VILLAGE OF YELLOW SPRINGS
PLANNING COMMISSION
REGULAR MEETING

Council Chambers: 6pm Tuesday, Nov. 10, 2026

The Village of Yellow Springs Planning Commission will meet in regular session on Tuesday, November 10, 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 October 12, 2026 Regular Meeting

COMMUNICATIONS

The Clerk will receive and file:

COUNCIL AND COMMITTEE REPORTS

Active Transportation Committee
Council
Village Staff Report/Information

CITIZEN COMMENTS

PUBLIC HEARINGS

Final Plat. DDC Management, on behalf of Enon Road Project I LLC, has submitted a Final Plat application for Spring Meadows Phase 3 at 4359 E Enon Road for 49 lots on 15 acres in the High Density Residential District (R-C) under Chapter 1226.04, Submission of and Action on Final Plats.
Greene County Parcel #F19000100010008400.

OLD BUSINESS

Data Center Timeline

NEW BUSINESS

AGENDA PLANNING

Text Amendment. The Village of Yellow Springs is applying for an amendment to the Planning & Zoning Code to amend Chapter 1284 "Definitions" to add definitions for "Smoke and Vape Shop" and "General Retail Use".

ADJOURNMENT

Planning Commission Regular Meeting Minutes

In Council Chambers @ 6:00pm **Monday, October 12, 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, Scott Osterholm, Gavin DeVore Leonard and Gary Zaremsky. 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 September 15, 2026 Regular Meeting

Osterholm MOVED TO APPROVE the Minutes of the September 15, 2026 Regular Planning Commission meeting. Green SECONDED, and the MOTION PASSED 5-0 ON A VOICE VOTE.

COMMUNICATIONS

There were no communications.

COUNCIL AND COMMITTEE REPORTS

Active Transportation Committee. Zaremsky noted that the group is still working on establishing priorities and is gathering information from schools and parents.

Council. DeVore Leonard shared the following information:

9-21-26: Council approved Jeff Sheridan as the Interim to serve while a search firm is engaged and search is conducted. Jeff began work on September 21st.

10-7-26: Council/Staff held Budget Meeting #1 as part of the 2027 budget process. The second budget meeting is scheduled for October 22nd, 3-5pm

Village Staff Report/Information. Holt noted that staff is still conducting outreach regarding smoke and vape shops.

Stiles reported on attendance of four Commission members at the OKI Planning Conference.

CITIZEN COMMENTS

There were no comments made.

PUBLIC HEARINGS

Text Amendment to Table 1250.02 Schedule of Uses: Business Districts. A zoning code text amendment to include Smoke and Vape Shops in the business district use table.

Holt explained that the proposed amendments will clarify the intent of the Code by creating a defined use for smoke and vape shops, separating it from General Retail, and stating the standards that apply. The 20% floor-area threshold used in the temporary moratorium would become a permanent definition.

Section 1250.01 describes the B-1 District as the focal point of the Village's commercial activity, with pedestrian-oriented uses of small-town scale, and the B-2 District as a confined area for general retail that should not become a proliferation of uses that detract from the central business hub. Smoke and vape shops are retail uses that fit the range of uses in both districts. The cap, spacing standard, and prohibitions on drive-thrus, walk-up windows, and outdoor display keep the use consistent with those purposes.

Table 1250.02 Schedule of Uses: Business Districts

Retail	B-1	B-2	Specific Conditions
Artisan shops, such as glass blowers, metal sculptors, wood carvers and weavers producing their goods and selling them for retail on premises	**C**	P	
Bicycle sales, rental and repair	**P**		
Building supply and equipment sales, not including lumber yards		C	
General retail catering to the needs of the community, but less than 10,000 square feet of UFA	**P**	P	
General retail of 10,000 square feet UFA or more	**C**	P	Section 1262.08(a)(3)
Smoke and Vape Shop*	**P**	**P**	
*Annual registration required under Section 1260.04(i)			

Text Amendment to Chapter 1260.04 Uses. A zoning code text amendment to include Smoke and Vape Shops as a land use permitted with special standards.

Holt pointed out the renewal requirement as well as grounds for suspension and revocation.

Addressing a question from Osterholm, Holt explained that all smoke and vape shops will need to register, regardless of grandfathering.

Holt noted that gas stations were eliminated.

Zaremsky asked why these uses would be regulated, he asked why there would be a cap on such uses and whether this was a best practice.

Holt noted several other uses which are regulated. She explained that the steering committee had suggested the cap of one per one thousand.

Discussion ensued.

Osterholm commented that saturation of one particular kind of business is a negative.

Zaremsky argued the notion of a cap without the provision of research as to why.

Holt explained that these restrictions are being put in place to provide some immediate regulation as the moratorium goes out of effect.

Zaremsky continued his objection.

Stiles received information from DeVore Leonard that Council had agreed to a moratorium to allow staff to gather information to enact regulations.

Holt walked PC through the proposed regulations, with discussion on sections as needed.

(i) Smoke and Vape Shop.

(1) *Registration required.* An annual registration shall be made to the Zoning Administrator, together with payment of such fee as may be established by Village Council. The registration application shall be submitted to the Village Planning Office by the last Friday of May. a. Renewal. The renewal of an issued registration under this section shall be handled in the same manner as the original application. The application for renewal shall be made at least thirty (30) days, but not more than sixty (60) days, before the expiration of the current registration.
b. *Denial, Suspension, Revocation*. Ground for denying the issuance or renewal of a registration include, but are not limited to, the following:

i. The applicant is under the age of twenty-one (21).

ii. The applicant has previously had a registration revoked.

iii. The applicant fails to provide the information required on the registration application or provides false or misleading information.

iv. The applicant is prohibited by the federal, state, or local law or regulation from holding a tobacco retail license.

v. The number of registrations in the Village of Yellow Springs has already been exceeded or will be exceeded by the issuance of the requested registration and the business not a nonconforming shop.

vi. The business for which the registration is requested does not comply with the proximity requirements and it is not a nonconforming shop.

(2) The total number of smoke and/or vape shop permitted within the Village shall not exceed 1 for every 1,000 inhabitants residing in the Village based on the most recent federal decennial census data **as rounded up to the nearest thousand**.

(3) No smoke and/or vape shop may be established, operated or enlarged within 300 feet of another similar use. Such distance shall be measured in a geometrically straight line, which represents the shortest distance between the property line of the space occupied by an existing smoke and/or vape shop to the nearest property line of the proposed smoke and/or vape shop which is seeking to be established, operated, or enlarged.

(4) No smoke and/or vape shop shall be located within 300 feet of any school, ~~college, public park, public library,~~ child day care center, or other use established specifically for the activities of minors. The required separation distance shall be measured as a straight line representing the shortest distance between the property line of the proposed smoke and/or vape shop and the nearest property line of the protected use, regardless of whether the protected use is located within or outside the jurisdiction of the Village of Yellow Springs.

(5) *Signage.* A smoke and/or vape shop shall post clear signage near each public entrance, which must state the legal age of purchase and that minors may not enter the premises, unless accompanied by a parent or legal guardian.

(6) Outdoor storage of merchandise or display of merchandise shall not be permitted.

(7) Drive thrus and walkup windows shall not be permitted.

(8) *Nonconforming shops.* Any change or expansion of a legal nonconforming use shall require full compliance with this section. A legal nonconforming shop shall have 180 days from the effective date of this ordinance to submit its initial registration under subsections (1) with the Village Planning Office.

Green commented that he likes the limitation of number of shops but not the distancing requirement and not the restriction in terms of proximity to certain other uses.

More discussion ensued, with objection from Green and Zaremsky regarding any limitation on clustering.

Osterholm stated that he does support some distancing between shops.

Zaremsky objected to the straight line as a determinant of distance.

Holt stated that due to GIS restrictions, a straight line is necessary.

DeVore Leonard requested that PC complete the task at hand.

An unofficial vote was taken on distancing, and three members voted in favor.

Argument continued regarding various aspects of the regulations.

Suggestions were made to remove parks, colleges and public libraries from the list of proximate uses and generally agreed upon.

DeVore Leonard asked that the number of permitted smoke/vape businesses be based on the number of residents as rounded up to the nearest thousand, and this was generally agreed upon.

Green strenuously objected to the distancing requirement, stating that the other regulations suffice.

DeVore Leonard asked whether a smoke/vape shop that sells would be able to sell as a smoke/vape shop.

Stiles brought the discussion back to the distance requirement.

Green continued his objection.

Stiles stated that she would like a distance requirement of 300 feet.

Stiles called an informal poll of those who would like a distancing requirement, and three PC members indicated they would, with DeVore Leonard and Green not indicating approval.

Stiles then asked for an indication of the preferred distance.

Osterholm and Zaremsky stated they preferred the 300-foot requirement.

Zaremsky asked that distance be measured as the crow flies.

Holt interjected that she had inquired about this with the GIS provider, who has stated that non-linear measurements are very difficult in the GIS system. This is why that option was not provided, Holt said.

Zaremsky commented that he does not like enacting imperfect regulations, and asked whether the moratorium could be extended to provide more time for the process.

The Clerk stated that extending the moratorium would be difficult to defend, given that regulations have been provided in a timely fashion and given that the bar for extension is high.

A lateral argument regarding why regulations affect one use and not another took place.

Zaremsky asked that public parks and libraries be removed from the distancing requirement. The requirement was left with only schools and daycare centers as a distancing requirement.

DeVore Leonard received confirmation from the group that they generally agree that a current smoke/vape shop that sells should be permitted to sell as a smoke/vape shop regardless of the limitation based on census data.

Holt explained that legally non-conforming uses are permitted to sell as such.

Stiles MOVED TO ADD SMOKE AND VAPE SHOPS TO TABLE 1250.02. Green SECONDED.

Holt addressed a question from DeVore Leonard, stating that a legally non-conforming shop would not be permitted to expand without being considered a new use.

Stiles CALLED THE VOTE, and the MOTION PASSED 5-0 ON A VOICE VOTE.

Stiles MOVED to ADD THE LANGUAGE "AS ROUNDED UP TO THE NEAREST THOUSAND" To SECTION 2 OF THE PROPOSED TEXT AMENDMENT TO CHAPTER 1260.04. Green SECONDED, and the MOTION PASSED 5-0 ON A VOICE VOTE.

Stiles MOVED TO INSERT THE NUMBER "300 FEET" TO SECTION 3 OF THE PROPOSED TEXT AMENDMENT TO CHAPTER 1260.04. Osterholm SECONDED, and the MOTION PASSED 4-1 ON A VOICE VOTE, with Green voting against.

Stiles MOVED to REMOVE THE WORDS "COLLEGE, PUBLIC PARK, PUBLIC LIBRARY" AND TO ADD THE NUMBER "300 FEET" TO SECTION 4 OF THE PROPOSED TEXT AMENDMENT TO CHAPTER 1260.04. Osterholm SECONDED, and the MOTION PASSED 5-0 ON A VOICE VOTE.

DeVore Leonard MOVED TO APPROVE THE RECOMMENDED AMENDMENTS TO CHAPTER 1262.04 AS AMENDED. Osterholm SECONDED, and the MOTION PASSED 4-1 ON A ROLL CALL VOTE, with Green voting against.

OLD BUSINESS

Date Center Information. Stiles stated that she has been working with Holt, and they have determined that data centers should not be permitted by right, and should be limited to specific areas.

She added that bringing an expert in to provide information.

Stiles added that the suggestion was made to work with the Township to align on limits to the size of such centers.

Holt added that a definition must be placed in the code so that a data center does not attempt to come in under the auspices of being a warehouse, for example.

While park or conservation areas could not house a data center, Holt stated, other areas might permit such uses. This, she said, is one of the reasons to work with the Township on regulation.

Stiles noted that the number of easements held by Tecumseh Land Trust provides the village some protection.

Next steps will include getting a definition into the code.

NEW BUSINESS

There was no New Business.

FUTURE AGENDA

Discussion of Proposed Amendment to Section 1266.02 Sign General Provisions – A zoning code text amendment to allow a reduction in the time for changeable message displays on electronic message centers (Little Art Theatre).

DeVore Leonard asked whether the televisions at Speedway are non-conforming and could be requested to be turned off.

Holt suggested bringing a complaint.

Conditional Use Request for Food Trucks at 1 Morgan Place. Chapter 1262.03 Conditional Use General Standards; Educational Institution (E-I). Greene County Parcel #F19000100140005700 (Antioch College).

The final plat for Spring Meadows will be brought to PC next month.

PC members noted text amendments they would like to bring up in the future, and Holt suggested a work session to discuss these at some point. The Clerk asked that any text amendment request be accompanied by full information as to why the amendment is being requested, including both negative and positive anticipated repercussions so that each request can be vetted by PC and a vote taken as to whether it rises to the level of action on the part of the Planning and Zoning Director.

ADJOURNMENT

At 7:12pm, Stiles MOVED and Green SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

_____

Susan Stiles, Chair

_____

Attest: Judy Kintner, Clerk

Springs Meadow Phase 3: Final Plat

Planning Commission
Staff Report
November 10, 2026

SPRINGS MEADOWS PHASE 3 – FINAL PLAT

LOCATION:	4359 E Enon Road
PARCEL No:	F19000100010008400
ZONING:	R-C, High Density Residential District
APPLICANT:	DDC Management
STAFF:	Nia Holt, Planning & Zoning Director

REQUEST(S): Final Plat application for Spring Meadows Phase 3 for 49 lots on 15 acres in the High-Density Residential District (R-C) under Chapter 1226.04; Submission of and Action on Final Plats.

CASE SUMMARY

This is a Phase 3 Final Plat application for the Spring Meadows subdivision located along East Enon Road within the R-C, High Density Residential District zoning district. The Preliminary Plat for both Phase 3 and 4 was approved by Planning Commission on November 11, 2025 (Exhibit A). As with Phases 1 and 2, the previous subdivision, this development has been separated into two phases. Phase 3 includes a total of 49 lots on 15.019 acres:

- 41 – Detached Single Family
- 4 – Attached Single Family (Townhouse)
- 4 – Open Space Lots (2 will connect to Phase 4)

The project provides a mix of single-family housing types at a village-appropriate scale and location, increasing residential density and expanding housing choices within an already served growth area. While the Future Land Use Map identifies light industrial or office uses for this area, the Preliminary Plat process recognized that residential development can also advance other important goals of the *Sustainable Yellow Springs* Comprehensive Land Use Plan. In particular, the development supports the Plan's housing goal of providing entry-level and higher-end modern for-sale housing.

The proposed development will also help address the community's need for additional housing to support a future workforce, including employees of the industries identified in the *Sustainable Yellow Springs* Plan. The standalone dwellings are designed to be occupied by a single household, while the townhomes will contain ten dwelling units. Together these housing types provide increased density and a diversity of ownership opportunities that support the community's housing, economic development, and long-term planning goals.

The four open space areas will be distributed throughout the Phase 3 development. These areas include a centralized green space in the townhouse section, a pocket park along Iris Drive, and two green spaces

along the perimeter of the development. The dedicated open spaces will support active and passive recreation, enhance community character, and contribute to stormwater management.

The Phase 3 roadway network will connect to the Phase 1 and Phase 2 street system at Iris Drive. The roads will have a 50-foot right-of-way and include curb, gutter, and sidewalk improvements. The applicant was authorized to commence construction of required public infrastructure prior to the Village Council final approval under Section 1226.09(1). The construction plans were reviewed and approved by the Village's consulting engineer, Choice One (see Exhibit C). Prior to final plat approval by Village Council, the infrastructure must be inspected and accepted by the Village.

STAFF RECOMMENDATION & REASONING

Staff recommends that Planning Commission provide **a positive recommendation to Village Council to approve** the Phase 3 Final Plat, subject to the modified conditions of approval stated below.

The Phase 3 Final Plat complies with the applicable standards of Chapter 1226 and supports the housing goals outlined in *Sustainable Yellow Springs* Plan. The Village's consulting engineer and Village Staff have reviewed and approved the plat according to the Village Code. Phase 3 provides 2.30 acres of open space, satisfies the minimum off-street parking requirements, and includes sidewalks along all public streets.

Staff recommends modifications to Conditions of Approval #2 and #3, as follows:

- **Condition #2:** Modify the condition to reflect current bicycle parking requirements and provide bicycle parking within the pocket park.

- **Condition #3:** Modify the required sidewalk along the East Enon Road frontage of Phases 3 and 4 from a 10-foot sidewalk to a 5-foot sidewalk and extend it to Dayton Street as follows:
    a. Work with the Village Engineer on the design of the extension, with construction pending right-of-way from the various property owners; or
    b. Pay a fee in lieu of construction for the extension.

STANDARDS & STAFF ANALYSIS

1226.05 CONTENT OF PLATS. In making a decision on the final plat, the following standards shall be considered by the Planning Commission:

(a) The final plat shall contain all the information required by Section 1226.03(a) and (b)(1) and (2).

Finding: The final plat complies with the applicable requirements of Section 1226.03 Contents of Preliminary Plats (Exhibits A and C).

(b) The final plat shall contain all the information required by Section 1226.05(b).

Finding: Dimensional information including building setback lines, lot numbers, lot acreage, and parcels reserved for open space as required in Section 1226.05(b) are contained within this final plat.

(c) Every plat shall be superimposed on a survey of the lands of the dedicators from which such plat is drawn and shall contain an accurate background drawing of any metes- and-bounds descriptions of the lands of the dedicators from which such plat is drawn.

Finding: This standard has been met as demonstrated in Exhibit B.

1226.05 DESIGN STANDARDS. In making a decision on the final plat, the following standards shall be considered by the Planning Commission:

Compliance with the design standards of the Village Subdivision Regulations.

General Finding: The design standards set forth in Section 1226.06 were reviewed by the Village's consultant civil engineer from Choice One Engineering and Village Staff. An approval letter was submitted to the Village by Choice One on March 13, 2026 in which the engineer signed off on the Phase 3 construction plans (Exhibit C) including the utility design and all other public improvements. The proposed development includes permitted residential uses in the R-C, High Density Residential District zoning district. Building permits will be required prior to the construction of each structure.

Off-Steet Parking Finding: Staff reviewed the off-street motor vehicle and bicycle parking requirements in Table 1264.02 of the Village Code. Council adopted a text amendment revising the bicycle parking requirements of this section on October 20, 2025 (effective as of November 19, 2025). Because the effective date overlaps with the Preliminary Plat approval (November 11, 2025), the project may be considered under the revised regulations.

The Phase 3 final plat complies with the minimum requirement of two (2) off-street motor vehicle spaces per townhouse or detached single-family dwelling. Both unit types provide a private garage and driveway, and the townhouse sections also include designated parking areas. Phase 3 contains four townhouse lots with ten units each, requiring three (3) bicycle spaces per structure, or 12 spaces total, under the current Zoning Code. Staff recommends modifying Condition #2 to reflect the current requirements and ensure adequate bicycle parking in the pocket park as well as on the townhouse lots.

1226.07 PARK LAND DEDICATION. In making a decision on the final plat, the following standards shall be considered by the Planning Commission:

(1) In each new residential subdivision with five units or more, there shall be dedicated for active public use, parks, playgrounds or other recreational uses, a standard of five acres of land per 1,000 persons.

Finding: The total required amount of park land required by the Village code for Phase 3 is 1.46 acres. The final plat plan includes 2.30 acres of open space across the four (4) areas. This exceeds the minimum requirement. A pocket park is included in the plan to service the residents to Phases 3 and 4. Additionally, the residents can access the park and playground amenities in the existing Spring Meadows subdivision which is 0.5 miles from the site.

(2) The dedicated park space shall comply with the requirements of Sections 1226.07 (b) and (c).

Finding: Staff finds that the distribution of open space across four (4) separate areas enhances accessibility and recreational value for future residents and the surrounding community by serving multiple housing clusters, preserving natural features, and connecting to the pedestrian network. The dedicated parcels have generally regular configurations and level topography suitable for safe and functional recreational use. The site's layout and grade provide sufficient flexibility for playground equipment and other active, recreational amenities. Additionally, a publicly dedicated playground is located within 0.5 miles of the site with direct pedestrian access, eliminating the need for a single large on-site recreation parcel.

(3) Dedicated park land for active recreational use in a subdivision or development must be located so that it is reasonably accessible from all dwelling units within the subdivision. Public access and maintenance access to the dedicated park land shall be provided by adjoining street frontage, allowing access to the dedicated parcel or parcels.

Finding: Staff finds that the proposed dedicated park land areas are distributed throughout the development in locations that ensure reasonable accessibility from all dwelling units. Each open space area is connected to the neighborhood circulation system, including sidewalks and internal walkways, allowing for convenient pedestrian access. Additionally, public and maintenance access is ensured through direct frontage on adjoining streets or drives, consistent with the requirement that dedicated land be readily accessible for both public use and Village maintenance operations. Therefore, staff concludes that this standard is satisfied.

(4) It is encouraged that efforts be made to preserve natural vegetation areas, and it is further encouraged that, whenever possible, heavily wooded areas be designated as park reserves. Consideration shall be given to laying out streets, lots, structures and parking areas to avoid the unnecessary destruction of heavily wooded areas or outstanding tree specimens.

Finding: Staff finds that the development complies with this standard. The site was previously used as a farm field and contains no heavily wooded areas, designated natural vegetation areas, or outstanding tree specimens. There was no existing woodland to preserve or avoid when laying out the development. The layout therefore does not result in unnecessary destruction of wooded areas or specimen trees.

Additionally, a condition of approval requires the developer to submit a landscape plan, approved by the Zoning Administrator, before the first building permit is issued. The plan must be consistent with the interior landscaping approved at the Preliminary Plat. This will establish new vegetation on a site that currently has little or none, which furthers the intent of the standard.

1226.08(a) CONSTRUCTION OF PUBLIC IMPROVEMENTS. In making a decision on the final plat, the following standards shall be considered by the Planning Commission:

Public improvements relating to streets, sanitary sewerage, storm sewerage, water distribution, electric distribution, fire protection, etc., shall be in accordance with Village regulations and applicable Greene County regulations, whichever is more stringent as determined by the Village, especially those found in Articles 5 and 8 of the Subdivision Regulations of Greene County, Ohio, as amended.

General Utility Finding: The final plat includes 10- to 15-foot utility easements on each buildable lot. The applicant is coordinating with Village staff on the electric, sewer, and water distribution design and service. The stormwater management plan and calculations have been reviewed and approved by the Village's contracted engineer (see Exhibit C). Ohio EPA will review and approve the utility plans prior to construction to ensure compliance with applicable regulations and best practices.

Fire Protection Finding: Miami Township Fire Department has reviewed the final plat and confirms that the development provides safe emergency access. Additional fire plan reviews will take place during the building permitting process.

Right-of-Way Finding: The final plat includes sidewalks along all public streets. The Active Transportation Committee previously requested addition of a 10-foot sidewalk along East Enon Road in front of the development, which was incorporated as a condition of approval. During its September meeting, the Committee discussed the importance of enhancing pedestrian connectivity between the development and existing pedestrian facilities within the Village. Staff has since worked with the developer to revise the proposed sidewalk design along East Enon Road so that connectivity is achieved. The revised plan reduces the required sidewalk along the frontage of Phases 3 and 4 from 10 feet to 5 feet and extends it along East Enon Road to the existing sidewalk at Dayton Street. Because the extension past the Spring Meadows property will require an agreement between the Village and Miami Township, and right-of-way from various property owners, the extension may be constructed by the Village or completed through a fee in lieu of construction. Based on this revised design, a modification to Condition #3 is requested. Staff supports the proposed modification and will work with Miami Township regarding approval for the sidewalk extension.

STAFF RECOMMENDS APPROVAL WITH CONDITIONS

RECOMMENDED MODIFIED CONDITIONS

#2. Install 36 bicycle parking spaces within the townhouse area (3 per structure) and a minimum of 8 bicycle parking spaces in the pocket park. They shall be depicted on the on the landscape plan.

#3a. Work with the Village Engineer on the design of a 5-foot wide sidewalk along entirety of East Enon Road along the Phase 3 & 4 development frontage to the existing Dayton Street sidewalk, with construction pending right-of-way from the various property owners.
Or
#3b. Construct a 5-foot wide sidewalk along the Phase 3 & 4 development frontage on East Enon Road and pay a fee in lieu of construction for the remaining portion of the proposed sidewalk to Dayton Street.

EXHIBIT LIST:

Exhibit A – Preliminary Plan Approval Letter
Exhibit B – Springs Meadows Phase 3 Record Plat
Exhibit C – Phase 3 Construction Plans Approval Letter

RECORD PLAT

SPRING MEADOWS OF YELLOW SPRINGS
SECTION 3

SECTION 26, TOWN 4, RANGE 8 M.Rs.,
VILLAGE OF YELLOW SPRINGS, GREENE COUNTY, OHIO
CONTAINING 15.019 TOTAL ACRES

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREON PLATTED, DO HEREBY ACKNOWLEDGE THE SIGNING AND EXECUTION OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED AND DO HEREBY DEDICATE ALL STREETS, RIGHT-OF-WAYS AND RESERVE ANY EASEMENTS SHOWN ON THE WITHIN PLAT TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER LINES, GAS LINES, STORM SEWER DRAINAGE, SANITARY SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSE, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER: ENON ROAD PROJECT I, LLC., AN OHIO LIMITED LIABILITY COMPANY

BY: _____

PRINTED NAME: Jonathan M. Bills

TITLE: Manager

WITNESS _____ WITNESS _____

PRINTED NAME: Ross A. Behnfeldt PRINTED NAME: Nick Buehler

ACKNOWLEDGEMENT

STATE OF Ohio)

COUNTY OF Montgomery)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF October, 2026 BY Jon Bills, Manager OF Enon Road Project Limited Liability Co. ON BEHALF OF Owner.

ABIGAIL L VOLTZ
Notary Public
State of Ohio
My Comm. Expires
February 2, 2029

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/02/2029

DESCRIPTION

LOCATED IN SECTION 26, TOWN 4, RANGE 8 M.Rs., VILLAGE OF YELLOW SPRINGS, GREENE COUNTY, OHIO AND BEING A SUBDIVISION OF A 15.019 ACRES TRACT AS CONVEYED TO ENON ROAD PROJECT I, LLC., AN OHIO LIMITED LIABILITY COMPANY, AS RECORDED IN INST. 2026009033. THE ORIGINAL TRACT IS SHOWN ON SURVEY RECORD 52, PAGE 61.

PRIVATE STREET NOTES:

APPROVAL OF THIS PLAT BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION, THE GREENE COUNTY COMMISSIONERS AND/OR ANY OTHER GOVERNMENTAL AUTHORITY SHALL IN NO WAY CONSTITUTE A DEDICATION OR ACCEPTANCE OF THE PRIVATE STREET SHOWN THEREON, AND ALL SUCH PRIVATE STREET(S) SHALL BE AND REMAIN A PRIVATE ACCESS WAY. THE GREENE COUNTY REGIONAL PLANNING COMMISSION, THE GREENE COUNTY COMMISSIONERS AND EVERY OTHER PUBLIC AUTHORITY SIGNING THIS PLAT SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR OR ARISING OUT OF THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND/OR USE OF ANY SUCH PRIVATE STREET. THE OWNERS OF THESE LOTS AND THEIR SUCCESSORS AND ASSIGNS AGREE TO AND SHALL BE BOUND BY THE FOREGOING PROVISION, WHICH PROVISION SHALL BE DEEMED TO BE AND IS A COVENANT RUNNING WITH THE LAND.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT IS A TRUE, COMPLETE SURVEY MADE UNDER MY SUPERVISION, AND THAT ALL MONUMENTS ARE SET AS SHOWN. THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 AND CONFORMS TO OHIO REVISED CODE CHAPTER 711 FOR PLATS.

STATE OF OHIO
SEAN BROOKS
PS-8828
REGISTERED PROFESSIONAL SURVEYOR

_____ 9-28-2026
SEAN T. BROOKS, P.S. DATE:
OHIO PROFESSIONAL SURVEYOR # 8828

GREENE COUNTY AUDITOR

I HEREBY CERTIFY THIS SUBDIVISION WAS TRANSFERRED ON THIS ____ DAY OF _____, 2026.

BY: _____
GREENE COUNTY AUDITOR

GREENE COUNTY RECORDER

FILE NO.: _____ RECEIVED: _____

RECORDED: _____ FEE: _____

PLAT CABINET _____, PAGES: _____

_____
GREENE COUNTY RECORDER

DECLARATION

THE WITHIN SUBDIVISION WILL BE SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, ASSESSMENTS AND ASSESSMENT LIENS FOR THE SPRING MEADOWS OF YELLOW SPRINGS SECTION 3 SUBDIVISION ALL OF WHICH IS RECORDED IN THE DEED RECORD OF GREENE COUNTY, OHIO, IN INSTRUMENT _____. ALSO SUBJECT TO ALL RECORDED AMENDMENTS AND SUPPLEMENTS TO THE SPRING MEADOWS HOMEOWNER'S ASSOCIATION DOCUMENTS WHICH MAY BE RECORDED FROM TIME TO TIME.

APPROVAL BY VILLAGE OF YELLOW SPRINGS

THIS PLAT APPROVED BY YELLOW SPRINGS COUNCIL
THIS _____DAY OF_____, 2026.

_____
VILLAGE COUNCIL

PRINTED NAME:

_____
VILLAGE MANAGER

PRINTED NAME:

VILLAGE OF YELLOW SPRINGS PLANNING COMMISSION

APPROVED BY VILLAGE OF YELLOW SPRINGS PLANNING COMMISSION.

DATE: _____, 2026.

_____
PLANNING COMMISSION CHAIR

COUNTY ENGINEER

APPROVED BY THE COUNTY ENGINEER OF GREENE COUNTY, OHIO

DATE: _____, 2026.

_____
GREENE COUNTY ENGINEER OR AUTHORIZED REPRESENTATIVE

REQUIRED STORM WATER DRAINAGE NOTES:

THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN DRAINAGE EASEMENTS, SWALES, DITCHES, AND DETENTION AND RETENTION BASINS OUTSIDE OF PUBLIC RIGHT-OF-WAY. EASEMENTS SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS THAT COULD PREVENT MAINTENANCE OF DRAINAGE FACILITIES. WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

F19-1-1-84

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3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

SPRING MEADOWS OF YELLOW SPRINGS
SECTION 3
15.019 TOTAL ACRES
SECTION 26, TOWN 4, RANVE 8 M.Rs.
VILLAGE OF YELLOW SPRINGS, GREENE COUNTY, OHIO

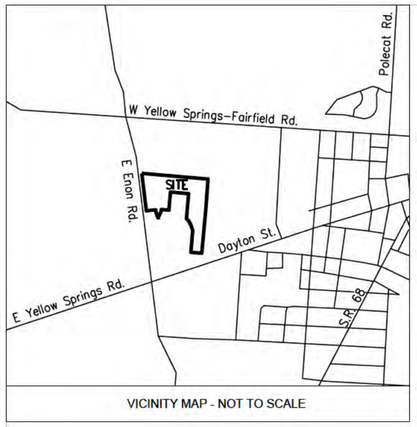
Revisions / Submissions

ID	Description	Date

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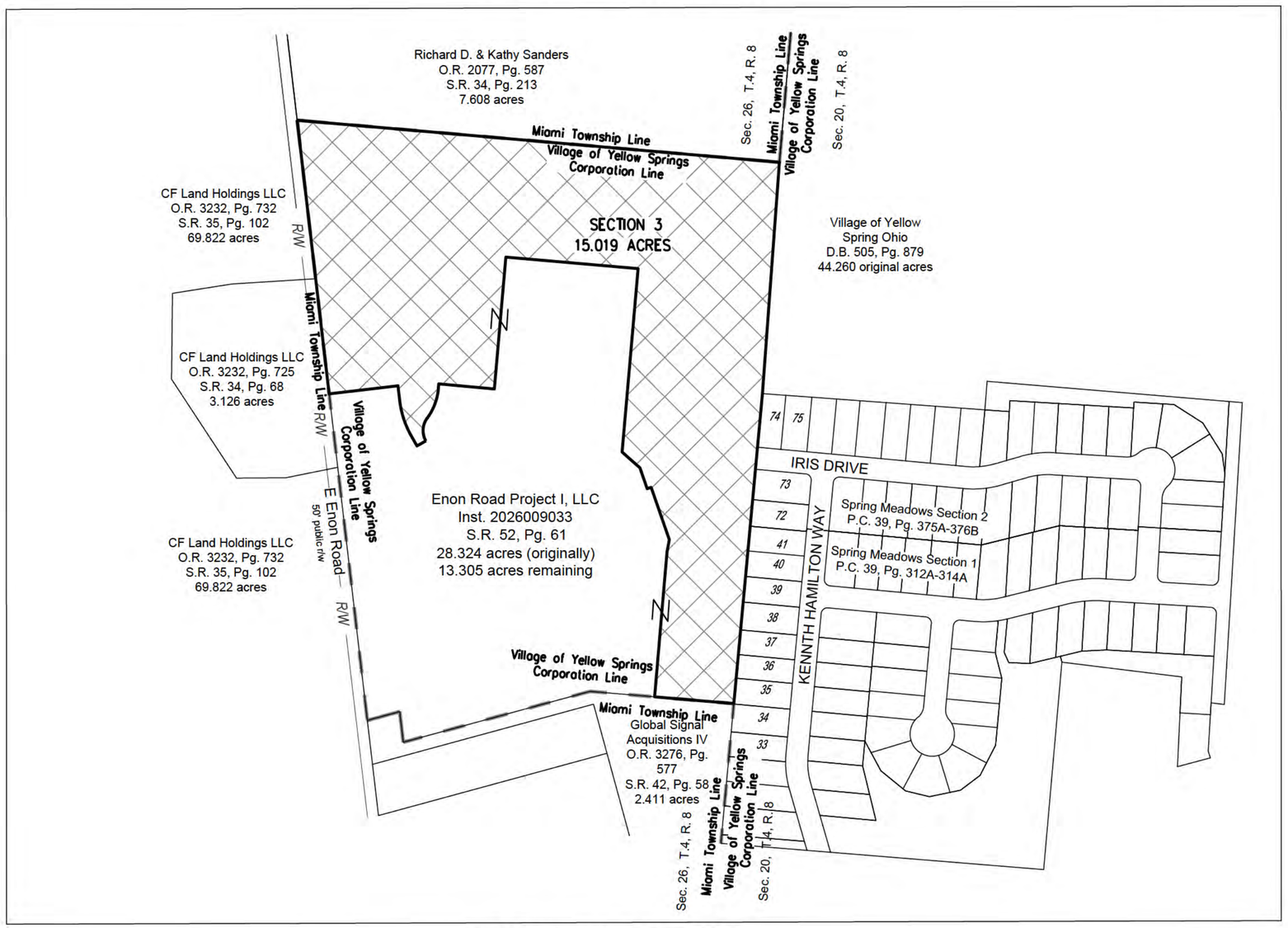
Project Number:	766020
Drawn By:	DAS
Checked By:	STB
Date:	08/11/2026
Issue:	

Drawing Title:
RECORD PLAT

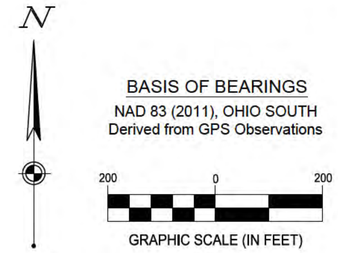


VICINITY MAP - NOT TO SCALE

SUPERIMPOSITION MAP



ALL OF THE LANDS OF THE GRANTOR ARE AS SHOWN.



NOTES

1. VILLAGE OF YELLOW SPRINGS ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DITCHES, CHANNELS OR SWALES DESIGNATED AS PRIVATE DRAINAGE EASEMENTS ON THIS PLAT. THE EASEMENT AREA OF EACH LOT AND ALL OF THE IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER. WITHIN THE EASEMENTS NO STRUCTURE, PLANTING, FENCING, CULVERT, OR MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.
2. THE ENTIRE PROPERTY SHOWN HEREIN AND ALL IMPROVEMENTS THEREON ARE SUBJECT TO THOSE CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SPRING MEADOWS OF YELLOW SPRINGS AND SUBJECT TO ALL RECORDED AMENDMENTS AND SUPPLEMENTS TO SPRING MEADOWS OF YELLOW SPRINGS SECTION 3 DOCUMENTS WHICH MAY BE REVISED FROM TIME TO TIME.
3. NORTH AND BEARING SYSTEM BASED ON THE OHIO STATE PLANE - SOUTH, NAD 83 AND UPON GPS OBSERVATIONS TAKEN BY CESO INC IN FEBRUARY OF 2025.
4. LINES OF OCCUPATION WHERE THEY EXIST GENERALLY AGREE WITH BOUNDARY LINES UNLESS OTHERWISE SHOWN ON PLAT

SURVEYOR
CESO, INC.
[redacted]

DEVELOPER:
DDC MANAGEMENT
[redacted]

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SPRING MEADOWS OF YELLOW SPRINGS
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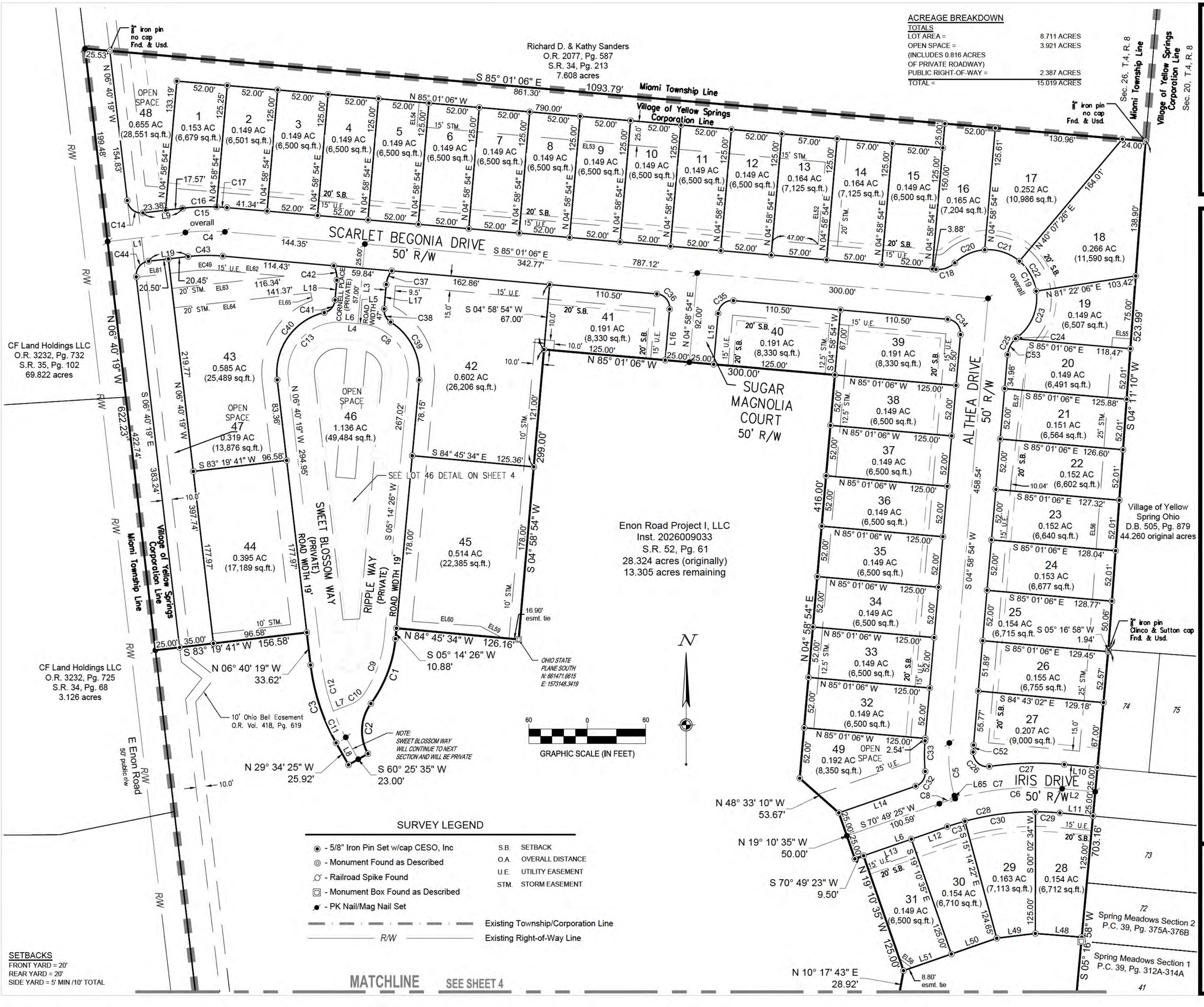
Revisions / Submissions

ID	Description	Date

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Project Number:	766020
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SPRING MEADOWS OF YELLOW SPRINGS
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Revisions / Submissions

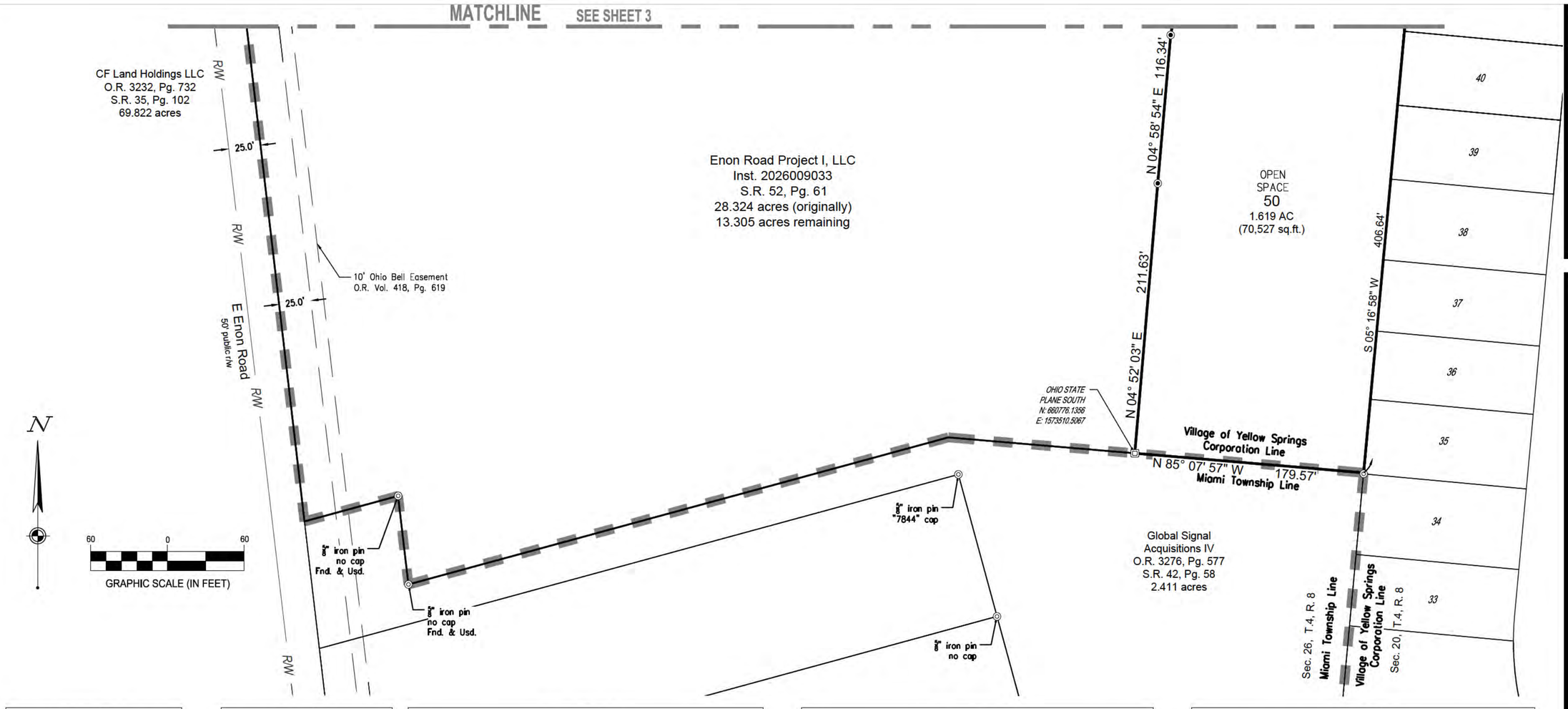
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Project Number:	766020
Drawn By:	DAS
Checked By:	STB
Date:	08/11/2026
Issue:	

Drawing Title:

RECORD PLAT



LINE TABLE		
Line #	Direction	Length
L1	S83° 19' 41"W	80.45'
L2	N84° 43' 02"W	34.17'
L3	S04° 58' 54"W	82.00'
L4	S85° 01' 06"E	19.66'
L5	S85° 01' 06"E	4.27'
L6	S85° 01' 06"E	15.38'
L6	N70° 49' 25"E	100.59'
L7	S68° 59' 24"W	19.21'
L8	N29° 34' 25"W	25.92'
L9	S83° 19' 41"W	40.95'
L10	N84° 43' 02"W	34.17'
L11	N84° 43' 02"W	34.17'
L12	S70° 49' 25"W	39.09'
L13	S70° 49' 25"W	52.00'
L14	S70° 49' 25"W	83.65'
L15	N04° 58' 54"E	52.50'
L16	S04° 58' 54"W	52.50'
L17	N04° 58' 54"E	25.16'
L18	N04° 58' 54"E	20.49'
L19	S83° 19' 41"W	40.95'
L48	S85° 28' 03"E	47.87'
L49	N82° 54' 23"E	39.94'

LINE TABLE		
Line #	Direction	Length
L50	N70° 49' 29"E	49.41'
L51	N70° 49' 25"E	52.00'
L65	S15° 54' 22"E	3.17'

EASEMENT LINE TABLE		
Line #	Direction	Length
EL52	N04° 58' 54"E	85.00'
EL53	N85° 01' 06"W	421.00'
EL54	N04° 58' 54"E	25.00'
EL55	N85° 34' 11"W	19.18'
EL56	S04° 11' 56"W	126.63'
EL57	N06° 49' 25"E	137.46'
EL58	N52° 17' 03"W	16.12'
EL59	N61° 55' 24"W	25.51'
EL60	N85° 56' 04"W	70.26'
EL61	N83° 19' 41"E	55.45'
EL62	S85° 01' 06"E	64.90'
EL63	S83° 46' 04"W	116.34'
EL64	N83° 46' 04"E	141.37'
EL65	S09° 57' 33"E	7.96'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	31° 02' 29"	133.00'	72.06'	S20° 45' 40"W, 71.18'
C2	65° 51' 20"	47.50'	54.60'	S3° 21' 15"W, 51.64'
C3	22° 54' 06"	212.00'	84.74'	N18° 07' 22"W, 84.18'
C4	11° 39' 13"	200.00'	40.68'	S89° 09' 18"W, 40.61'
C5	20° 53' 16"	150.00'	54.68'	S5° 27' 44"E, 54.38'
C6	24° 27' 33"	300.00'	128.07'	S83° 03' 11"W, 127.10'
C7	21° 11' 19"	300.00'	110.94'	S84° 41' 18"W, 110.31'
C8	3° 16' 14"	300.00'	17.12'	S72° 27' 31"W, 17.12'
C8	90° 15' 31"	52.00'	81.92'	S39° 53' 20"E, 73.70'
C9	29° 05' 49"	121.50'	61.70'	S19° 47' 20"W, 61.04'
C10	34° 39' 10"	29.50'	17.84'	S51° 39' 50"W, 17.57'
C11	22° 54' 06"	200.50'	80.14'	N18° 07' 22"W, 79.61'
C13	101° 39' 13"	52.00'	92.26'	N44° 09' 18"E, 80.63'
C14	90° 00' 00"	14.50'	22.78'	N51° 40' 19"W, 20.51'
C15	11° 39' 13"	225.00'	45.76'	S89° 09' 18"W, 45.69'
C16	8° 56' 19"	225.00'	35.10'	S87° 47' 50"W, 35.07'
C17	2° 42' 54"	225.00'	10.66'	N86° 22' 33"W, 10.66'
C18	48° 11' 28"	25.00'	21.03'	S70° 53' 16"W, 20.41'
C19	186° 22' 46"	50.00'	162.65'	N40° 01' 06"W, 99.85'
C20	39° 14' 21"	50.00'	34.24'	S66° 24' 42"W, 33.58'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C21	44° 05' 34"	50.00'	38.48'	N71° 55' 21"W, 37.54'
C22	41° 14' 40"	50.00'	35.99'	N29° 15' 14"W, 35.22'
C23	61° 48' 11"	50.00'	53.93'	N22° 16' 12"E, 51.36'
C24	5° 16' 58"	25.00'	2.31'	N50° 31' 48"E, 2.30'
C25	48° 11' 23"	25.00'	21.03'	N29° 04' 36"E, 20.41'
C26	100° 01' 22"	14.50'	25.31'	N48° 20' 07"W, 22.22'
C27	13° 37' 46"	325.00'	77.31'	S88° 28' 05"W, 77.13'
C28	24° 27' 33"	275.00'	117.40'	N83° 03' 11"E, 116.51'
C29	5° 14' 23"	275.00'	25.15'	N87° 20' 14"W, 25.14'
C30	15° 16' 56"	275.00'	73.35'	S82° 24' 06"W, 73.13'
C31	3° 56' 14"	275.00'	18.90'	S72° 47' 31"W, 18.89'
C32	76° 08' 40"	14.50'	19.27'	S32° 45' 05"W, 17.88'
C33	10° 18' 09"	175.00'	31.47'	S0° 10' 10"E, 31.43'
C34	90° 00' 00"	14.50'	22.78'	S40° 01' 06"E, 20.51'
C35	90° 00' 00"	14.50'	22.78'	N49° 58' 54"E, 20.51'
C36	90° 00' 00"	14.50'	22.78'	S40° 01' 06"E, 20.51'
C37	33° 53' 47"	26.00'	15.38'	N21° 55' 48"E, 15.16'
C38	62° 44' 23"	14.50'	15.88'	N26° 23' 17"W, 15.10'
C39	62° 59' 55"	63.50'	69.82'	N26° 15' 32"W, 66.36'
C40	83° 15' 25"	63.50'	92.27'	N34° 57' 24"E, 84.37'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C41	71° 36' 12"	14.50'	18.12'	N40° 47' 00"E, 16.96'
C42	33° 53' 47"	26.00'	15.38'	N11° 57' 59"W, 15.16'
C43	11° 39' 13"	175.00'	35.59'	S89° 09' 18"W, 35.53'
C44	90° 00' 00"	14.50'	22.78'	S38° 19' 41"W, 20.51'
C52	3° 18' 20"	125.00'	7.21'	N3° 19' 44"E, 7.21'
C53	42° 54' 25"	25.00'	18.72'	N26° 26' 07"E, 18.29'

EASEMENT CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
EC49	11° 39' 13"	160.00'	32.54'	N89° 09' 18"E, 32.49'

SURVEY LEGEND

- ◉ - 5/8" Iron Pin Set w/cap CESO, Inc
- ◎ - Monument Found as Described
- ⌭ - Railroad Spike Found
- ▣ - Monument Box Found as Described
- ◪ - PK Nail/Mag Nail Set

S.B. SETBACK
O.A. OVERALL DISTANCE
U.E. UTILITY EASEMENT
STM. STORM EASEMENT

Existing Township/Corp. Line
R/W Existing Right-of-Way Line

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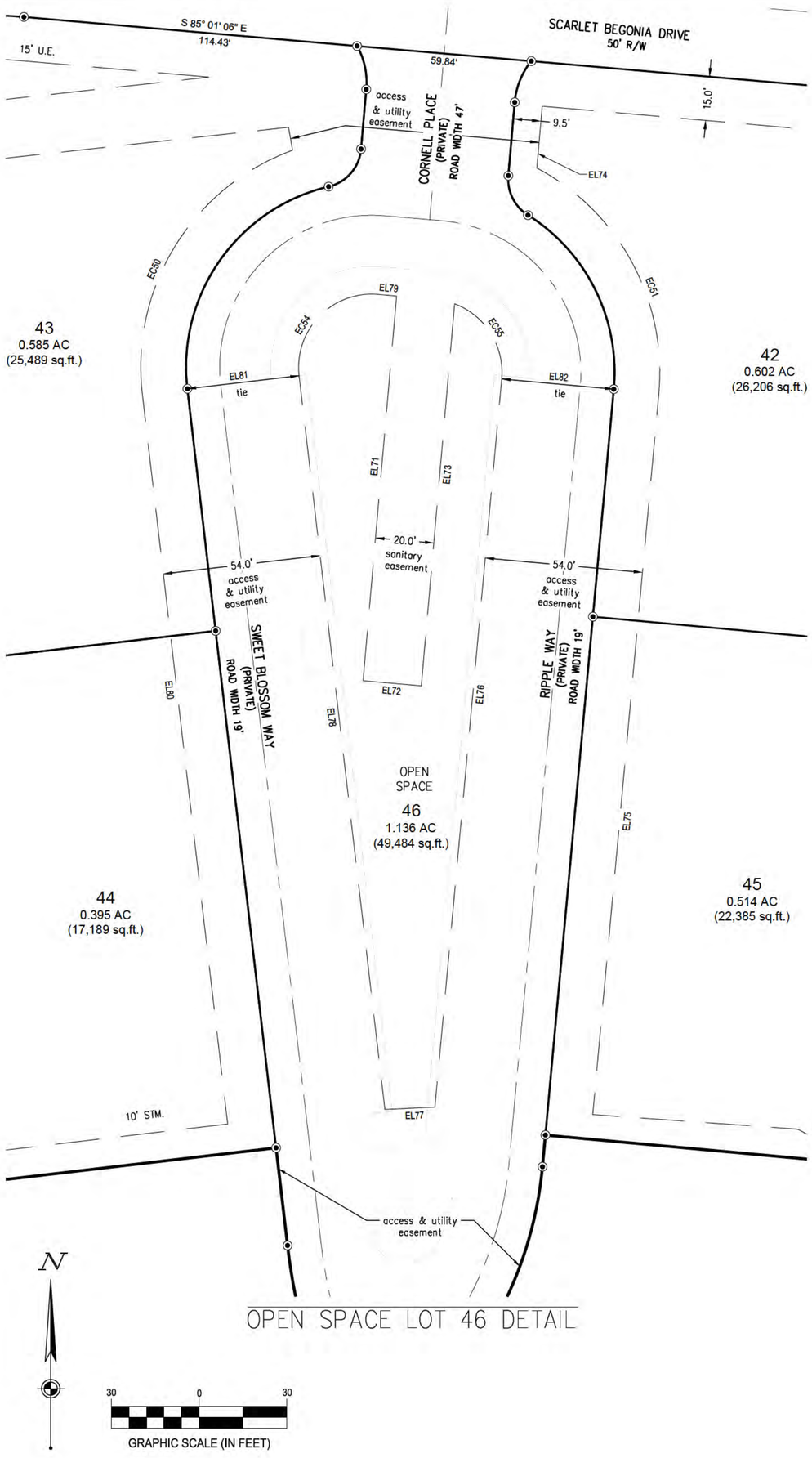
Revisions / Submissions

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Project Number:	766020
Drawn By:	DAS
Checked By:	STB
Date:	08/11/2026
Issue:	

Drawing Title:
RECORD PLAT



OPEN SPACE LOT 46 DETAIL

EASEMENT LINE TABLE		
Line #	Direction	Length
EL71	S04° 58' 54"W	132.05'
EL72	S85° 01' 06"E	20.00'
EL73	N04° 58' 54"E	131.13'
EL74	N04° 58' 54"E	21.22'
EL75	S05° 14' 26"W	247.68'
EL76	S05° 14' 26"W	250.08'
EL77	S87° 16' 04"W	17.13'
EL78	N06° 40' 19"W	252.65'
EL79	S85° 01' 06"E	6.48'
EL80	S06° 40' 19"E	251.33'
EL81	S83° 19' 41"W	38.50'
EL82	N84° 45' 34"W	35.50'

EASEMENT CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
EC50	76° 37' 56"	79.00'	105.66'	S31° 38' 39"W, 97.96'
EC51	67° 22' 12"	79.00'	92.89'	S28° 26' 40"E, 87.63'
EC54	101° 39' 13"	25.00'	44.35'	N44° 09' 18"E, 38.76'
EC55	74° 39' 38"	25.00'	32.58'	S32° 05' 23"E, 30.32'

SURVEY LEGEND

- ◉ - 5/8" Iron Pin Set w/cap CESO, Inc
- ◎ - Monument Found as Described
- ⌭ - Railroad Spike Found
- ▣ - Monument Box Found as Described
- ◉ - PK Nail/Mag Nail Set

S.B. SETBACK
O.A. OVERALL DISTANCE
U.E. UTILITY EASEMENT
STM. STORM EASEMENT

Existing Township/Corporation Line
R/W Existing Right-of-Way Line

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Drawn By:	DAS
Checked By:	STB
Date:	08/11/2026
Issue:	

Drawing Title:
RECORD PLAT

ChoiceOne Engineering

Date
March 13, 2026

Attention
Johnnie Burns
Village Administrator

Address
Village of Yellow Springs
100 Dayton Street
Yellow Springs, Ohio 45387

Subject
Spring Meadows Extension – Engineering Review

Dear Mr. Burns:

After reviewing the construction plans submitted 2-23-2026, we have reviewed the Spring Meadows Extension and recommend approval of the Spring Meadows Sec 3 Improvement Plans.

Thank you for the opportunity to review the plans and suggest our comments.

Sincerely,

Brad Warnock, P.E.
Project Manager

W. Central Ohio/E. Indiana
2633 Campbell Rd.
Sidney, OH 45365
937.497.0200 **Phone**

S. Ohio/N. Kentucky
6279 Tri-Ridge Blvd., Suite 100
Loveland, OH 45140
513.239.8554 **Phone**

WWW.CHOICEONEENGINEERING.COM

The Village of
YELLOW SPRINGS
PLANNING & ECONOMIC DEVELOPMENT

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meg.leatherman@yellowsprings.gov
100 Dayton St. Yellow Springs, OH 45387

November 14, 2025

Jon Bills
DDC Management LLC
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342

Re: 4359 E. Enon Road – Preliminary Plat – DDC Management, LLC

Mr. Bills,

At its November 11, 2025 meeting, the Planning Commission voted 5–0 to APPROVE the Preliminary Plat application for a major subdivision at 4359 E. Enon Road. This recommendation is based on the application's compliance with Village Code and its ability to meet several conditions of approval. Enclosed with this letter is an updated staff report outlining the applicable code provisions that informed this decision. Since several conditions were modified and added during the public hearing, the official list of conditions is provided below.

CONDITIONS OF APPROVAL:

1) Prior to approval of the first building permit, obtain approval from the Zoning Administrator of a landscape plan for the entire development per the subdivision code section 1226.06(9). Include screening and landscaping for the garbage enclosure, mail kiosk areas, bicycle racks, and open space lots.
2) Include 60 bicycle parking spaces within the multi-family area, depict the location of these on the landscape plan.
3) Incorporate a 10 ft wide sidewalk along E. Enon Road for the entirety of the development frontage.
4) Incorporate a 10 ft wide sidewalk in the south-west corner of the development, south of lot 81, connecting the private drive within the development with E. Enon Road.
5) Prior to approval of the first building permit, obtain approval from the Zoning Administrator for the location of a temporary dumpster location for phase 1.
6) Parking lot construction to be approved by the Zoning Administrator before a certificate of occupancy is issued and the parking lot is used (VC 1264.03).

7) Obtain final approval from Village Public Works and Choice One Engineering of the Stormwater Management Plan, Traffic Impact Study, and Construction Plans prior to commencing construction.
8) Provide signage along Private Drive at the pinch point, 200 ft in each direction, to restrict on-street parking at the pinch point.
9) Prior to Final Plat approval execute a Subdivider's Agreement.
10) Engage with Phase 1 & 2 residents to determine if a separate HOA should be formed for Phases 3-4.
11) Ensure 240 off-street parking spaces are provided, if possible.

Should you have any questions or concerns, please contact Johnnie Burns, Village Manager at johnnie.burns@yellowsprings.gov.

Sincerely,



Meg Leatherman
Planning & Economic Development Director
Village of Yellow Springs



LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM STRUCTURES
- EXISTING SANITARY STRUCTURE
- EXISTING WATER STRUCTURES
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT/VALVE
- PROPOSED SIDEWALK
- PROPOSED OPEN SPACE

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DDCM MANAGEMENT LLC.

SPRING MEADOWS EXTENSION

4359 E ENON RD
YELLOW SPRINGS, OHIO 45387

Revisions / Submissions

ID	Description	Date

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Project Number:	766020
Scale:	1"=60'
Drawn By:	LDF
Checked By:	JEE
Date:	OCTOBER, 2025
Issue:	PRELIMINARY

Drawing Title:
PRELIMINARY LAYOUT PLAN

3

C:\DC\ACCDocs\CESO\CAP 5 Spring Meadows Extension\Project Files_CESO\03-CIVIL\PRELIM PLAT\PLAN\766020_PP-LAT_OVERALL PLAN.dwg - 10/15/2025 - Lucas Ford

The Village of
YELLOW SPRINGS

MEMORANDUM

TO: Village of Yellow Springs Planning Commission

FROM: Nía Holt-Gray, Planning & Zoning Director

DATE November 5, 2026

RE: Proposed Data Center Regulations Adoption Timeline

Background:

Over the past several months, the Planning Commission has been discussing the potential benefits and challenges of data center development, including reviewing research and information presented by Chair Stiles and the Planning Department. As the May 18, 2027 moratorium deadline on data center development draws near the Village Solicitor has recommended moving forward with the adoption of zoning regulations. To accomplish this, Planning Staff proposes a structured process similar to the Smoke & Vape Shop zoning initiative, including the establishment of a steering committee and targeted stakeholder interviews. This process will allow the Village to build upon the Commission's work to date while gathering additional input to inform appropriate zoning standards. The following timeline is proposed to guide the process and achieve adoption before the moratorium deadline.

Timeline

Date	Milestone
Late Nov - Dec 2026	Existing code audit, data center definition(s) research, Stakeholder List, Steering Committee Invite
Jan 4 – Feb 19	Steering Committee Meeting(s), Stakeholder interviews
Feb 9	Planning Commission Work Session
Feb 12	Draft zoning text #1
Feb 26	Draft zoning text #2
Mar 9	Planning Commission public hearing on text amendment
Mar 15	Village Council first reading
Apr 5	Village Council second reading and passage
May 5	Effective date (30 days)
May 18	Moratorium expires