

**TOWN OF DAYTON
PLANNING COMMISSION MEETING AND PUBLIC HEARING
MINUTES
COUNCIL CHAMBERS, DAYTON TOWN HALL
August 17, 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. Brian Wilfong and Carl Snyder were also in attendance to represent Wilfong 3049, LLC.

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

PUBLIC HEARING: Chair Hunter Barnett asked Ms. Roche for a staff report, and then called the Public Hearing to order at 6:02 pm and invited guests to speak.

Ms. Cheryl Lyon spoke to the commission and expressed concern about the density of the requested rezoning. She also stated concerns about the commercial portion of the project, and made the comparison to the commercial property in front of the South Breeze Estates, which remains vacant.

Mr. Bernard Koogler spoke to the commission and urged members to take the request seriously and consider the future impacts. He raised concerns about the potential troublesome activity of residents impacting the neighboring farmland.

Mr. Lewis Knicely spoke to commission about his concerns regarding the potential troublesome activity of residents and informed the commission that he already has experienced local residents trespassing on his farm land, and does not want this new project to exacerbate that. He also expressed concerns with the stormwater run off the development would create.

Mr. Dennis Hill spoke to the commission about his concerns for increased traffic and pollution as a result of the project.

Mr. Carl Snyder of Valley Engineering, representing Wilfong 3049 LLC, spoke to the commission in support of the project and addressed the concerns brought up by previous speakers.

As there were no further public comments, Chair Hunter Barnett adjourned the public hearing at 6:22 p.m.

**DISCUSSION OF REZONING APPLICATION – WILFONG 3049, LLC JOHN
WAYLAND HWY REZONING APPLICATION**

Chair Hunter Barnett invited Carl Snyder with Valley Engineering, representing Wilfong 3049, LLC to the podium to discuss the project. Commission Member Aaron Swindle expressed concern about the safety of potential residents, and keeping children away from the neighboring farm land. Carl Snyder responded to the concerns by stating there would be dedicated green space for children and residents to use. Commission Member Dyjak expressed concerns related to the overall density of the project. Carl Snyder responded by stating the density shown in the proposed site plan would not increase.

A motion to table the recommendation was made by Commission Member Rawley and seconded by Commission Member Dyjak and passed unanimously by a vote of 4-0.

APPROVAL OF MINUTES: Chair Hunter Barnett asked for a motion to approve the minutes from the Regular Planning Commission Meeting of July 27, 2023. A motion to approve the minutes was made by Commission Member Swindle and seconded by Commission Member Rawley and passed unanimously by a vote of 4-0.

ELECTION OF OFFICERS: Chair Hunter Barnett informed the Commission that he would be resigning effective August 18 due to his family moving outside of the Town, leaving the commission without a Chair. A motion to appoint Vice-Chair Lauren Rawley to Chair was made by Commission Member Dyjak, and seconded by Commission Member Swindle and passed unanimously by a vote of 4-0.

A motion to table the appointment of a new Vice Chair until the next meeting was made by Commission Member Dyjak, and seconded by Commission Member Rawley.

UNFINISHED BUSINESS: None.

NEW BUSINESS: Ms. Roche informed the commissioners that the September meeting would need to be rescheduled to September 14 due to staff conflict.

PUBLIC COMMENT: Cary Jackson thanked Chair Hunter Barnett for his many years of service on the planning commission.

ADJOURNMENT: With there being no further business to come before the Planning Commission, Commission Member Rawley made a motion to adjourn which was seconded by Commission Member Dyjak and passed unanimously. Meeting adjourned at 6:50 p.m.

Respectfully Submitted;

Chair Hunter Barnett

Secretary, Meggie Roche