



PLANNING COMMISSION MEETING

Thursday, May 18, 2023, 7:30 PM

CITY HALL

301 SYCAMORE STREET, BROOKVILLE, OHIO 45309

www.brookvilleohio.com

Join Online:

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

Meeting number: 2633 029 3681 Password: 2rRbNJRPd53

Join by phone: +1-415-655-0001 US Toll 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 April 20, 2023 Meeting Minutes
- IV. Site Development Plan - GM, LLC Facility**
- V. Brookville Retail & Industrial Campus, Section 4**
- VI. Reports**
 - a. Law Director
- VII. Old Business**
- VIII. New Business**
- IX. Adjournment**

Chairperson Ryan Henderson • Mayor Chuck Letner

Members: • Ken Claggett • Ronda Dittrick • Damian Kristof • Curt Schreier

Brookville Planning Commission
Regular Meeting
April 20, 2023

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on April 20, 2023. The meeting was held in the City Council Chambers and virtually using Webex. The Pledge of Allegiance was recited. Mayor Letner, Members Claggett, Dittrick, Kristof and Schreier; Law Director Stephan and Clerk Duncan were present. Manager Keaton was absent.

Roll call by Chairperson Henderson.

Chairperson Henderson requested a motion to adopt the Agenda with an addition to add a Special Use Permit for El Diablo Grill.

Motion by Kristof, second by Claggett to adopt the Agenda with an addition. All yeas, motion carried.

Motion by Claggett, second by Kristof to approve the minutes of the March 16, 2023 Planning Commission Meeting. All yeas, motion carried.

Law Director Stephan advised Planning Commission previously approved a Special Use Permit for Cali-OH Eats, LLC, a pizza mobile food truck, to locate at What's The Scoop on Market Street. They have now requested approval for two other sites. One site would be the Municipal Parking Lot off Arlington Road, where the City of Brookville has permitted other mobile food trucks to locate. The other location would be in front of JR Fixit at 60 West Westbrook Road. The mobile food truck would be operating a few days per month at each site. Under 1163.03(b)(26), Planning Commission may approve a Special Use Permit for a mobile food vendor at these locations. Law Director Stephan requested that the Special Use Permit for Cali-OH Eats, LLC, be amended to include the Municipal Parking Lot at Arlington Road and public parking at 60 West Westbrook Road in front of the JR Fixit Shop.

Member Claggett asked if the Cali-OH Eats food truck would park on the street in front of JR Fixit?

Law Director Stephan replied that is correct.

Mayor Letner asked what the hours of operation would be?

Law Director Stephan replied the hours of operation at the Municipal Parking Lot would be would be afternoon and early evening several days a week and the lunch hour one day a week in front of JR Fixit.

Motion by Claggett, second by Dittrick to amend the Special Use Permit issued to Cali-OH Eats, LLC to include the additional sights in front of 60 West Westbrook Road and the Municipal Parking Lot on Arlington Road. All yeas, motion carried.

Law Director Stephan reported S & K Operations, dba El Diablo Grill has applied to renew their Special Use Permit to operate a mobile food truck in the Municipal Parking Lot on Arlington Road. Their hours of operation would be each Wednesday, from 11:00 a.m. until 2:00 p.m. and 4:00 p.m. until 8:00 p.m.

Mayor Letner stated he does not see either of these food trucks pulling business away from our brick and mortar restaurants.

Motion by Kristof, second by Schreier to approve the renewal of the Special Use Permit for S & K Operations, dba El Diablo Grill, to operate a mobile food truck in the Municipal Parking Lot on Arlington Road each Wednesday, from 11:00 a.m. until 2:00 p.m. and 4:00 p.m. until 8:00 p.m. All yeas, motion carried.

Law Director Stephan reported Arbor Homes will begin construction soon on the housing project on Upper Lewisburg Salem Road in the near future.

Member Claggett commented he is glad to see the old car wash on Market Street is being rehabbed.

Member Claggett also commented he saw the windows have been boarded up at the old Brookville Lube and Service building on the corner of Wolf Creek Street and Western Avenue.

Law Director Stephan advised the City boarded up the windows at the request of a City Council Member. The City is still working through the legal process to demolish the building.

Mayor Letner commented that the City purchased the old Brookville National Bank Building on Hay Avenue. The plan is to tear it down and put in a parking lot for patrons of the Market Street businesses.

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

Kimberly Duncan, Clerk

Ryan Henderson, Chairperson

MEMORANDUM:

DATE: MAY 12, 2023

TO: CITY OF BROOKVILLE PLANNING COMMISSION

FROM: RODNEY L. STEPHAN, LAW DIRECTOR

RE: SITE PLAN-EXPANSION OF GM, LLC MANUFACTURING FACILITY

**AND BROOKVILLE RETAIL AND INDUSTRIAL SECTION FOUR SUBDIVISION
RECORD PLAN**

A site development plan application has been filed for a proposed expansion of the existing General Motors manufacturing facility on W. Campus Blvd. A copy of the site plan is submitted to Planning Commission with this memorandum. The proposed expansion will add approximately 1.1 million sq. ft to the existing 251,000 sq. ft. building.

The property is zoned I-2 General Industrial District. The proposed site plan meets all of the required site development regulations for the I-2 General Industrial District. The building setbacks all exceed the minimum standard setbacks, and the building height does not exceed the maximum height of 45 feet. The proposed parking area meets the parking lot requirements in Chapter 1159. The site plan provides for stormwater management for the site, and the site plan complies with all other applicable provisions of the zoning code.

The Brookville Retail and Industrial Section Four Subdivision Record Plan is also before Planning Commission for approval. A copy of the proposed subdivision is submitted to Planning Commission with this memorandum. This subdivision will create a new street right of way from W. Campus Blvd to the south boundary of the property owned by General Motors, LLC, and two new lots are platted-one on each side of the street right of way. This project will require the relocation of certain utilities within the existing W. Campus Blvd. right of way, and a portion of the existing W. Campus Blvd. right of way will be vacated. This subdivision record plan complies with all of the requirements of the subdivision code.

It is the city staff recommendation that Planning Commission approve the site development plan and Brookville Retail and Industrial Section Four subdivision record plan for the proposed expansion of the General Motors manufacturing facility.

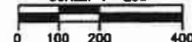
RECORD PLAN

BROOKVILLE RETAIL & INDUSTRIAL CAMPUS, SECTION FOUR

BEING THE REPLAT OF LOTS 2652 AND 2739 OF THE CONSECUTIVE LOT NUMBERS OF THE CITY OF BROOKVILLE, AKA BROOKVILLE - RETAIL & INDUSTRIAL CAMPUS PLAT BOOK 234, PG. 25 AND PLAT BOOK 238, PG. 22 SECTION 28, TOWN 6, RANGE 4 E, MONTGOMERY COUNTY, OHIO
129.394 ACRES TOTAL

LINE CHART		
LINE	BEARING	DIST.
L1	S89°53'49"E	148.37'
L2	S70°44'58"E	45.00'
L3	N88°38'27"E	52.51'
L4	N23°38'27"E	90.00'
L5	N55°54'05"W	2.08'
L6	N78°07'13"W	52.50'
L7	S23°39'19"W	50.95'
L8	S70°44'58"E	45.00'
L9	N62°59'07"W	50.72'
L10	S43°38'40"W	52.18'
L11	S45°59'33"E	54.58'
L12	S00°03'33"W	58.20'
L13	S87°54'02"W	28.51'
L14	S67°54'02"W	55.71'
L15	S48°58'48"E	38.38'
L16	S84°08'31"W	20.88'
L17	N88°53'49"W	48.84'
L18	N88°53'49"W	100.02'
L19	N88°53'49"W	95.16'
L20	S35°39'01"E	90.11'

THE BEARING OF N88°53'37"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28 WAS BASED ON NAD 83 CORRS 2003 ADJUSTMENT, OHIO SOUTH ZONE, COOT VRS CORRS NETWORK
SCALE: 1"=200'



LEGEND

- 5/8" X 30" REBAR W/CAP SET
- 5/8" IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- STONE FOUND
- MONUMENT BOX W/P FD.
- EX. UTILITY EASEMENT

"WC EX U" MEANS THE WEST CAMPUS EXISTING UTILITY EASEMENT AS DEFINED ON PG. 2 OF 2

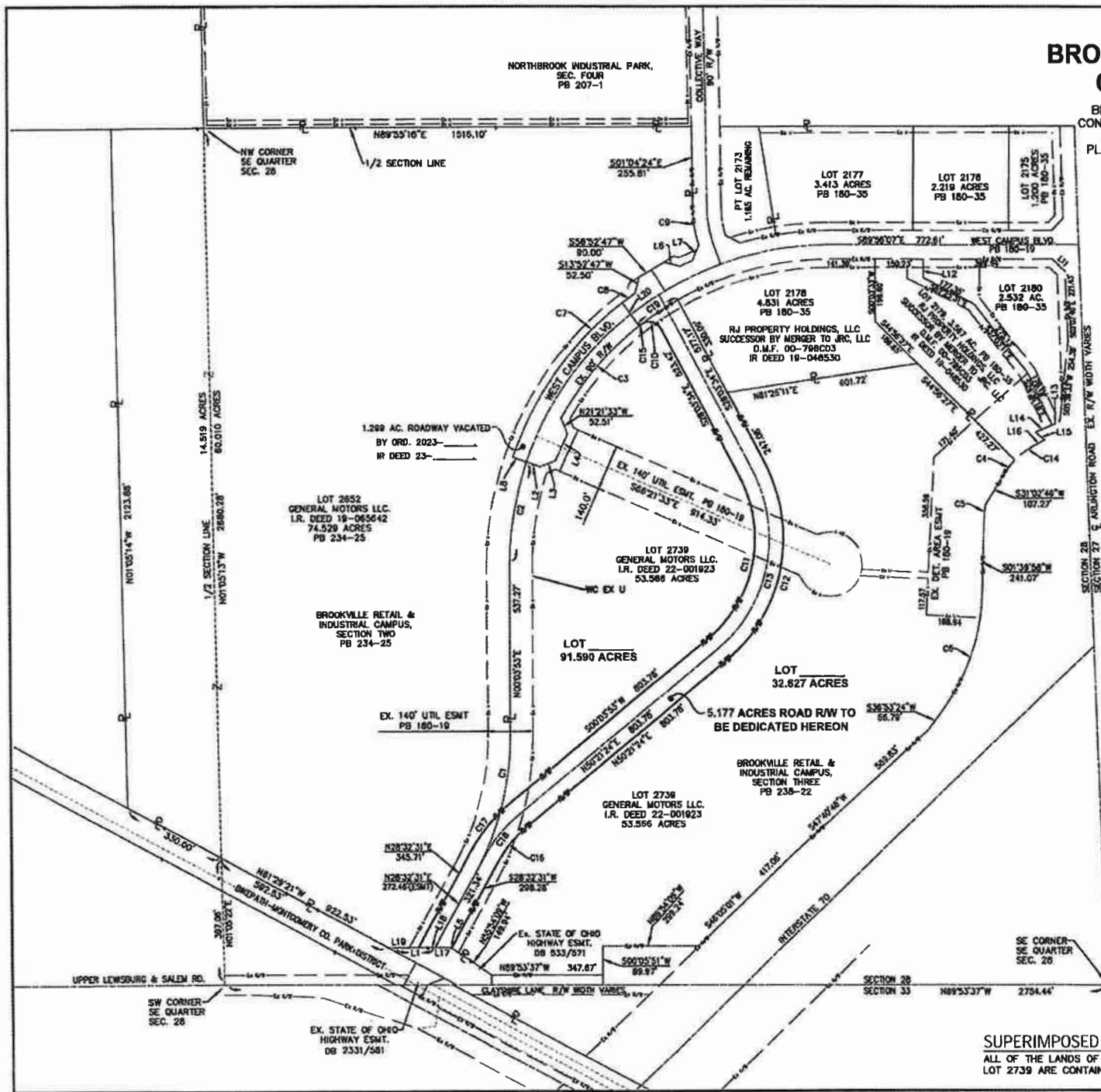
CURVE DATA				
CURVE	RADIUS	Δ	LENGTH	CHORD BEARING
C1	890.00'	28°28'38"	442.33'	437.81' N14°18'12"E
C2	1000.00'	18°40'01"	325.80'	324.38' N09°23'54"E
C3	955.00'	31°31'09"	525.33'	518.73' N44°19'59"E
C4	255.00'	12°46'16"	56.84'	56.72' S37°25'53"W
C5	270.00'	09°57'00"	46.88'	46.83' S06°33'39"W
C6	846.20'	35°13'28"	397.27'	391.04' S19°16'41"W
C7	1045.00'	32°52'37"	599.83'	591.44' N35°11'33"E
C8	1045.00'	02°14'29"	50.00'	50.00' N53°00'08"E
C9	395.00'	16°43'39"	115.32'	114.91' S09°26'13"E
C10	40.00'	100°07'19"	69.90'	81.34' S78°07'14"E
C11	413.00'	78°24'58"	565.24'	522.15' S11°08'55"W
C12	503.00'	78°24'58"	688.42'	635.93' N11°08'55"E
C13	458.00'	78°24'58"	826.83'	579.04' N11°08'55"E
C14	255.00'	20°20'31"	90.53'	90.08' S53°59'16"W
C15	955.00'	00°28'38"	7.40'	7.40' S51°35'48"W
C16	413.00'	21°48'53"	157.25'	156.30' N39°26'58"E
C17	503.00'	21°48'53"	191.91'	190.36' S39°26'58"W
C18	458.00'	21°48'53"	174.38'	173.33' N39°26'58"E
C19	955.00'	08°43'02"	145.30'	145.16' S55°44'00"W

PREPARED BY:

ChoiceOne
Engineering

DATE: 04-11-2023
DRAWN BY: WDG
JOB NUMBER: MOTBRO2305
SHEET NUMBER: 1 OF 2

SUPERIMPOSED AREA NOTE:
ALL OF THE LANDS OF WITH LOT 2652 AND LOT 2739 ARE CONTAINED WITHIN SURVEY.



RECORD PLAN BROOKVILLE RETAIL & INDUSTRIAL CAMPUS, SECTION FOUR

RESERVATIONS - RELEASE OF PRIOR RESERVATIONS

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN DESCRIBED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS INSTRUMENT TO BE OUR VOLUNTARY ACT AND DEED, AND DO HEREBY (1) MODIFY, AMEND AND RE-RESERVE THE EASEMENTS DESCRIBED BELOW AND AS SHOWN HEREON FOR BENEFIT OF THE LOTS DESCRIBED BELOW, (2) TERMINATE AND RELEASE RIGHTS IN CERTAIN RESERVED EASEMENTS AS DESCRIBED BELOW, AND (3) CONSENT TO THE RELOCATION OF CERTAIN EASEMENTS AS SET FORTH BELOW.

RELEASE AS TO EASEMENTS AND OTHER RIGHTS. EXCEPT AS SET FORTH IN PARAGRAPH 2 BELOW AS TO THE WEST CAMPUS EXISTING UTILITY EASEMENT DEFINED BELOW, THE OWNERS OF LAND WITHIN BROOKVILLE - RETAIL & INDUSTRIAL CAMPUS, SECTION ONE HEREBY TERMINATE AND RELASE ANY AND ALL RIGHT, TITLE AND INTEREST IN AND TO ALL OTHER EASEMENTS (INCLUDING WITHOUT LIMITATION THOSE FOR DRAINAGE AND UTILITIES) AND ALL OTHER RIGHTS OF INGRESS, EGRESS, AND USE SHOWN ON THIS PLAT OR OTHER PRIOR PLATS OR REPLATS OF THE BROOKVILLE - RETAIL & INDUSTRIAL PARK AND ENCUMBERING ANY PART OF SECTIONS TWO AND/OR THREE OF THE BROOKVILLE - RETAIL & INDUSTRIAL PARK, BEING LOTS 2652 AND _____ AS OF THE DATE HEREOF, RESPECTIVELY.

EXISTING UTILITY EASEMENTS AND OTHER RIGHTS. NOTWITHSTANDING PARAGRAPH 1 ABOVE, THE OWNERS OF LAND WITHIN BROOKVILLE - RETAIL & INDUSTRIAL CAMPUS, SECTION ONE RETAIN AND THERE IS HEREBY RESERVED FOR THE BENEFIT OF THE OWNERS OF LAND WITHIN BROOKVILLE-RETAIL & INDUSTRIAL CAMPUS, THE EASEMENT LABELED HEREON AS "WEST CAMPUS EXISTING UTILITY EASEMENT" ("WEST CAMPUS EXISTING UTILITY EASEMENT") FOR THE OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, GAS, SANITARY SEWER, ELECTRIC, AND TELEPHONE UTILITIES EXISTING AS OF THE DATE HEREOF AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING OF INGRESS TO AND EGRESS FROM THE WEST CAMPUS EXISTING UTILITY EASEMENT OVER THE SUBJECT PROPERTY FOR SAID PURPOSES. BUT THE OWNERS OF LAND IN SECTIONS TWO AND THREE SHALL HAVE THE RIGHT FROM TIME TO TIME TO RELOCATE THE WEST CAMPUS EXISTING UTILITY EASEMENT ENCUMBERING THEIR RESPECTIVE LAND WITHOUT THE CONSENT OF ANY SECTION ONE OWNERS SO LONG AS SUCH RELOCATION (A) DOES NOT MATERIALLY INTERFERE WITH THE USE OF ANY SECTION ONE LOT, (B) IS AT NO OUT-OF-POCKET COST TO ANY SECTION ONE LAND OWNER, AND (C) DOES NOT RELOCATE ANY UTILITIES IN OR EASEMENTS ON ANY SECTION ONE LAND.

TO AVOID DOUBT, ANY AND ALL RIGHT, TITLE, AND INTEREST IN EASEMENTS AND OTHER RIGHTS PREVIOUSLY RESERVED FOR THE BENEFIT OF THE LAND, OWNERS, OR PROPERTY WITHIN BROOKVILLE - RETAIL & INDUSTRIAL CAMPUS, SECTIONS TWO AND/OR THREE REMAIN IN FULL FORCE AND EFFECT. ACCORDINGLY, THE OWNERS OF LAND IN SECTIONS TWO AND THREE RETAIN ALL RIGHT, TITLE, AND INTEREST IN AND TO ANY AND ALL EASEMENTS AND OTHER RIGHTS SET FORTH IN THIS PLAT AND ANY OTHER PLATS OR REPLATS OF BROOKVILLE - RETAIL & INDUSTRIAL CAMPUS INCLUDING, WITHOUT LIMITATION, THE EXISTING UTILITY EASEMENT ENCUMBERING LOT 2179 AND LOT 2180 OF SECTION ONE (WHICH EASEMENT INCLUDES THE RIGHTS TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, AND REMOVE STORM WATER DRAINS, SWALES, TILES, AND RELATED IMPROVEMENTS) AND THE OTHER UTILITY EASEMENTS ENCUMBERING THE LOTS OF SECTION ONE.

OWNER OF LOT 2652
GENERAL MOTORS LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
AUTHORIZED SIGNATURE

ITS: _____
TITLE

STATE OF _____
COUNTY OF _____, SS

BE IT REMEMBERED, THAT ON THE THIS ____ DAY OF _____, 20____
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,
PERSONALLY CAME _____ ON BEHALF OF
GENERAL MOTORS LLC, AND ACKNOWLEDGED THE
SIGNING OF THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED OF SAID OWNER.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND
OFFICIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

OWNER OF PT LOT 2173, PT LOT 2174,
AND LOTS 2175-2180
RJ PROPERTY HOLDINGS, LLC
AN OHIO LIMITED LIABILITY COMPANY
SUCCESSOR BY MERGER TO JRC, LLC

BY: RJ LAND MANAGEMENT, LLC, AN OHIO
LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____
HENRY JOE WALKER

TITLE: _____
MANAGER

STATE OF _____
COUNTY OF _____, SS

BE IT REMEMBERED, THAT ON THE THIS ____ DAY OF _____, 20____
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,
PERSONALLY CAME _____ ON BEHALF OF
RJ PROPERTY HOLDINGS, LLC, AN OHIO LIMITED LIABILITY COMPANY,
SUCCESSOR BY MERGER TO JRC, LLC, AND ACKNOWLEDGED THE
SIGNING OF THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED
OF SAID OWNER.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND
OFFICIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

BEING THE REPLAT OF LOTS 2652 AND 2739 OF THE
CONSECUTIVE LOT NUMBERS OF THE CITY OF BROOKVILLE,
AKA BROOKVILLE - RETAIL & INDUSTRIAL CAMPUS
PLAT BOOK 234, PG. 25 AND PLAT BOOK 238, PG. 22
SECTION 28, TOWN 6, RANGE 4 E,
MONTGOMERY COUNTY, OHIO

129.394 ACRES TOTAL

APPROVALS

APPROVED THIS ____ DAY OF _____, 20____ BY THE
PLANNING COMMISSION OF THE CITY OF BROOKVILLE, OHIO

CHAIRMAN

APPROVED AND ACCEPTED THIS ____ DAY OF _____
20____ BY THE COUNCIL OF THE CITY OF BROOKVILLE, OHIO

MAYOR

CLERK

COUNTY APPROVAL

FILE # XXXXXXXXX

MONTGOMERY COUNTY ENGINEER

DATE

CHECKED BY

DATE

OCCUPATION STATEMENT

LINES OF OCCUPATION (WHERE
EXISTING) IN GENERAL AGREE
WITH PROPERTY LINES.

PROPERTY LINES CALCULATED
FROM EXISTING MONUMENTATION
AND SURVEYS OF RECORD.

PERTINENT INFORMATION

DMF 00-796C03
PLAT BOOK 180, PAGE 19
PLAT BOOK 180, PAGE 35
PLAT BOOK 207, PAGE 1
PLAT BOOK 234, PAGE 25
PLAT BOOK 238, PAGE 22
LAND SURVEY 2000-0346
LAND SURVEY 2001-0256
LAND SURVEY 2002-0108
LAND SURVEY 2007-0133

DESCRIPTION

BEING THE SUBDIVISION OF LOT 2652 AND LOT 2739 OF THE
CONSECUTIVE LOT NUMBERS OF THE CITY OF BROOKVILLE, AKA
BROOKVILLE RETAIL AND INDUSTRIAL CAMPUS, SECTION TWO,
PLAT BOOK 234, PAGE 25 AND BROOKVILLE RETAIL AND
INDUSTRIAL CAMPUS, SECTION THREE, PLAT BOOK 238, PAGE 22,
SECTION 28, TOWN 6, RANGE 4 E, MONTGOMERY COUNTY, OHIO,
OWNED BY GENERAL MOTORS, LLC AS CONVEYED IN IR DEED
19-085642 AND IR DEED 22-001923 OF THE MONTGOMERY
COUNTY DEED RECORDS.

WESLEY D. GOUBEUX, P.S. #8254

DATE



VICINITY MAP

PLAT AUTHORIZATION - REPLAT OF PT LOT 2174

GENERAL MOTORS, LLC, THE OWNER OF LOT 2652 AND LOT 2739 HAS
CAUSED THE AREA LOCATED IN THE CITY OF BROOKVILLE, OHIO,
ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN
AS BROOKVILLE RETAIL AND INDUSTRIAL CAMPUS, SECTION FOUR.

OWNER: GENERAL MOTORS, LLC

BY: _____

TITLE: _____

STATE OF OHIO
COUNTY OF MONTGOMERY, SS

BE IT REMEMBERED, THAT ON THE THIS ____ DAY OF _____, 20____
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,
PERSONALLY CAME _____ ON BEHALF OF
GENERAL MOTORS, LLC, AND ACKNOWLEDGED THE SIGNING OF THIS
INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED OF SAID OWNER.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND
OFFICIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH
O.A.C. CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO
CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS
CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL
FIELDWORK PERFORMED IN FEBRUARY, 2014 AND AUGUST, 2019. ALL
MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE
SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

PREPARED BY:

	PREPARED BY:	DATE:
	ChoiceOne Engineering	04-11-2023
	SIGNATURE: _____	DRAWN BY:
	DATE: _____	WDC
SHEET NUMBER		JOB NUMBER:
2 OF 2		MOTBRO2305
SIGNED: _____		DATE: _____
LOVELAND, OHIO 513.239.8524		
www.choiceoneengineering.com		