

Brookville Planning Commission
Special Meeting
September 17, 2019

The Special Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:00 p.m. on September 17, 2019 in the City Council Chambers. The Pledge of Allegiance was recited. Mayor Letner; Members Boose, Cordes, Claggett, Schreier and Sievers; Law Director Stephan, City Manager/Interim Finance Director Keaton, and Zoning Officer Snedeker were present. Clerk Wheeler was absent.

Chairperson Henderson reminded the Meeting is being recorded.

Roll Call by City Manager/Interim Finance Director Keaton.

Chairperson Henderson requested an amendment to the Agenda to add citizen comments.

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

Gary Horstman, of 11465 Upper Lewisburg Salem Road, asked if there are any plans to do anything specifically with the southern half of the lot against the bike path? He stated other than that he does not have any objections to the re-zoning, the plan seems logical.

Jeff Reichard, of Reichard Chevrolet in Brookville, stated he wants everyone to understand how important of an addition this could be for the community and for his business personally. He stated this would create 117 new jobs and in his opinion, it would create even more than that because of the suppliers that would come in. He stated this would be very beneficial to the community and he fully supports it.

Chairperson Henderson informed under New Business tonight is a proposed site plan for a 250,000 square foot GM Duramax manufacturing facility on Lot 2652 on West Campus Boulevard.

Law Director Stephan informed there are representatives present tonight from the company to present the proposed site plan.

Chairperson Henderson asked if there were any Members of Planning Commission that would like to abstain from voting on tonight's New Business?

Member Sievers stated she would like to abstain from any discussion and voting.

Law Director Stephan introduced representatives from General Motors to present information on the proposed plan.

Troy Pitsch, Civil Engineer from Ghafarri and Associates, the engineering company for this project, presented the proposed site plan. He informed the plan is for a 250,000 square foot manufacturing plant with access to the site coming off of Collective Way and an employee parking lot. He informed the site plan also shows existing wetlands, which they are trying to avoid and fire protection around the building.

Member Schreier asked if the plan would impose on the bike path as Mr. Horstman had previously asked?

Mr. Pitsch stated the plan presented shows trees to the west of the plant that will be avoided and they do not plan to go any further south than what is seen on the plan. He stated as the plan develops further, slight changes could occur.

Member Claggett asked if the wetlands pictured will be drained?

Mr. Pitsch informed all storm water that currently feeds those wet lands will be routed around to one of two detention ponds and then returned back to the wet lands.

Member Claggett asked if it is true that DP&L will have to build a substation to support the electrical needs of the plant?

Chairperson Henderson informed that is accurate based on what the plan is showing. He stated DP&L will need an easement to that location and there is a 50 foot proposed easement for the switch yard access.

Mr. Pitsch informed there is a switch yard on the proposed plan and DP&L would have an easement of 25 feet on each side to provide access for maintenance.

Glen Peer, Project Manager from Barton Malow Company, stated he wanted to make sure it was known that one thing they may be applying for in the future would be a variance for the parking lot. He informed the required number of spaces was approximately 100, but right now the site plan shows 74 parking spaces. He stated with their budget and what they know about plant operations since they plan to have a three shift operation, they thought 74 spaces would be adequate. He stated they did allow for overlap of parking with the 74 spaces.

Member Boose stated if there are three shifts, then there would be approximately 40 employees per shift.

Member Cordes asked if they would plan to expand the parking lot in the future if the number of employees were to grow over the years?

Mr. Pier explained there are no future plans to expand the number of employees.

Motion by Claggett, second by Boose to recommend the approval of proposed Ordinance No. 2019-05 entitled, "AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PART OF LOT 2652, FORMERLY PART OF LOT 2173, OF THE CITY OF BROOKVILLE FROM ITS PRESENT CLASSIFICATION OF (HS) HIGHWAY SERVICE DISTRICT TO THE NEW CLASSIFICATION OF (I-2) INDUSTRIAL DISTRICT." to City Council. Motion carried with 6 yeas and 1 abstention. Member Sievers abstained.

Motion by Schreier, second by Cordes to approve the Site Plan for a 250,000 square foot GM Duramax manufacturing facility on Lot 2652 in the Brookville Retail and Industrial Campus Section Two with approved proposed parking for 74 spaces. Motion carried with 6 yeas and 1 abstention. Member Sievers abstained.

John Blanchard, of General Motors, wanted to thank Planning Commission for their quick response and turn around. He stated they are very excited for this potential project and this is a very important step in the process for them. He thanked Planning Commission for their recommendation of approval to City Council.

Chairperson Henderson thanked Mr. Blanchard for attending and stated Planning Commission looks forward to having them.

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



Sonja Keaton, City Manager

Ryan Henderson, Chairperson