

**Council for the Village of Yellow Springs
Regular Session Minutes**

In Council Chambers @6:00 P.M.

Monday, October 6, 2025

CALL TO ORDER

President of Council Kevin Stokes called the meeting to order at 6:02pm.

ROLL CALL

Present were Council President Kevin Stokes, Vice President Gavin DeVore Leonard and Council members Brian Housh and Carmen Brown, Solicitor Amy Blankenship, Finance Director Michelle Robinson, Police Chief Paige Burge, Planning and Economic Development Director Meg Leatherman and Village Manager Johnnie Burns were also present.

ANNOUNCEMENTS

Housh announced that Mayor Conine had been inducted into the Greene County Hall of Fame. He announced that YS Home, Inc. had received the Ohio Community Development Project of the Year award for the Cascades project. Housh stated that the Active Transportation survey is still active and urged participation. Early voting begins October 1st, Housh noted.

CONSENT AGENDA

1. Minutes of September 15, 2025 Regular Meeting

Brown MOVED and DeVore Leonard SECONDED a MOTION TO APPROVE THE MINUTES of September 15, 2025. The MOTION PASSED 5-0 ON A VOICE VOTE.

REVIEW OF AGENDA

Gustafson MOVED that an Executive Session be added to the end of the meeting, citing ORC 121.22(g)(1). She stated that Council may exit the Executive Session and enter Regular Session to pass a resolution.

DeVore Leonard SECONDED. Stokes CALLED THE VOTE, and the MOTION PASSED 4-1, with Brown voting against, stating that she will need to leave prior to the Executive Session.

PETITIONS/COMMUNICATIONS

The Clerk will receive and file:

Ann Randolph re: Short Street Suggestions
David Roche re: Opposition to Short Street Closure
Barbara Stewart re: Council Should Have Flag Policy
Andrea Cobbs-Waterman re: Short Street Concerns
Chris Zurbuchen re: Open Short Street
Joan Northway re: Open Short Street
Parker Buckley re: Open Short Street
Mary Eby re: Open Short Street/Open for Occasions
Peggy Koebernick re: Open Short Street
Henry Myers re: Open Short Street
Benji Maruyama re: Support Closure of Short Street
Carmen Milano re: Support Closure of Short Street

DeVore Leonard reviewed communications.

PUBLIC HEARINGS/LEGISLATION

DeVore Leonard MOVED and Housh SECONDED a MOTION TO READ IN THE SECOND READ ORDINANCE BY TITLY ONLY. The MOTION PASSED 5-0 on a VOICE VOTE.

Second Reading and Public Hearing of Ordinance 2025-17 Accepting Annexation from Miami Township to the Village of Yellow Springs of 28.324 Acres of Property Located East of East Enon Road and North of Dayton Street. Brown MOVED and DeVore Leonard SECONDED a MOTION TO APPROVE.

Blankenship noted location of the property, stating that passage of the ordinance marks the end of Council action on the matter. Should the ordinance pass, she explained, Planning Commission will review the preliminary and final plans following the ordinance going into effect after 3- days.

Stokes OPENED A PUBLIC HEARING.

Adjoining neighbor Rick Sanders objected to any high density development, stating his belief that high density development would be in violation of the Comprehensive Land Use Plan. Sanders opined that there would be a large volume of cars entering and exiting onto area roads as a result. He noted concerns regarding electric and sewer capacity as well as stormwater drainage.

Jerome Borchers, YS Fairfield Pike resident, expressed concern regarding a potential increase in traffic.

Railita Hilderbrand stated that she did not believe the Miami Township Trustees had adequately considered the annexation prior to voting agreement. She asked that development be purposeful and fully considered.

Tony Salmonson asked that adequate infrastructure be assured prior to development approval.

Jordan Silver noted currently high speeds on Fairfield Pike. HE received assurance that his concerns regarding infrastructure, traffic and population increase would be considered at the Planning Commission level.

Housh asked Burns to address concerns expressed regarding infrastructure.

Burns explained that water, sewer and electric are stubbed to both Glass Farm and the area proposed for annexation in anticipation of expansion as anticipated by the CLUP. Any increase in capacity to the lift station at Spring Meadows or need for a backup generator will be considered at the Planning Commission level. A traffic study will be presented to Planning Commission as will a stormwater mitigation plan.

Leatherman stated that she had provided the sample development plan from the 2020 CLUP in the packet as an example of what could be constructed, noting that the plan brought to PC may or may not ask for that level of density. No formal application has been received at this time, Leatherman stated, reiterating that a traffic study, stormwater mitigation plan and infrastructure assessment will all be reviewed by Choice One Engineering and put before PC members as part of their consideration of the preliminary plan once a formal application is received.

Leatherman added that the development will help the Village meet some of its housing goals and again stated that infrastructure to the site has been anticipated.

DeVore Leonard commented that this area has long been considered a viable area for housing expansion, stating that a balance of enough homes to provide for some growth and to alleviate cost overall is a goal.

Leatherman stressed that the land is within the urban service boundary and is not considered an environmentally sensitive area.

Housh pointed out that the Glass Farm has long been considered ripe for development of affordable housing as a Village-owned property.

Stokes CLOSED THE PUBLIC HEARING AND CALLED THE VOTE. The MOTION PASSED 5-0 ON A ROLL CALL VOTE.

First Reading of Ordinance 2025-18 Repeal and Replace Section 1264.02 “General Requirements: Table 1264.02: “Parking Requirements by Use” of the Zoning Code for the Village of Yellow Springs. DeVore Leonard MOVED and Housh SECONDED a MOTION TO APPROVE.

Leatherman explained that bicycle parking requirements were originally added to the zoning code in 2024 to support the Village’s active transportation goals. Since implementation, staff determined that the required number of spaces should be reduced by half to better reflect local conditions. Leatherman added that a bicycle parking requirement for Transient Guest Lodging (TGL) was inadvertently omitted in the original adoption and has here been added.

Stokes declined to call a vote on the first reading.

Stokes asked that Ordinance 2025-19 not be read in because Council generally agrees with PC’s recommendation that the change not be enacted.

Blankenship advised that Council should read the Ordinance in and then vote accordingly.

Housh asked why an ordinance is required.

Blankenship explained that the zoning code requires Council’s legislative consideration.

First Reading of Ordinance 2025-19 Repeal and Replace Chapter 1262.08(e)(7)(B) Specific Requirements: “Location” Amending Measurement for Required Distance Between Transient Guest Lodging Establishments. There was initially no motion made. Blankenship then advised that the ordinance should be considered.

Leatherman explained how the legislation had come through PC thence to Council.

The Clerk again read in the title.

Housh MOVED and Brown SECONDED a MOTION TO APPROVE.

Stokes declined to call a vote on the first reading.

First Reading of Ordinance 2025-20 Adding New Section 1048.09 “Required Backflow Prevention” to Chapter 1048 “Sewers and Sewage” of the Codified Ordinances of the Village of Yellow Springs. Brown MOVED and Housh SECONDED a MOTION TO APPROVE.

Leatherman noted that this adds a safeguard for homeowners. The requirement will be triggered whenever a building permit is required.

Burns further explained that any construction requiring a sewer permit or any new construction involving a sewer will be covered under this ordinance.

Stokes declined to call a vote on the first reading.

First Reading of Ordinance 2025-21 Repeal and Replace Chapter 1284 “Definitions” to Add Definitions for “Deck”; “Floodplain Administrator”; “Low Attached Deck” and to Amend Definition of Accessory Dwelling Unit. Brown MOVED and DeVore Leonard SECONDED a MOTION TO APPROVE.

Leatherman explained that the ordinance adds new definitions for Deck, Floodplain Administrator, and Low Attached Deck. The definition of Accessory Dwelling Unit is expanded to include attached or detached, since the present definition of Accessory Structure is solely for detached, and the Specific Requirements in the Conditional Use section (1262.08) allow for both attached and detached Accessory Dwelling Units.

Stokes declined to call a vote on the first reading.

First Reading of Ordinance 2025-22 Repeal and Replace Chapter 1268 Site Plan Review. Brown MOVED and Housh SECONDED a MOTION TO APPROVE.

Leatherman characterized the ordinance as an administrative clean up to remove unclear statements and clarify the type of application required with a Site Plan Review. Historically, the Village has not required a site plan review application for additions to single-family dwellings, fences, and attached decks because a zoning permit is required. This amendment clearly states that these uses are exempt from a site plan review application.

Stokes declined to call a vote on the first reading.

Reading of Resolution 2025-52 Establishing Exceptions to Orders to Fly the Municipal Flag at Half-Staff. Housh MOVED and Brown SECONDED a MOTION TO APPROVE.

Housh requested that the resolution be read in full. He thanked staff for working with him on the resolution and thanked Brown for her thoughtful letter to the editor on this topic.

Stokes CALLED THE VOTE, and the MOTION PASSED 5-0 on a VOICE VOTE.

CITIZEN CONCERNS

Gary Zaremsky spoke to the change in measurement for the 500-foot distance requirement between TGLs. He stated that the change to the code would be net zero. He stated that one variance has been requested to the distance requirement, while there have been nearly 50 inquiries regarding non-owner-occupied TGLs. He added that because BZA had approved a variance to the 500-foot rule, he is concerned that a precedent has been set.

Liz Valenti, a frustrated Fairfield Pike resident, stated that she had purchased a radar gun and spent a total of six hours on the previous Saturday and Sunday clocking 175 vehicles moving in both directions. She commented that she believes the addition of speed bumps may only have increased the problem, which seems worse to her since their addition. Valenti broke down the numbers of speeders exceeding the limit, noting that 110 were in excess of the limit, 43 were over 20mph over the limit. Valenti spoke to the danger to residents and their pets as well as noise concerns and asked that solutions be explored and a larger police presence provided.

Rick Sanders explained what the CLUP is and where it can be found.

Jerome Borchers stated that the 28 acres being annexed is prime farmland, and its development threatens the area’s legacy.

Tony Salmonson asked whether energy purchased off the market is still green, and was assured that it is. Salmonson added that he does not see any need to subsidize Village Broadband, given that Alta Fiber will soon be in town.

Railita Hilderbrand asked that the Village work with Greene County to develop an AI/data center plan, characterizing these as deleterious to the environment as well as to affordability.

Burns responded, stating that he would ask whether a representative from American Municipal Power might be able to attend a meeting to speak to the issue.

SPECIAL REPORTS

There were no Special Reports.

MANAGER'S REPORT

Burns made note of several items in his Manager's Report including Poletop Rescue recertification for the Electric crew; Porchfest; PACC's Blues/Bluegrass fest and upcoming Street Fair. Burns noted that the Village is still collecting Short Street surveys, and to date has over 800 responses.

Halloween bonfires are on for the 31st.

Housh asked about the ADA maps, and Burns explained that the Village has added raised curbing and will paint these as soon as the cement cures to prevent drivers from cutting the corners and endangering pedestrians.

DeVore Leonard noted the new Rod Serling historical marker at Antioch College.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

There was no New Business.

FUTURE AGENDA ITEMS

Oct. 15: Council Work Session: Budget-2

Oct. 20: **Second Reading and Public Hearing of Ordinance 2025-18** Repeal and Replace Section 1264.02 "General Requirements: Table 1264.02 "Parking Requirements by Use" of the Zoning Code for the Village of Yellow Springs

Second Reading and Public Hearing of Ordinance 2025-19 Repeal and Replace Chapter 1262.08(e)(7)(B) Specific Requirements: "Location" Amending Measurement for Required Distance Between Transient Guest Lodging Establishments

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Second Reading and Public Hearing of Ordinance 2025-22 Repeal and Replace Chapter 1268 Site Plan Review

Short Street Presentation

Oct. 22: Council Work Session: Budget-3

- Nov. 3: Executive Session for the Purpose of the Evaluation of a Public Employee (Clerk and VM Evaluation with Council) **Executive Session 4:30-6pm**
Resolution for Dashcam/Taser Contract
Ordinance Establishing a CRA
Resolution Establishing a TIF
2026 Budget Ordinance and Council Motions for Amendment
- Nov. 17: Second Reading of 2026 Budget Ordinance
Resolutions re: VM and Clerk Based Upon Evaluations
- Dec. 1: Swearing In: Officer Rebecca Duff

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

EXECUTIVE SESSION

At 7:23, Gustafson MOVED TO ENTER EXECUTIVE SESSION UNDER ORC 121.122(G)(1) for the Purpose of Consideration of Compensation of Public Employees. Housh SECONDED, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE. Brown then left the meeting.

Gustafson confirmed that it was the intention of Council to return to Regular Session to take action.

The Solicitor was admitted to Executive Session at approximately 8:30pm.

At 9:05, DeVore Leonard MOVED and Housh SECONDED a Motion to Enter Regular Session. The MOTION PASSED 4-0 ON A VOICE VOTE.

REGULAR SESSION

Devore Leonard provided an overview of the Executive Session discussion, stating that because last year's discussion of how much and what type of increase to provide the Clerk in line with her evaluation and because it is nearly time for annual evaluations, it seemed timely to have some of those questions addressed.

DeVore Leonard characterized the scope as "fairly minor."

Housh added that the timing is good, since Council is involved in budget planning currently.

LEGISLATION

Reading of Resolution 2025-53 Authorizing the Village Manager to Enter into an Agreement for Payroll Consulting Services. Devore Leonard MOVED and Housh SECONDED a MOTION TO APPROVE.

Housh commented that two Council members will work with the evaluators, and asked that Council determine who would serve.

Gustafson asked to participate, citing her knowledge of the VIP system.

Housh commented that he had some ideas as to what information would be useful and asked to participate.

Council generally agreed that Gustafson and Housh would represent Council in working with the selected consultant.

Gustafson stated that the process needed to be 'completed in enough time to remedy any issues raised prior to the end of her term.'

Stokes CALLED THE VOTE and the MOTION PASSED 4-0 ON A VOICE VOTE.'

ADJOURNMENT

At 9:13pm, DeVore Leonard MOVED TO ADJOURN. Housh SECONDED, and the MOTION PASSED 5-0 ON A VOICE VOTE.

Signed: _____
Kevin Stokes, Council President

Attest: _____
Judy Kintner, Clerk of Council