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## MEMORANDUM

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**TO:** YELLOW SPRINGS PLANNING COMMISSION  
**FROM:** Phil Hawkey, Village Planner  
**DATE:** April 1, 2005  
**RE:** Regular Planning Commission Meeting of May 9, 2005

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Enclosed are the agenda and communications for the regular Planning Commission Meeting of May 9, 2005.

Communications and other material in this packet include:

1. Public Hearing Notice, Final Plat and Construction Drawings for the first phase of Birch 3. The construction drawings in your packets have been reduced to fit on 11X17 sheets. Let me know if you'd prefer 24X36 sheets and I'll get them for you. Although a Public Hearing is not required in the approval procedure, we'll advertise it as one per your policy.
2. Cover letter, narrative report, area map and site map for the proposed Thistle Creek PUD from Phillips – Brown Homes. This is a Phase One – Concept plan per Section 1264.08 (b) of the newly adopted PUD regulations. Be sure you are using a final copy of that legislation for your review. If you are unsure, we can make you a hard copy, or email a Word document.

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](mailto:phawkey@yso.com) if you have any questions or concerns prior to the meeting.