Brookville Planning Commission
Regular Meeting
June 20, 2019

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on June 20, 2019 in the City Council Chambers. The Pledge of Allegiance was recited. Mayor Letner; Members Cordes, Claggett, and Sievers; Law Director Stephan, and Zoning Officer Snedeker were present. Members Boose and Schreier; and Clerk Wheeler were absent.

Chairperson Henderson reminded the Meeting is being recorded.

Roll Call by Acting City Manager/Finance Director Keaton.

Motion by Cordes, second by Sievers to approve the Agenda as presented. All yeas, motion carried.

Motion by Letner, second by Cordes to approve the minutes of the May 16, 2019 Regular Planning Commission Meeting. All yeas, motion carried.

Zoning Officer Snedeker reported building permit applications and maintenance violations for mid-May 2019 to mid-June 2019.

Zoning Officer Snedeker informed he has been contacted by a few people recently for new residential builds. He stated we are running out of inventory, but he also has spoken with a few developers recently on some of the land we do have.

Zoning Officer Snedeker reported Members were sent an updated spreadsheet of the homes in the Terrace Park Plat. He explained this spreadsheet shows a breakdown of how many homes in the plat were deemed uninhabitable due to the Memorial Day tornado. He stated there is still a lot of work ahead. He stated in the near future, the City may be pressured into making some difficult decisions. He referenced the Property Maintenance Code, which states after 30 days the City can determine if a property is uninhabitable and close it down. He stated we are close to hitting that 30 day mark. He stated he is open to any suggestions or even extending the 30 day window of time.

Mayor Letner stated these are circumstances that are out of everyone's control. He suggested extending the time frame to 90 days.

President Henderson agreed. He stated 30 days seems too aggressive.

Zoning Officer Snedeker informed right now he has permits for five re-builds and there are four homes to soon be demolished. He informed he reached out to Uni-Built on possible costs and layouts for a new home. He informed he also spoke with two individuals wanting to rebuild and expand on their original layout. He stated there are a lot of things going on and he has been bombarded with phone calls. He reported the City has been waiving zoning permit fees for those rebuilding per the same footprint. He stated he feels we are moving forward nicely with building permits so far for those rebuilding. He informed he does know of two property owners that have decided to demolish their homes and then walk away and not rebuild.

Member Cordes asked if people rebuild will they be in conformity with today's new construction guidelines and zoning regulations?

Zoning Officer Snedeker informed yes they conform with new construction guidelines, but not with our zoning regulations. He stated 90% of the homes in that area do not meet our current zoning regulations. He stated the backyards of these homes would be the only area where a home could be built onto. He informed in this situation, those wanting to re-build due to the tornado damage are able to re-build in the same footprint. He stated at this point, we can't go back and say that now they have to rebuild a 1,600 square foot home to meet the current zoning requirements.

Member Cordes asked if homeowners rebuild, could they add on by building up?

Zoning Officer Snedeker informed yes, they could extend in the back or build up if they wanted to add on.

Member Sievers asked how was the uninhabitable classification determined?

Zoning Officer Snedeker informed some were his own discretion and some were determined by Montgomery County. He informed if meters have been pulled, they have no water, which also makes a home uninhabitable.

Mayor Letner asked when the demolitions are done, does that include the slab?

Zoning Officer Snedeker informed yes, and the sewer and water lines will also be capped.

Mayor Letner asked if we still have the Land Bank on our books?

Law Director Stephan advised yes, we still have the Ordinance and can take action under that, especially if there are delinquent taxes and someone walks away from a property, we could acquire the lot.

Zoning Officer Snedeker reported liquidation continues at the Payless Building. He informed he showed the building to a site seeker on June 3 and the Payless Building is one of four buildings being considered with a final decision to be made in July.

Zoning Officer Snedeker informed he is still working on organizing an ice cream social to be held at the old fire station on Mulberry Street. He informed we have a new ice cream parlor coming to town and they would like to donate the ice cream for an event to help bring the community together since the tornado. He informed he would like to have the old fire station cleaned up inside before holding an event, just in case of rain.

Acting City Manager/Finance Director Keaton reported it has been very busy the last month. She informed she would like to revisit updating a Land Use Plan as discussed last year. She stated it was 2004 the last time anything was done and she would really like to revisit the idea of updating and will plan to meet with the Miami Valley Regional Planning Commission (MVRPC) soon.

Law Director Stephan had no report.

In Old Business,

Member Cordes stated in the past, there was a discussion in the past about re-zoning an area of land near the new fire station. He asked whatever happened to the idea?

Zoning Officer Snedeker informed he spoke with a developer recently on the land and encouraged the developer to bring forward a plan for the land.

Member Claggett asked if the property next to McMakens car wash has been sold?

Zoning Officer Snedeker informed still looking for an end user.

Member Claggett asked who is responsible for the drainage ditch there?

Law Director Stephan advised there is a boundary line along there and most of the ditch is within the City's right-of-way. He informed the City has had discussion with the land owner on how to address the drainage ditch once the property is developed. He stated the City may need to address some of the trees in the future to try to clean the area up. He stated if a building were to develop there, they would have to manage their storm water as well.

Mayor Letner asked for an update on the progress at the old BP site?

Zoning Snedeker informed he emailed Montgomery County today questioning why it is taking so long. He informed Montgomery County has requested additional information on the permits for the property three times. He stated it is not the builder, they have submitted all they needed to. He stated we are waiting on Montgomery County and this is Montgomery County's first commercial building permit for us since switching to them.

Acting City Manager/Finance Director Keaton stated she will make a follow up phone call tomorrow to Montgomery County on the issue.

There was no New Business.

Motion by Letner, second by Claggett to adjourn. All yeas, motion carried.

Sonja M. Keaton, Acting City Manager

Ryan Henderson, Chairperson