

VILLAGE OF YELLOW SPRINGS
PLANNING COMMISSION
REGULAR MEETING

Council Chambers: 6pm

Tuesday, August 11, 2026

The Village of Yellow Springs Planning Commission will meet in regular session on Tuesday, August 11, 2026 @ 6PM. The meeting will be broadcast live via Channel 5 Community Access cable station, which is simultaneously shown on the Village's "Community Access Yellow Springs" YouTube station. For any questions, contact the Council Clerk at clerk@yso.com or at 937-767-9126.

CALL TO ORDER

ROLL CALL

REVIEW OF AGENDA

REVIEW OF MINUTES

1. Minutes of July 14, 2026 Regular Meeting

COMMUNICATIONS

The Clerk will receive and file:

COUNCIL AND COMMITTEE REPORTS (6:05)

Active Transportation Committee
Council
Village Staff Report/Information

CITIZEN COMMENTS

PUBLIC HEARINGS (6:15)

Heather Stewart, applicant, has submitted a Conditional Use application for food trucks at 1 Morgan Place. Chapter 1262.03 Conditional Use General Standards; Educational Institution (E-I). Greene County Parcel #F19000100140005700

OLD BUSINESS (6:45)

Council/Planning Commission Priorities (Holt: 10 min.)

NEW BUSINESS (6:55)

Finding of Fact Procedure (Holt: 5 min.)
Glass Farm RFQ Public Engagement Plan and Timeframe (Holt: 5 min.)

FUTURE AGENDA (7:05)

ADJOURNMENT

Planning Commission Regular Meeting Minutes

In Council Chambers @ 6:00pm

Tuesday, June 14, 2026

CALL TO ORDER

The meeting was called to order at 6:00 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 Planning and Zoning Director Nia Holt, and Planning and Economic Development Assistant Aaron Arellano.

REVIEW OF AGENDA

There were no changes made.

REVIEW OF MINUTES

1. Minutes of May 12, 2026 Regular Meeting

Zaremsky MOVED TO APPROVE the Minutes of the May 12, 2026 Regular Planning Commission meeting. Green SECONDED, and the MOTION PASSED 5-0 ON A VOICE VOTE.

COMMUNICATIONS

COUNCIL AND COMMITTEE REPORTS

Active Transportation Committee. Zaremsky reported that update to the Active Transportation Plan is underway and should be complete by early 2027.

Council. DeVore Leonard presented Council information as follows:

May 18: Council held a Work Session with Craig Kleinhenz of American Municipal Power on power contracts and capacity charges.

During regular meeting Council passed, as an emergency, a moratorium on new data center uses. This will now come to PC as we will need to consider how to regulate these uses moving forward so that Village water and infrastructure are protected. The ordinance provides a 12-month period in which text amendments can be brought to Council.

June 1: Council passed, as an emergency, a 180-day moratorium on issuance of use, zoning and building permits for new smoke shop businesses within the village. This will now come to PC to consider text amendments regulating these businesses.

June 25: Housing Retreat. Video of the meeting is available on youtube, and minutes are available on Clerkbase. Council met for 4.5 hours to agree on priorities and agree upon which Council members will be take lead on certain initiatives.

DeVore Leonard described each of the housing goals discussed at the retreat with a brief explanation of each. He noted that Council is set to approve a Housing Mission Statement at our meeting July 20th.

Next up is a Work Session with Bowen as they address questions regarding the updated Housing Study. That work session is set for 5pm August 17th. DeVore Leonard commented that there needs to be a determination of “how much housing of what kind.”

CITIZEN COMMENTS

Heather Hughes asked that PC halt any discussion regarding development of Glass Farm. She cited Chapter 1240.02, and described the Glass Farm as an environmental asset.

Eric Clark asked that when/if Glass Farm is developed construction be highly energy efficient. He added that the Village has many projects on the table which, he asserted, will provide more housing. He stated these as reasons to stop development of “the green belt.”

PUBLIC HEARINGS

There were no Public Hearings.

OLD BUSINESS

Status Update and Timeline for Smoke Shop Text Amendments. Arellano reported on the timeline for these amendments. He noted that on June 1, Council adopted a six-month moratorium on the establishment and expansion of vape and smoke shops. The purpose of the moratorium is to provide staff with adequate time to review the Village's zoning regulations and develop recommendations for potential amendments before additional businesses are established. The moratorium does not affect existing businesses, which may continue operating in accordance with applicable state and local regulations.

Arellano provided information that during the moratorium period, staff will:

- Review and update definitions related to tobacco, vape, CBD, hemp-derived, and cannabis-related businesses.
- Evaluate permitted locations and zoning district standards.
- Assess potential separation and buffer requirements.
- Review operational standards and licensing considerations.
- Compare regulations and best practices from other Ohio communities.
- Conduct public engagement with business owners, residents, and other interested stakeholders.
- Review recent and anticipated changes to Ohio law to ensure any proposed amendments remain consistent with state regulations.

Arellano provided a timeline for the steps outlined, which informed PC as to their role and when to expect text amendments for consideration.

Green asked what the driver for the moratorium was, and DeVore Leonard addressed this, stating that if there was not some regulating factor, it could become the case that these types of businesses would dominate the downtown area.

NEW BUSINESS

Yellow Springs Housing & Zoning SWOT Analysis 2026. Holt provided the analysis she had initially provided for Council's Housing Retreat.

Holt explained that the SWOT analysis was conducted in response to a recommendation in the Housing Chapter of the 2020 Comprehensive Land Use Plan. It evaluates how the Village's planning policies, zoning regulations, and development patterns support housing diversity, affordability, accessibility, aging in place, and future housing needs.

Holt identified strengths within the code as well as areas of code that, as one example, push housing in the direction of single-family homes.

Holt noted the Comprehensive Land Use Plan, which identifies areas appropriate for development.

Among weaknesses identified, Holt pointed out parking requirements, density limits, and some conditional uses. She offered possible solutions to some of these challenges, such as permitting ADUs by right when objective standards are met, reduction of parking requirements, incentive-based approvals, etc.

Stiles expressed concern that housing now being built is market rate and argued that the Village should implement inclusionary zoning. She added that affordable housing “should be required.”

Zaremsky commented that Town Halls could be used to gather information from the public. He agreed that affordable housing incentives should be used to greater effect.

Green commented in favor of retaining conditional uses.

PC engaged in discussion of various aspects of the zoning code.

Stiles asked that “size of the community be added as a threat.”

DeVore Leonard expressed frustration that growth has not been addressed comprehensively as a topic.

Opinions were stated regarding housing.

Stiles asked that a ban on single family homes be considered.

Bylaws for Planning Commission. PC reviewed the proposed bylaws.

Holt noted that she has heard a request for more structure for meetings, and noted that it is a best practice to have bylaws in place.

Stiles asked for information on the CRA Housing Council.

Holt explained that PC is tasked with selecting a delegate to the CRA Housing Council.

PC discussed the training requirement listed in the bylaws, agreeing to leave these as “encouraged” rather than “required”.

Holt commented that she will be proactive about providing these opportunities.

PC members expressed agreement with the bylaws as presented.

Stiles called for a motion to approve the bylaws. Osterholm MOVED TO APPROVE THE BYLAWS AS PRESENTED. Green SECONDED, and the MOTION PASSED 5-0 ON A VOICE VOTE.

Training Opportunities for Planning Commission Members. Holt noted an upcoming training, and will send information on that as well as online training opportunities in the next week or so.

AGENDA PLANNING

Conditional Use (Food trucks in E-1).

Findings of Fact Procedure.

Data Center Regulation.

Review of Zoning fees.

Revisit Goals Discussion

Discussion regarding parking requirements.

DeVore Leonard asked that PC discuss goals in more depth, potentially at a work session.

Stiles suggested a housing retreat.

There was lengthy discussion of PC goals and why these had not moved forward.

Several PC members advocated for goals being added to the next agenda.

The Clerk suggested that Stiles and Holt meet for an agenda planning session to clarify what would be on the next agenda.

ADJOURNMENT

At 7:18pm, Green MOVED and Stiles SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

Susan Stiles, Chair

Attest: Judy Kintner, Clerk



MadCab Food Truck Conditional Use

Planning Commission

Staff Report

August 11, 2026

MADCAB EVENTS-ANTIOCH FOOD TRUCK RALLY CONDITIONAL USE

LOCATION: 1 Morgan Place
PARCEL No: F19000100140005700
ZONING: E-I, Educational Institution
APPLICANT: Heather Stewart, MadCab Events
PROPERTY OWNER: Antioch College Corporation
STAFF: Nia Holt, Planning & Zoning Director

CASE SUMMARY

MadCab Events currently hosts seasonal food truck rallies in Xenia and Enon and is proposing to expand this event model to serve the Yellow Springs community and its visitors. The applicant is requesting approval of a conditional use to allow a seasonal food truck rally to be held weekly on Mondays from May through August.

The proposed event will be hosted in partnership with Antioch College at 1 Morgan Place through August 31, 2026, as a pilot program to evaluate community interest and the viability of a recurring food truck rally in Yellow Springs. The applicant held its first event on July 13, 2026, which was reported to be successful, attracting more than 100 patrons based on food truck sales. According to the applicant, many attendees walked or bicycled to the event. The rally took place from 5:00 p.m. to 9:00 p.m., with vendor setup beginning at 3:00 p.m. and all food trucks departing the site by approximately 9:30 p.m. If the Conditional Use Permit is approved, future events will follow this same schedule.

The applicant does not propose providing tables or chairs, as the intent of the event is for patrons to purchase food and enjoy it elsewhere rather than remain on-site for extended periods. There will be four (4) to five (5) food trucks parked in dirt walking path along the rear of the property. Games and potentially other vendors will be located in the center of the site. On-street motor vehicle parking is located close by as well as several bike racks.

STAFF RECOMMENDATION & REASONING

Staff recommends approval with conditions (see page 7). The proposed food truck rally conditional use meets the applicable general standards under Section 1262.03 and, with two exceptions, the specific requirements under Section 1262.08(d)(1), and aligns with the Sustainable Yellow Springs Comprehensive Land Use Plan. First, the food trucks will not be parked within an approved off-street parking lot as required under Section 1262.08(d)(1)(B). Staff recommends this standard be waived pursuant to Section 1262.03(b) given the longstanding community interest in this use and the site's suitability for a gathering of this scale. Second, the applicant has not demonstrated adequate restroom access for vendors during event hours as required under Section 1262.08(d)(1)(H). Staff recommends



MadCab Food Truck Conditional Use

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this be addressed through a condition requiring either an on-site portable restroom or an amended agreement with Antioch College confirming vendor access to a nearby facility throughout event hours. The applicant has also demonstrated the ability to manage similar events in other communities.



Site Plan



MadCab Food Truck Conditional Use

Planning Commission

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Vicinity Map

STANDARDS & STAFF ANALYSIS

Part I: 1262.03 GENERAL STANDARDS. Any request for a conditional use shall only be approved upon a finding that each of the following general standards is satisfied, in addition to any applicable requirements pertaining to the specific use:

- (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.



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Finding: The proposed regular food truck rally conditional use is consistent with the intent and purpose of the E-I District, functioning as a support facility serving Antioch College's campus community while remaining temporary and small-scale in a manner that respects the surrounding residential neighborhoods. The use is also consistent with the Sustainable Yellow Springs Comprehensive Land Use Plan, advancing Goal 3 (economic diversity) by creating a low-barrier opportunity for mobile food vendors and Goal 8 (high-quality public services) by expanding food access for the campus community, Village residents, and visitors.

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

Finding: The proposed use will comply with all applicable requirements of this code, except for Section 1262.08(d)(1)(B) which staff is recommending be waived as discussed under the standard below.

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

Finding: Food trucks are a conditionally permitted use in E-I. The proposal includes a limit on the number of food trucks and other vendors that will be included in the weekly events which shall lessen the impact on the surrounding community.

(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.

Finding: The proposed food truck conditional use will utilize the existing infrastructure and services. The applicant is responsible for ensuring that fire lanes remain unobstructed by parked food trucks or other vehicles. The proposal includes two A-frame directional signs on Antioch property and cones at both site entries during events to block vehicle access to the fire lane, allowing emergency vehicle access only.

(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.

Finding: The proposed food truck rally will not involve uses, activities, materials, equipment or conditions that will be detrimental to any persons, property, or general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristics not comparable to the uses permitted in



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the zoning district because it will generate minimal vehicular traffic as most customers will travel by foot, and minimal noise, odor, and fumes since it is a participating vendors are capped.

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

Finding: The proposed use should not impede normal and orderly development of surrounding properties. Most patrons are anticipated to walk or bike to the food truck rally, and attendance is expected to remain relatively low at any given time during operating hours.

(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.

Finding: The proposed use will not block sight lines from the right-of-way and the nearest food trucks will be over 300 feet away from the public right of way.

Part II: 1262.08 SPECIFIC REQUIREMENTS. In addition to the general standards the Zoning Code highlights specific requirements for conditional uses. The specific requirements for Mobile Vending (Food Trucks) are found in 1262.08 (d)(1) which include:

A. Food trucks may be permitted to operate within the B-1, B-2, E-I, I-1 and I-2 zoning districts.

Finding: The proposed seasonal food truck rally will take place in E-I.

B. The food truck shall be located only within an approved off-street parking lot; provided, the food truck shall not displace any required parking spaces.

Finding: As proposed, the food truck rally will operate in a grassy area rather than within an approved off-street parking lot. Pursuant to Section 1262.03(b), staff recommends this standard be waived given the community benefit of the proposed use, uncertainty of ownership of any nearby off-street parking, and the recommended conditions on page 7.

C. The food truck shall not be located closer than ten feet to any driveway.

Finding: As indicated in the site plan (Exhibit E) the food truck parking area is located outside of the emergency fire lane and over 300 feet way from the public right of way.

D. Outdoor seating may be permitted; provided, written permission is obtained from the property owner and the seating area does not displace any required parking spaces.

Finding: Outdoor seating will not be provided.



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E. Amplified sound and free-standing signs shall not be permitted.

Finding: As proposed, amplified sound and signage for advertisement is not included in the event plan.

F. The food truck shall be stationary at all times when open for business.

Finding: The participating food trucks shall be stationary during the event hours.

G. The owner or an employee shall be present within the vehicle at all times while open for business.

Finding: The operators shall be with the food trucks during the event hours.

H. Access to restroom facilities must be available.

Finding: The proposal includes the use of Antioch College's common buildings or the train station restrooms for food truck operators. However, the nearest common building is open 9:00 a.m.–5:00 p.m., which does not overlap with the event's 5:00–9:00 p.m. hours, and the train station restrooms are nearly a mile away. This is too far given Standard G's requirement that vendors always remain with their trucks. As proposed, the applicant has not demonstrated adequate restroom access during event hours.

I. The owner or operator of the food truck shall provide trash receptacles, other than public receptacles.

Finding: The applicant requires all food truck vendors to provide trash receptacles. Participating vendors are required to remove all trash, grease, debris, and related equipment property immediately following each event.

J. All equipment, other than outdoor seating, shall be inside, attached to or within three feet of the food truck.

Finding: All participating food trucks shall have any associated equipment inside, attached to or within three feet of the food truck.

K. Evidence of Greene County health department approval shall be provided.

Finding: The participating food truck vendors will be required by the applicant to hold a current Greene County Health Department permit prior to each event. The Greene County Health Department and Miami Township Fire Department will be invited to conduct on-site inspections during vendor setup, between 3:00 p.m. and 5:00 p.m.



MadCab Food Truck Conditional Use

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L. Disposal of wastewater shall be into the sanitary sewer system. Wastewater must be filtered to minimize discharge of grease and solid matter into public sewers. The use of storm drains or any other form of discharge is prohibited.

Finding: Food truck vendors retain all wastewater and grease on board their vehicles and remove it from the site at the conclusion of each event. No wastewater or grease will be discharged into storm drains or the sanitary sewer system on site.

M. The conditional use approval shall be reviewed annually by the Village Manager to ensure compliance with all standards of this section and any other conditions that may have been imposed upon the original approval.

Finding: The applicant will be required to submit an annual plan for the food truck rally to the Village Planning Office by the last Friday in March. Planning & Zoning staff will ensure the annual plan complies with standards of this section and any other conditions that may have been imposed upon the original approval.

STAFF RECOMMENDS APPROVAL WITH CONDITIONS

RECOMMENDED CONDITIONS (SECTION 1264.04):

1. The applicant shall submit an annual plan to the Planning Office by the last Friday in March, including property owner approval for the upcoming season, hours of operation, number of food trucks and other vendors, and demonstrate compliance with the conditional use requirements (e.g., health and fire inspections, waste removal). The annual plan may include minor adjustments, such as changes to the day of week or months of operation, provided they remain consistent with the approved conditional use. The Zoning Administrator shall review the plan for compliance.
2. Each participating food truck vendor shall provide a current Greene County Health Department permit prior to participating in any event to be included with the annual plan.
3. The applicant shall coordinate with Miami Township Fire to ensure an on-site inspection occurs at each event. Proof of coordination, when inspections will be conducted, and the results shall be provided to the Planning Office with the annual plan.
4. The applicant shall provide by September 11th, 2026, either (a) provide a portable restroom facility on-site for the duration of each event, or (b) submit an amended written agreement with Antioch College demonstrating that a specific, identified restroom facility within reasonable walking distance of the site will remain open and accessible to food truck vendors throughout the full duration of each event. Documentation satisfying either option shall be provided to the Village Planning's Office for review and approval.



MadCab Food Truck Conditional Use

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5. Any signage associated with the food truck rally shall comply with Chapter 1266 Signs of the Village Zoning Code.

EXHIBIT LIST:

Exhibit A – Application

Exhibit B – Site Plan & Maps

Exhibit C - Site Photos

**Planning Commission
Hearing Request:
Conditional Use**

Planning & Zoning Department
100 Dayton St, 2nd Floor
Yellow Springs, OH 45387
(937) 767-1702

[FOR OFFICE USE ONLY]

EXHIBIT A

Case #: _____

Hearing Date: _____

Applicant Information

Property Address:	One Morgan Place		
Property Owner:	Antioch College	Phone:	767-1702
Applicant Name:	madcab events	Phone:	
Mailing Address:			

Email: [REDACTED]
Email: [REDACTED]

Project Information

Current Use: College campus -

Proposed Project/Use: a weekly food truck rally max five food trucks every Monday evening 5-9pm. Setup starting @ 3pm. Offsite by 9:30pm
Food Trucks are required to carry health permits, CoI's listing Antioch as additional insurer. Trucks are subjected to onsite inspections via health & fire dept.

Total off-street parking accommodation? rally will take place on the green space in between 1 morgan place.

Do you plan to install a sign(s)? NO - A-FRAME SIGNAGE

Site Plan Attached (Required): ☐ Stormwater Mitigation Plan Attached: ☐

I understand that approval of this application does not imply approval for any administrative review, conditional use permit, variance, or exception from any other Village regulations which are not specifically the subject of this application. I understand that I remain responsible for satisfying requirements of any easements or private restrictions or covenants affecting the property.

I understand that the Village is not responsible for inaccuracies in information I have presented, and that inaccuracies may result in the revocation of any Zoning permit as determined by the Village. I further certify that I am an owner, or lessee, or agent fully authorized by the owner to make this application. I understand any statements made to me about the time required to process this application are general estimates and not binding. Further, I understand that it may be necessary for the Village to request additional information and clarification after I have submitted this application and accompanying documentation.

I understand this application is a public record and the property will be posted with signage by Village staff prior to any public hearings and that I am responsible for the cost of repair or replacement if such signage is damaged or removed by non-Village personnel.

I hereby certify under penalty of perjury that I am the applicant and the information and statements I have given on this application, drawings, and specifications are, to the best of my knowledge, true and correct.

Applicant Signature: [Signature] (HEATHER STEWART, OWNER) Date: 7/6/20

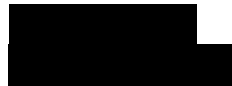
FOR OFFICE USE ONLY		
Zoning Fee: \$ <u>200 -</u>	Payment Type: ☐ Check ☐ Cash ☒ Card	Approved ☐ Denied ☐
Other fees: \$ _____	Zoning District: <u>E-I</u>	Permit Number: <u>PC 04-2020</u>
Total \$ <u>200 -</u>	Zoning Official Name and Title	Date

MEMORANDUM OF UNDERSTANDING

Food Truck Rally Event Agreement

This Memorandum of Understanding (“Agreement”) is entered into by and between:

MadCab Events



(“MadCab”)

and

Antioch College



(“Antioch College”)

Collectively referred to herein as the “Parties.”

1. PURPOSE

The purpose of this Agreement is to outline the terms and responsibilities related to a recurring food truck rally event hosted on the campus of Antioch College in Yellow Springs, Ohio.

2. EVENT DATES & HOURS

Antioch College grants MadCab permission to utilize designated outdoor space on campus for weekly food truck rally events on Monday evenings beginning July 13, 2026 and continuing through August 31, 2026, with additional special event dates scheduled for:

- Monday, September 7, 2026 (Labor Day event, if approved and feasible)
- Monday, October 5, 2026

Public event hours shall be from **5:00 PM to 9:00 PM**.

Vendor setup may begin at **3:00 PM**, and all vendors, equipment, and event materials must be removed from the premises no later than **9:30 PM** on each event date.

3. EVENT LOCATION

The proposed event location shall include the lawn near Morgan Place between Livermore Street and Antioch Hall, as generally depicted in the attached Exhibit A map.

MadCab food truck placement will be on the lawn and will not impede vehicle or pedestrian traffic. If Antioch College determines that placement materially impacts traffic flow, accessibility, emergency access, or campus operations, the Parties agree to work cooperatively to identify an alternative nearby location.

MadCab shall be responsible for obtaining any permits or approvals required by the Village of Yellow Springs or other governmental authorities related to event operations.

4. EVENT OPERATIONS

MadCab agrees to:

- Procure and coordinate approximately three (3) to five (5) food and/or beverage vendors for each event date;
- Provide one (1) on-site MadCab staff member from approximately 3:00 PM to 9:30 PM for vendor coordination, setup oversight, operational supervision, and cleanup management;
- Supply traffic cones or other temporary safety markers necessary for pedestrian safety and vendor staging;

Each participating food truck/vendor shall:

- Provide a minimum of two (2) trash receptacles during event operations;
- Be responsible for maintaining trash removal and cleanup surrounding their service area;
- Remove all trash, grease, debris, and vendor property immediately following each event;
- Maintain all required county and/or state food service permits and licenses;
- Comply with all applicable health department, fire safety, and public safety regulations;
- Supply their own electricity, generators, water, Wi-Fi, and operational utilities as needed.

No alcohol sales shall be permitted during these events.

5. INSURANCE

MadCab shall maintain general liability insurance coverage with minimum limits of liability of \$1M each occurrence for bodily injuries and property damage throughout the term of this Agreement and shall list Antioch College as an Additional Insured under such policy and provide Antioch College with a certificate of insurance identifying the agreements insured to the above effect.

MadCab shall also require each participating vendor to maintain valid liability insurance and to list both MadCab Events and Antioch College as Additional Insureds for the duration of the event series.

6. FEES

No rental fee shall be charged by Antioch College for use of the event space under this Agreement unless otherwise agreed to in writing by the Parties.

7. CANCELLATION & WEATHER

MadCab reserves the right to cancel any scheduled event due to inclement weather, safety concerns, low participation, emergency conditions, or other unforeseen operational issues.

Cancellation determinations may be made up to one (1) hour prior to scheduled event start time.

No rain dates or rescheduled events are guaranteed under this Agreement.

Either Party may terminate or discontinue continuation of the event series upon providing fourteen (14) days written notice to the other Party should continuation of the events become impractical, unsafe, or inconsistent with institutional operations or community standards.

8. INDEMNIFICATION

To the fullest extent permitted by law, MadCab agrees to indemnify and hold harmless Antioch College, its trustees, employees, agents, and representatives from and against claims, damages, liabilities, losses, or expenses arising from the negligent acts or omissions of MadCab, its staff, contractors, or participating vendors during the event operations.

Antioch College shall not be responsible for loss, theft, or damage to vendor equipment, vehicles, inventory, or personal property.

9. ENTIRE AGREEMENT

This Agreement constitutes the entire understanding between the Parties regarding the subject matter herein and may only be modified in writing signed by both Parties.

10. SIGNATURES

MADCAB EVENTS

By: Heather Stewart

Name: Heather Stewart

Title: Owner

Date: 6/29/2026

ANTIOCH COLLEGE

By: Jane Fernandes

Name: Jane Fernandes

Title: President

Date: June 25, 2026

EXHIBIT A

Proposed Event Location Map

The highlighted section of Morgan Place adjacent to Antioch College's Main Building represents the proposed area for temporary food truck staging and pedestrian event operations.

EXHIBIT B

Key:

- -No Access (must keep clear for emergency use)
- -Permitted area for food truck setup and patron loitering
- -Food trucks
- -Games and possible vendor locations
- -Bike racks

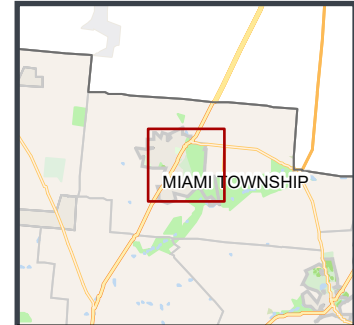
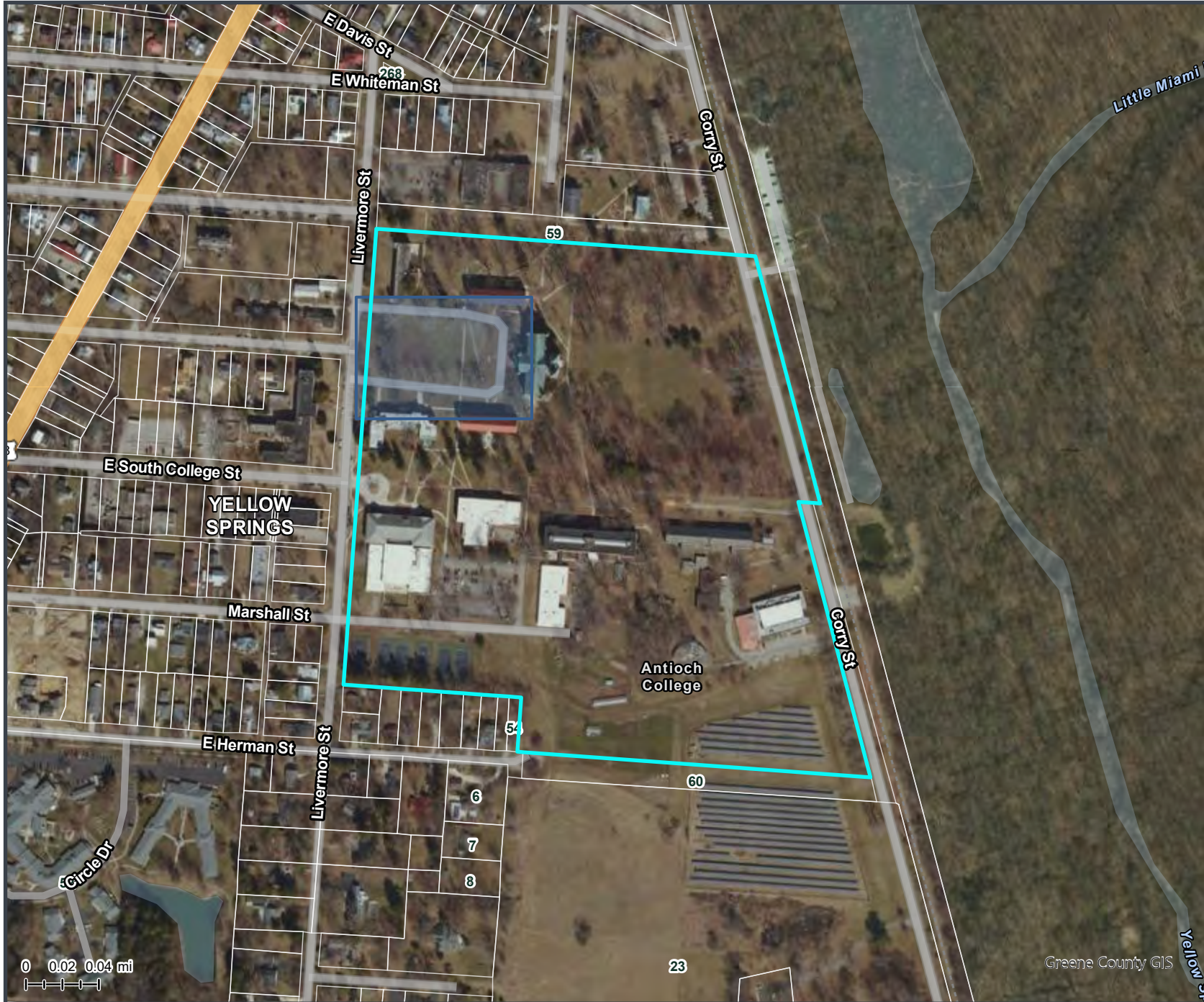


The map above is the projected layout for the Yellow Springs Food Truck Rally. Morgan Place as well as the walkways between (highlighted in red) WILL Remain CLEAR for the entire duration of the event to allow access to emergency vehicles in the Event of an emergency. The area circled in green shows the allowed area where food trucks are permitted to set up (demonstrated with pink). No dumping will be allowed on site and food trucks are required to provide trash receptacles for both themselves as well as patrons. Walking is highly encouraged as this is a community focused event however for anyone that drives we ask them use road parking on East Scuth, Center, and North College street, as well as Livermore Street (not shown in map) The Blue circles represent places where madcab may set up games for community use. No bathrooms.



MadCab Food Truck: Aerial Map

Geographic Information Management System



Greene County Legend

	Interstate Highway		Parcel Number
	US Highway		Lot Number
	State Route		Schools
	Local Roads		Parks
	Parcel Boundary		Cemetery
	Corporation Boundary		Shopping
	Topography		Buildings
			Hydrography

1 inch = 400 feet

DISCLAIMER:

The data and maps provided herein may not be construed as a legal document or legal representation. Any person or entity who relies on this data does so solely at their own risk. The data provided was prepared by Greene County in accordance with Section 5713.09 of the Ohio Revised Code. Neither Greene County, Ohio nor its employees or officers warrant the accuracy, reliability, or timeliness of any of the data provided herein. This data is provided "as is" without warranty of any kind, and assumes no legal responsibility for the information it contains.

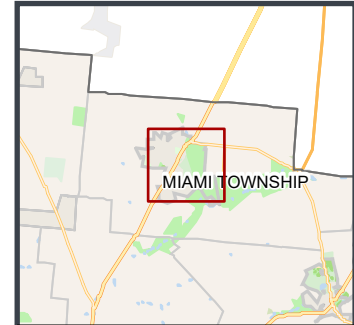
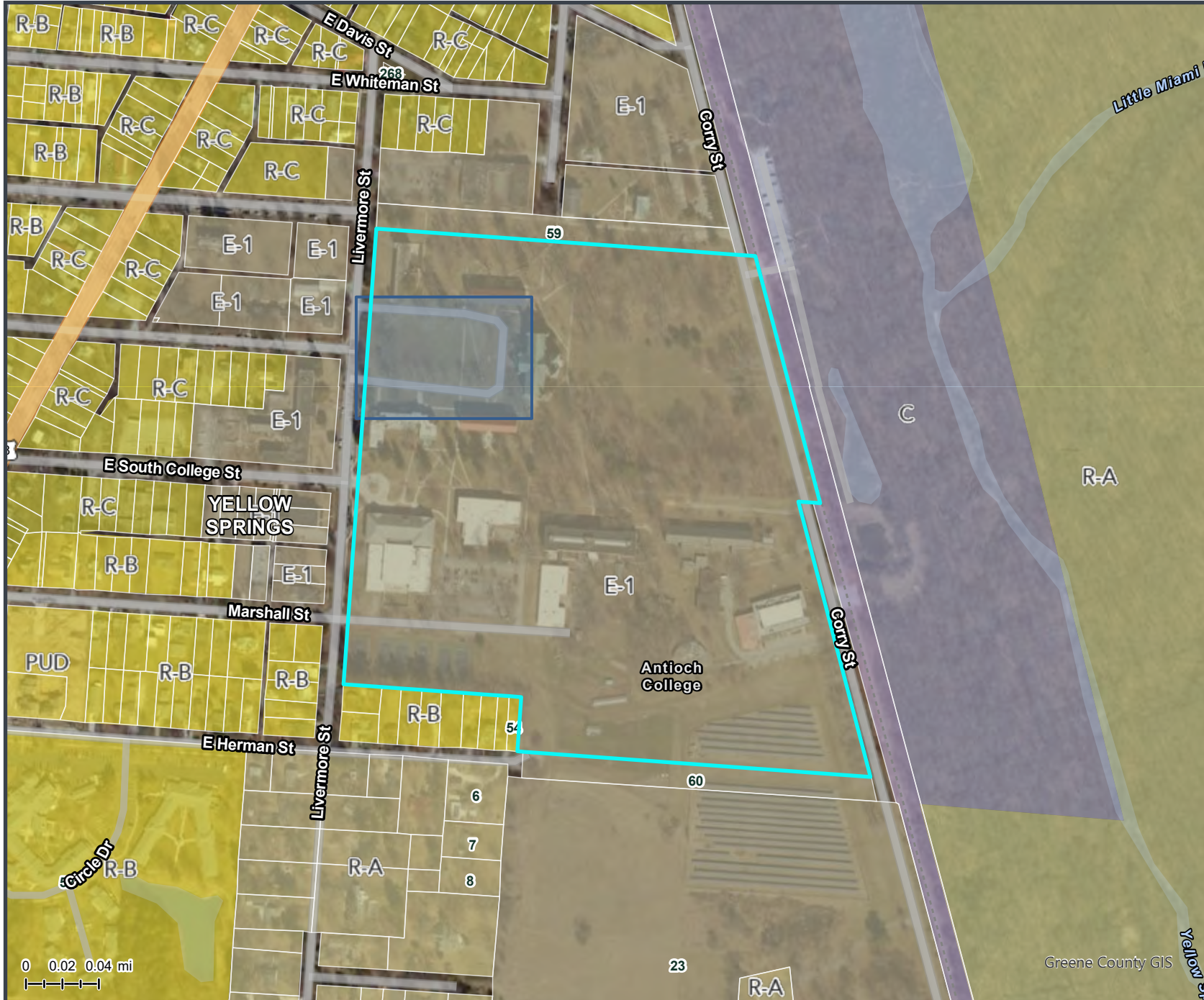
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GCS: GCS North American 1983 HARN
Datum: North American 1983 HARN
Projection: Lambert Conformal Conic
Central Meridian: -82.5000
Latitude of Origin: 38.0000
Longitude of Origin: 0.0000
False Easting: 1,968,500.0000
False Northing: 0.0000
Central Parallel: 0.0000
Standard Parallel: 38.7333
Standard Parallel 2: 40.0333
Scale Factor: 0.0000
Azimuth: 0.0000
Map Units: Foot US





MadCab Food Truck: Zoning Map

Geographic Information Management System



Greene County Legend

	Interstate Highway		Parcel Number
	US Highway		Lot Number
	State Route		Schools
	Local Roads		Parks
	Parcel Boundary		Cemetery
	Corporation Boundary		Shopping
	Topography		Buildings
			Hydrography

1 inch = 400 feet

DISCLAIMER:

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Spatial Reference
NAD 1983 HARN StatePlane Ohio South FIPS 3402 Feet
GCS: GCS North American 1983 HARN
Datum: North American 1983 HARN
Projection: Lambert Conformal Conic
Central Meridian: -82.5000
Latitude of Origin: 38.0000
Longitude of Origin: 0.0000
False Easting: 1,968,500.0000
False Northing: 0.0000
Central Parallel: 0.0000
Standard Parallel: 38.7333
Standard Parallel 2: 40.0333
Scale Factor: 0.0000
Azimuth: 0.0000
Map Units: Foot US





EXHIBIT C – SITE PHOTOS



1 Morgan Place



South Fire Lane – No Access Permitted



Fire Truck Parking Area – South View



Fire Truck Parking Area – North View



EXHIBIT C – SITE PHOTOS



North Fire Lane – No Access Permitted



Game & Additional Vendor Area



Livermore Street – On-Street Parking



E. North College Street – On-Street Parking



EXHIBIT C – SITE PHOTOS



E. Center College Street – On-Street Parking



E. South College Street – On-Street Parking



Bathroom Access



E. North College Street – On-Street Parking