

APPROVAL PROCESS TIMELINE

October 7, 2005
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Village of Yellow Springs

Thistle Creek, Phase 2

Phillips-Brown Homes, Inc.

This timeline represents the minimum time required without the use of special meetings. Regular meetings of Planning Commission are on the 2nd Monday of each month. Council meets on the 1st & 3rd Monday of each month.

The applicant has already presented a concept plan. This report assumes that the concept plan will evolve as the general area planning discussion proceeds. For illustrative purposes, I'll start the process at the January Planning Commission Meeting.

Preliminary Plan Approval, Planning Commission:

- Dec. 28th File detailed preliminary plan.
- Jan. 9th Planning Commission reviews the plan, recommends changes and schedules a public hearing.
- Jan. 25th Final draft of the preliminary plan is filed
- Feb. 2nd Notice of public hearing is published
- Feb. 13th Public hearing is held. Planning Commission makes recommendation to Council.

Preliminary Plan Approval, Village Council:

- Feb. 21st Council receives a recommendation from Planning Commission and schedules a public hearing. There is a 30-day notice publication requirement.
- Mar. 6th First reading of ordinance approving the preliminary plan (rezoning)
- Mar. 9th Notice of public hearing published.
- Apr. 3rd Public hearing and second reading of ordinance, Council may approve preliminary plan.

Final Plan Approval, Planning Commission:

- Apr. 24th Filing date for final plans. If the PUD is to be subdivided into individual building lots, this filing must include a Record Plan, Construction Plan and Covenants, Conditions and Restrictions.
- Apr. 27th Notice of public hearing is published.
- May 8th Planning Commission public hearing and approval. If the PUD is to be subdivided into individual building lots, Council must approve by ordinance.

Final Plan Approval, Village Council:

- May 15th Council receives notification of approval from Planning Commission and schedules a public hearing. At this point the public hearing and legislation must be complete within 30 days.
- May 22nd First reading of ordinance approving the final plan
- May 25th Notice of public hearing is published.
- Jun. 5th Public hearing, second reading and approval of final plan

Please note that all dates in this estimate are interdependent and optimistic. They are subject to timely submission of necessary materials, the time necessary for staff and consultant reviews, and favorable action by both public bodies at each of their earliest opportunities.