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## MEMORANDUM

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**TO:** YELLOW SPRINGS PLANNING COMMISSION  
**FROM:** Phil Hawkey, Village Planner  
**DATE:** July 1, 2005  
**RE:** Regular Planning Commission Meeting of July 11, 2005

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Enclosed are the agenda and communications for the regular Planning Commission Meeting of July 11, 2005. Attachments in this packet include:

1. Steve Deal's notes regarding last month's review of PUD concept plan from Phillips-Brown Homes, Inc.
2. Response form Cathy Phillips to Steve's notes
3. Memo for Steve Deal regarding Urban Service Area with info on the Land Evaluation Site Assessment Model (LESA)

The **first** item scheduled is the review of Thistle Creek PUD.

If we get anything from Phillips-Brown it will be:

1. A minor subdivision request (they want to give title to phase 2 to some of their investors)
2. Responses to some of the items in Steve's notes
3. Some supplemental information on various design features they plan to use.
4. A revised plan.

Their engineer finished his site survey work last week and has been working on meshing that information with a revised site sketch from Jonathan. As of 4pm I have items 2 and 3 above. I'd like to keep them on the agenda to review any issues regarding Steve's notes.

For our **second** item John will have a suggestion for wrapping up the Building Impediment Survey.

The **third** item will be a discussion of the Urban Service Area. On the urban service issue we have the information from the Miami Twp meeting that Steve gave us. I also hope to get a figure on a proposal from John Eastman to conduct the sewer system capacity study. You may expect to receive that proposal next week.

The **fourth** Bike Path Green Space Designation Proposal, for which there was information in last month's packet. Let me know if you need new copies.

The **fifth** item is the Central Business District discussion.

Additional communications, legislation and draft minutes of last month's meeting will be delivered from Deborah next week. Please contact me at 767-3702 or phawkey@yso.com if you have any questions or concerns prior to the meeting.