

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 Stephan 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 Stephan 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.

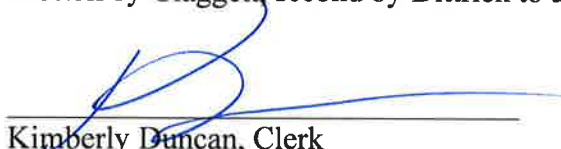
Motion by Kristoff, second by Ezerski to approve the Brookville Retail Industrial Campus, Section 4, Subdivision Record Plan as presented. All yeas, motion carried.

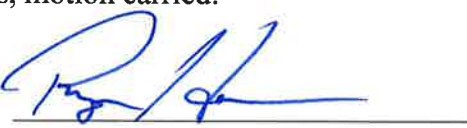
Law Director Stephan reported two new residential permits were issued on Hunter's Run Drive and eight zoning permits were issued last month for fences and pools.

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

