

Brookville Planning Commission
Regular Meeting
July 18, 2019

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on July 18, 2019 in the City Council Chambers. The Pledge of Allegiance was recited. Mayor Letner; Members Cordes, Claggett, Schreier, and Sievers; Law Director Stephan, Acting City Manager/Finance Director Keaton, Clerk Wheeler and Zoning Officer Snedeker were present. Member Boose was absent.

Chairperson Henderson reminded the Meeting is being recorded.

Roll Call by Clerk Wheeler.

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

Motion by Claggett, second by Letner to approve the minutes of the June 20, 2019 Regular Planning Commission Meeting. Member Schreier abstained. Motion carried with 6 yeas and 1 abstention.

Zoning Officer Snedeker introduced Stephan Sullivan, of Sullivan's Mobile Welding. He informed Mr. Sullivan has applied for a Special Use Permit to open a mobile welding shop located at 501 W. Westbrook Road. He informed the building Mr. Sullivan would like to rent is located on the corner of Western and Westbrook and is zoned Convenience Business District (CB). He described most of Mr. Sullivan's welding is performed on the job site with very little work done at the business location.

Member Claggett asked if Mr. Sullivan is renting the building on Westbrook Road yet?

Mr. Sullivan stated no, he is waiting on approval before moving forward.

Member Cordes asked where he is currently operating from?

Mr. Sullivan informed he is currently working from inside of Midwest Trucks and Equipment.

Mayor Letner asked if Mr. Sullivan was looking to move locations? He asked if he will have any equipment to store outside?

Mr. Sullivan informed the only thing he has is an enclosed trailer, but he will be able to park it inside the fenced area behind the building.

Mayor Letner asked if he will only be working during daytime hours?

Mr. Sullivan stated yes, he only operates during regular business hours.

Member Schreier stated basically his business is small portable fabrications.

Chairperson Henderson asked if any permanent improvements would be needed to the building such as a hood exhaust?

Mr. Sullivan stated no.

Member Schreier asked if there would be any issues with torches or sparks?

Mr. Sullivan stated he very rarely uses a torch, he mostly does arc welding.

Zoning Officer Snedeker informed the building has always been some sort of gas station.

Mr. Sullivan asked if the tanks were removed underground at the location?

Mayor Letner stated yes.

Chairperson Henderson stated he sees no issues with this Special Use application.

Motion by Sievers, second by Claggett to approve Special Use Permit #19-01 for Sullivan's Mobile Welding located at 501 W. Westbrook Road. All yeas, motion carried.

Zoning Officer Snedeker reported building permit applications and maintenance violations for June 2019 to mid-July 2019. He informed he has received three Zoning Applications for new homes in Hunters Run, which will complete Section 1. He has been in contact with Frank Harlow on the possibility of a Section 2, but has received no word back as of today. He informed he has received many phone calls on lots left in Golden Gate Estates and Arlington Woods. He stated we are running out of inventory for new homes.

Zoning Officer Snedeker reported an update on the damaged homes from the tornado in the Terrace Park area.

Zoning Officer Snedeker informed the slab is scheduled to be poured tomorrow at the new BP site.

Zoning Officer Snedeker informed a broker will be assigned to the Payless building next week to help promote and sell the building.

Zoning Officer Snedeker informed Allen Myer sells apples at the Brookside Plaza each year. He usually sets up in the parking lot of the Plaza for a few hours at a time to sell his apples. He stated Mr. Myer did fill out a Mobile Vendor Application for this year.

Zoning Officer Snedeker stated Mr. Myer doesn't make a lot of money selling his apples and asked if the application fee of \$75 could be waived?

Mayor Letner stated Mr. Myer does a good job and was very concerned when the Ordinance was originally passed. He stated Mr. Myer sits at the end of his truck selling his apples and doesn't bother anyone. Mayor Letner stated he personally has no problem waiving the application fee.

Member Claggett asked if Mr. Myer still needs to get permission from the owner of the Brookside Plaza to sell apples in the parking lot?

Zoning Officer Snedeker stated yes.

Motion by Schreier, second by Sievers to waive the Mobile Vendor Application fee of \$75 for Alan Myer. All yeas, motion carried.

Zoning Officer Snedeker informed permits are coming in on rebuilds in Terrace Park. He stated hats off to Montgomery County for their work on residential permits. He stated they have been very helpful to the homeowners in that area.

Mayor Letner informed the underground storage tanks are scheduled to go in next week at the new BP site.

Member Schreier asked if there have been any new building permits for Golden Gate Estates yet?

Zoning Officer Snedeker stated no.

Member Sievers asked if there is anything new with the lot on Wolf Creek by the car wash?

Zoning Officer Snedeker informed no, just waiting on an end user.

Acting City Manager/Finance Director Keaton had no report.

Law Director Stephan had no report.

In Old Business,

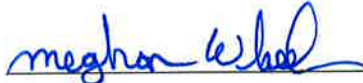
Zoning Officer Snedeker informed he needs signatures on the molar map for the McCoy Subdivision.

Member Schreier asked if there is any update on possible signage with MVRPC?

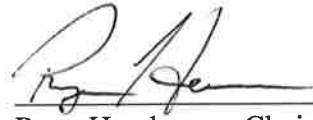
Acting City Manager/Finance Director Keaton informed if the City ends up receiving FEMA money, then the idea will be revisited, but for now it is on the back burner because a lot of money has been spent out of the General Fund on tornado related costs.

There was no New Business.

Motion by Cordes, second by Schreier to adjourn. All yeas, motion carried.



Meghan Wheeler, Clerk



Ryan Henderson, Chairperson