

Brookville Planning Commission
Regular Meeting
September 16, 2021

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on September 16, 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, Dittrick, Schreier and Sievers; Acting Clerk Brandt, Zoning Officer Snedeker and Law Director Stephan were present. Manager Keaton was absent.

Chairperson Henderson reminded everyone the meeting is being recorded.

Roll call by Acting Clerk Brandt.

Chairperson Henderson announced that the Agenda needs to be amended to add the swearing in of our new Planning Commission Member Ronda Dittrick.

Motion by Claggett, second by Cordes to approve the Agenda with the addition. All yeas, motion carried.

Law Director Stephan administered the Oath of Office to Ronda Dittrick.

Motion by Cordes, second by Schreier to approve the Regular Meeting Minutes of the August 12, 2021 Planning Commission Meeting. All yeas, motion carried.

Zoning Officer Snedeker reported before Planning Commission this evening is the approval of the Final Record Plan for Meadows of Brookville, Section 8. Section 8 follows the Preliminary Plan that was approved earlier this year. There are no changes.

Chairperson Henderson asked Members if anyone had any questions. There were none.

Motion by Claggett, second by Sievers to approve the Final Plat for Meadows of Brookville, Section 8 as presented, contingent on Manager Keaton's and Choice One Engineering's final review and approval of the Construction Plans, all proper permits being completed, and a Performance Surety shall be posted to meet the requirements of the Brookville Design Criteria and Subdivision Regulations. All yeas, motion carried.

Zoning Officer Snedeker announced the home at 233 Crosswell was destroyed during the 2019 Memorial Day tornado. The house was picked up and moved off the foundation. The garage foundation at 233 Crosswell is still there. The homeowner at 227 Crosswell purchased the lot at 233 Crosswell to construct a garage so the lots need to be combined, which requires your approval.

Member Claggett asked Law Director Stephan if he had any concerns with this.

Law Director Stephan stated it meets all the requirements.

Motion by Sievers, second by Claggett to accept the Minor Subdivision of 227 and 233 Crosswell Avenue. All yeas, motion carried.

Zoning Officer Snedeker presented his report. The Mexican Restaurant building plans are still being reviewed by Montgomery County, and Freedom 1st Credit Union should be opening soon. Pak-Rite has hired 78 employees as of today.

Mayor Letner announced the Open House for Freedom 1st Credit Union is scheduled for September 23 from 1:00-4:00 p.m., with the ribbon cutting scheduled for 3:00 p.m.

Law Director Stephan reported that he distributed a map to Planning Commission Members prior to the meeting. Law Director Stephan stated the map displays Brookville Retail and Industrial Campus, Section 2. Law Director Stephan stated he wanted to provide Planning Commission with an update on what he believes will be coming this Fall. Law Director Stephan stated Lot 2652, which is on the west side of W. Campus Blvd. was purchased by General Motors in 2019 and they have built their facility on that lot. At that time, they also took an option on part lot 2174, which is on the east side of W. Campus Blvd. that contains approximately 53 acres. Law Director Stephan indicated that we've been advised to expect a rezoning request to rezone part lot 2174 from HS, Highway Service to I-2, General Industrial. Law Director Stephan indicated if we receive the application, City Council will have the first reading of a rezoning Ordinance at the next Council Meeting. A Public Hearing would be held on October 19, 2021 at 8:00 p.m. We would be asking Planning Commission to attend that meeting. This rezoning is similar to the rezoning that we did for General Motors in 2019, where we rezoned a portion of HS to I-2.

Member Claggett asked with the purchase of this land, does that mean all the vacant land back there is now taken?

Law Director Stephan responded no, there are some lots along W. Campus Blvd. when you enter off Arlington Road, those will remain HS lots. Those are smaller lots that he does not believe will be included in this transaction.

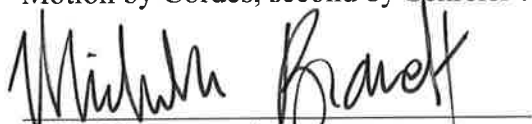
Member Claggett inquired if the City owns those lots.

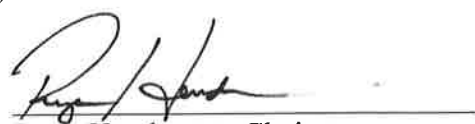
Law Director Stephan responded no.

Mayor Letner stated the City owns a 10-acre lot on Collective Way.

Law Director Stephan commented this is not an indication that they're going to move forward with a project right away; it's just a first step what will be a long process. This is a good step for sure.

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


Michelle Brandt, Acting Clerk


Ryan Henderson, Chairperson