

Brookville Planning Commission
Regular Meeting
January 19, 2023

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on January 19, 2023. The meeting was held in the City Council Chambers and virtually using Webex. The Pledge of Allegiance was recited. Mayor Letner, Claggett, Kristof and Schreier; Law Director Stephan and Clerk Duncan were present. Member Cordes and Dittrick; Manager Keaton were absent.

Roll call by Clerk Duncan.

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

Member Schreier stated the page numbers are incorrect on the minutes.

Motion by Schreier, second by Kristof to approve the minutes of the December 15, 2022 Planning Commission Meeting with a correction. All yeas, motion carried.

Law Director Stephan reported the City of Brookville recently annexed 59.401 acres on the corner of Upper Lewisburg-Salem Road and Brookville-Phillipsburg Road. A map of the territory that was annexed has been provided to Planning Commission. Under Section 1117.04(c) of the Code of Ordinances, within three months after the effective date of annexation, the Planning Commission shall recommend the appropriate permanent zoning districts for such area to the Municipal Council, and the zoning map shall be amended according to the prescribed procedure set forth in Charter Section 4.11. Under Section 4.11 of the Charter, a public hearing will be held on the proposed zoning for the area, and then the Planning Commission will make a final recommendation to City Council regarding the proposed zoning. City staff has held discussions with the property owner regarding the proposed zoning, and several options have been reviewed for zoning in this area including residential, business, and industrial zoning classifications. The proposed zoning classification is shown on the map as presented: 23.94 acres within the annexed territory would be General Business. The remainder of the parcel would be zoned R-1B for single family housing. The General Business area would be an extension of the Market Street General Business area, and the recent amendment to the GB zoning code would allow for mixed residential and business uses to be approved as a Special Use. There would be a landscape buffer established between this area and any adjoining township property with a zoning classification or current use that is inconsistent with this proposed zoning classification. The remainder of the property would be zoned R-1B which would be consistent with the residential property to the north of this property. The Comprehensive Land Use Plan update approved in 2004 does reference this property for future development of housing. Law Director Stephan requested Planning Commission make an initial recommendation to commence the process to establish the zoning classification for the property.

Member Claggett asked how Law Director Stephan arrived at 23.94 acres for General Business?

Law Director Stephan replied there is not a magic number, city staff was trying to create enough area for a General Business Development. The 30 acres would be enough for a major R-1B subdivision. The size can be adjusted if Planning Commission has other recommendations.

Member Schreier observed Planning Commission does have a responsibility to be good stewards and consider the impact on the existing house on the corner.

Law Director Stephan replied the proposed zoning ordinance would provide a buffer for this property.

Chairperson Henderson inquired if any consideration was made to extend the residential all the way along Albert, rather than extending the General Business around that property. This would put the residential zoning next to the existing residential property. However, it would limit the property to one ingress and egress.

Law Director Stephan replied the thought with the proposed zoning map was that there would be two major ingresses for the General Business area.

Discussion followed regarding extending the residential zoning along Albert Road, as suggested by Chairperson Henderson.

Law Director Stephan stated Planning Commission can make a recommendation to change the proposed zoning plan after the Public Hearing.

Chairperson Henderson stated he is ok with recommending the proposed zoning plan as presented, and making changes later, if necessary, based upon feedback from the Public Hearing.

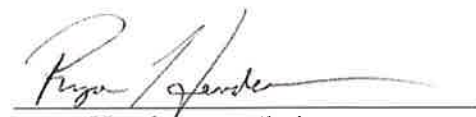
Motion by Claggett, second by Schreier to recommend that Law Director Stephan prepare an Ordinance for City Council to start the zoning process of the 59.401 acres on the corner of Upper Lewisburg Salem with approximately 23 acres zoned General Business and the remainder zoned R-1B, based on the map as presented. All yeas, motion carried.

There was no Old Business.

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



Kimberly Duncan, Clerk



Ryan Henderson, Chairperson