




PLANNING COMMISSION ANNUAL REPORT 2024



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 www.yellowsprings.gov



Planning Commission

Planning Commission members who served in 2024:

Susan Stiles, Chair – April 20, 2026

Stephen Green – May 19, 2025

Gary Zaremsky – February 22, 2027

Scott Osterholm – January 18, 2028

Gavin Devore Leonard – Council Liaison

Mark Carr, Alternate – September 17, 2029

Chad Runyan, Alternate – September 17, 2029

Carmen Brown – Council Alternate





Planning Commission

The Planning Commission held 9 meetings in 2024, and 1 PUD Work Session

The following were approved:

Conditional Uses – 8

- Food Trucks – 2
- Accessory Dwelling Unit – 2
- Outdoor Dining – 1
- Transient Guest Lodging – 2
- Major Renovation for School – 1

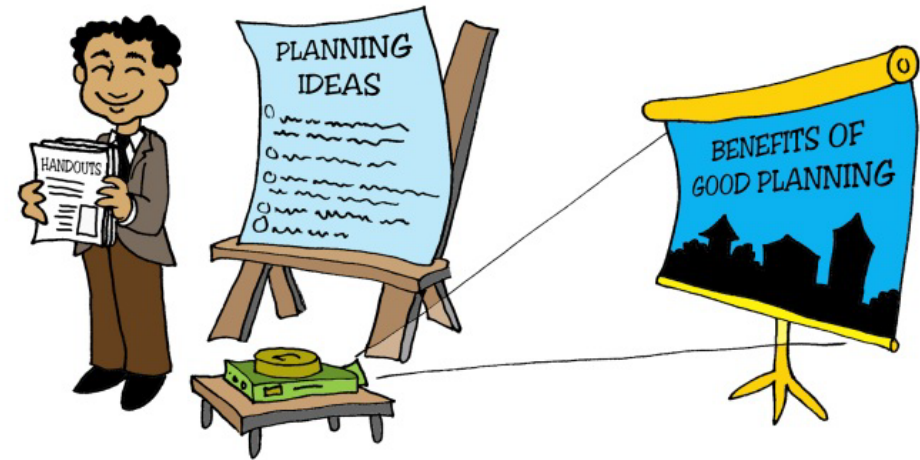
Final PUD: 1

Zoning Map Amendment (Rezone)- 1

Zoning Text Amendment – 4

Transient Guest Lodging:

Final Plat – 1

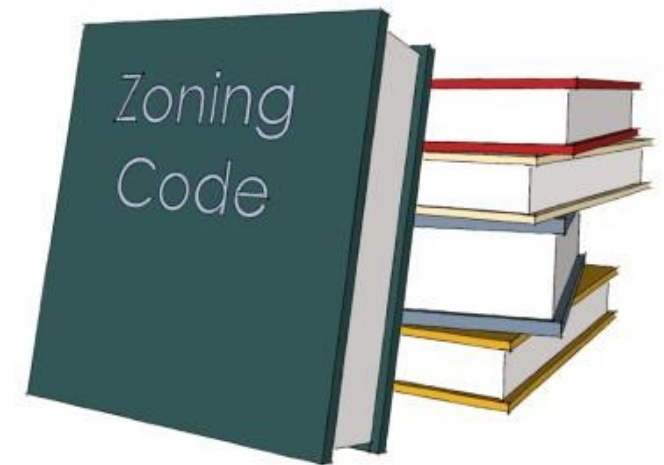




Code Amendments

The following changes were made:

- Bike code amendment (Chapter 1264) requires new development to provide locations for bicycle parking, the total number of require parking spaces is based on use
- Repealed the Gateway Overlay Zone and added back a standard limiting the location of driveways on arterial streets
- Site Plan applications for all permitted uses were changed to be reviewed by the PZ Administrator



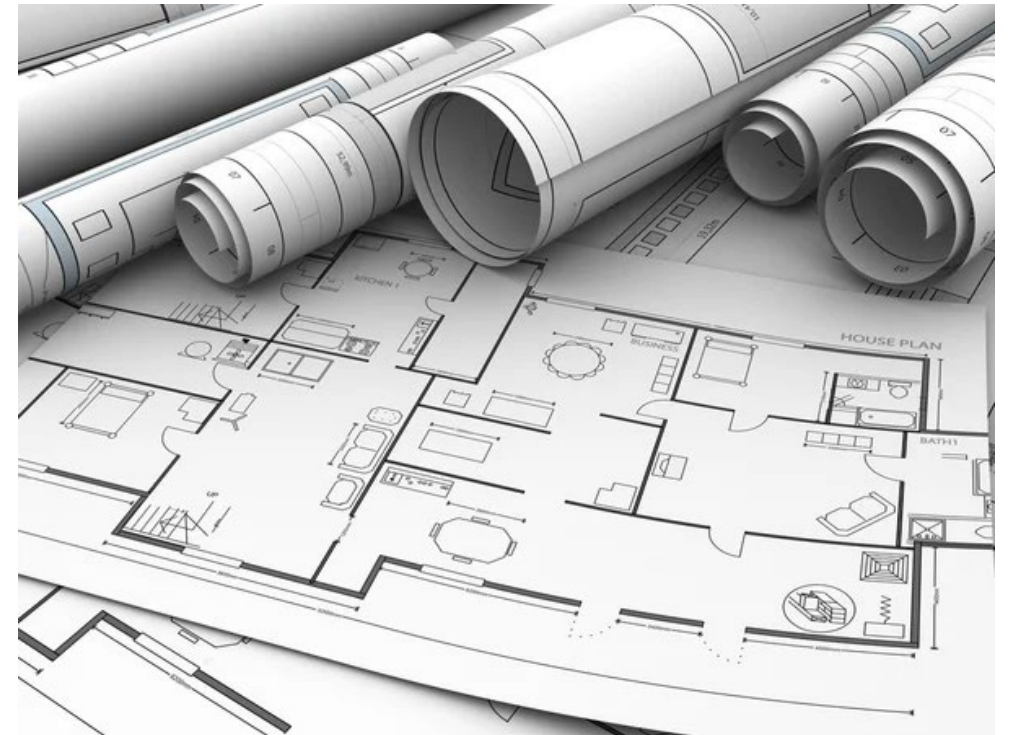


Zoning Permits Issued (Staff Level)

148 zoning permits were issued in 2024, compared with 144 in 2023, and 123 in 2024, this represents a 3% increase from 2023.

The following were approved:

- New Construction – 50
- Accessory Structures – 5
- Fences – 21
- Signs – 16
- Minor Subdivisions – 2
- Replat – 4
- Solar – 7
- Working in ROW – 30
- Zoning Compliance – 10
- Site Plan Level A – 1
- Transient Guest Lodging - 2





Building Permits Issued

169 building permits were issued in 2024, with a project value of \$28,223,138 million. This represents a 308 % increase in project value and a 29% increase in total permits

The following were approved:

- New Single-family Dwellings – 38
- New Multi-family – 3
- Additions– 7
- Accessory Dwelling Units – 0
- Accessory Structures – 22
- Alterations/Remodels – 17
- Electrical – 44
- Mechanical – 19
- Gas – 9
- Fire Alarm/Sup – 4
- Solar – 6
- Change of use – 1

Year	Total Permits	Project Value
2024	169	\$28.2 Million*
2023	131	\$6.9 Million
2022	114	\$9.4 Million

**High school project was \$13,428,665, total of \$14.8 million without, or a 115% increase*



Board of Zoning Appeals (BZA)

Planning Commission members who served in 2024:

Anthony Salmonson, Chair – July 15, 2029

Dino Pallotta– August 23, 2029

Scott Osterholm – July 15, 2029

Matt Raska– June 8, 2026

Matt Reed – April 17, 2028

Chad Runyan, Alternate – September 17, 2029

6 Meetings of the BZA were held on zoning Variances in 2024:

- Setback relief - 3
- Fence height – 3
- Sign size – 1





Spring Meadows

- 39 homes sold
- 25 homes closed
- 45 homes permitted



- Phase 1 & 2 under construction for 90 SFD on 23 acres



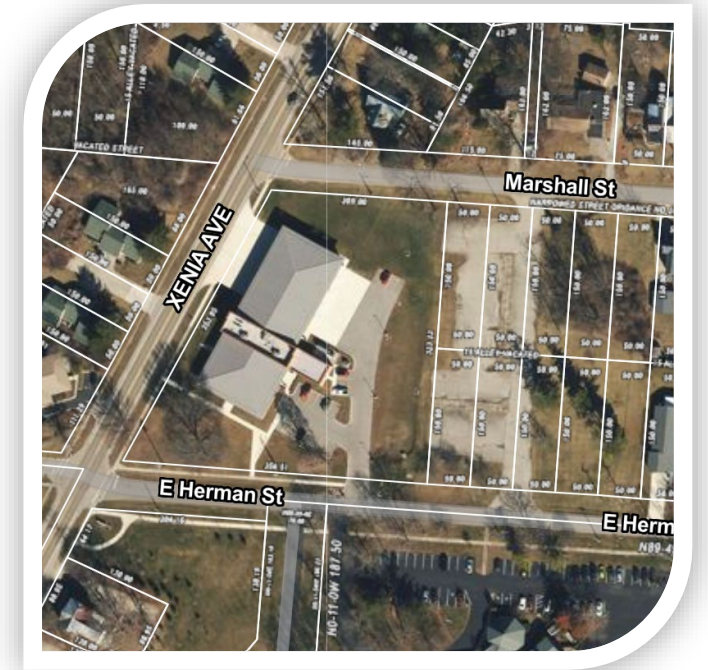
- 3.30 acres open space with trail and park



The Cascades



- PUD approved April 9, 2024 for 32 affordable units
- Phase 1 under construction, 8 units





Cresco Labs

- Renovated and added modular units in 2024



- This allowed addition of 60 new employees for a total of 145



Commercial Highlights

- Construction still underway at new location for WYSO, Chappelle Retail Storefront on Xenia Ave.
- Several new businesses: In Salon, Lucky Bunny Tattoo, YS Smokehouse, Nook Overland, Nukes Baseball, Truitt Fitness, Funky Flamingo, Robyynn Art Group, Sister Trillium
- Several expansions: Cresco, YS Baking Company





Questions?

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