Brookville Planning Commission
Regular Meeting
June 16, 2022

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on June 16, 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 Dittrick to approve the minutes of the May 19, 2022 Planning Commission Meeting. All yeas, motion carried.

Law Director/Development Specialist Stephan reported KW Country Market, LLC, has filed a Special Use Application to operate a Farmers' Market in the parking lot of 515 W. Westbrook Road. The market would operate two Saturdays per month during the summer and fall. The applicant has received permission from Trust Plumbing, at 501 W. Westbrook Road, to use their property for parking during the Farmers' Market events. Westbrook Park could 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. Law Director/Development Specialist Stephan stated the applicant, Wayne Dunn, is present to answer any questions.

Member Schreier asked if the vendors will need their own vendor permit to sell at the Farmers' Market?

Law Director/Development Specialist Stephan replied each vendor would need the appropriate vendor permit and would have to show proof of liability insurance.

Wayne Dunn, of 42 June Place, stated the liability insurance is mandatory.

Mr. Dunn stated if there is a 90% chance of rain or more, Mendenhall Motors has agreed to allow the vendors to set up under their canopy at 414 W. Westbrook Road. Mr. Dunn asked Planning Commission to approve this along with the Special Use Application.

Member Sievers asked if Mr. Dunn if he had any vendors lined up yet?

Mr. Dunn replied he has 10-15 interested vendors.

Motion by Sievers, second by Dittrick to approve Special Use #22-04 to operate a Famers' Market in the parking lot at 515 W. Westbrook Road, with an alternate location of 414 W. Westbrook Road in the event of rain. All yeas, motion carried.

Law Director/Development Specialist Stephan reported at the May 20, 2021 Planning Commission meeting, Planning Commission recommended rezoning of the property at 201 Sycamore St. to 1-l(PD) Light Industrial Planned Development Overlay District. Planning Commission also approved the Special Use for a storage unit facility at 201 Sycamore Street. City Council did approve Ordinance No. 2021-03 on June 15, 2021 to rezone this property to 1-l(PD). A Final Site Development Plan has now been submitted for review and approval by Planning Commission. The plan has been reviewed by Choice One Engineering and their comments have been incorporated in the plan. 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 Claggett inquired if there will be a fence between the sidewalk and the detention pond or between the detention pond and the storage units?

Tom McCoy, of McCoy Homes, stated he will install a black chain link fence all the way around the property, and if there is enough room, he hopes to put some bushes and trees in near the pond to block the view from the neighbors.

Member Schreier asked what the build out estimate is?

Mr. McCoy replied it really depends on the cost of building materials. He may do all the dirt work up front and then install the buildings in phases.

Member Claggett asked if the detention pond will dump into the storm drain?

Mr. McCoy replied he will put all new storm drains in for the detention ponds. There is one drain along the drive that will be lifted up. The storm drain in the back of the parking lot catches all the water off this parking lot and the water from skate park. Mr. McCoy stated this drain is on city property and clogs often.

Manager Keaton advised she and Service Department Superintendent Chris Homan will look at the storm drain tomorrow to see what can be done.

Motion by Claggett, second by Schreier to approve the Final Site Plan for 201 Sycamore Street. All yeas, motion carried.

Mr. McCoy asked from here forward, does he submit all the building plans to the City, or just to Montgomery County Building Department.

Law Director/Development Specialist Stephan replied City Council will have to approve the Final Site Plan since it is Planned Development. It will be submitted to them for approval on June 21, 2022. Mr. McCoy should submit all building plans to Montgomery County Building Department.

Law Director/Development Specialist Stephan reported 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 1-70. Planning Commission has the proposed site plan for the project, and there is also a copy of a map showing the existing zoning of the 75 acres involved in the project. This project will require the rezoning of part of Lot 2222 from Highway Service to I-2 General Industrial District. Law Director/Development Specialist Stephan stated we have received an application for rezoning and the property owner has approved the request for rezoning. Staff would like to start the rezoning process at the next City Council meeting and then schedule a Public Hearing for the following month. There are two other buildings shown on the site plan, D & E, which will be built at a later phase. These buildings would also require rezoning from Highway Service to I-2. Law Director/Development Specialist Stephan stated right now we are looking to rezone the Highway Service area in part of the 75 acres north of the utility easement that runs through this property. The site plan is being presented to Planning Commission for review and comments prior to commencement of the rezoning for the project. The plan has been reviewed by the city staff and engineer, who have provided some preliminary comments. 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.

Law Director/Development Specialist Stephan advised 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. It is requested that Planning Commission direct that a rezoning ordinance be presented to City Council to start the rezoning process.

Steve Backman, President of BH DEVCO located in Phoenix, Arizona, stated his company is an industrial developer that works around the country on industrial pursuits. They follow build to suits around the country and have worked with a lot of recognizable names in the build to suit categories. Mr. Backman advised his company is aware of build to suits that may be looking in the Columbus and Dayton area. The proposed site plan represents a speculative development in Brookville. Mr. Backman stated they are comfortable with the comments made by Choice One Engineering. They have interviewed Choice One and brought in a team of local experts, including Montrose Group and Ford and Associates Architects from Columbus. After checking with Manager Keaton and Law Director/Development Specialist Stephan to make sure it was not a conflict of interest, they retained Choice One Engineering for the project. Mr. Backman advised they like the Brookville site for the geography, the access to freeways and population

of 6 million within 90 minutes. They also like an entitlement process that they can understand, staff members that they can work with and surety of outcome they can show to their users. They have started the rezoning process in two phases as reported by Law Director/Development Specialist Stephan and are excited about the project and working with the City of Brookville.

Member Schreier asked how many acres are in the second phase of the project?

Law Director/Development Specialist Stephan replied there are 75 acres in the first phase and about 14 in the second phase.

Member Schreier asked if this would be for distribution, warehousing and potentially manufacturing?

Law Director/Development Specialist Stephan stated they have talked about both uses. If they find a tenant that is focused on manufacturing or distribution, the building could be adjusted to suit their needs.

Member Schreier replied if we rezone the property to I-2 will that open us up to any type of business to come in?

Law Director/Development Specialist Stephan stated the business would have to be a permitted use in I-2 or a Special Use approved by Planning Commission. I-2 includes the permitted uses of distribution, basic manufacturing and some types of heavy manufacturing. For example, GM would fit within the second category. Law Director/Development Specialist Stephan stated there are also some special uses in the industrial category, such as restaurants.

Member Schreier stated from an ingress/egress traffic flow, will Arlington Road be able to handle that much traffic through that region?

Law Director/Development Specialist Stephan replied we will have our engineer make recommendations regarding traffic improvements as part of this project. Montgomery County Engineers will also review the project and we will develop a plan for traffic improvements along Arlington Road. Our engineer has already suggested realigning the north entrance with Nutrition Way and suggested signal warrant analysis at West and East Campus Boulevard to determine if signals would be required. Law Director/Development Specialist Stephan stated there could be potential expansion of Arlington Road, typically near the entrances for ingress and egress.

Member Cordes asked what the time frame is of this project?

Law Director/Development Specialist Stephan replied once the developer has incorporated the engineers' comments and we have had further study related to traffic needs, they will come back with a site plan towards the end of the rezoning process, or after the rezoning process. We will also be looking at a subdivision plan. The 75 acres is currently divided into a number of different lots and we are looking at combining those into a single lot, so we have common ownership. There would be legal agreements for the ingress and egress easements maintenance of that, as well as covenants and restrictions on the buildings.

Member Cordes asked how quickly the buildings would go up?

Mr. Backman replied once the rezoning process is complete, they would anticipate closing on the property prior to the end of the year. Construction of Building A would begin in the first or second quarter of 2023, and Buildings C and D will follow soon after, depending on the market.

Member Schreier asked if the buildings are leasable, with a management company overseeing the property maintenance?

Mr. Backman replied that is correct. The buildings will be leased with a management company that oversees all property maintenance.

Chairperson Henderson stated he approves of the roadway alignment comments made by our engineer and likes the idea of a cul-de-sac at buildings D and E. The overall layout looks good for fire truck egress. It is a great layout, and he does not see any major issues.

Member Schreier commented the landscape buffer on the front will help the residents on the west side of Arlington esthetically.

Law Director/Development Specialist Stephan stated it is uncertain how much detention there will be, but there will landscaping along the street to make it esthetically appealing.

Member Claggett asked if Arlington Road will be widened?

Law Director/Development Specialist Stephan replied engineering and Montgomery County will review the project to determine if widening is needed. Staff will bring it back to Planning Commission once it is determined what needs to be done.

Chairperson Henderson asked if the space behind Speedway noted as future development is still in play?

Law Director/Development Specialist Stephan replied it will still have potentially a small Highway Service use. That is why the rezoning of that area would be a later step when we see how the market is moving and whether there is a demand for smaller industrial buildings or distribution buildings. We could potentially go back to a Highway Service use. One of the positive things about this plan is this is a site that is open to truck stops and this project would eliminate that use.

Member Schreier observed the esthetic from the roadway will be nice as only building A will be visible. This layout is similar to the airport with well-designed buildings and esthetics.

Mayor Letner stated the esthetic from the highway is also well designed.

Chairperson Henderson commented this is what he has always envisioned for this land and he is excited about the project.

Nate Green, of the Montrose Group, stated this is a great opportunity for the City.

Mayor Letner asked what the total square footage would be of all of the buildings?

Mr. Backman replied the total square footage will be 1.2 million square feet.

Law Director/Development Specialist Stephan reported the City has issued two new home permits in the Meadows of Brookville, along with quite a few fence and pool permits. The City also issued two more permits in Hunters Run. The infrastructure is almost complete and then the home construction can begin.

Member Cordes commented he heard that the Mexican Restaurant is not coming to Brookville.

Law Director/Development Specialist Stephan replied no comment.

Member Sievers stated she heard a rumor that the old Home Sweet Home restaurant location is going to be a Mexican Restaurant.

Law Director/Development Specialist Stephan replied he cannot confirm that.

Member Schreier commented the trees at Gateway Park are becoming a safety risk as they are blocking the line of site to Arlington Road from Upper Lewisburg Salem.

Manager Keaton replied she will look into this and have the trees trimmed as necessary.

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

Kimberly Duncan, Clerk

Ryan Henderson, Chairperson