finance Director; Finance Committee	1 (GDL) 10 (AH) 3 (SS) 10 (SP)
	Deepen our shared understanding of the budget and clearly identify what is considered a need.	Better-informed budgeting decisions aligned with realistic short- and long-term financial expectations.	Ongoing	Village Manager; Finance Director; Finance Committee	5 (GDL) 11 (AH) 2 (SS) 11 (SP)
Municipal Infrastructure, Utilities, & Public Spaces	Assess Village sidewalk policy.	Fund mandate for Village-owned sidewalks or return ownership to property owners.	By August 2026	Village Manager; Solicitor	18 (GDL) 17 (AH) 16 (SS) 15 (SP)
	Revisit existing parking plans.	Evaluation of Village parking needs and, if necessary, develop plan of action for new parking.	By August 2026	Village Manager	17 (GDL) 18 (AH) 13 (SS) 18 (SP)
Economic Development & Downtown Vitality	Clarify role of Village in economic development, including expectations for intergovernmental communication to support long-term planning.	• Discuss and then document our role • Communicate that role to relevant stakeholders • Align related staffing and budget allocations		Councilmember Semere; YSDC Representatives; Village Staff	12 (GDL) 12 (AH) 10 (SS) 17 (SP)
	Consider policies affecting pop-ups, markets, and micro-enterprises.	Learning about these policies in process of determining applicability to Village economic development goals.		Councilmembers Semere and Brown; Planning & Zoning Director; Solicitor; Chamber of Commerce	19 (GDL) 13 (AH) 11 (SS) 14 (SP)
	Review CRA and TIF policies and consider legislation if needed.	Update CRA and TIF policies.		President DeVore Leonard; Village Manager; Solicitor	13 (GDL) 14 (AH) 12 (SS) 6 (SP)
Housing & Affordability	Develop a clear, data-driven housing strategy.	• Establishes a housing mission statement, including a definition of “affordable housing” • Sets housing targets using updated Bowen Report data (e.g., units by AMI levels) • Aligns zoning, development regulations, and housing priorities	Initial framework by end of 2026; ongoing refinement into 2027	Village Council (to be discussed at the Housing Retreat – June 2026)	3 (GDL) 3 (AH) 4 (SS) 1 (SP)
	Prioritize environmental sustainability and energy efficiency into housing-related decisions.	• Consider amendment to zoning code offering incentives for high-energy efficiency, minimal environmental impact • Request white paper from Environmental Commission on ZERH and conservation development approaches		Councilmember Brown; Planning Commission; Environmental Commission; Planning & Zoning Director	10 (GDL) 7 (AH) 15 (SS) 13 (SP)
	Advance priority Village-led housing initiatives.	• Complete appraisal of Village-owned properties to inform development strategy • Conduct community outreach prior to issuing Glass Farm RFP • Issue RFP for Glass Farm redevelopment • Compile and centralize existing Glass Farm documentation	Glass Farm RFP by April 2027 or sooner	Village Council; Village Staff	6 (GDL) 5 (AH) 5 (SS) 3 (SP)
	Evaluate and advance Lawson Place Apartments as a Village-owned housing asset.	Review Lawson Place pro forma to assess financial performance, capital needs, and long-term housing role.	2026	Village Council; Village Manager; Finance Director	9 (GDL) 6 (AH) 14 (SS) 7 (SP)
	Strengthen policies and tools for rental housing management.	Host Council Town Hall to determine next steps for rental code enforcement and a rental unit registry.	2026	Councilmember Pearce	7 (GDL) 4 (AH) 7 (SS) 2 (SP)
	Evaluate zoning code vis-à-vis housing goals.	Identify barriers and opportunities within the zoning code that impact housing development and affordability.		Planning & Zoning Director	8 (GDL) 8 (AH) 9 (SS) 5 (SP)
	Explore policy tools to encourage property utilization and reduce vacancies.	Research and presentation on vacant property fee options.		Councilmember Semere	11 (GDL) 9 (AH) 8 (SS) 4 (SP)
Organizational Leadership, Capacity & How We Work	Develop and run a thoughtful strategic planning process and complete a Council and staff supported plan.	Creation of a scope and RFP. Complete plan based on agreed upon timeline.		President DeVore Leonard; Village Manager; Assistant Village Manager	4 (GDL) 2 (AH) 1 (SS) 12 (SP)
	Align capacity and goals for current and proposed projects to assure manageable workload and improve outcomes.	• Improve staff work/life balance • Maintain focus on mutually agreed-upon goals • Increase percentage of completed goals as compared to 2024–2025	Ongoing	Village Council; Village Manager	2 (GDL) 1 (AH) 6 (SS) 8 (SP)
	Present a revised and updated Personnel Policy Manual to Council for review.	A clear, up-to-date set of personnel policies that aligns with Village operations, legal requirements, and best practices.	Estimated completion: Spring 2026	Village Manager; Assistant Village Manager; Solicitor	15 (GDL) 19 (AH) 19 (SS) 19 (SP)

Council Goal Priority Alignment Summary

This summary highlights areas of alignment and variation in Council’s goal rankings to support discussion and prioritization. The range reflects the spread between the highest and lowest rankings for each goal. Signals indicate where discussion may be most valuable.

Note: Lower numbers indicate higher priority (Rank 1 = highest priority).

Legend:

- Aligned (range ≤ 3): Strong consensus
- Moderate (range 4–6): General agreement, some variation
- High variance (range ≥ 7): Differing perspectives
- * High variance with outlier: Most rankings cluster, but one differs significantly

Focus Area	Goal	Rankings	Range	Signal
Community Engagement & Communications	Develop and launch a new user-friendly Village website designed to meet ADA accessibility standards.	9, 14, 15, 18	9	●
	Develop a crisis plan and a Village-wide communications plan to improve community information and engagement.	16, 16, 16, 17	1	●
Financial Sustainability & Stewardship	Identify and implement cost-cutting strategies while tracking progress on a return to a balanced budget by 2028.	1, 3, 10, 10	9	●
	Deepen our shared understanding of the budget and clearly identify what is considered a need.	2, 5, 11, 11	9	●
Municipal Infrastructure, Utilities, & Public Spaces	Assess Village sidewalk policy.	15, 16, 17, 18	3	●
	Revisit existing parking plans.	13, 17, 18, 18	5	●
Economic Development & Downtown Vitality	Clarify role of Village in economic development, including expectations for intergovernmental communication to support long-term planning.	10, 12, 12, 17	7	● *
	Consider policies affecting pop-ups, markets, and micro-enterprises.	11, 13, 14, 19	8	●
	Review CRA and TIF policies and consider legislation if needed.	6, 12, 13, 14	8	●
Housing & Affordability	Develop a clear, data-driven housing strategy.	1, 3, 3, 4	3	●
	Prioritize environmental sustainability and energy efficiency into housing-related decisions.	7, 10, 13, 15	8	●
	Advance priority Village-led housing initiatives.	3, 5, 5, 6	3	●
	Evaluate and advance Lawson Place Apartments as a Village-owned housing asset.	6, 7, 9, 14	8	● *
	Strengthen policies and tools for rental housing management.	2, 4, 7, 7	5	●
	Evaluate zoning code vis-à-vis housing goals.	5, 8, 8, 9	4	●
	Explore policy tools to encourage property utilization and reduce vacancies.	4, 8, 9, 11	7	●
Organizational Leadership, Capacity & How We Work	Develop and run a thoughtful strategic planning process and complete a Council and staff supported plan.	1, 2, 4, 12	11	● *
	Align capacity and goals for current and proposed projects to assure manageable workload and improve outcomes.	1, 2, 6, 8	7	●
	Present a revised and updated Personnel Policy Manual to Council for review.	15, 19, 19, 19	4	●



The Village of **YELLOW SPRINGS**

MEMORANDUM

TO: Village Council

FROM: Johnnie Burns, Village Manager

DATE: May 14, 2026

RE: Residential Sidewalk Responsibility and Maintenance Policy Review

The purpose of this memo is to revisit current Village policy regarding responsibility and maintenance of residential sidewalks and to provide Council with context, current conditions, and policy options for consideration.

Background

In 2011, Council adopted Ordinance 2011-5, which shifted responsibility for sidewalk repair and replacement from abutting property owners to the Village. This change was rooted in several policy objectives at the time:

- Recognizing sidewalks as a critical component of the Village's transportation network
- Supporting Yellow Springs' identity as a walkable community
- Allowing for a more coordinated, Village-wide approach to sidewalk improvements

Under this framework, sidewalks began to be treated more similarly to streets, with the expectation that repairs and replacements would be addressed through the Village's Capital Improvement Program over time.

At the time this policy was adopted, there was greater availability of grant funding and state resources to support infrastructure improvements. The assumption was that, with consistent investment, the Village could systematically improve sidewalk conditions across the community.

Current Conditions

Today, the Village operates within a markedly different fiscal and operational environment. The sidewalk network encompasses approximately 8,000 linear feet of infrastructure. Maintaining this system, even on a rotating or priority basis, has become increasingly challenging given current staffing capacity, competing infrastructure demands, and available funding.

Key considerations include:

- From 2011 to the present, the Village has expended **\$821,967.37** on sidewalk repairs, replacements, removals, and extensions.
- From 2019 to 2022, the Village invested **\$87,356** in resurfacing and repairs to the shared-use/bike and pedestrian path along Xenia Avenue and West South College Street.

- Since 2018, the Village has also secured approximately **\$3,080,000 in grant funding** to support sidewalk and multimodal infrastructure improvements, including the Dayton-Yellow Springs Road multimodal path and new sidewalk installations along East Limestone, Fairfield, and North Winter Streets. This total includes approximately **\$250,000 in Village match contributions**.
- Sidewalk replacement costs continue to rise significantly, particularly when addressing larger continuous segments or projects requiring ADA compliance upgrades.
- The Village retains responsibility not only for routine maintenance, but also for full replacement when sidewalks have deteriorated beyond feasible repair.
- Since 2018, the Village has consistently budgeted approximately **\$50,000 annually** for sidewalk maintenance; however, this level of funding has not been sufficient to meaningfully address system-wide needs or keep pace with deterioration and replacement costs. Should Council elect to transition responsibility back to property owners, these funds could potentially be redirected toward curb improvements or other adjacent infrastructure priorities. If the Village elects to retain sidewalk responsibility, staff recommends increasing this annual allocation to **approximately \$100,000** in order to begin making measurable progress on backlog conditions and more effectively address ongoing system-wide maintenance needs.

In practice, this creates an ongoing obligation that is difficult to sustain at the level needed to ensure consistent, system-wide conditions.

Benchmarking – Other Municipalities

A review of nearby communities indicates that Yellow Springs' current approach differs from the more typical model used in the region.

Community	Ownership Model	Maintenance Responsibility	Program Structure
Xenia	Property Owner	Property Owner	City may repair and assess costs under ORC 729
Beavercreek	Property Owner	Property Owner	Annual inspection program tied to resurfacing; City may complete repairs and assess costs if not completed by owner
Huber Heights	Property Owner	Property Owner	Annual inspection program; City coordinates repairs and assesses costs if not completed by owner
Fairborn	Property Owner	Property Owner	Annual CSA inspection program tied to resurfacing; City may repair and assess costs
Tipp City	Property Owner	Property Owner	Annual inspection program by geographic area; tied to resurfacing cycle
New Carlisle	Property Owner	Property Owner	Citywide inspection program; owners required to replace unsafe sidewalks

			or City may complete work and assess costs
Cedarville	Property Owner	Property Owner	Condition-based enforcement using defined hazard criteria; owners required to repair condemned sidewalks

Under Ohio Revised Code Chapter 729, municipalities commonly assign sidewalk maintenance responsibility to adjacent property owners, with the ability to enforce repairs or assess costs if necessary.

Policy Options

Council may wish to consider the following options:

- **Option 1 – Maintain Current Policy**
The Village retains full responsibility for sidewalk maintenance and replacement.
- **Option 2 – Transition Responsibility to Property Owners**
Responsibility for sidewalk maintenance and replacement shifts back to adjacent property owners.
- **Option 3 – Hybrid Approach**
Responsibility is shared between the Village and property owners (e.g., owners handle routine maintenance, Village supports or cost-shares major replacements).

Staff Recommendation

Based on current fiscal constraints, operational capacity, and regional practices, staff recommend that Council consider Option 2, transitioning toward a model in which abutting property owners assume primary responsibility for sidewalk maintenance and repair.

This approach would:

- Align Yellow Springs with the prevailing model used by surrounding communities
- Reduce long-term financial obligations on the Village
- Allow Village resources to be more effectively directed toward higher-priority infrastructure needs

Under this model, staff would anticipate utilizing the Village’s existing complaint-based enforcement approach, rather than implementing a proactive inspection program. Complaints related to sidewalk conditions would be investigated, and property owners would be notified and required to address deficiencies consistent with adopted standards. If necessary, the Village could complete the work and assess costs in accordance with Ohio Revised Code provisions.

Staff recognize that any transition should be implemented thoughtfully, with consideration given to communication, timing, and potential assistance mechanisms.



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Of Counsel
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ablankenship@brickergraydon.com

To: Village Council
From: Amy Blankenship, Village Solicitor
Re: Ohio Statutory Process for Sidewalk Assessments
Date: May 18, 2026

This memorandum will provide a general overview of Ohio's framework for sidewalk assessments as set forth by Ohio statutory law in the Ohio Revised Code. The Village has deviated from this framework by assuming sidewalk maintenance in the Village's codified ordinances. Set forth herein are the steps taken by municipalities which adhere to state law with sidewalk maintenance costs being the responsibility of property owners and not the local government.

Ohio Municipal Sidewalk Assessment Statutory Process

Ohio Revised Code Chapter 729 and Chapter 727 authorize municipalities to require abutting property owners to construct or repair sidewalks and to assess costs to the owner if an owner fails to comply. The process requires the following steps:

1. Determination of Necessity

The municipality determines that sidewalk construction or repair is necessary.

2. Plans, Specifications, and Cost Estimates

Plans, specifications, locations, dimensions, and estimated costs are prepared and filed with the clerk of the legislative authority for public inspection.

3. Resolution of Necessity

The legislative authority adopts a resolution of necessity approving the plans, identifying affected properties, directing owners to complete the work, and setting a deadline for compliance.

4. Notice to Property Owners

Notice of the resolution is served on abutting property owners, informing them of required work and timelines which cannot be less than 30 days from the date of notice.

5. Owner Construction Period

Property owners are given the opportunity to complete sidewalk construction or repair themselves, in compliance with the municipal specifications.



6. Municipal Construction Upon Non-Compliance

If an owner fails to perform the required work, the municipality may complete the work and assess the costs to the abutting property.

7. Estimated Assessments

A list of estimated assessments by parcel is prepared and filed with the clerk.

8. Notice and Objections

Notice of the estimated assessments is provided, and property owners may file objections regarding the amount or apportionment of the assessment.

9. Assessment Ordinance

Following review and consideration of objections, the legislative authority adopts an ordinance levying the assessments.

10. Collection

Assessments may be collected directly by the municipality or certified to the county auditor for collection with real property taxes.

May 15, 2026

From: Carmen Brown

Re: MLT/CLT Land Trust Models

As the Village government ever considers long-term strategies for affordable housing, land stewardship, and community development, there are two models that council and staff need to be more knowledgeable about, these are the Municipal Land Trust (MLT) and Community Land Trust (CLT). Essentially the purpose of both CLTs and MLTs are to hold land for public purposes rather than to have it solely shaped by the private market. The Village already owns land, including Glass Farm and on Corry Street, meaning that we are not starting from scratch. The question is not whether we have land for affordable housing, but how it should be governed and what long-term goals it should serve.

A MLT is controlled directly by local government, with this model, the Village retains ownership of the land and makes decisions through electeds, staff, and public process. A MLT can be used to guide us in ways that align with what we've stated our priorities are, including affordable housing, conservation, mixed-use development, and whatever future public need. Above all, MLTs can be set up legally to offer more flexibility in housing types and pricing.

They can support a mix of deeply affordable housing, workforce housing, attainable middle-income housing, market-rate homes for lease and purchase all within the same development.

This approach helps create economically diverse neighborhood while at the same generating revenue from market-rate housing that can help subsidize affordability or infrastructure costs.

The other benefits of this model are transparency and accountability to the public through local government processes, as decisions remain tied to Village planning goals and democratic oversight.

By Contrast a CLT is usually an independent nonprofit created to hold land permanently for community benefit, often with a stronger emphasis on long-term affordability. Rather than direct Village control, governance is typically shared among residents, community stakeholders, and public representatives. While a hand full of CLTs include mixed-income housing, their main purpose is to remove land from the market and preserve affordability indefinitely. While Village's investment in the existing CLT reflects a commitment to affordability, the time has come to consider a model centered on long-term public stewardship, broader housing outcomes, and less reliance on ongoing local subsidy."

May 15, 2026

From: Carmen Brown

Re: MLT/CLT Land Trust Models

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This approach helps create economically diverse neighborhood while at the same generating revenue from market-rate housing that can help subsidize affordability or infrastructure costs.

The other benefits of this model are transparency and accountability to the public through local government processes, as decisions remain tied to Village planning goals and democratic oversight.

By Contrast a CLT is usually an independent nonprofit created to hold land permanently for community benefit, often with a stronger emphasis on long-term affordability. Rather than direct Village control, governance is typically shared among residents, community stakeholders, and public representatives. While a hand full of CLTs include mixed-income housing, their main purpose is to remove land from the market and preserve affordability indefinitely. While Village's investment in the existing CLT reflects a commitment to affordability, the time has come to consider a model centered on long-term public stewardship, broader housing outcomes, and less reliance on ongoing local subsidy."

May 15, 2026

From: Carmen Brown

Re: Village Mediation Coordinator Job Description Proposed Update

This memo serves as an update for the VMP Director job description and organizational structure of the VMP (Village Mediation Program). Following discussions with Village staff and meetings with the current VMP Director, Brady Burkett, I am recommending that the program move to simpler operational structure ,including the dissolution of the VMP Steering Committee.

The VMP has served the Village for over 30 years, and while its mission remains important, the way mediation programs operate has changed over time. As our expectations around confidentiality, and program operations have evolved, it has become clear, in recent years, that the VMP would benefit from a more streamlined model that better represents how this work is done today.

Mediation can only work when participants feel confident that conversations are kept private. In a town this size, confidentiality matters even more. Moving to a newer model simplifies the process by reducing the number of people involved with oversight ensuring folks feel more comfortable engaging with mediation services.

Based on Dr. Burkett's experience managing the program, a steering committee is no longer necessary for day-to-day operations, case coordination, or program planning.

The restructuring also helps reinforce the voluntary nature of mediation. The VMP exists as a resource for community members who want support in resolving conflict. It is purposefully designed to be *voluntary* and referral-based, not proactive, or investigative. As the program evolves, it is important to maintain clear boundaries around its role and ensure mediation remains something folks choose to access.

Going forward, the Village Mediation Program will operate under the leadership of the Program Director, with continued support and oversight through the Village Council Liaison and the Village manager.

These changes are intended to help ensure the VMP continues to be a trusted, confidential, and effective resource for years to come.

Yellow Springs Mediation Coordinator

Background

Since 1989, the Yellow Springs Village Mediation Program (VMP) has been a volunteer-based program initiated by YS village government. Originally, the VMP was coordinated through the Mayor's office as an option to address citations involving disputes or conflict. In the Spring of 1991 Village Council decided to establish the VMP as an independent organization under the umbrella of Village Government. At this time Council requested that the volunteer mediators develop a program structure to include a part time coordinator position, paid by the Village, and overseen by a steering committee. Originally, this committee was to be made up of at least three mediators, an acting coordinator, and at least 2 representatives from other community groups. This model has been in use since its implementation.

The VMP currently operates as a volunteer mediator-based organization overseen by a steering committee made up of four volunteers. Given the tremendous amount of societal change and change to best practices in mediation since formation of the VMP, the existing organizational model no longer effectively meets current needs. This analysis and review aim to re-structure the program to serve the community of Yellow Springs and Miami Township effectively to further the peaceful resolution of disputes as they arise. Since the incarnation of the VMP the field of conflict resolution has changed dramatically and evolved significantly. The steering committee model no longer is relevant and the notion of what it means to be a volunteer mediator needs to be re-evaluated. The following rewrite of the 1991 job description seeks to capture some of these dynamic shifts in the field with the hope that the VMP can begin a new era of serving and supporting all members of the community with the professionalism and mindfulness necessary to thrive in the 21st century.

MISSION STATEMENT

Mediators and community leaders in general occupy key positions in the community where the nexus between individual integrity and responsibility to each other can be intense and often challenging. The Yellow Springs Village Mediation Program (VMP) will support individuals and the community as a whole to move towards a deeper sense of purpose in which individual capacities are strengthened and meaningful contributions towards one another are enhanced.

Job Summary

- Coordinate free mediation services for residents of Yellow Springs and Miami Township.
- Provide support services to VMP mediators.
- Manage day-to-day operations of the VMP.

-Act as a liaison, when needed, between village government, YS non-profits, YS schools, and other community businesses/organizations.

ESSENTIAL DUTIES AND REPSONSIBILITIES

1. Coordinate appropriate dispute resolution services. Receive intake calls/emails or initiate contact and determine appropriate course of action. These include the following: consultation, conciliation, mediation, facilitation, planning, liaison, and trainings. Coordinator will also confidentially maintain case files, follow up on cases, and provide feedback to the Village of YS and VMP mediators through scheduled meetings.
2. Provide support to VMP mediators. Including the following: yearly training opportunities, individual meetings with mediators as needed, team building exercises as needed, and establishing a viable communication method via apps such as SLACK.
3. The VMP coordinator will work in conjunction with the Village Manager and the assigned Council Liaison. This will include providing information on current activities, budget planning, and other financial concerns. The VMP Coordinator will also work with the Council Liaison and the Village Manager in grant identification and application.
4. Coordinate activities to promote and advance VMP. Work with Village Manager to make the program more accessible to residents. This would include updating YS News advertising, updating business cards, and the VMP portion of the village website.

OTHER DUTIES

-Case management: intake, assessment, assignment & supervision of community mediation & restorative justice cases.

-Maintenance of accurate and timely case records, including generating statistics and reports as required. Provide yearly report to Council Liaison.

-Support volunteer VMP mediators in setup and implementation of community mediation sessions.

-Support VMP mediators with relevant and current training. This would include looking at trauma-informed approaches and cultural competency workshops. **NOTE:** These training opportunities have the potential to offer continuing education credits (CEC's/CEU's) through grant funding or other financial contributions.

-Conduct community mediations and outreach, when required.

-Provide small group/large group facilitation services to residents of Yellow Springs and Miami Township.

-Act as a 3rd party witness between disputants as needed.

Essential Skills and Qualities of the VMP Coordinator

- Ability to plan and implement programs and projects.
- Ability to organize mediators and meeting space.
- Working knowledge of trends in the fields of conflict resolution, mediation, facilitation and organizational management.
- Demonstration of a multilayered understanding of the Yellow Springs community, its history, diversity, local governance and values.
- Ability to develop and maintain effective working relationships with Yellow Springs leadership such as the Village Manager, YSPD, community leaders, non-profits, YS schools, and VMP mediators.
- Ability to develop and maintain peer mediation training program for Yellow Springs High School students.
- Effectively manage required communication, scheduling and set up needed to facilitate a responsive program.

QUALIFICATIONS

- Master's degree, or BA/BS with experience in conflict resolution or related field and at least 2 years' experience in alternative dispute resolution or related field. Experience in a community mediation a plus.
- Training in mediation, which includes approximately 20 hours of classroom training and 15 hours of observation or role playing.
- Commitment to ongoing professional development.
- Demonstrated ability to work with multicultural and multiracial groups.
- Demonstrated core cultural competencies.
- Excellent communication, management and organization skills.

Planning Commission Regular Meeting Minutes

In Council Chambers @ 6:00pm

Tuesday, April 14, 2026

CALL TO ORDER

The meeting was called to order at 6:01 P.M.

ROLL CALL

Planning Commission members present were Susan Stiles, Chair, Stephen Green, Gary Zaremsky, Gavin DeVore Leonard and Scott Osterholm. Also present were Solicitor Amy Blankenship, and Aaron Arellano, Planning and Economic Development Assistant.

REVIEW OF AGENDA

There were no changes made.

REVIEW OF MINUTES

1. Minutes of March 10, 2026 Regular Meeting

Osterholm MOVED TO APPROVE the Minutes of the March 10, 2026 Regular Planning Commission meeting. Green SECONDED, and the MOTION PASSED 5-0 ON A VOICE VOTE.

COMMUNICATIONS

Wishart/Wilson re: Support for Conditional Use
Taylor and Alex Sharp re: Support for Conditional Use
Mychael Roberts re: Support for Conditional Use
Mattie Fitch re: Support for Conditional Use
Steve Sikes-Gilbert & Sarah Gemzer re: Support for Conditional Use
Carly Perkins re: Support for Conditional Use
Donna Haller re: Support for Conditional Use
Aaron & Emily Gray re: Support for Conditional Use
Meagan Verbillion re: Support for Conditional Use
Julia Lee re: Support for Conditional Use
Jason & Esther Laveck re: Support for Conditional Use
Caryn Diamond re: Support for Conditional Use
Chelsey Harlow re: Support for Conditional Use
Aida Merhemic and Bob Barcus re: Support for Conditional Use
Emily Foubert re: Support for Conditional Use
Laura Hamilton re: Support for Conditional Use
Trent Kline re: Support for Conditional Use
Nancy Lineburgh re: Support for Conditional Use
Liz Cameron re: Support for Conditional Use
Lesley & Mark Obstalecki re: Support for Conditional Use
Heather McGee re: Support for Conditional Use
Kelly Carpe re: Support for Conditional Use
Tiffany Ward re: Support for Conditional Use
Laryssa Ingebo-Blanzky re: Support for Conditional Use
Lauren De Guzman re: Support for Conditional Use
Sammy Saber & Dorothee Bouquet re: Support for Conditional Use

Simone Demarzi re: Support for Conditional Use
Margi Gay re: Support for Conditional Use
David Hyde re: Support for Conditional Use
Bret Knickerbocker re: Support for Conditional Use
Colette Palamar re: Support for Conditional Use
Kelli Leingang Pitrone re: Support for Conditional Use
Erin & Alisha Ritter re: Support for Conditional Use
Liz Stacy re: Support for Conditional Use
Alison Kline re: Support for Conditional Use
Nancy Knickerbocker re: Support for Conditional Use
Johanna Northway re: Support for Conditional Use
Tom Knickerbocker re: Support for Conditional Use
Anne Kleinhenz re: Support for Conditional Use
Tatiana Daugherty re: Support for Conditional Use
Marcia Wallgren re: Support for Conditional Use
Meredith Florkey re: Support for Conditional Use
Rita Shires re: Support for Conditional Use
Patricia Peters re: Support for Conditional Use
Patricia Schneider & Andrew Junker re: Opposition to Conditional Use
Kathryn Van der Heiden re: Opposition to Conditional Use (2)
Ruth Lapp re: Opposition to Conditional Use
Hank Lapp re: Opposition to Conditional Use
Sandra Jessen re: Opposition to Conditional Use
Scott and Jeanine Clark re: Opposition to Conditional Use (2)
Lindsey & Aaron Engler re: Opposition to Conditional Use
Marcia Sutherland re: Opposition to Conditional Use
Philip King re: Opposition to Conditional Use
Donna Caslin re: Opposition to Conditional Use
Susan Mitchell re: Opposition to Conditional Use
William Mitchell re: Opposition to Conditional Use (2)
Petition re: Opposition to Conditional Use
Nicole Gay re: Additional Information

Stiles acknowledged communications.

COUNCIL AND COMMITTEE REPORTS

Active Transportation Committee. No Report.

Council. DeVore Leonard presented Council information as follows:

3/16: The request for increased signage around Mills Lawn and YSHS has been referred to Choice One for a professional recommendation. That recommendation should be available late April or early May.

4/6: Council granted one-year extensions to The Windsor Group for the Final Plans for two PUDs located on what was previously Antioch property. Eric Alfieri stated that the Final Plan will likely be presented to PC sooner than one year from the August 2027 deadline.

4/9: Council held a Housing Retreat. The six-hour meeting covered a wide range of housing topics and was geared towards better understanding of this complex issue and where staff and Council members stand regarding possibilities for addressing housing in the village.

Council agreed to work on the following areas, which will be further discussed at Council table: creation of a housing mission statement and a firm definition of “affordable housing” that will also be reflected in the zoning code; assessment of possibilities and possible creation of an RFP for the Glass Farm property; evaluation of the zoning code with an eye to any barriers to housing creation, possible formation of a housing commission or committee and/or a Manager’s advisory group, and evaluation of village rental availability and possible code enforcement with regard to rental properties.

CITIZEN COMMENTS

There were no comments made.

PUBLIC HEARINGS

Conditional Use Request – R-A; Low Density Residential District—1333 President Street. Nicole Gay, applicant, has submitted a Conditional Use application for Group Daycare. Chapter 1262.03(b) Conditional Use General Standards. Greene County Parcel #F1900000160005600.

Arellano acknowledged proper noticing of the request per Village code and introduced the hearing as follows:

Nicole Gay, applicant, submitted a Conditional Use application to operate a licensed in-home Group Daycare at 1333 President St, an existing single-family dwelling in the R-A (Low Density Residential) district.

Group daycare is a conditional use in this zoning district and is defined in Section 1248.02 of the Yellow Springs Zoning Code as the following: “**Day care, group.** A private home in which seven, but not more than 12 minor children are given care and supervision for periods of less than 24 hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage or adoption.”

The applicant would like to operate a group daycare out of the existing single-family home. There are no planned changes to the exterior of the building itself although changes will be made to the basement level of the structure to accommodate the planned daycare. A portion of the first floor will accommodate a multi-use space for dining and parent group meetings.

The daycare as proposed will operate between the hours of 8:00am and 5:00pm, Monday through Friday. Specifically, morning arrival will be from 8:00am-9:00am and pickup between 3:00pm-4:00pm. A maximum of three families regularly pay for extended care, which ends at 5pm.

The applicant is requesting modification of parking requirements based on the provided pick up/drop off plan proposal.

Total number of children, per code, will not exceed a maximum of 12 preschool age students.

As part of the applicant’s updated contracts with families, they will be required to follow strict procedures regarding scheduled drop-off/pick-up times, driveway protocol, and posted speed limits. Those in breach of that contract will be at risk of dismissal from the program.

Licensing from the Ohio Department of Children and Youth (DCY) has been obtained to operate the daycare. The application meets the requirements of the Zoning Code for a group daycare in an R-A district.

Per Village Code 1264.02, the parking standard for the proposed use is “1 per 350 sq. ft. of UFA, plus 1 per employee. Sufficient area shall be designated for drop-off of children or adults in a safe manner that will not result in traffic disruptions”. Based solely on the Useable Floor Area (UFA) of 1,326 square feet in the basement area for the classroom, 4 parking spaces plus one per employee are required for this use category.

The applicant is requesting modification of the required minimum off-street parking spaces based upon the nature of the use, which requires a brief drop-off and brief pick-up during two distinct periods of the day, am and pm, respectively. Because the property has a large U-shaped driveway, neither drop-off nor pick-up is anticipated to require parking. Two parking spaces are available for the residents of the home in the garage adjacent to the home. The residents of the home are the only employees of the proposed daycare.

Arellano stated that staff recommend the following conditions of approval:

1. Provide a schedule and protocol for drop-off and pick-up and ensure all families are required to comply with the schedule and protocol
2. Obtain Certificate of Occupancy
3. Prior to installation of any sign, obtain Sign Permit approval

Stiles asked why the recommendation is neutral.

Arellano responded that because staff could not make a clear determination based on code, a neutral recommendation seemed appropriate.

Nicole and Bryan Gay addressed PC. They stated that the model began during Covid as a way to limit indoor time, and received a good response. The limit of 12 required for residential day care will require scaling back from their current number of 14 children.

Nicole spoke of the search for an alternative location at various sites in the village, none meeting their needs until this location was found. She described the parent handbook which is being developed which will delineate the drop-off and pick-up as well as a request that no parent park on the street. She stated that the “U” shaped drive would be a one-way drive. She added that parental failure to comply would ultimately result in their child(ren)’s dismissal from the program.

Green asked what percentage of the time children would be outside.

Nicole Gay responded that this is weather dependent to some extent, and described some aspects of the program as a descriptor.

Responding to perceived safety concerns, the Gays noted that structure and safety awareness are practiced as a general rule.

Green asked whether there are any noise protocols.

Nicole Gay responded, stating that their students are taught to interact and play with respect. She dismissed the characterization of students “screaming all day,” noting that this is antithetical to the precepts of the program.

Gay described unsafe conditions at their current location at Antioch College, including water leaks and a non-functioning fire alert system.

Stiles asked whether there are any noise mitigation plans.

Bryan Gay noted some natural barriers in place such as a hedge and trees.

Zaremsky commented that he had passed the property recently and noticed that several lawn care companies were at work, and the noise was significantly reduced when mowers were on the property as opposed to near the street.

DeVore Leonard received clarification that there are a maximum of twelve children at any one time, and followed up, asking how many drop-off/pick-ups would occur in a given day.

Bryan Gay explained that there would be an average total of 24 trips daily.

Zaremsky asked whether the Gays had held a neighbor meeting early on.

Nicole Gay described reaching out through e-mail to some neighbors who had expressed concerns. She stated that she had requested mediation to assist in the dialogue, but did not hear back from any of the concerned neighbors.

Nicole stated that it is difficult to see “fear influencing perception”. She described several aspects of the program, stating that the program encourages children to develop as individuals within community, and that any sounds neighbors may hear “are the sounds of community”. She stated that the program will result in adults who will become good neighbors and community members.

Stiles OPENED THE PUBLIC HEARING.

Maddie Fitch, resident on East Enon Road, parent of an OAV student, spoke in favor of the program. She opined that the program would not affect the character of the neighborhood in that the children are being taught to appreciate its pastoral nature.

Xenia resident Allison Kline spoke in favor of the program as the parent of a current student.

Brett Knickerbocker, Xenia Township, parent of a current student, spoke in favor of the conditional use and lauded the character of the applicants.

Larissa Ingebo, village resident, lauded the program and spoke in favor of the conditional use.

Jason Lavek, village resident, spoke in favor of the program. He stated his understanding that the question at hand is whether the use can operate responsibly at this location. He stated that conditions can be imposed to protect the neighborhood character.

Kelly Patrone, Cedarville resident and parent of children attending OAV stated that she has volunteered at the school a number of times and that noise has never been an issue.

Henry Lapp, near neighbor, described a confusing communication regarding mediation with OAV. He wondered why

Katherine Van Der Heiden spoke in opposition to the use, opining that there would be a great deal of noise and that this would ruin her living experience.

Ruth Lapp, near neighbor, asked that the standards of 1262.03 be applied. Lapp specified concerns related to traffic and the narrow nature of the street. She asked about Saturday classes and weekend gatherings listed on a website for the property, again citing traffic concerns.

Marcia Sunderland, next door neighbor to the property, spoke in objection to the use citing noise concerns.

Jeanine Clark, near neighbor, spoke against the use, citing traffic concerns and noise. She stated that PC should not approve the conditional use if it cannot meet the standards of chapter 1262.03, iterating ways in which she believes the use will not comply.

Sue Mitchell, near neighbor, stated that “residential noise volume is a protected right” and requested that the use be denied. Mitchell cited chapter 1262.

Dorothee Bouquet, village resident whose child attended noted that she had never experienced the program as loud or chaotic, and was not aware of any complaints in the program’s previous locations.

Tiffany Ward, Fairborn resident stated that she now teaches at OAV, having come from teaching in Fairborn. She commented that children who are not confined most of the day tend to make less noise.

Bill Mitchell, near neighbor, spoke against the use, complaining that he was not contacted by the applicants. He cited noise statistics and requested that PC adhere to 1262.03.

Sue Abendroth, who resides several blocks away, spoke against the conditional use, characterizing it as a violation of the zoning code.

Ethan Hamilton, village resident and parent of a current student spoke in favor of the use, stating that as the oldest of seven children, his household would have exceeded the limit for children on many occasions when they had friends over.

Paul Abendroth, Rice Road resident stated that the roads in the area are very narrow in speaking against the use.

Meridith Florkey, Waynesville resident and competitor to the Gays as a provider of a similar program, spoke in favor of the use. She described the inspection process as well as some of the rules the group day care must follow. She described the village as a day care desert, with only three licensed day care options available.

Stiles CLOSED THE PUBLIC HEARING.

Stiles asked whether a Conditional Use permit can be revoked.

Blankenship responded that if there is violation of a condition, the applicant has 15 days to correct the problem. She noted that some conditions might be difficult to enforce on both sides.

Stiles asked Blankenship to explain why Home Occupation standards are not applicable.

Blankenship responded that because the use request falls under Daycare: Group, not Home Occupation, only the standards required for “Daycare: Group” apply, since only one set of standards can apply.

Stiles asked whether noise could be conditioned.

Blankenship responded that this would be subjective, but would be complaint based in terms of response, which could prove difficult.

Zaremsky stated that noise measurements vary dramatically over space and is difficult to measure. He commented that any condition imposed should be based not upon a number of complaints, and that noise be defined qualitatively.

Stiles asked Blankenship what latitude PC has to condition the use with a limit on noise complaints.

Blankenship responded that PC has the authority to condition their approval as they see fit, commenting that such a condition would leave the applicant with a fair degree of uncertainty which could, potentially, create a barrier to licensing. The matter would then be up to staff to navigate.

Green expressed concern regarding complaints that may be based upon annoyance, rather than upon a true violation.

Stiles commented that it is not up to PC to address annoyance issues.

Osterholm remarked on previous complaints regarding the Gulch Saloon, opining that location presumes some overlap with certain uses. He added that noise-reducing fencing and shrubs are available and would be an option.

Zaremsky stated that defining noise for the purpose of setting a condition is very difficult.

Stiles expressed ‘empathy for both sides’, commenting on her experience of living next to the local Day-care Center as positive and with a Montessori school.

Stiles permitted Kathryn Van de Heiden to speak again without opening the public hearing.

Van der Heiden commented that ‘noise is dangerous for her’ and demanded a response to noise concerns.

Blankenship suggested that PC walk through the standards set forth in chapter 1262.03, reading the introduction to the standards to PC by way of explaining their significance to the decision, noting that code requires that each of the standards must be found to be satisfied.

Stiles directed discussion of each standard with results as follows:

- (a) The proposed use will be consistent with the intent and purposes of this zoning code and the vision, goals and recommendations of the Comprehensive Plan and Vision: Yellow Springs and Miami Township.

Stiles read the neutral finding provided by staff.

Green noted that it is an existing Conditional Use and was therefore considered a potentially appropriate location for a group daycare.

Zaremsky commented that the use satisfies the Vision's demographic goal of attracting families to the area.

- (b) The proposed use will comply with all applicable requirements of this code, except as specifically altered in the approved conditional use.

Blankenship explained that this could refer to the parking requirement, for example.

Arrillano read the parking requirements and the plan provided by the applicant.

- (c) The proposed use will be compatible with the character of the general vicinity.

Zaremsky commented that a school with "50 or 60" children is located "around the corner" from the proposed group daycare location.

Green commented that the house will continue to look like a house in all ways.

- (d) The area and proposed use will be adequately served by essential public facilities and services, as applicable, such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools. The applicant or landowner will be required to install public utilities, streets or other public infrastructure as required by the Village, State or other agencies to applicable specifications. Dedication of said public infrastructure may be required.

Stiles stated that these services are "already in place."

- (e) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the zoning district.

Green stated that the identified objections to the use are that it will create additional traffic and noise. He added that the question at hand is whether those additions will be excessive or tax existing infrastructure, opining that he does not believe the use will be excessive.

DeVore Leonard stated that he struggles with what constitutes "excessive". He acknowledged that most residents of the village value its quiet nature. He noted that the Gays are on board with a number of mitigating factors and have addressed both noise and traffic issues. He added that he is therefore inclined to approve the use, but asked whether there might be the option to "check back in after

a year”.

Osterholm stated agreement with the idea of a one-year check-in. He again raised the condition of fencing as a possibility.

Arrellano commented that he had asked Chief Burge to review the pick-up/drop-off plan, and she has responded that she does not see any reason for traffic safety concerns.

- (f) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Stiles commented that she did not believe the use would impact the surrounding properties.

- (g) The proposed use will not block sight lines from the right-of-way to existing signs or windows on the front or side of a building.

Stiles commented that the use will not block sight lines.

Stiles asked for a motion and any conditions.

Osterholm stated that he would like to require sound reducing fencing.

Zaremsky challenged the requirement.

Stiles clarified that a “barrier” is required by the licensing agency.

DeVore Leonard noted that PC does not need to condition the number of students, since this is capped by State regulations. Regarding drop-off/pick-up, he said, this is conditioned and is reflected in the plan provided by the Gays. Parking, DeVore Leonard said, is adequately served via the U-shaped driveway.

PC members expressed confusion regarding whether on-street parking was to be eliminated through use of the driveway.

Blankenship interjected that there are two disparate issues at hand: PC, she stated, can enforce the zoning code regulation dictating the number of required off-street parking spaces. Beyond that, she said, PC cannot prohibit on-street parking. If PC wanted to condition on-street parking, she said, that could more readily be done if certain hours, such as 9am-5pm, were specified. Enforcement would be difficult, she added, noting that revocation of a conditional use is a specified process.

PC discussed the possibility of conditioning on-street parking.

Blankenship advised that Arellano would be the person contacted if there was any violation of the on-street parking prohibition.

Stiles read through the six conditions of approval PC had pulled together as follows: Schedule for pick-up/drop-off; obtain certificate of occupancy; obtain sign permit prior to erecting a sign; sound-reducing fencing or barrier; no on-street parking 8-5 for clients or employees.

Regarding fencing or barrier, Zaremsky suggested that “sound abatement features as practical” be required.

Blankenship pointed out that “practical” is a subjective standard, engendering further discussion.

PC then debated the proposed condition regulating parking.

DeVore Leonard opined that the Gays have indicated that they will work to prevent on-street parking for the day care. DeVore Leonard stated that the two significant issues raised by neighboring property owners are noise and traffic. “I just don’t think there is any way we can determine whether these things are going to be excessive,” he commented

Arellano pointed out that the pick-up/drop-off plan provided by the Gays, to which clients must adhere, requests that there be no on-street parking during these times, which would seem to cover that condition.

Stiles clarified that the conditions PC was requiring are those requested by staff with addition of “fencing or a barrier”.

Green MOVED TO APPROVE the conditional use as requested with the following conditions:

1. Provide a schedule and protocol for drop-off and pick-up and ensure all families are required to comply with the schedule and protocol
2. Obtain Certificate of Occupancy
3. Prior to installation of any sign, obtain Sign Permit approval
4. Install fencing or barrier

Blankenship asked that the fourth condition be specific to where fencing is required.

Stiles stated that she had “sound-reducing fencing or barrier where required”.

Bryan Gay asked whether there would be any requirement that a particular amount of sound be abated by means of the required fencing.

Blankenship asked that PC be specific regarding the type of sound abatement, such as “a six-foot solid fence lined with fast-growing evergreens” or similar.

DeVore Leonard stated that he objects to adding a condition that will be potentially cost-prohibitive. He added that the Gays have indicated that the use will be somewhat temporary. He opined that he is not certain the benefit of a fence is outweighed by the possible negatives.

Green commented that he is comfortable not adding a condition of fencing, adding that a barrier is required for licensing.

Bryan Gay responded that between licensing requirements, village code and what the homeowner will permit, they will put up some form of barrier.

Green restated his motion as follows: To APPROVE the conditional use with the three conditions requested by staff, and with no condition regarding fencing.

Osterholm asked to add a condition that once the licensing agency provides their request for a barrier, that that is then reported back to PC.

DeVore Leonard explained that in Osterholm's brief absence, Bryan Gay had explained that he required barrier could take several forms, including, potentially, vegetation.

Osterholm tried to find a condition that could be added to address the sound issue.

Stiles asked whether any changes that were to occur could be reported back.

Blankenship pointed out that this is a non-condition.

Osterholm reiterated that something should be done to address the many noise concerns raised.

Stiles asked whether there was general agreement with the three stated conditions, and was met with affirmation.

Stiles called for a SECOND.

Zaremsky SECONDED.

Blankenship clarified that the motion is to approve with the three listed conditions as follows:

1. Provide a schedule and protocol for drop-off and pick-up and ensure all families are required to comply with the schedule and protocol
2. Obtain Certificate of Occupancy
3. Prior to installation of any sign, obtain Sign Permit approval

Blankenship addressed DeVore Leonard's earlier suggestion, stating that while "check-ins" are not valid conditions, conditioning the use for a one-year or other specific time period would be permissible.

DeVore Leonard responded that he was seeking an option that does not require a stopping point.

Stiles CALLED THE VOTE, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

Stiles commented to the Gays her hope that they have listened to their neighbors and will seek to address any concerns that might arise.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

There was no New Business.

AGENDA PLANNING

Arellano stated that PC may have a Conditional Use hearing for an ADU in May.

Stiles asked that PC's goals be addressed if Council has weighed in at that point.

ADJOURNMENT

At 8:20pm, DeVore Leonard MOVED and Green SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

Susan Stiles, Chair

Attest: Judy Kintner, Clerk