



PLANNING COMMISSION MEETING

Thursday, June 16, 2022, 7:30 PM

CITY HALL

301 SYCAMORE STREET, BROOKVILLE, OHIO 45309

www.brookvilleohio.com

<https://brookvilleoh.webex.com/brookvilleoh/j.php?MTID=m267826e67fa9628afbe28914fc94e612>

Meeting number: 2633 029 3681 Password: 2rRbNJRpd53

Join by phone: +1-415-655-0001 Access code: 263 302 93681

Agenda

I. Opening

- a. Call to Order
- b. Pledge of Allegiance
- c. Roll Call

II. Adoption of Agenda

III. Approval of Minutes

- a. Approval of May 19, 2022 Regular Meeting Minutes

IV. Farmers Market - 515 W. Westbrook

V. Final Development Plan - 201 Sycamore Street

VI. Site Plan Review - Arlington Road Industrial Project

VII. Reports

- a. Law Director/Development Specialist

VIII. Old Business

IX. New Business

X. Adjournment

Chairperson Ryan Henderson • Mayor Chuck Letner

Members: • Ken Claggett • Don Cordes • Ronda Dittrick • Curt Schreier • Jessi Sievers

Brookville Planning Commission
Regular Meeting
May 19, 2022

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on May 19, 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, Dittrick, Schreier and Sievers; Law Director/Development Specialist Stephan, Manager Keaton and Clerk Duncan were present.

Roll call by Clerk Duncan.

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

Motion by Schreier, second by Sievers to approve the minutes of the April 21, 2022 Planning Commission Meeting. Dittrick yea, Cordes yea, Claggett yea, Sievers yea, Letner yea, Schreier yea, Henderson abstained. Motion carried with six yeas and one abstention.

Law Director/Development Specialist Stephan reported an application has been submitted by Ray Basham Architect, LLC, representative of the property owner, The Provident Companies, to enlarge the existing community/laundry building for Brookridge Apartments, 50 Ridge Road, Brookville, Ohio 45309. This property is zoned R-3 Multi-Family Residential District. The proposed expansion of the community/laundry building is in compliance with the requirements of the R-3 zoning district. Law Director/Development Specialist requested Planning Commission approve this modification of the site plan of Brookridge Apartments for the construction of a 2,321 square foot addition to the existing community/laundry building of 595 square feet for a total of 2,916 square feet with exterior patio of an additional 203 square feet.

Richard Elliott, of Brookridge Apartments, 50 Ridge Road, Brookville, Ohio reported they are rehabbing the entire apartment complex, at a cost of a little more than \$4 million. It also includes a \$280,000 addition to the community building.

Mayor Letner stated the laundry facilities will remain the same and a fitness, maintenance and community area will be added and asked if that is correct?

Mr. Elliott responded that is correct. The laundry facility will also be rehabbed with new equipment. All the concrete, siding, doors and trim will be replaced. The patios will be raised to be handicap accessible. They will rehab four apartments to be completely handicap accessible, with special cabinets and restrooms. The shed and garage currently on site will be removed.

Chairperson Henderson inquired if this will change any of the refuse removal on site?

Mr. Elliott stated the refuse removal will remain the same. All of the enclosures and the concrete pads will be new.

Member Claggett commented the new playground shown on the plans is a nice addition.

Mr. Elliott stated when they finish the project everything will look brand new.

Member Schreier asked what the laundry provisions are for the tenants while the project is under construction?

Mr. Elliott replied the project will be done in three phases. They have allowed one third of the apartments to become vacant. They will work on the vacant apartments and once completed, they will move one-third of the tenants into those and complete the vacated apartments, and then repeat the process.

Mayor Letner asked what the timeline is for the project?

Mr. Elliott replied the project will start on August 1, and will take about one year to complete.

Mayor Letner asked how many apartments there are at the complex?

Mr. Elliott replied there are 48 apartments.

Member Claggett asked if the rent is income based?

Mr. Elliott replied it is subsidized housing, based on income.

Motion by Claggett, second by Schreier to approve the Site Plan submitted by The Provident Companies, to enlarge the existing community/laundry building for Brookridge Apartments, 50 Ridge Road, Brookville, Ohio 45309. All yeas, motion carried.

Law Director/Development Specialist Stephan reported we continue to have a lot of activity in the Meadows of Brookville and Hunters Run Section 2. Zoning permits were also issued for fences and other accessory structures.

Law Director/Development Specialist Stephan reported the contractor is working diligently on Hunters Run, Section 2 to complete the necessary infrastructure and he is hopeful that home construction will begin in the next 30-45 days.

Member Cordes inquired about the status of the new Mexican restaurant?

Manager Keaton replied there has been some activity.

Member Cordes stated he heard that there is a new senior development coming to Brookville with many amenities, and asked if there is such a thing happening?

Law Director/Development Specialist Stephan replied staff is diligently working on some new projects that will be coming before Planning Commission in the next few months.

Member Claggett stated he noticed that the cars have been removed from the bays at Gassaway's Service Station and asked what is going on with that building?

Law Director/Development Specialist Stephan replied there has been some activity at the building and the City is working on legal action to get the building removed.

Member Claggett inquired about the dilapidated car wash on Market Street.

Law Director/Development Specialist Stephan stated the owners were cited several times by our previous Zoning Officer. We have a new Zoning/Property Maintenance Officer, Michael Hickey, who will be will be addressing that property.

Law Director/Development Specialist Stephan reported Zoning Officer Hickey comes to us from Dayton Fire Department and is experienced in fire code. He is currently learning our zoning code. Law Director/Development Specialist Stephan reported he and Zoning Officer Hickey have issued close to 15 grass violations in the past week. Next, they will begin working on the problem properties in town.

Member Claggett commented he would like to see our zoning code changed so that residents are required to paint or stain a wooden fence to keep them in good repair.

Law Director/Development Specialist Stephan stated our property maintenance code deals with fences with peeling paint or fences that are falling down.

Mayor Letner commented there have been some fences installed in the new Meadows of Brookville with a foot or less between fences. Mayor Letner asked who is going to maintain those strips?

Law Director/Development Specialist Stephan stated residents can share a common fence. Our zoning code allows residents to fence in a portion of their backyard. We could look at addressing that in the code, to make sure there is at least enough room to mow between fences. Regardless of the distance between the fences, property owners are responsible for maintaining the grass between them.

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

Kimberly Duncan, Clerk

Ryan Henderson, Chairperson

MEMORANDUM:

JUNE 10, 2022

TO: CITY OF BROOKVILLE PLANNING COMMISSION

FROM: RODNEY L. STEPHAN, LAW DIRECTOR

RE: KW COUNTRY MARKET

KW COUNTRY MARKET, LLC. has filed a special use application to operate a farmers' market in the parking lot at 515 Westbrook Rd. The market would operate two Saturdays per month during the summer and fall. Attached is a copy of their application. I have also attached a map of the property and the surrounding area. They have received permission from Trust Plumbing, at 501 Westbrook, to use their property for parking during the farmers market events on Saturdays. Westbrook Park would also provide additional parking for the events. The special use approval for mobile produce vendors would permit the Farmers Market to operate for a period of one year. As noted in the application, they are hoping to provide a donation to the Community Picnic from proceeds generated by the farmers' market.

City of Brookville

"A Proud and Progressive Community"

Application #SU 22-04

ZONING APPLICATION FOR A SPECIAL USE PERMIT

The undersigned hereby applies for a **SPECIAL USE PERMIT**, to be issued solely on the basis of information contained herein, and with the knowledge that the falsification of any fact or statement submitted with, or within, this application shall render this application null and void. **(PERMIT SHALL EXPIRE IF USE HAS NOT BEGUN WITHIN SIX (6) MONTHS, OR IF DISCONTINUED FOR MORE THAN TWO (2) YEARS.)**

1. Applicant Wayne Duan KW Country Market LLC

2. Applicant address 42 June Place

3. Phone (Hm) 937-815-2399 (Bus) _____ Interest in property parking lot at 515 west hwy

4. Location or address of property to be affected _____

5. Legal description Farmers Market

6. Present Zoning classification _____ Existing _____

7. Proposed Special Use 2 month farmers market

8. In order for a **SPECIAL USE PERMIT** to be processed, applicant must provide a narrative statement evaluating the effect of such elements as noise, glare, odor, fumes, and vibrations on adjoining property; and discussion of the general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the Zoning District Map.

Our Goal is to eventually donate to
Picnic But I want to cover cost of putting
on market

9. The Planning Commission shall establish beyond reasonable doubt that both the general standards and the specific requirements pertinent to each special use indicated herein shall be satisfied by the establishment and operation of the proposed special use.

10. Wherever no specific area, frontage and setback requirements are specified in provision for specific special uses, then the area, frontage and setback requirements in the applicable zone shall apply; provided, that the Planning Commission shall be authorized to waive or modify certain requirements as necessary to achieve compatible development with adjacent land areas as well as in the interest of the community in general. The Planning Commission may also impose such additional conditions, guarantees, and safeguards as it deems necessary for the general welfare, for the protection of individual property rights, and for insuring that the intent and objectives of this Ordinance will be observed.

11. Has previous application been filed for a **SPECIAL USE PERMIT**? NO

12. When? _____ Results? _____

May 23, 2022
Application Date

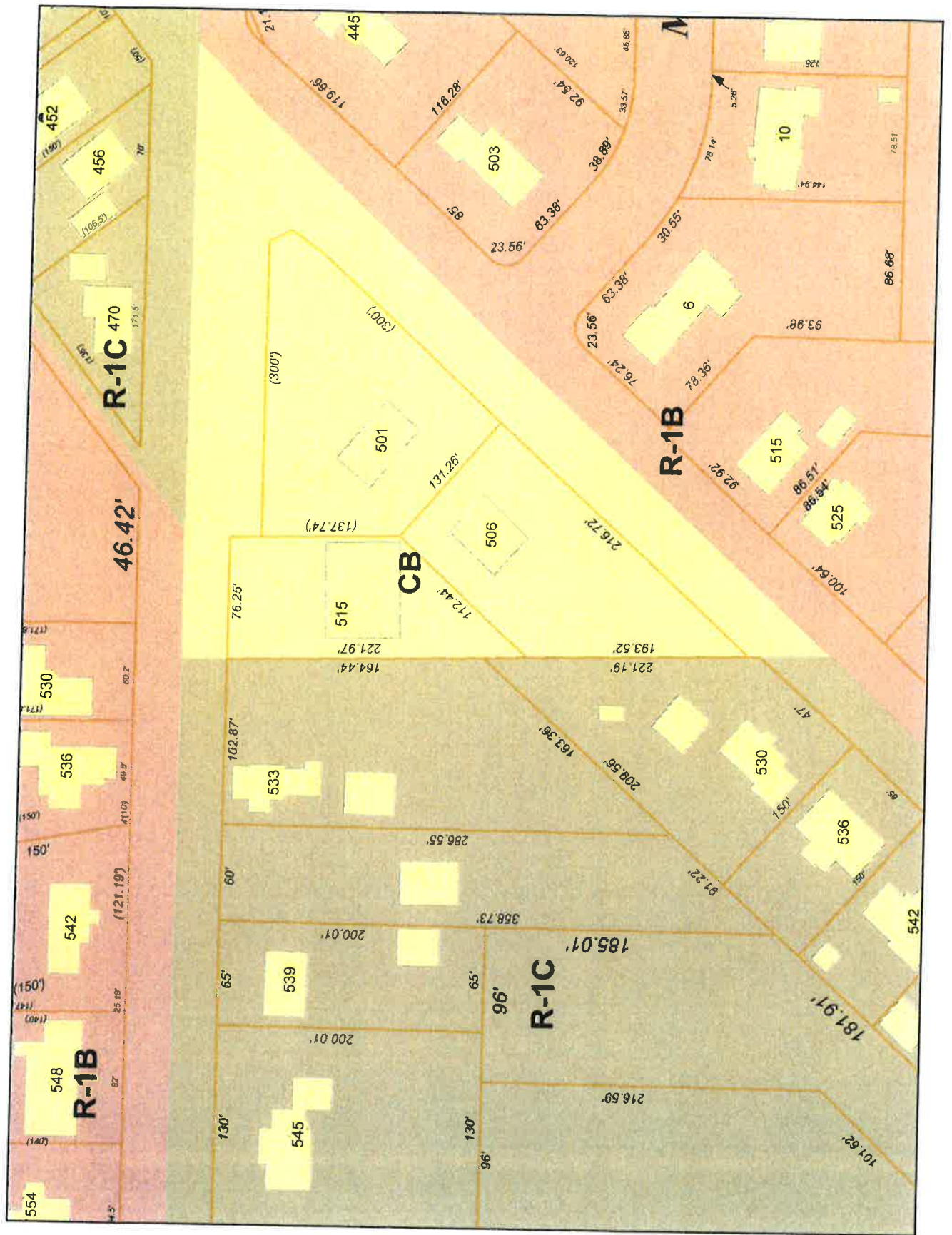
Wayne
Signature of Applicant

OFFICE USE ONLY BELOW LINE

Reviewed by _____ Date _____

Appr/Denied Planning Commission _____ Date _____

Fee 75.00 Receipt Number 74717 Date 5/25/2022
(NON REFUNDABLE)



MEMORANDUM:

JUNE 10, 2022

TO: CITY OF BROOKVILLE PLANNING COMMISSION

FROM: RODNEY L. STEPHAN-LAW DIRECTOR

RE: 201 SYCAMORE ST.-LOCK N ROLL STORAGE FINAL DEVELOPMENT PLAN

In the May 20, 2021 Planning Commission meeting, Planning Commission recommended rezoning of the property at 201 Sycamore St. to I-1(PD) Light Industrial Planned Development Overlay District, and also approved the special use for a storage unit facility at 201 Sycamore St. A copy of the minutes of May 20, 2021 meeting is included with this Memorandum. City Council did approve Ordinance No. 2021-03 on June 15, 2021 to rezone this property to I-1(PD).

A final site development plan has been submitted for review and approval by Planning Commission. The final site development plan is included with this Memorandum. It is anticipated that the storage buildings will be built in phases rather than as a single construction project based on demand for the units.

Member Requarth stated if there were 134 children divided over 13 grades it is really not enough to max out the school system. Trailers would certainly not be needed to house the students. Zoning Officer Snedeker reported Oakwood Investment Partners would like to renew their Special Use Permit for Mobile Food Vending located at McMakens IGA on McMaken Lane. The location is the same as last year. The City did not experience any problems with Oakwood Investment once they were up and running. It does generate business for the IGA.

Motion by Requarth, second by Schreier to renew the Special Use Permit for Oakwood Investment Partners to operate a mobile food truck in the McMakens parking lot. All yeas, motion carried.

Zoning Officer Snedeker had no report.

Law Director Stephan stated we are looking for final recommendation to City Council on proposed Ordinance 2021-03 which would rezone 201 Sycamore Street from its current zoning of OR (PD) Planned Development to the new classification of I-1 (PD) Light Industrial Planned Development Overlay District. There were no citizen comments at the Public Hearing on May 4, 2021. Staff received a few comments by phone and their questions about the project were answered. Law Director Stephan stated as a related matter, we are asking for approval of the Preliminary Plan for 201 Sycamore Street. Planning Commission would be specifically approving a Special Use for the store and lock facility and the Preliminary Plan included with the application. Under the Planned Development process, you would be making the findings for approval under 1151.15(f) and specifically approving this use for a store and lock. These recommendations would then go back to City Council.

Mayor Letner asked if we could put a completion time frame on this Special Use?

Law Director Stephan stated there is no time frame specified but we could put that in with respect to the Preliminary Plan. The applicant did speak about doing this in phases.

The consensus is to give the applicant two years to complete one unit as proposed.

Motion by Cordes, second by Claggett to recommend to City Council to adopt proposed Ordinance No. 2021-03 to rezone 201 Sycamore Street from its current zoning of OR (PD) Office Residential Planned Development Overlay to the new classification of I-1 (PD) Light Industrial Planned Development Overlay District. All yeas, motion carried.

Motion by Schreier, second by Requarth to approve the Special Use of a storage unit facility and to recommend to City Council to approve the Preliminary Plan for a storage unit facility at 201 Sycamore Street, with the stipulation the applicant commences construction on one building within two years. All yeas, motion carried.

Law Director Stephan reported a Public Hearing was held on proposed Ordinance No. 2021-05, 2021-06 and 2021-07 at the last City Council meeting. There were no citizen comments. Law Director Stephan stated proposed Ordinance No. 2021-05 would amend the rear yard setbacks in

SYCAMORE STREET STORAGE UNITS for LOCK N ROLL STORAGE

LOCATED AT 201 SYCAMORE STREET, BROOKVILLE OH, 45309
SE 1/4 SECTION 34, TOWN 6, RANGE 4E
CITY OF BROOKVILLE, MONTGOMERY COUNTY, OHIO
MAY 25, 2022

DATUM:

DATUM IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (RTK VRS NETWORK), SOUTH ZONE, NAD83 FOR HORIZONTAL LOCATION AND NAVD88 DATUM FOR VERTICAL ELEVATIONS.

SPECIFICATIONS:

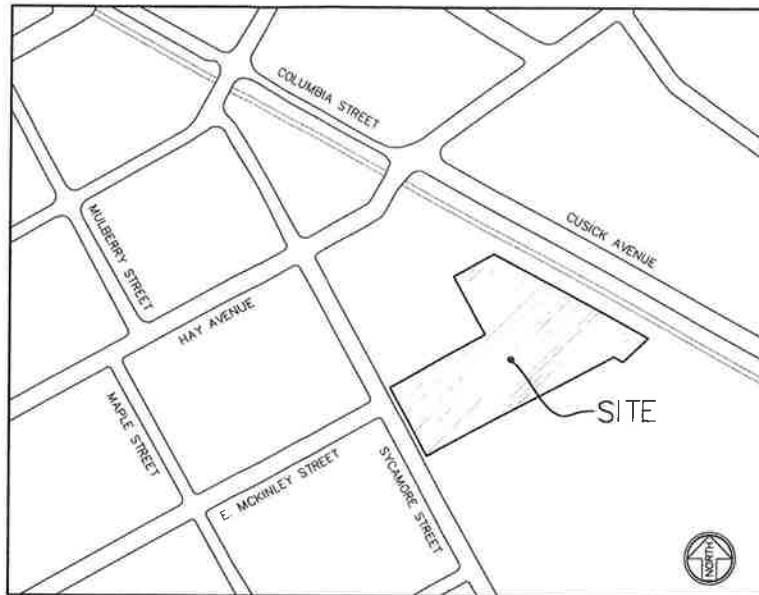
SPECIFICATIONS FOR THIS PROJECT SHALL BE AS PER CITY OF BROOKVILLE AND THE OHIO DEPARTMENT OF TRANSPORTATION'S CONSTRUCTION AND MATERIAL SPECIFICATIONS DATED JANUARY 1, 2019, UNLESS OTHERWISE MODIFIED HEREIN, MOST RESTRICTIVE SHALL APPLY AS DETERMINED BY THE ENGINEER.

GENERAL NOTES:

- WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR SHALL UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT EXACT ELEVATIONS MAY BE DETERMINED AND THE NECESSARY ADJUSTMENT MADE.
- THE CONTRACTOR AND SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS INCLUDING EMPLOYEES AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- EXISTING DRAIN TILE DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER AS DIRECTED BY THE ENGINEER. NO PAYMENT WILL BE MADE FOR TILE REPLACEMENT. THIS IS TO BE APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE DONE TO ADJACENT PROPERTIES OR ANY PROPERTY AFFECTED BY THE CONSTRUCTION WORK. THE CONTRACTOR SHALL TAKE SPECIAL EFFORT TO PROTECT EXISTING TREES AND/OR SHRUBS.
- NO DIMENSIONS SHALL BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
- DETENTION POND AREA TO BE COMPACTED MATERIAL.
- ALL TRENCHES WITHIN THE ROAD RIGHT OF WAY SHALL BE BACK FILLED PER DETAIL THESE PLANS.
- EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND ELEVATIONS ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY COMPANY(S) AND PROTECTION OF SAID UTILITY DURING CONSTRUCTION.
- ALL STORM DRAINAGE AND STREET CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CITY AND ODOT STANDARDS.
- ALL NEWLY INSTALLED STORM SEWER SHALL BE PROTECTED FROM SEDIMENT INFILTRATION WITH STAKED LINEN CLOTH AND /OR STRAW BALES.
- SEEDING MUST BE DONE SEVEN (7) DAYS AFTER EARTH DISTURBING ACTIVITIES.
- ALL STORM SEWER INSTALLATION AS WELL AS ROAD CONSTRUCTION ITEMS TO BE IN ACCORDANCE WITH SAID STANDARDS, AND SUBJECT TO INSPECTION BY THE CITY INSPECTOR.
- FOR SOIL EROSION ABATEMENT REFER TO EROSION CONTROL PLAN SHEET.
- STREET NAMES SIGNS SHALL BE PROVIDED, AS SOON AS DEVELOPMENT BEINGS.
- FIELD TILE - SHOULD FIELD TILE BE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL REPLACE THE TILE WITHIN THE DEDICATED RIGHT-OF-WAY. THE CONTRACTOR SHALL REPLACE THE TILE WITH STEEL REINFORCED CONCRETE PIPE (ASTM C-76, CL4) OR DUCTILE IRON PIPE (ANSI CLASS 52 OR PVC AS SPECIFIED) AT THE DIRECTION OF THE CITY ENGINEER'S INSPECTOR.
- ANY MUD TRACKED OR DISPOSITION OF BUILDING MATERIALS OR DEBRIS UPON PUBLIC RIGHT-OF-WAY SHALL BE CLEANED OFF IMMEDIATELY. EVERY PRECAUTION SHALL BE TAKEN TO MINIMIZE THIS RISK.
- ALL STORM DRAINS, UNDERDRAINS AND FIELD TILE BROKEN DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED TO ORIGINAL CONDITION.
- ALL NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, COUNTY AND STATE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO ODOT, MDCO, AND GEPA.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE EXISTING OWNED PROPERTY, RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE WRITTEN CONSENT OF THE OWNER.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS MATERIAL OFF-SITE AT THEIR SOLE EXPENSE.
- THE CONTRACTOR SHALL CLEAN UP ALL DEBRIS AND MATERIALS RESULTING FROM HIS OPERATION AND RESTORE ALL SURFACES, STRUCTURES, DITCHES AND PROPERTY TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ENGINEER.
- ROOF DRAINS, FOUNDATION DRAINS, YARD DRAINS, SUMP PUMP DISCHARGE OR ANY OTHER STORM SURFACE OR GROUND WATER SOURCE SHALL NOT BE CONNECTED TO THE SANITARY SEWER SYSTEM.
- ALL STREETS SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES & OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN KIND & IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
- ALL SEDIMENT EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION OR REMOVAL OF EXISTING COVER.
- ALL SITE CLEARING AND EXCAVATION SHALL BE IN ACCORDANCE WITH ODOT 201 - CLEARING AND GRUBBING AND ODOT 203 - ROADWAY EXCAVATION & EMBANKMENT.

CONSTRUCTION NOTES

- ALL WORK AND SITE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE MONTGOMERY COUNTY ENGINEER'S STANDARDS AND SPECIFICATIONS, AND PRACTICES AND THE CURRENT EDITION OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS", UNLESS INDICATED OTHERWISE.
- A PERMIT SHALL BE REQUIRED FROM THE MONTGOMERY COUNTY ENGINEER'S OFFICE BEFORE WORK COMMENCES IN R/W.
- ALL CONFLICTS IN SPECIFICATIONS SHALL BE RESOLVED BY THE OWNER.
- ALL COUNTY PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH MONTGOMERY COUNTY STANDARDS, SPECIFICATIONS, PRACTICES AND GEPA PERMITS.
- IN ALL CASES ANY AND ALL VARIANCES FROM THE PLANS ARE SUBJECT TO WRITTEN AUTHORIZATION FROM THE OWNER.
- THE OWNER SHALL BE NOTIFIED OF ALL FIELD TILE ENCOUNTERED. ALL TILE SHALL BE REPLACED OR CONNECTED TO STORM SEWER SYSTEM AT A STORM SEWER STRUCTURE (NO BLIND CONNECTIONS SHALL BE PERMITTED).
- ROCK EXCAVATION SHALL BE TO THE DEPTH REQUIRED TO PROVIDE A MINIMUM OF FOUR (4) INCHES OF CLEARANCE BELOW ALL PARTS OF THE PIPE, VALVES, OR FITTINGS. THE CONTRACTOR SHALL PROVIDE PIPE BEDDING TO THE REQUIRED GRADE WITH FINE GRANULAR MATERIAL IN ROCK EXCAVATION. TRENCH WIDTHS IN ROCK EXCAVATION SHALL BE EIGHT (8) INCHES WIDER THAN THE OUTSIDE DIAMETER OF THE BELL OF THE PIPE.
- SLAG IS NOT PERMITTED IN THE AGGREGATE BEDDING, BASE, OR BACKFILL.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH MONTGOMERY COUNTY SPECIFICATIONS.



VICINITY MAP
NTS

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS & PARTIAL DEMOLITION PLAN
- SITE AND GRADING PLAN
- EROSION CONTROL PLAN

STORM SEWER

- ALL STORM SEWER SHALL CONFORM THE CURRENT EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS", UNLESS OTHERWISE NOTED.
- ALL STORM SEWER STRUCTURES SHALL BE PRECAST ONLY UNLESS OTHERWISE NOTED.
- ALL STORM MANHOLES ARE TO BE ODOT NO. 3 MANHOLE UNLESS OTHERWISE NOTED. CHANNEL BOTTOMS OF ALL MANHOLES AND CATCH BASINS, LIGHT DUTY FRAME AND COVER IN GRASS AREA, HEAVY DUTY FRAME AND COVER INSIDE RIGHT OF WAY AND IN PAVEMENT AREAS.
- ALL CATCH BASINS WITH GRATE TYPE LIDS SHALL BE BICYCLE SAFE AND HAVE VEIN TYPE GRATES.
- SEE TRENCH DETAILS FOR BACKFILL REQUIREMENTS.
- MATERIALS SHALL CONFORM TO THE FOLLOWING:
 - REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76
 - REINFORCED CONCRETE PIPE JOINTS CONFORMING TO ASTM C-443
 - PVC PIPE CONFORMING TO ASTM D-3034
 - PVC PIPE JOINTS CONFORMING TO ASTM D-3034, D-3212
 - A-2000 PIPE CONFORMING TO ASTM F-949
 - A-2000 PIPE JOINTS CONFORMING TO ASTM F-3212
 - PERMA-LOC OR ULTRA RIB PIPE CONFORMING TO ASTM F-794 AND AASHTO M304
 - PERMA-LOC OR ULTRA RIB PIPE JOINTS CONFORMING TO ASTM D-3212
 - ADS N12 WITH BELL JOINTS
- ALL EXISTING MANHOLES AND CATCH BASINS SHALL BE CORED.
- ALL STORM MANHOLE CASTINGS SHALL BE NEENAH R-1767 WITH 4 HOLE VENTED LIDS.
- ALL CATCH BASINS TO MEET ODOT STANDARDS AND ARE TO BE ODOT TYPE 2-2B OR 2-3 OUTSIDE OF THE CURB LINE, UNLESS OTHERWISE SHOWN.
- BEDDING FOR STORM SEWER SHALL BE PER BEDDING DETAIL.

DEMOLITION NOTES

- ALL DISTURBED AREAS UNDER FUTURE GRASS AND/OR LANDSCAPE AREA SHALL BE COMPACTED BACKFILL TO 90% MODIFIED PROCTOR AND GRADED TO DRAIN.
- ALL DISTURBED AREAS UNDER FUTURE PAVEMENT OR BUILDING AREAS SHALL BE BACKFILLED WITH COMPACTED FILL MATERIAL TO 95% MODIFIED PROCTOR OR COMPACTED WITH ODOT ITEM 304.
- CONTRACTOR TO REMOVE EXISTING NON-ACTIVE STORM SEWER AND BACKFILL PER CITY REQUIREMENTS. CONTRACTOR MAY OPT TO PLUG EXISTING NON-ACTIVE STORM LINE WITH FLOWABLE FILL (SEE DETAIL SHEET C2) AND ABANDON IN PLACE.

EXISTING UTILITIES

EXISTING UNDERGROUND UTILITIES & SERVICES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST INFORMATION AVAILABLE. THE LOCATIONS SHOWN ARE INTENDED ONLY AS A GUIDE & CANNOT BE GUARANTEED ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

- CONTACTING ALL UTILITY OWNERS TEN DAYS PRIOR TO CONSTRUCTION & ADVISING THEM OF THE WORK TO TAKE PLACE.
- LOCATING THEIR AID IN LOCATING & PROTECTING ANY UTILITY WHICH MAY INTERFERE WITH CONSTRUCTION.
- EXCAVATING & VERIFYING THE HORIZONTAL & VERTICAL LOCATION OF EACH UTILITY.
- ALL DAMAGE TO ANY EXISTING UTILITY.

THE FOLLOWING ARE KNOWN OWNERS OF UNDERGROUND UTILITIES WHO SHALL BE NOTIFIED TEN DAYS PRIOR TO CONSTRUCTION TO FIELD LOCATE SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY THE BELOW UTILITY OWNERS, OUPS (1-800-362-2764) & DIRECTLY NOTIFY ANY NON-MEMBERS OF OUPS. IF, DURING CONSTRUCTION, INTERFERENCE ARISES WITH EXISTING UTILITIES IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY COMPANY INVOLVED. ANY AND ALL WORK REQUIRED FOR PUBLIC OR PRIVATE UTILITIES WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR.

UTILITY OWNERSHIP

WATER

CITY OF BROOKVILLE
(937)-833-2135

TELEPHONE

FRONTIER COM
(800)-921-8101

SANITARY & STORM

CITY OF BROOKVILLE
(937)-833-2135

GAS

CENTERPOINT ENERGY
(937)-312-2521

ELECTRIC

DAYTON POWER AND LIGHT
(937)-331-4521

CABLE

CHARTER COMMUNICATIONS (SPECTRUM)
(937)-396-8372



**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

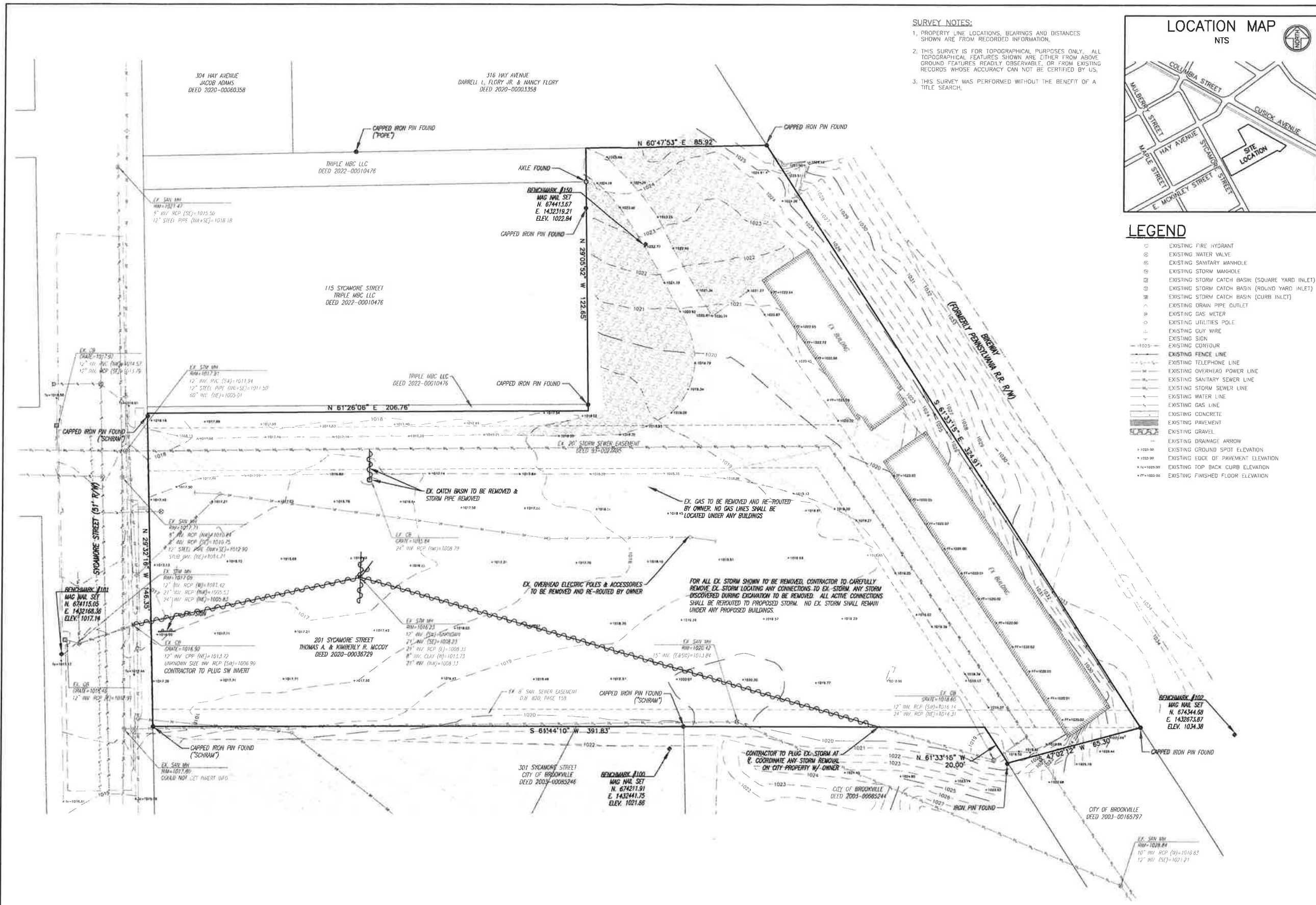
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
FAX: (937) 698-3928
EMAIL: John@bes-engineer.com

Revisions

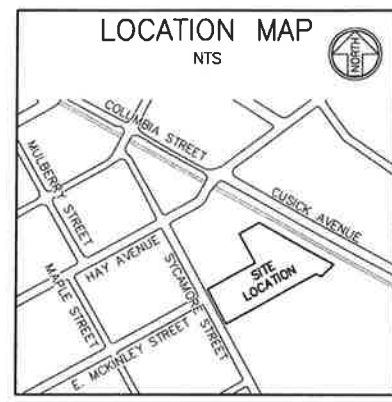
NO.	DATE	DESCRIPTION	BY

FOR AGENCY REVIEW

JOHN J. BRUMBAUGH
REGISTERED ENGINEER OF OHIO NO.63257



- SURVEY NOTES:**
1. PROPERTY LINE LOCATIONS, BEARINGS AND DISTANCES SHOWN ARE FROM RECORDED INFORMATION.
 2. THIS SURVEY IS FOR TOPOGRAPHICAL PURPOSES ONLY. ALL TOPOGRAPHICAL FEATURES SHOWN ARE EITHER FROM ABOVE GROUND FEATURES READILY OBSERVABLE, OR FROM EXISTING RECORDS WHOSE ACCURACY CAN NOT BE CERTIFIED BY US.
 3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.



- LEGEND**
- EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING SANITARY MANHOLE
 - EXISTING STORM MANHOLE
 - EXISTING STORM CATCH BASIN (SQUARE YARD INLET)
 - EXISTING STORM CATCH BASIN (ROUND YARD INLET)
 - EXISTING STORM CATCH BASIN (CURB INLET)
 - EXISTING DRAIN PIPE OUTLET
 - EXISTING GAS METER
 - EXISTING UTILITIES POLE
 - EXISTING GUY WIRE
 - EXISTING SIGN
 - EXISTING CONTOUR
 - EXISTING FENCE LINE
 - EXISTING TELEPHONE LINE
 - EXISTING OVERHEAD POWER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING STORM SEWER LINE
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING CONCRETE
 - EXISTING PAVEMENT
 - EXISTING GRAVEL
 - EXISTING DRAINAGE ARROW
 - EXISTING GROUND SPOT ELEVATION
 - EXISTING EDGE OF PAVEMENT ELEVATION
 - EXISTING TOP BACK CURB ELEVATION
 - EXISTING FINISHED FLOOR ELEVATION

PLAN NORTH

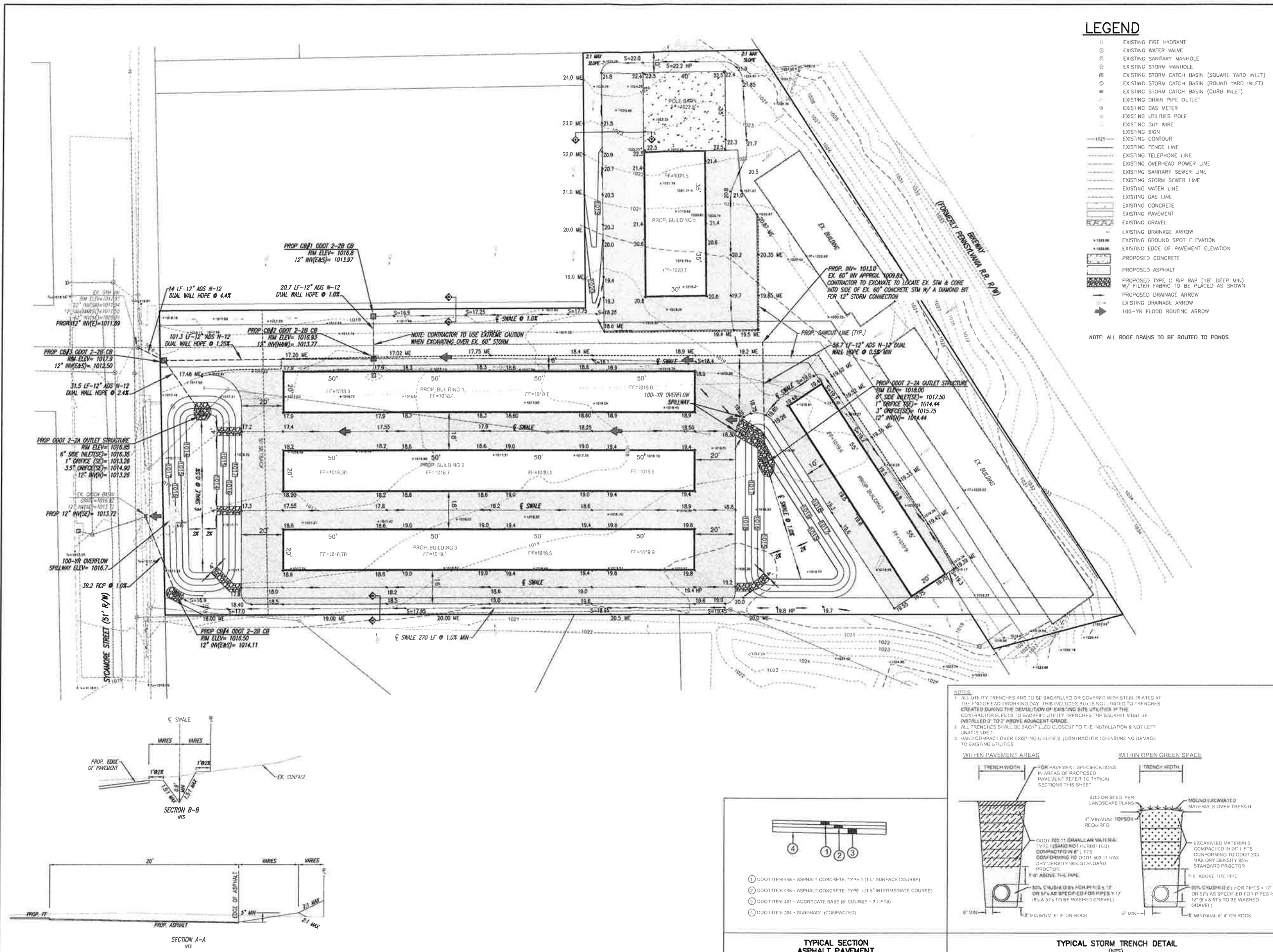
2 WORKING DAYS BEFORE YOU DIG CALL TOLL FREE 800-362-2764 OHIO UTILITIES PROTECTION SERVICE

BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-5000
FAX: (937) 698-3928
EMAIL: John@br-es-engineer.com

PROJECT NO.: 682.21
DATE: 5/25/2022
DRAWN BY: GWG
DESIGNED BY: SRP
CHECKED BY: JJB
REVISED:
1.
2.
3.
4.
5.
6.
7.

EXISTING CONDITIONS & PARTIAL DEMOLITION PLAN
FOR
MCCOY HOMES
LOCATED AT
201 SYCAMORE STREET, CITY OF BROOKVILLE,
MONTGOMERY COUNTY, OHIO

SHEET OF C2 4



LEGEND

- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM CATCH BASIN (SQUARE YARD INLET)
- EXISTING STORM CATCH BASIN (ROUND YARD INLET)
- EXISTING STORM CATCH BASIN (CURB INLET)
- EXISTING DRAIN PIPE OUTLET
- EXISTING GAS METER
- EXISTING UTILITIES POLE
- EXISTING GUY WIRE
- EXISTING SIGN
- EXISTING CONTOUR
- EXISTING FENCE LINE
- EXISTING TELEPHONE LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING CONCRETE
- EXISTING PAVEMENT
- EXISTING GRAVEL
- EXISTING DRAINAGE ARROW
- EXISTING GROUND SPOT ELEVATION
- EXISTING EDGE OF PAVEMENT ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED TYPE C RIP RAP (18" DEEP MIN) W/ FILTER FABRIC TO BE PLACED AS SHOWN
- PROPOSED DRAINAGE ARROW
- EXISTING DRAINAGE ARROW
- 100-YR FLOOD ROUTING ARROW

NOTE: ALL ROOF DRAINS TO BE ROUTED TO PONDS

PLAN NORTH



2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE



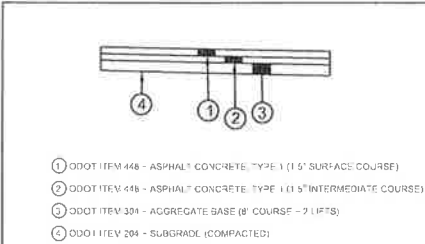
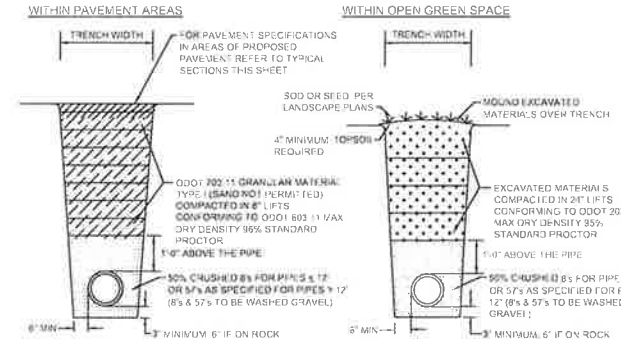
BRUMBAUGH & ENGINEERING, LLC
SURVEYING, LLC

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
FAX: (937) 698-3928
EMAIL: John@bes-engineer.com

PROJECT NO.:	682.21
DATE:	5/25/2022
DRAWN BY:	GWG
DESIGNED BY:	SRF
CHECKED BY:	JLB
REVISED	
1.	
2.	
3.	
4.	
5.	
6.	
7.	

SITE AND GRADING PLAN
FOR
LOCK N ROLL STORAGE
LOCATED AT
201 SYCAMORE STREET, CITY OF BROOKVILLE,
MONTGOMERY COUNTY, OHIO

- NOTES:
- ALL UTILITY TRENCHES ARE TO BE BACKFILLED OR COVERED WITH STEEL PLATES AT THE END OF EACH WORKING DAY. THIS INCLUDES BUT IS NOT LIMITED TO TRENCHES CREATED DURING THE DEMOLITION OF EXISTING SITE UTILITIES. IF THE CONTRACTOR ELIGIBLE TO BACKFILL UTILITY TRENCHES THE BACKFILL MUST BE INSTALLED 2" TO 2" ABOVE ADJACENT GRADE.
 - ALL TRENCHES SHALL BE BACKFILLED CLOSEST TO THE INSTALLATION & NOT LEFT UNATTENDED.
 - HAND COMPACT OVER EXISTING UTILITIES (CONTRACTOR TO ENSURE NO DAMAGE TO EXISTING UTILITIES).



TYPICAL SECTION
ASPHALT PAVEMENT

TYPICAL STORM TRENCH DETAIL
(NTS)

MEMORANDUM:

JUNE 10, 2022

TO: CITY OF BROOKVILLE PLANNING COMMISSION

FROM: ROD STEPHAN, LAW DIRECTOR

RE: ARLINGTON ROAD INDUSTRIAL PROJECT

The City of Brookville has been working with BH DEVCO, an Arizona development company, to establish a new industrial site on Arlington Road north of I-70. Attached to this memorandum is a proposed site plan for the project.

This project will require the rezoning of part of Lot 2222 from Highway Service to I-2 General Industrial District. I have attached a copy of a map from the original zoning ordinance for this property which sets for the Highway Service area within Lot 2222. This project may also require the rezoning of the property adjacent to E. Campus Blvd. where buildings D & E are located on the proposed site plan.

The site plan is being presented to Planning Commission for your review and comments prior to commencement of the rezoning for the project. The plan has been reviewed by the city staff and engineer. A letter from Allen Heitbrink, Choice One Engineering, is attached. A few items that have been generated by the staff and engineering review include:

- (1) Requiring a landscape buffer along the northern boundary of the site.
- (2) Amending the site plan to align the northern street entrance with Nutrition Way.
- (3) The new streets shown on the site plan would be established as private streets with ingress and egress easements as opposed to public streets to avoid future street maintenance costs.
- (4) E. Campus Blvd would remain a public street providing access to Building D & E.
- (5) Requiring landscape buffers along the detention areas facing Arlington Rd.
- (6) Traffic signal warrant analysis at the intersection of W. Campus Blvd. and Arlington Rd.

The project presents an important economic development opportunity for the City of Brookville. Planning Commission is asked to review the proposed site plan, and to provide any comments regarding the plan. Formal approval of the site plan by Planning Commission will be taken at a later meeting as the City Staff will continue to work with the Developer to incorporate the recommendations of Planning Commission within the site plan. It is expected that the rezoning process will start this month, and it is requested that Planning Commission direct that a rezoning ordinance be presented to City Council to start the rezoning process.

EXHIBIT "B"



LEGEND:

- ① INDICATES TRACT NUMBER
- 2222 INDICATES PROPOSED LOT NUMBER
- CITY OF BROOKVILLE

FOR DESCRIPTION - SEE EXHIBIT "A"

OWNERSHIP LIST:

- | TRACT NO. | OWNER |
|-----------|---|
| ① | DANE LYNN LONG 2709 GARDENLANDS ROAD, ARLINGTON, OH 43004 |
| ② | DANE LYNN LONG 2709 GARDENLANDS ROAD, ARLINGTON, OH 43004 |
| ③ | DANE LYNN LONG 2709 GARDENLANDS ROAD, ARLINGTON, OH 43004 |

ACREAGE BREAKDOWN:
N 1/2 SEC. 27 - 50.769 ACRES LOT NUMBER 2222
15.077 ACRES LOT NUMBER 2223
9.656 ACRES LOT NUMBER 2224

HIGHWAY R/W
NW 1/4 SEC. 27 0.916 ACRES
NOT TO BE ANNEXED

PROPOSED LOT NO.'s:
2222
2223
2224

PLEASANT PLAIN RD.

NW COR. SEC. 27

REG. PT.

CLAY TOWNSHIP

PROPOSED CORPORATION LINE

REMAINDER IN CLAY TRIP 0.916 ACRES

SEC. 27

N 05°45'00" W 1329.70'

1320.00'

5 05°45'00" E 1320.00'

30.00'

NW 1/4 27

30.00'

SEC. 28

CITY OF BROOKVILLE

NE 1/4 28

SE 1/4 28

SW 1/4 27

SE 1/4 27

CITY OF BROOKVILLE

SW 1/4 27

SE 1/4 27

CITY OF BROOKVILLE

EXISTING CORPORATION LINE

CLAY TOWNSHIP

ROUTE 70

INTERSTATE

ROUTE 70

CLAY TOWNSHIP

SE 1/4 27

SW 1/4 27

CITY OF BROOKVILLE

SE 1/4 27

SW 1/4 27

CITY OF BROOKVILLE

MAP OF PROPOSED ANNEXATION TO THE CITY OF BROOKVILLE CONTAINING 75.522 AC.

NORTH HALF SEC. 27
TOWN 5, RANGE 4, EAST
1 ST. MERIDIAN
CLAY TOWNSHIP
MONTGOMERY CO., OHIO
SEPTEMBER 2001

Donald R. Bowman
DONALD R. BOWMAN REGISTERED PROFESSIONAL SURVEYOR
No. 4323, STATE OF OHIO

DONALD R. BOWMAN
Civil Engineer and Surveyor
9349 Ballinora - Philadelphia Pk
Brookville, Ohio 45305
(937) 894 - 5744

Date: Apr. 06 Scale: 1"=250' Job No. 9906

DATE THIS PRINT ISSUED





Date
June 10, 2022

Attention
Rod Stephan
Community & Economic
Development

Address
City of Brookville
301 Sycamore Street
Brookville, OH 45309

Subject
Proposed Industrial Development, Brookville, Ohio

Review Comments

Enclosed are our comments of our review for the proposed Industrial Development Site. This review included comments referencing the plans dated May 17, 2022.

SD-1.0:

- Realign the northern most drive with Nutrition Way.
- Recommend a signal warrant analysis be performed at the intersection of W. Campus Blvd and Arlington Road.
- Interchange should be evaluated. We recommend the city reach out to ODOT to see what needs to be considered.
- We would recommend E. Campus Blvd. have a cul-de-sac installed at the end of the roadway and keep this a public roadway. All other site roads should be considered private.
- Coordinate the easements for the waterline connection under Interstate 70 so that it can be installed in the future.
- Ensure easement along Arlington Road is included for future sanitary sewer installation.

If you should have any questions, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in blue ink that reads "Allan Heitbrink".

Allan Heitbrink, P.E., PTOE
Project Manager

W. Central Ohio/E. Indiana
440 E. Hoewisher Rd.
Sidney, OH 45365
937.497.0200 Phone

S. Ohio/N. Kentucky
8956 Glendale Millford Rd., Suite 1
Loveland, OH 45140
513.239.8554 Phone

www.CHOICEONEENGINEERING.com



BH DevCo
7878 North 16th Street, Suite 130-16
Phoenix, AZ. 85020

Phoenix, AZ 85020

[illegible]

姓名	学号	成绩

Brookville



ZONING PERMITS 2021-2022

ZONING PERMITS MARCH 2022											
Date	Address	Application	Name	Zoning Permit #	Special Use	Subdivision Major/Minor	Approved/ Denied	Building # Residential Commercial	Building Completion Date	C/O	Misc. Permit Information
3/1/2022	407 Edgebrook Ave.	Fence permit	Brothers	4338			A-3-1-22				
3/7/2022	530 E. Westbrook Rd.	Storage Shed Permit	Rogers	4339			A-3-7-22				
3/7/2022	353 N. Wolf Creek St.	Inground Swimming Pool	Long	4340			A-3-7-22				
3/7/2022	216 Litten Ct.	SFR 2491 S.F. Basement Cumberland	Fischer Homes	4341			A-3-8-22				
3/7/2022	207 Litten Ct.	SFR 2790 Sq.Ft. Basement Jensen	Fischer Homes	4342			A-3-8-22				
3/8/2022	518 Market St.	Fence Permit	Sibila	4343			A-3-14-22				
3/13/2022	266 Joanna St.	Front Porch	Pence	4344			A-3-15-22				
3/15/2022	501 Westbrook Rd	Sign Permit	Trust Plumbing	4345			A-3-15-22				
3/18/2022	145 Brooke Parke Ave.	SFR 2003 Sq.Ft. Basement Greenbriar	Fischer Homes	4346			A-3-21-22				
3/22/2022	101 Ankara	Driveway permit	Bohm	4347			A-3-23-22				
3/7/2022	850 Shaney Lane	Pool and Fence	Renner	4348			A-3-15-22				
3/20/2022	548 E. Westbrook Rd	Deck and Fence Permit	Metzer windows	4349			A-3-23-22				
3/22/2022	176 Brooke Woode	Fence permit	Friedlander	4350			A-3-23-22				
3/23/2022	527 Caleb Dr.	Fence Permit	Friedlander	4351			A-3-23-22				
3/22/2022	151 Timberwolf Way	Pool and Deck Permit	Sheehan	4352			A-3-29-22				
3/29/2022	176 Brooke Woode	Storage Shed Permit	Hemmerich	4353			A-3-30-22				
3/30/2022	157 Brooke Parke Ave.	SFR 1991 Sq. Ft. Basement Greenbriar	Fischer Homes	4354			A-3-31-22				
3/9/2022	1 McMaken Lane	Mobile Food Truck	Louisana Grill		2022-01		A-3-17-22				
3/9/2022	Sakura Dr.	Storage Facility	Brookville Stor-N-Lock		2022-02		A-3-17-22				
3/25/2022	819 Hunters Run	SFR 2259 Sq. Ft. Basement Yosemite	Fischer Homes	4355			A-4-19-22				
3/30/2022	813 Hunters Run	SFR 2796 Sq. Ft. Basement Jensen	Fischer Homes	4356			A-4-19-22				
3/30/2022	814 Hunters Run	SFR 1848 Sq. Ft. Basement Wesley	Fischer Homes	4357			A-4-19-22				
ZONING PERMITS APRIL 2022											
Date	Address	Application	Name	Zoning Permit #	Special Use	Subdivision Major/Minor	Approved/ Denied	Building # Residential Commercial	Building Completion Date	C/O	Misc. Permit Information
4/1/2022	225 Charlie Ct.	Inground Swimming Pool	Maxam	4358			A-4-1-22				
3/25/2022	58 Meadow Brooke Ave.	Fence permit	Unger	4359			A-4-8-22				
4/5/2022	213 Litten Ct.	SFR 1643 Sq. Ft. Basement Preston	Fischer Homes	4360			A-4-7-22				
4/5/2022	127 Brooke Parke Ave.	SFR 1842 Sq. Ft. Slab	Fischer Homes	4361			A-4-7-22				
4/7/2022	183 Brooke Woode Dr.	Storage Shed	Brandt	4362			A-4-7-22				
4/5/2022	229 Mound St.	Fence Permit	Friedlander	4363			A-4-6-22				
4/8/2022	515 Western Ave.	Storage Shed	Lisk	4364			A-4-8-22				
4/11/2022	133 Brooke Parke Ave.	SFR 1991 Sq. Ft. Basement Greenbriar	Fischer Homes	4365			A-4-12-22				
4/11/2022	766 Hunters Run	SFR 2973 Sq. Ft. Basement Denali	Fischer Homes	4366			A-4-19-22				
4/11/2022	796 Hunters Run	SFR 2263 Sq. Ft. Basement Yosemite	Fischer Homes	4367			A-4-19-22				
4/11/2022	321 Baker St.	Fence Permit	Moore	4368							
4/15/2022	239 Foothill	Fence Permit	Howett	4369			A-4-14-22				
4/15/2022	561 Callie Ct.	Covered Patio Permit	Ruxer	4370			A-4-18-22				
4/8/2022	37 Orchard St.	Fence Permit	Bayer	4371			A-4-21-22				
4/20/2022	236 Litton Ct.	SFR 2816 sq. ft. basement Jensen	Fischer Homes	4372			A-4-21-22				
4/20/2022	219 Litton Ct.	SFR 2790 Sq.Ft. Basement Jensen	Fischer Homes	4373			A-4-21-22				
4/20/2022	146 Brooke Parke Ave.	SFR 1743 Sq.Ft. basement Danville	Fischer Homes	4374			A-4-21-22				
4/22/2022	536 E. Westbrook Rd	Storage Shed Permit	Dempster	4375			A-4-22-22				
4/25/2022	116 Hunterfield Dr.	Inground Swimming Pool and Fence	Holp	4376			A-4-25-22				
4/22/2022	200 Crosswell Ave.	Fence Permit	Bowman	4377			A-4-27-22				
4/22/2022	578 E. Upper Lewisburg Rd.	Fence Permit	Spitler	4378			A-4-27-22				
4/26/2022	513 Patricia Faye Ct.	Fence and Shed Permit	Izor	4379			A-4-26-22				
4/26/2022	139 Brooke Parke Ave.	SFR 2265 Sq. Ft. Slab Yosemite	Fischer Homes	4380			A-4-28-22				
4/28/2022	225 Litten Ct.	SFR 1408 Sq. Ft. Basement Harper	Fischer Homes	4381			A-4-28-22				
4/28/2022	121 Brooke Parke Ave.	SFR 1743 Sq. Ft. Slab Danville	Fischer Homes	4382			A-4-28-22				
ZONING PERMITS MAY 2022											

ZONING PERMITS 2021-2022

Date	Address	Application	Name	Zoning Permit #	Special Use	Subdivision Major/Minor	Zoning Approved/ Denied	Building # Residential Commercial	Building Completion Date	C/O	Misc. Permit Information
5/2/2022	425 N. Wolf Creek St.	Fence Permit	Gavin	4383			A-5-2-22				
5/3/2022	15 Beechwood Ave.	Fence Permit	Gray	4384			A-5-3-22				
5/10/2022	120 Church St.	Fence Permit	Clark	4385			A-5-11-22				
5/10/2022	29 Terrace Park Blvd.	Fence Permit	Bullian	4386			A-5-11-22				
5/4/2022	163 Brooke Parke	Fence Permit	Friedlander	4387			A-5-4-22				
5/4/2022	409 Poplar	Fence Permit	Friedlander	4388			A-5-4-22				
5/13/2022	551 W. Westbrook Rd.	Fence Permit	Wakefield	4389			A-5-13-22				
5/13/2022	501 Flanders	Fence Permit	Friedlander	4390			A-5-13-22				
5/9/2022	50 Ridge Rd	Community Building Expansion	Basham	4391			A-5-19-22				
5/16/2022	231 Litten Ct.	SFR 2964 Sq.Ft. Basement Denali	Fischer Homes	4392			A-5-17-22				
5/16/2022	166 Brooke Parke Ave.	SFR 2964 Sq. Ft. Slab Denali	Fischer Homes	4393			A-5-17-22				
5/18/2022	315 Arlington Rd	Above ground Swimming Pool	Scanlan	4394			A-5-18-22				
5/19/2022	27 Wilderness Cove	Storage Shed Permit	Henderson	4395			A-5-20-22				
5/23/2022	447 Meadow Glen Ave.	Above ground Swimming Pool	Green	4396			A-5-23-22				
5/24/2022	334 Western Ave.	Storage Pod	Ginter	4397			A-5-24-22				
5/31/2022	83 Ankara Ave.	Above ground Swimming Pool	Spitler	4398			A-5-31-22				