

Brookville Planning Commission  
Regular Meeting  
January 20, 2022

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on January 20, 2022. The meeting was held in the City Council Chambers and virtually using Webex. The Pledge of Allegiance was recited. Mayor Letner; Members Claggett, Cordes, Schreier and Sievers; Manager Keaton and Law Director/Development Specialist Stephan were present. Member Dittrick and Clerk Duncan were absent.

Chairperson Henderson reminded everyone the meeting is being recorded.

Roll call by Manager Keaton.

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

Member Claggett nominated Member Henderson as Chairperson and Member Sievers as Vice Chairperson for 2022.

Motion by Claggett, second by Cordes to appoint Member Henderson as Chairperson and Member Sievers as Vice Chairperson for 2022. All yeas, motion carried.

Motion by Schreier, second by Sievers to approve the meeting minutes of the November 18, 2021 Regular Planning Commission Meeting. All yeas, motion carried.

Law Director/Development Specialist Stephan reported Taywood Enterprises, Inc. has submitted an application for Meadows of Brookville Section Nine Subdivision Record Plan. This subdivision plat will establish nine lots along Litten Court. The plan is consistent with the preliminary subdivision plan approved by Planning Commission and City Council in 2021. This subdivision plan is in compliance with our subdivision and zoning code. Law Director/Development Specialist Stephan requested that Planning Commission approve this final subdivision plan for Meadows of Brookville Section Nine.

Member Schreier asked how many more sections there will be in the Meadows of Brookville?

Law Director/Development Specialist Stephan replied he has reviewed the map and believes this should be the final section. We are continuing to see strong activity with the number of permits issued the last two months.

Motion by Claggett, second by Schreier to approve the Meadows of Brookville, Section Nine, Subdivision Record Plan. All yeas, motion carried.

Law Director/Development Specialist Stephan reported we received an application for a zoning compliance permit for the development of an automotive parts retail store to be located at 433 N. Wolf Creek Street. The property is currently a vacant lot and is zoned General Business. Retail stores are a permitted use in General Business. On the north side of this lot is Rite Aid and on the

other side an apartment building in R-3 zoning. The site plan provides for the construction of a 7,225 square foot retail building. The applicant is requesting that Planning Commission approve the site plan with the following variances: the site plan provides for 36 parking spaces for customers and employees, but the parking formula in 1159.03 for retail stores would require 39 parking spaces. It is requested that Planning Commission would approve a variance to permit 36 parking spaces as presented in the site plan rather than 39 parking spaces. The site plan provides for a loading space that has the dimensions of twenty-one (21) feet by thirty-six and half feet (36.50). Section 1159.04(a)(1) requires a minimum loading area of ten (10) feet by fifty (50) feet with a fourteen (14) foot height clearance. It is requested that Planning Commission would approve a variance to permit the proposed loading space. They are also proposing a six-foot high masonry wall along the southern boundary of the property to provide adequate screening for the multi-family residential property that abuts the southern boundary. Section 1155.01 requires that whenever a non-residential use abuts a residential district, a visual screening wall, fence or planting be erected or placed along the boundary lines. A solid masonry wall is listed in 1151.01(a)(2)(A) as an approved type of screening wall. It is requested that Planning Commission would specifically approve this proposed screening. Law Director/Development Specialist Stephan advised Chris Rogers and Gavin Rivera from the Kimley Horn firm are present virtually to answer any questions from Planning Commission.

Engineer Gavin Rivera, of Kimley Horn, stated Law Director/Development Specialist Stephan adequately represented all the points they wanted to specify. Mr. Rivera thanked Planning Commission for allowing them to present their application.

Member Sievers asked if products would be delivered by semi-truck?

Chairperson Henderson commented the application packets shows how WB55 trucks would enter the site and deliver products. This type of truck has a trailer length of up to 42.5 feet.

Member Sievers stated she has some concerns about that as she has had the misfortune of being stuck trying to leave Brookside Plaza when semis on the opposite side do not clear that turn.

Chairperson Henderson inquired if they know what time of day most deliveries would occur?

Mr. Rivera stated this is a standard truck dimension and loading space for O'Reilly Auto Parts.

Kayla Sanders advised O'Reilly's delivery times are only after hours and at night. There should not be any customers in the store at the time of delivery.

Member Schreier commented Mr. Rivera mentioned this is a standard design for ingress and egress for the trucks and asked if this has proven to be adequate turn around space per the design on the drawing?

Mr. Rivera replied this is a standard layout that O'Reilly typically uses for loading space location and aisle width. This is the standard that they believe works best for their layout.

Member Claggett asked if the trucks would ever back in from the street?

Mr. Rivera stated the trucks would enter the site normally and the maneuverability is to demonstrate they can back into their loading spaces without having to tamper with any of the additional parking spaces on site.

Member Claggett stated he has no problem with the 36 parking spaces. He has never seen more than five or six cars at one time in most of these types of businesses.

Member Claggett asked if the wall would be between O'Reillys and the apartment building, or will it also be between O'Reillys and the supermarket?

Mr. Rivera replied the wall will separate O'Reillys and the abutting apartment complex. There will be no screening between O'Reillys and the property to the south.

Member Claggett inquired if there would be a fence?

Mr. Rivera replied there is an existing fence on site, which will be kept in place. It is technically slightly off of O'Reilly's property.

Member Schreier stated it looks like the truck will be at an angle to unload the pallets. There should be adequate space.

Chairperson Henderson stated it appears the drive entrance is the right width and the stall separation in the parking lot is in compliance. There is detention shown on the site. Everything he would want to see is shown on the drawings.

Member Schreier stated he aligns with Member Claggett that 36 parking spaces versus 39 is still 90% of the required parking spaces and it should not be an issue.

Motion by Claggett, second by Schreier to approve the Site Plan at 433 N. Wolf Creek Street; with the variance to reduce the parking to 36 spaces, a variance to allow the reduction of the width of the loading area to 21' x 36.5', and approval of a six-foot high masonry wall along the southern boundary of the property. All yeas, motion carried.

Law Director Stephan advised a list of Zoning Permits issued in November and December was provided in the Planning Commission packets. Law Director Stephan advised we will continue to see permit applications for new homes in the Meadows of Brookville.

There was no Old Business.

There was no New Business.

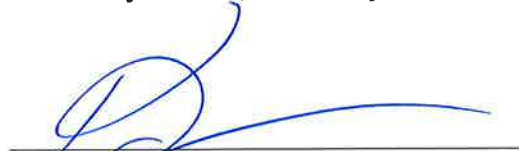
Several Planning Members commented regarding the new Home Sweet Home restaurant, stating they had eaten there, and the food and service was good.

Member Schreier asked when What's the Scoop ice cream shop is re-opening.

Law Director Stephan replied they will be closed for a few more weeks for expansion and renovation.

Mayor Letner stated they were also working to make the business ADA compliant.

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



Sonja M. Keaton, City Manager



Ryan Henderson, Chairperson