

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 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.

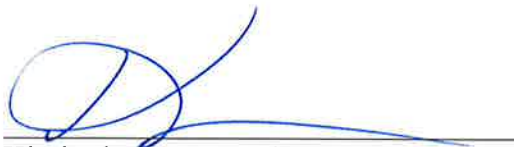
Member Claggett commented he would like to see our zoning code changed so that residents are required to paint or stain a wooden fence to keep them in good repair.

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

