



PLANNING COMMISSION MEETING

Thursday, June 15, 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 May 18, 2023 Regular Meeting Minutes
- IV. Special Use Permit - Italian Ice Mobile Food Truck**
- V. Special Use Permit & Site Plan Approval - 600 Albert Road**
- VI. Reports**
 - a. Law Director
- VII. Old Business**
- VIII. New Business**
- IX. Adjournment**

Chairperson Ryan Henderson • Mayor Chuck Letner

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

Brookville Planning Commission
Regular Meeting
May 18, 2023

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on May 18, 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, Ezerski and Kristof; Law Director Stephan, Manager Keaton and Clerk Duncan were present. Member Schreier was absent.

Roll call by Chairperson Henderson.

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

Motion by Claggett, second by Dittrick to approve the minutes of the April 20, 2023 Planning Commission Meeting. All yeas, motion carried.

Law Director Stephan reported a Site Development Plan Application has been filed for a proposed expansion of the existing General Motors manufacturing facility on West Campus Boulevard. A copy of the Site Plan has been submitted to Planning Commission. The proposed expansion will add approximately 1.1 million square feet to the existing 251,000 square foot building. The property is zoned 1-2, General Industrial District. The proposed Site Plan meets all the required site development regulations for the 1-2 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. Law Director Stephan advised it is the recommendation of City Staff that Planning Commission approve the Site Development Plan for the proposed expansion of the General Motors manufacturing facility.

President Henderson inquired whether the Fire Department has provided any feedback regarding access around the proposed facility?

Law Director Stephan replied the Fire Department has reviewed the Site Plan and does not have any issues regarding access.

Member Claggett inquired when construction would begin if Planning Commission approves the Site Plan?

Ron Hasenbusch, of 240 N. Squirrel Road, Auburn Hills, Michigan 48326 replied that is a complex question. Mr. Hasenbusch stated moving dirt would probably begin in July and building construction would be sometime after that.

Member Claggett stated it is his understanding they plan to connect on West Campus to Upper Lewisburg Salem, is that correct?

Mr. Hasenbusch replied that is correct.

Member Ezerski inquired if GM will provide an as-built survey showing all the constructed utilities and roadways?

Mr. Hasenbusch replied in addition to GM standards, we are also installing markers in the utilities so that anyone with a radio frequency detector can locate the utilities.

Member Claggett inquired what City's investment is in the project.

Law Director Stephan replied we are working through a Development Agreement at this time. We will be working with a number of different partners to construct the road. There will be some investment of city funds. We have received a \$350,000 EDGE grant through Montgomery County. The Port Authority has approved a capital lease for this transaction, which could potentially generate as much as 7.7 million dollars in assistance for this project. We are also working with ODOT for grant assistance and working through all of the funding sources. The City will also be making some investment in this project.

Member Claggett asked if the new water tower will be a city water tower, or a GM water tower?

Mr. Hasenbusch replied it will be fire tank for fire water.

Member Claggett inquired whether the existing city water tower is sufficient for the needs of this development?

Mr. Hasenbusch replied the city water will be sufficient. The fire tank will be used to meet the demand for extra water for fire suppression.

Member Ezerski inquired if the 4" sanitary force main they are tapping into will meet their needs?

Mr. Hasenbusch replied that is an item they are still exploring. If it does not meet their needs, the backup plan is to run a 12" gravity line.

Member Kristof asked if all the trees between Dodson and the building will be removed? A concerned resident who runs Foxhole Farms recently came to a Council meeting to inquire about the removal of these trees.

Mayor Letner commented the concern from Foxhole Farms and the township residents is the addition of a buffer to the west.

Mr. Hasenbusch asked Matt Emery, Environment Engineer for GM, to speak about adding some trees/forest to the west.

Mr. Emery, stated one of the requests they had from Mr. Hasenbusch and their team was to see what they can do at the sight to put back some of those trees in certain locations that would provide

some of those buffers. Mr. Emery stated they are evaluating the plans to see where we could perform some of these activities.

Mayor Letner inquired if the large piles of dirt could be incorporated into this plan.

Mr. Hasenbusch replied we could look into using this dirt to add a berm.

Mayor Letner stated as long as it does not affect stormwater runoff into Wolf Creek.

Mr. Hasenbusch replied there is some runoff that comes through there but we can explore some options to deal with it, possibly a culvert.

President Henderson commented from an overall compliance standpoint, he does not see anything that stands out as an issue. He approves of the proposed Site Plan.

Motion by Claggett, second by Dittrick to approve the Site Development Plan for GM, LLC Facility as presented. All yeas, motion carried.

Law Director Stephen reported the Brookville Retail and Industrial, Section Four, Subdivision Record Plan is also before Planning Commission for approval. A copy of the proposed subdivision plan has also been submitted to Planning Commission. This subdivision will create a new street right of way from West Campus Boulevard 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 West Campus Boulevard right of way, and a portion of the existing West Campus Boulevard right of way will be vacated. This subdivision record plan complies with all of the requirements of the subdivision code. Law Director Stephen advised it is the recommendation of City Staff that Planning Commission approve the Brookville Retail and Industrial, Section Four, Subdivision Record Plan for the proposed expansion of the General Motors manufacturing facility. Law Director Stephen stated so if you are looking at the first page of the Subdivision Record Plan you see the new street heading south and everything on the existing West Campus Boulevard that is to the west of the new street, heading south, will be vacated. Utilities will be removed out of that area, and we will be tearing up a section of pavement there. City Council will be passing an Ordinance to vacate that section of West Campus Boulevard. There will be a new right-of-way down to the south boundary of the property. Beyond the south boundary, we need to do some traffic study and evaluation that will be brought back to Planning Commission at a later date. The plan is to eventually connect to Upper Lewisburg Salem Road.

Mayor Letner commented that when Montgomery County was looking to move the fairgrounds to Brookville, he had recommended that we have an ingress and egress to the south. This is even more important now with the increased traffic that we will have.

President Henderson asked what the total parking count is for the project?

Mr. Hasenbusch replied right now it sits at about 824. The goal is about 800 parking spaces.

Law Director Stephan stated they are keeping the existing parking on the north side of the building.

Mr. Hasenbusch stated once that is added in, the parking count will be about 830.

President Henderson asked if the operation is three shifts?

Mr. Hasenbusch replied that is correct.

Member Claggett asked if this has to be done before they start or is this simultaneously.

Law Director Stephan replied some aspects of this subdivision do need to get completed. The relocation of the utilities will be coming first as we need to get the utilities out of their way so that they can do their groundwork for the project. The street comes after the relocation of the utilities. Law Director Stephan noted we have received approval from Montgomery County Engineering and Clay Township to have a temporary construction entrance at the south end of the property.

Mayor Letner inquired if we are using the same electric utilities that are there now or does the electric have to be upgraded or rerouted?

Law Director Stephan replied there is an existing substation, but his understanding is that they will need additional capacity.

Mr. Hasenbusch stated his understanding is that some transformers will need to be added to the substation.

Law Director Stephen commented with respect to Centerpoint Energy, the gas lines will be relocated.

Member Ezerski inquired if there is a requirement to enlarge the gas line because of the additional 1.1 million square feet?

Mr. Hasenbusch stated they have not reached out to the gas supplier yet to determine if that will be required. Based on previous conversations during Phase 1, we think that is possible. We will need to add an additional 6" gas line for the addition.

President Henderson inquired whether the roof will be solar ready?

Mr. Hasenbusch stated they have not looked into solar power.

Brian Becker, of GM, commented they are prepared to relocate the existing gas line and increase the size of it if necessary. This is all to be worked out with the gas company. They are also prepared to expand the electricity on their property. We will have to add a transformer to the primary switch yard for the additional power. Regarding a solar ready roof, they have not discussed it at this point and time. Those discussions will be held internally as the planning progresses.

Motion by Kristoff, second by Ezerski to approve the Brookville Retail Industrial Campus, Section 4, Subdivision Record Plan as presented. All yeas, motion carried.

Law Director Stephan reported two new residential permits were issued on Hunter's Run Drive and eight zoning permits were issued last month for fences and pools.

There was no Old Business.

There was no New Business.

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

Kimberly Duncan, Clerk

Ryan Henderson, Chairperson



PLANNING COMMISSION MEETING

Thursday, June 15, 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 May 18, 2023 Regular Meeting Minutes
- IV. Special Use Permit - Italian Ice Mobile Food Truck**
- V. Special Use Permit & Site Plan Approval - 600 Albert Road**
- VI. Reports**
 - a. Law Director
- VII. Old Business**
- VIII. New Business**
- IX. Adjournment**

Chairperson Ryan Henderson • Mayor Chuck Letner

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

MEMORANDUM:

DATE: JUNE 12, 2023

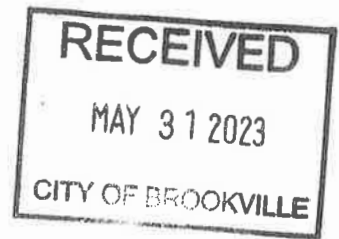
TO: CITY OF BROOKVILLE PLANNING COMMISSION

FROM: RODNEY L. STEPHAN, LAW DIRECTOR

RE: ITALIAN ICE MOBILE FOOD TRUCK

Joshua Wymer has filed a special use application for an Italian Ice Mobile Food Truck to be located in the municipal parking lot on Arlington Rd. by the bikeway. Section 1163.03(b)(26) permits mobile food vendors to be approved as a special use. The applicant does have a valid health permit for the truck. The municipal parking lot on Arlington Rd. has been approved by Planning Commission for mobile food vendors. It is requested that Planning Commission approve this special use application.

City of Brookville
"A Proud and Progressive Community"



Application #SU 23-05

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 JOSHUA L. WYMER
2. Applicant address 4568 George town Verona RD Lewisburg
3. Phone (Hm) 937-336-9154 (Bus) 937-336-9154 Interest in property _____
4. Location or address of property to be affected ACROSS FROM ROBS
5. Legal description Health permit from Preble county

6. Present Zoning classification 7-1 Existing municipal parking lot
7. Proposed Special Use MOBILE FOOD VENDOR - MUNICIPAL PARKING LOT

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.

Italian Ice to be served
Quiet

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? Summer Results? At

5-30-2023
Application Date

John W. Lyons
Signature of Applicant

OFFICE USE ONLY BELOW LINE

Reviewed by _____ Date _____

Appr/Denied Planning Commission _____ Date _____

Fee _____ Receipt Number _____ Date _____
(NON REFUNDABLE)

MEMORANDUM:

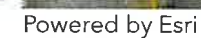
DATE: JUNE 12, 2023

TO: CITY OF BROOKVILLE PLANNING COMMISSION

FROM: RODNEY L. STEPHAN, LAW DIRECTOR

RE: SPECIAL USE APPLICATION-600 ALBERT RD.

Gateway RV Storage, LLC has filed a special use application and site plan application for additional storage units to be located at 600 Albert Rd. The existing building at the site is currently used for storage of RVs and other large vehicles. The proposed special use would add additional storage units on the property. The property is zoned I-2 General Industrial District. This type of storage facility is also located on the property immediately to the south of this property. A County Auditor Map of the property is enclosed. The storage unit facility will have two entrances, one on each side of the existing building, for access to the storage units.



City of Brookville

"A Proud and Progressive Community"

Application #SU _____

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 GATEWAY RV STORAGE, LLC
2. Applicant address 4738 GATEWAY CIRCLE, DAYTON OHIO 45440
3. Phone (Hm) 9376041990 (Bus) SAME Interest in property OWNER
4. Location or address of property to be affected 600 ALBERT RD.
5. Legal description SECTION 35, TOWN 6, RANGE 4 EAST
CITY OF BROOKVILLE
6. Present Zoning classification INDUSTRIAL Existing SAME
7. Proposed Special Use EXPANSION OF EXISTING USE TO ADD DRIVE STORAGE

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.

THE PROPOSED USE WILL NOT EFFECT ADJOINING PROPERTIES AS
TO NOISE, GLARE, ODOR, FUMES OR VIBRATIONS. OUR EXPANSION
IS CONSISTENT WITH ADJOINING PROPERTIES TO THE SOUTH.

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.

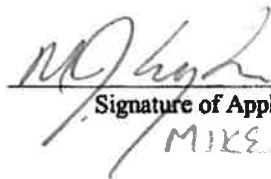
10. Wherever no specific area, frontage and setback requirements are specified in provision for specific special uses, then the area, frontage and setback requirements in the applicable zone shall apply; provided, that the Planning Commission shall be authorized to waive or modify certain requirements 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? _____

5-25-2023

Application Date


Signature of Applicant
MIKE WENZLER

OFFICE USE ONLY BELOW LINE

Reviewed by _____ Date _____

Appr/Denied Planning Commission _____ Date _____

Fee _____ Receipt Number _____ Date _____
(NON REFUNDABLE)



SITE DEVELOPMENT PLAN APPLICATION

The undersigned hereby applies for Site Development Plan Approval. The review procedure and criteria are established in Chapter 1167 of the City of Brookville Zoning Code. Section 1167.05 sets forth the required contents of the Site Development Application and is attached to this Application. The Zoning Enforcement Officer is authorized to waive any requirements that do not apply to the proposed project, and to permit the existing conditions map and site plan to be combined into a single map.

Applicant:

1. Applicant: GATEWAY RV STORAGE, LLC
2. Contact Person: MIKE WENZLER
3. Contact Address: 4738 GATEWAY CIRCLE, BOX 13, DAYTON 45440
4. Contact Email: MIKE@WENZLERGROUP.COM

Project Site:

1. Project Address: 600 ALBERT RD
2. Montgomery County County Auditor Parcel ID: _____
3. Existing Zoning District: INDUSTRIAL
4. Describe Existing Use of the Property: EXTERIOR & INTERIOR STORAGE

Proposed Use of the Property: Describe the proposed use of the property:

EXTERIOR & INTERIOR STORAGE - ADD DRIVE UP STORAGE UNITS

Buildings: For any buildings to be constructed on the project site, please include the following information on the site development plan:

1. Building Height: 12'
2. Building Footprint Area: 45,000 SF +/-
3. Building Floor Area: " "
4. Front Yard Setback: ADJUSTED TO WHAT IS PERMITTED
5. Rear Yard Setback: " " "
6. Side Yard Setback: " " "

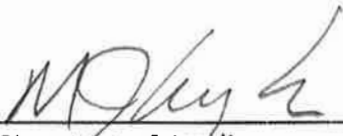
Setbacks are measured from the foundation of the building to the boundary line of the property.

Traffic Study: Under 1167.05(e), the Planning Commission or City Manager may require the applicant to provide a traffic study.

The applicant hereby certifies that they have submitted with this application the plat plan, existing conditions map, and site development plan required by Section 1167.05 unless any of those requirements are waived by the Zoning Enforcement Officer. Upon review of the site development plan, the Zoning Enforcement Officer or Planning Commission may request additional information from the applicant, and the applicant shall be permitted to supplement or amend this application to provide the requested information.

The applicant hereby certifies that, to the best of my knowledge, the information contained in this application is true and correct. Furthermore, I hereby certify that I am the property owner or the duly authorized representative or agent of the property owner for this application.

5-25-2023
Date


Signature of Applicant

MIKE WENZLER
Printed Name of Applicant

Approved by:

Zoning Enforcement Officer

Date

Planning Commission

Date

Fee Paid: _____

Date: _____

SITE PLAN

LOCATION: 600 Albert Rd, Brookville, OH 45309, USA

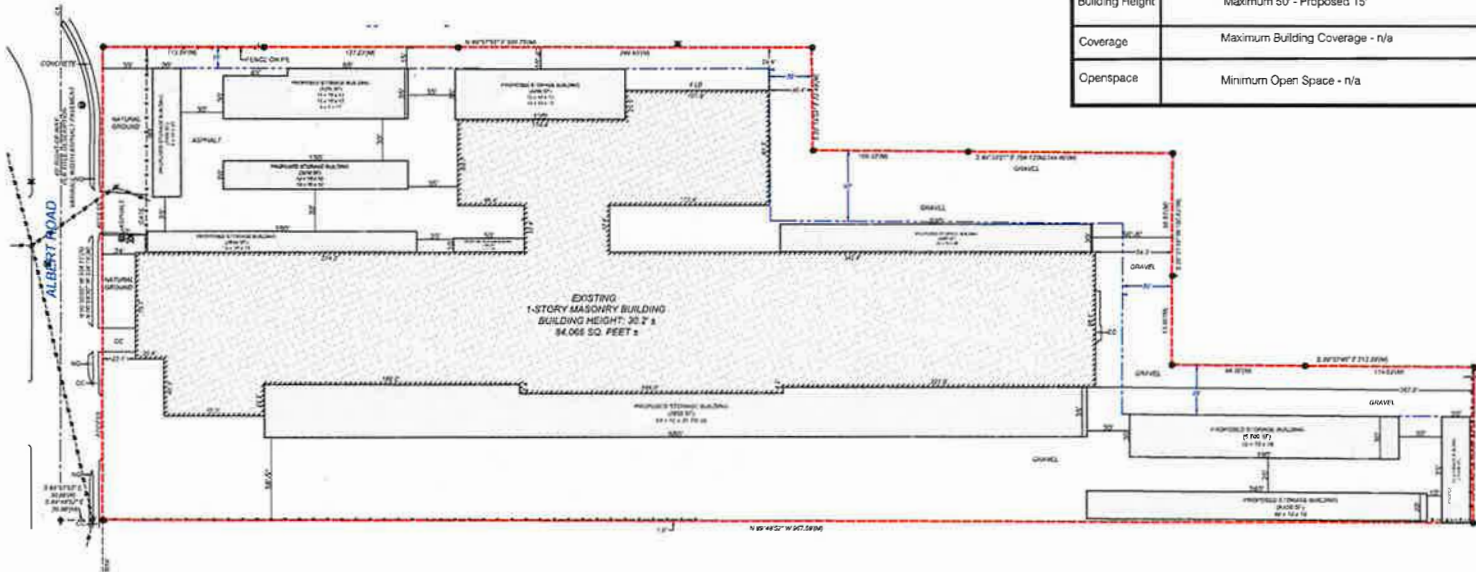
LEGAL DESCR.,: 1358-59 PTS 4-5-9,15, Lot 1358

PARCEL ID: C05 00405 0008



ZONING SCHEDULE OF REGULATIONS

Regulation	Current Zoning: BP Business Park (Self- / Mini-Storage Permitted by Right)
Setbacks	Front (North) 15' Sides (West / South) 0' Rear (East) 35' (2x Building Height)
Building Height	Maximum 50' - Proposed 15'
Coverage	Maximum Building Coverage - n/a
Openspace	Minimum Open Space - n/a



Regulation	Information
Parcel I.D.	C05 00405 0040
Address	600 ALBERT ROAD
Zoning	BP - Business Park
Parcel Area	258,046 SQ. FEET ± 5.924 ACRES ±



VICINITY MAP



SCOPE OF WORK

-SITE PLAN OF THE PROPERTY UNDER REVIEW SHOWING THE PROPOSED OUTDOOR STORAGE UNITS DEVELOPMENT.

LOT SIZE

258,046 SQ. FEET ±
5.924 ACRES ±

SHEET TITLE

SITE PLAN

LOT OWNER:

GATEWAY RV
STORAGE LLC

DEEN'S CONSULTS

Architects, Planners & Project Managers

ISMALLOTTI@GMAIL.COM

ARCHITECT *Deen's consult*
DRAWN *Deen's consult*
CHECKED BY *Deen's consult*

SCALE 1"=40'

DATE 06-06-2023

SHEET NO.

01

ZONING PERMITS 2023

ZONING PERMITS MAY 2023											
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
4/17/2023	415 Poplar St	Solar Panels	C. Page-Blue Haven	4522			A-05-16-23				
4/25/2023	425 Rona Parkway	Sign permit	A-Plus Signs	4519			A-05-11-23				
5/2/2023	516 Patricia Faye Ct.	Building Addition	Oxner	4513			A-05-02-23				
5/3/2023	101 W. Campus Blvd	Building Expansion	Barton Malow	4521							
5/4/2023	221 Hunterfield	Fence Permit	Eagle Fence	4518			A-05-11-23				
5/6/2023	333 Maple St	Fence Permit	Friedlander	4525			A-05-08-23				
5/9/2023	401 S. Wolf Creek Pike	Porch and fence	Sorrell	4514			A-05-10-23				
5/10/2023	691 Kimmel Trail	SFR 2815 sq. ft.	Benanzer	4515			A-05-12-23				
5/10/2023	201 Litten Ct.	Fence permit	Griffith	4516			A-05-10-23				
5/11/2023	15 Vienna Ct.	Fence Permit	Eagle Fence	4517			A-05-11-23				
5/15/2023	133 Brooke Parke Ave.	Fence Permit	Kidd	4520			A-05-16-23				
5/17/2023	130 June Place	Fence Permit	Eagle Fence	4524			A-05-22-23				
5/18/2023	152 Brooke Parke Ave.	Fence Permit	U.P.M.	4523			A-05-19-23				
5/23/2023	15 Columbia St	Storage Shed and Fence	Easom	4526			A-05-23-23				
5/23/2023	227 Crosswell	Fence-Garage-Pool	Graybeal	4527			A-05-23-23				