

Brookville Planning Commission
Regular Meeting
July 15, 2021

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on July 15, 2021. The meeting was held in the City Council Chambers and virtually using Webex. The Pledge of Allegiance was recited. Mayor Letner; Members, Claggett, Cordes, Requarth, Schreier and Sievers; City Manager Keaton, Clerk Duncan, Zoning Officer Snedeker and Law Director Stephan were present.

Chairperson Henderson reminded everyone the meeting is being recorded.

Roll call by Clerk Duncan.

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

Motion by Requarth, second by Claggett to approve the Regular Meeting Minutes of the June 17, 2021 Planning Commission Meeting. All yeas, motion carried.

Zoning Officer Snedeker reported Jessica Kennedy has submitted Special Use Permit #21-03 to operate a mobile food vendor truck in the municipal parking lot at 700 Arlington Road. Ms. Kennedy would also like to operate in business lots, such as Green Tokai, during lunch hours.

Ms. Kennedy, of S & K Operations LLC, stated her food truck is called El Diablo Grill, and will offer grilled hamburgers, chicken sandwiches, street tacos and other side dishes. Ms. Kennedy stated she sees a lot of possibilities in Brookville, and would like to approach Green Tokai and other businesses about setting up in their lot during their lunch hour. Ms. Kennedy stated she has also been approached by AmVets regarding being in their lot during special events. Ms. Kennedy stated she would not set up on a business lot without their permission. Ms. Kennedy stated that her Vandalia food truck license allows her to set up anywhere in the city, with permission from the business owner.

Chairperson Henderson asked Ms. Kennedy what her schedule would be to operate in Brookville?

Ms. Kennedy replied she would probably set up three or four days a week in the municipal lot, depending on how much business she gets.

Ms., Kennedy stated her food truck operation is licensed through Montgomery County and the State of Ohio.

Member Schreier asked if we should require written permission from the business owner?

Law Director Stephan advised our code does stipulate the owner of the property shall consent in writing to a mobile food or produce vendor. The City would require evidence that they have approval from the business to be there.

Member Cordes commented he used to work at a construction site where a food truck would come daily at lunchtime. Member Cordes stated it would be nice if a food truck could come to a construction site, such as the Meadows of Brookville, and provide a lunch opportunity for the workers.

Ms. Kennedy commented some neighborhoods also want a food truck when they have a block party.

Law Director Stephan advised a block party would be a special event.

Manager Keaton stated a block party would require an application for a special event and would have to be approved by Council.

Motion by Claggett, second by Schreier to approve Special Use Permit #21-03 for a mobile food permit for S & K Operations LLC to operate the El Diablo Grill food truck in the municipal lot and on business lots with signed consent from the owner. All yeas, motion carried.

Zoning Officer Snedeker reported the new owners of the old K's Restaurant location have done some landscaping, but the interior is not complete.

Zoning Officer Snedeker reported Freedom First Credit Union plans to open in August, as soon as they can get furniture.

Zoning Officer Snedeker reported Fisher Homes recently sold the last of 12 lots along East Westbrook Road in the Meadows of Brookville.

Zoning Officer Snedeker reported the Griffin Academy purchased the old IMI Norgren building. The Academy will help students aged 17-22 with hands-on job opportunity training.

Member Claggett asked what is going on with the old auto repair building at 5 Western Avenue?

Zoning Officer Snedeker replied violations have been served and we are working on a Land Bank opportunity.

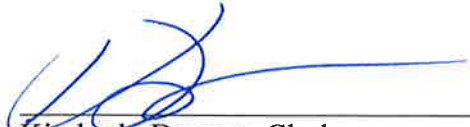
Law Director Stephan had no report.

Chairperson Henderson stated under Old Business, Planning Commission needs to make a recommendation to City Council on proposed Ordinance No. 2021-04, which amends the zoning classification of Part Lot 1743 of the City of Brookville from its present classification of R-1B (PD) Urban Residential Planned Development Overlay District to the new classification of (PR) Planned Residential District. Chairperson Henderson stated the Public Hearing has been held and asked if Planning Commission has any comments regarding this topic?

Motion by Schreier, second by Cordes to recommend to City Council to adopt proposed Ordinance No. 2021-04, which amends the zoning classification of Part Lot 1743 of the City of Brookville from its present classification of R-1B (PD) Urban Residential Planned Development

Overlay District to the new classification of (PR) Planned Residential District. All yeas, motion carried.

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



Kimberly Duncan, Clerk

Ryan Henderson, Chairperson

