

**TOWN OF DAYTON
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS, DAYTON TOWN HALL
July 27, 2023**

COMMISSION MEMBERS PRESENT: Chair Hunter Barnett, Lauren Rawley, Aaron Swindle, and Bradford Dyjak.

COMMISSION MEMBERS ABSENT: Colton Shifflett.

ALSO PRESENT: Meggie Roche, Community & Economic Development Coordinator. Ed Blackwell and Brian Sullivan were also present to represent Dayton Crossing.

CALL TO ORDER: Chair Hunter Barnett called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES: Chair Hunter Barnett asked for a motion to approve the minutes from the Regular Planning Commission Meeting of June 15, 2023. Commission Member Rawley requested a misspelling of Chair Hunter Barnett's name be corrected. A motion to approve the minutes with the correction was made by Commission Member Rawley and seconded by Commission Member Dyjak and passed unanimously by a vote of 4-0.

DAYTON CROSSING SUBDIVISION PLAT REVIEW: Chair Barnett invited Mr. Blackwell and Mr. Sullivan to share updates pertaining to the secondary entrance. Mr. Blackwell went over two different options for the secondary entrance. Mr. Blackwell stated that while negotiations were still underway for one of the secondary entrance options, the plans for the other secondary entrance option had already received VDOT approval. Mr. Blackwell stated that he felt confident a solution would be reached by the time the project reaches its fourth phase, at which point the secondary entrance would be required. Commissioner Swindle raised concerns about the traffic along Rt. 257. Overall, the Commissioners were satisfied with the plans for the secondary entrance and recognize that the preliminary plat meets all Town Code requirements at this point.

A motion to approve phases 1, 2, and 3 of the preliminary plat for Dayton Crossing was made by Commission Member Dyjak and seconded by Commission Member Rawley and passed unanimously by a vote of 4-0.

UNFINISHED BUSINESS: None.

NEW BUSINESS: Ms. Roche provided the Commissioners with updates about two upcoming public hearings for Harrisonburg Refrigeration and the Wilfong-John Wayland Development project.

PUBLIC COMMENT: Cheryl Lyon expressed concerns related to traffic impacts from the Dayton Crossing project, specifically how it would affect both bakeries on Rt. 257. She also brought attention to the existing visibility issues on Rt. 257.

ADJOURNMENT: With there being no further business to come before the Planning Commission, Commission Member Dyjak made a motion to adjourn which was seconded by Commission Member Swindle and passed unanimously. Meeting adjourned at 6:31 p.m.

Respectfully Submitted;

Chair Hunter Barnett

Secretary, Meggie Roche