

Planning Commission

Regular Meeting

In Council Chambers @ 6:00pm

Tuesday, March 11, 2025

CALL TO ORDER

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

ROLL CALL

Planning Commission members present were Susan Stiles, Chair, Council Liaison Gavin DeVore Leonard, Stephen Green, Scott Osterholm and Gary Zaremsky. Also present was Meg Leatherman, Zoning Administrator.

REVIEW OF AGENDA

There were no changes made.

REVIEW OF MINUTES

1. Minutes of January 14, 2025 Regular Meeting

Stiles MOVED TO APPROVE the Minutes of the January 14, 2025 Regular Planning Commission meeting. Zaremsky SECONDED, and the MOTION PASSED 5-0 ON A VOICE VOTE.

COMMUNICATIONS

Matt Raska re: Recommendations from Strong Towns
Susan Stiles re: Inclusionary Housing Proposal
Susan Stiles re: Inclusionary Housing Program Chart

Stiles commented that nearly all of the suggestions made in the Strong Towns article have been addressed in the Village zoning code.

COUNCIL AND COMMITTEE REPORTS

Active Transportation Committee.

Council. DeVore Leonard provided the following information:

January 21: Council passed the repeal of Overlay Districts as recommended by PC. Council also passed the “repeal and replace” for Section 1260.03 which now reads as follows:

I. On an arterial street, no driveway shall be located within 100 feet of another driveway on the same side of the street and no closer than 125 feet from another driveway on the opposite side of the street, measured centerline to centerline.

J. On an arterial street, in any case, no driveway shall be located within 150 feet of a street intersection, measured from pavement edge to pavement edge.

Outdoor Storage and Recreational Vehicles were also added to this section’s title.

Council also passed Ordinance 2025-03, allowing Zoning Administrator review of permitted uses occupying buildings of 5,000 square feet or greater.

February 3: Council heard the two Right of Way vacations requested by Antioch which PC heard and recommended to Council for approval.

February 18: Council held a second reading/Public Hearing on the two ROW vacations. Hearing pushback from the abutting property owner, who requested concessions on the part of Antioch, Council moved to table, with the understanding that Antioch's Board of trustees would review the requests prior to the next Council meeting.

March 3: After receiving information that Antioch's Board was unwilling to concede anything until after the vacation requests were approved, and with the understanding that most of the concessions are not possible unless the rights of way are vacated, Council approved both ordinances, thus vacating both rights of way as recommended by PC.

Council agreed to two work sessions, one to identify Village goals and the other to identify goals for the Village Manager. Those sessions will be held March 31 and April 7.

Council was informed that developer Woda Cooper had submitted their application to the Ohio Housing Finance Agency for LIHTC funding for a proposed housing development to be located at East Enon and Dayton YS Road.

CITIZEN COMMENTS

Rick Sanders inquired as to whether PC would be discussing "the development behind Spring Meadows".

PC members were unaware of the alleged development, and were cautioned against asking questions in the event that a hearing might come before them at a later point.

Leatherman commented that no application had been submitted regarding the property in question. She added that the property is located outside of Village limits, and as such would need to be annexed in prior to development.

Leatherman stressed that before either an annexation or a plat plan were to come before PC, proper notification would be made.

PUBLIC HEARINGS

There were no Public Hearings.

OLD BUSINESS

Review of Planning Commission Goals for 2025. Leatherman referenced the memo she had provided for the discussion, which broke suggested goals into three areas: those identified as Staff purview, those identified for specific Commission members, and those Leatherman suggested removing from consideration for 2025.

The Staff-identified goals (Complete ADU Guide; add hyperlinking, timeframe, add inspections, and Zoning Code Clean-up; update PUD chapter, etc.) were quickly agreed-upon.

PC then discussed the goals which had been assigned to Commission members during the January meeting. Those were again agreed-upon, with the change that review of Food Truck guidelines would be undertaken

by Zaremsky and Osterholm, while review of TGL guidelines would be the responsibility of Green and Zaremsky.

PC then addressed the three goals identified by Leatherman as too time-consuming or costly to undertake in 2025, as follows:

Keith's Alley. Explore potential for new commercial activity center, address trash collection, improved pedestrian flow and safety. Leatherman opined that the first step should be to evaluate utilities and varied property ownership (Public Works/Choice One).

Following discussion, PC agreed to remove Keith's Alley from their 2025 goals list.

- Growth. Leatherman stated that staff opinion is that this topic should be evaluated by Village Council as part of their goals discussion on March 31, 2025, since it encompasses so many areas.

PC discussed the recommendation, with DeVore Leonard commenting that if Council does not decide to address the matter during their goals session, that PC could, in his opinion, move forward in exploring the topic.

- Inclusionary Zoning (IZ). Leatherman commented that IZ has been explored recently by an outside consultant who recommended against the policy due to the small size of the Village. Staff reviewed IZ in 2024 in detail, Leatherman said, and have concerns about it limiting housing production and economic diversity and regarding a lack of resources to administer it correctly.

Stiles responded that Council may chose not to address the matter, and stated that she is unwilling to follow the recommendation for an outside consultant for this reason.

DeVore Leonard stated that he would convey the request to Council for consideration during their goals session.

There was some discussion among PC members as to the definition of IZ.

Zaremsky indicated willingness to propose IZ as a mandate.

Stiles stated that her research into the matter indicates that IZ is best implemented as an incentive-based policy.

Green stated that this may prove difficult, given the already very liberal nature of the Village zoning code.

Leatherman noted that IZ requires follow-up and monitoring, and commented that the Village currently does not have the capacity to implement and oversee such an endeavor.

Stiles that the Village could contract with Home, Inc. to provide oversight and monitoring.

NEW BUSINESS

There was no New Business.

AGENDA PLANNING

Stiles requested that an agenda item addressing Council Goal Check In: Growth + Inclusionary Zoning be added to the next agenda.

ADJOURNMENT

At 6:46pm, Stiles MOVED and Osterholm SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

Susan Stiles, Chair

Attest: Judy Kintner, Clerk

Please note: These minutes are not verbatim. A DVD copy of the meeting is available at the Yellow Springs Library during regular Library hours, and in the Clerk of Council's office between 9 and 3 Monday through Friday.