



PLANNING COMMISSION MEETING

Thursday, December 21, 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 November 16, 2023 Meeting Minutes

IV. Special Use Application - Home Occupation - 212 Johnsville Brookville Road

V. Reports

- a. Law Director

VI. Old Business

- a. Final Recommendation on Ordinance No. 2023-12 establishing the zoning classification of Lots 2802 and 2803 of the City of Brookville, Ohio.

VII. New Business

VIII. Adjournment

Chairperson Ryan Henderson • Mayor Chuck Letner

Members: • Ken Claggett • Ronda Dittrick • Tony Ezerski • Dennis Piper • Curt Schreier

Brookville Planning Commission
Regular Meeting
November 16, 2023

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on November 16, 2023. The meeting was held in the City Council Chambers and virtually using Webex. The Pledge of Allegiance was recited. Mayor Letner, Members Schreier and Piper; Law Director Stephan, Manager Keaton and Clerk Duncan were present. Vice Chairperson Claggett joined later virtually via Webex. Members Dittrick and Ezerski were absent.

Roll call by Chairperson Henderson.

Motion by Piper, second by Schreier to adopt the Agenda as presented. All yeas, motion carried.

Motion by Letner, second by Schreier to approve the minutes of the October 19, 2023 Planning Commission Meeting. Letner yea, Schreier abstained, Piper yea, Henderson abstained. Motion carried with two yeas and two abstentions.

Law Director Stephan reported a Site Plan Application has been filed by McBride, Dale, Clarion on behalf of Casey's for Site Plan approval for a new Casey's to be constructed at 945 Arlington Road, which is located at the corner of Arlington Road and W. Campus Boulevard. Planning Commission has been provided a county auditor map of the property. The project will be built on County Auditor Parcels CO5 00611 0003 and CO5 00611 0004. The project site is approximately 3.4 acres. The proposed project for Casey's is to construct a 4,350 square foot convenience store with a 2,500 square foot automobile fueling canopy over 4-double sided fuel dispensers and a 3-lane 1,700 square foot diesel fueling canopy. The Site Plan provides for 24 parking spaces. The Site Plan provides for driveway access from Arlington Road and W. Campus Boulevard. as set forth in the project description and Site Plan. The property is located in a Highway Service Zoning District. Automobile service stations are a permitted use under Section 1139.02(a)(4) in the Highway Service Zoning District. Convenience food stores that primarily provide products and services for interstate travelers are also a permitted use under Section 1139.02 (a)(19). The plan also includes a diesel fueling area that will provide three lanes for diesel fueling that will be of sufficient size for truck fueling. Truck service stations are a Special Use under Section 1139.02(b)(1) in the Highway Service Zoning district. The Site Plan provides for a 50-foot setback and a landscape buffer on the north boundary that abuts a residential property. Planning Commission has been provided a sign packet with the Site Development Plan application. Approval of the Site Development Plan Application will include approval of the proposed signs for the project as set forth in the sign packet. The high-rise sign is 120 feet high and will exceed the maximum sign height of 100 feet in Section 1161.04.3 of the Code of Ordinances. The sign area of the high-rise sign of 718 square feet will also exceed the maximum sign area of 200 square feet. Planning Commission is authorized by Section 1105.03(c) of the Code of Ordinances to approve the sign height and size variances requested. The sign height and size are needed to improve visibility to customers on Interstate 70. Law Director Stephan requested that Planning Commission approve the Site Plan

application for the Casey's project at 945 Arlington Road as submitted. A subdivision plan is also proposed to combine the existing two lots into a single lot for this project. The subdivision plan meets the required subdivision standards. Law Director Stephan requested that Planning Commission approve the proposed Record Plan for the Casey's project.

Rob Sweet, of McBride, Dale, Clarion, at 5721 Dragon Way, Suite 300, Cincinnati, Ohio 45227, presented a Site Plan rendition of the proposed Casey's. Mr. Sweet advised they are proposing four driveways, which includes full-service automobile access on Arlington Road and three driveways along W. Campus Drive to offset the boulevard style that is already out there now. The furthest drive west is the entrance for diesel fueling. The drive furthest east is about a 15-foot drive for automobiles only. They are proposing to install a five-foot wide sidewalk along West Campus Boulevard. The building will be a flat roof structure about 22 feet tall, with brick stone pointing throughout. The main entrance faces Arlington Road, and the secondary entrance will be on the back side of the building for diesel customers. There are ingress, egress, and loading areas on the north and south sides of the building along. There is a dumpster enclosure on the south side of the building and fueling tanks on the north side. Mr. Sweet stated they are trying to keep all of the activity away from the HS zone that is still used as residential property. They are also proposing a 50-foot buffer with about 40 evergreen trees. There will be decorative lighting in the front of the building and lighting fixtures on poles throughout the site. The lighting in the automotive section will be full LED downcast lights that are about 17 feet tall. The lighting in the back will be 32 foot tall poles. This will all be downcast, well-controlled lighting as we are trying to be cognizant of the residential property to the north. They are proposing 46 square feet, 10 feet tall standard brick traditional sign. At the corner there will be about a 120' tall sign which will provide good visibility on both sides of the interstate. There will be a detention basin with landscaping. Mr. Sweet commented he feels Casey's will be a good project with everything going on both to the south and to the east. Casey's is the fifth largest pizza provider in the country, which they make fresh in the store. Mr. Sweet stated there really is no restaurant or other food service on the north side of the interchange. It will be great for all of the daytime workers that are going to be working here in the next two to three years.

Member Schreier inquired how close the landscape buffer will be to the first house north of the property?

Mr. Sweet replied the building is at least 50 feet away. The buffer will go between that property and the house to the north.

Member Schreier inquired if this sign is comparable to the existing Speedway, McDonald's and other commercial signs in town?

Law Director Stephan replied the proposed sign will be comparable in size to the existing Speedway sign. The total square footage includes the Casey's logo and the fueling price display.

Mayor Letner inquired if Casey's will be a 24-hour operation?

Mr. Sweet replied they would like it to be 24-hour if the market will support it.

Mayor Letner inquired if the north entrance is an ingress/egress entrance?

Mr. Sweet replied it is full movement.

Mayor Letner stated he is concerned that there are two places coming out on Arlington Road. The way traffic flows there and without a stoplight this could be an issue.

Mr. Sweet replied it is his understanding there could be a light here in the future.

Mayor Letner stated the City may have to put up a right turn only sign, so the traffic is pushed toward the highway. Traffic turning left from here and from West Campus Boulevard would not be conducive to the traffic flow.

Law Director Stephan advised the City is planning on placing a traffic light at West Campus Boulevard due to the GM Project, which would alleviate this issue.

Mayor Letner asked if there will be truck parking?

Mr. Sweet replied this is not a truck stop. There will be no showers, laundry facilities or lodging. It is for food and gas only. The lot has been designed to discourage truck parking.

President Henderson inquired if there will be electric vehicle charging available?

Mr. Sweet replied not at this time, but they are looking toward that in the future.

Motion by Schreier, second by Letner to approve the Casey's Site Plan for 945 Arlington Road as presented. All yeas, motion carried.

Member Claggett joined the meeting via Webex.

Motion by Letner, second by Piper to approve the Subdivision Record Plan for 945 Arlington Road as presented. All yeas, motion carried.

Law Director Stephan reported the City of Brookville has received an application to construct a Hilton Hotel. The project is located between Triggs Rd. and W. Upper Lewisburg-Salem Road and includes County Auditor Parcel No. CO5 00415 0006 and CO5 00415 0007. The property is located in the Highway Service Zoning District. The proposed use of a hotel is a permitted use in the Highway Service District. A proposed Subdivision Record Plan for Parkview Commercial Subdivision Section Three has been submitted for Planning Commission approval. The subdivision will establish a 3.007-acre lot for the location of the Hilton Hotel, and a 1.191-acre lot for future development as a site for a restaurant. The restaurant would be a permitted use in the Highway Service District. A Site Plan for the Hilton Hotel has also been submitted for Planning Commission approval. The plan provides a site for a three-story hotel with 121 rooms. The parking plan provides for 128 spaces for the 121 rooms and 7 employees. The Site Plan provides for a private street to extend from Triggs Road to W. Upper Lewisburg-Salem Road. The Site Plan also includes a landscape plan for the project. Law Director Stephan

requested that Planning Commission approve both the Site Plan for the Hilton Hotel and the Parkview Commercial Subdivision Section Three Subdivision Record Plan.

Mike Oxner, of Professional Associates, 516 Patricia Faye Court, Brookville, Ohio 45309, stated he is representing Sun Realty and Development out of Indianapolis, Indiana. The proposed Hilton Hotel is a newer concept for the company. It will be constructed on a 3-acre lot with a 1.5-acre lot remaining for a future restaurant. Improvements will be made to the rest of Triggs Road, with a centralized radius on the back of the curve for a turnaround at the end. That will complete Triggs Road. A private access road will also be constructed going from Triggs Road up to W. Upper Lewisburg Salem Road. The sanitary sewer will also be extended coming off of W. Upper Lewisburg Salem Road. The waterline will be extended from Triggs Road through the property tying into Upper Lewisburg Salem, providing a water main loop. A large retention basin is proposed to handle the majority of the site and a smaller detention basin that just serves as a buffer to provide further water, storage and storm water control. LED roadway lighting is proposed along the eastern side of the access lane, at the end of the Triggs Road and at W. Upper Lewisburg Salem Road. There will also be LED lighting around the perimeter of the hotel site. There will be one large interstate pylon sign and two ground mounted signs, one at Triggs and one at W. Upper Lewisburg Salem Rd. The sign package is not complete at this time. It will be submitted to Planning Commission at a later date.

Member Claggett stated the proposed roadway is going to connect to W. Upper Lewisburg Salem, which means people may use this as a shortcut. Member Claggett asked if the hotel has any concerns about this traffic on their private drive?

Mr. Oxner replied you are correct. People will take shortcuts whenever they can. The pavement on the access road is 27 feet back-to-back, which provides two 12-foot travel lanes in either direction. The hotel is not opposed to ancillary traffic that uses that at this time. Mr. Oxner stated they did not want to create a public road through there as they don't really have enough room to construct a fully dedicated road without impacting the Site Plan itself due to the City's parking requirements for a hotel. The City requires more parking for a hotel than the hotel plans require.

Member Schreier asked if there will be a center line down this roadway?

Mr. Oxner replied it will be two-way traffic but there will be no center lines.

Member Letner asked if the lighting will be on wooden or decorative poles?

Mr. Oxner replied the poles will be made of aluminum and bronze in color. The ones around the parking lot will be 15' high and the poles along the access road will be 20' high.

Member Schreier asked what the overall height of the building will be?

Mr. Oxner replied the building will be at least 40' high. The hotel design is an upscale product that he feels will benefit the city.

President Henderson asked if the Fire Chief has reviewed the plans?

Law Director Stephan replied the Fire Chief has reviewed the plans and had no concerns. Our civil engineer has reviewed the plan and made some minor comments, which we are working through at this time.

Motion by Piper, second by Schreier to approve the Site Plan for the Hilton Hotel located between Triggs Road and Arlington Road as presented. All yeas, motion carried.

Motion by Schreier, second Piper by to approve the Parkview Commercial Subdivision Record Plan, Section Three as presented. All yeas, motion carried.

Law Director Stephan reported C.F. Poeppelman, Inc. DBA Pepcon, has submitted a Special Use Application to construct a concrete mixing plant on Sakura Drive in Brookville. Planning Commission has a copy of the Special Use Application. The facility would be located on approximately six acres now owned by Green Tokai Co. Ltd., who has agreed to sell the six acres to Pepcon. This parcel will be subdivided from the existing 10.546-acre parcel. Planning Commission also has a copy of the County Auditor Map for this parcel. The property is zoned I-2 General Industrial District. Concrete Mixing Plants are a Special Use in the I-2 zoning district as set forth in Section 1145.02(b)(2). The application includes a proposed site plan for the project. Approval of this Special Use Application and Site Plan would include authorizing gravel for the general truck drive areas rather than concrete or pavement. The Site Plan provides for a site berm on the north boundary that abuts the R-3 area, and a site berm adjacent to the land being retained by Green Tokai from the existing 10.546-acre parcel. The side yard and rear yard setbacks are below the 100-foot standard in the I-2 zoning code for Special Uses, and by approving this application, the proposed setbacks set forth in the Site Plan would be approved. In addition, the cement storage silos would be 84 feet in height, which exceeds the building height of 45 feet for the I-2 zoning district. It is requested that Planning Commission approve the Special Use Application and Site Plan of C.F. Poeppelman, Inc. DBA Pepcon for a concrete mixing facility on Sakura Drive.

Matt Poeppelman, of CF Poeppelman, Inc., 4755 N. State Route 721, Bradford, Ohio 45308, gave a brief history of their family owned and operated company, with locations in Bradford, Versailles and Union City, Indiana. Pepcon is proposing a ready-mix concrete location on Sakura Drive in Brookville. Mr. Poeppelman explained the general flow of a ready-mix concrete plant. Powdered cement, purchased from a third party, is hauled in along with crushed limestone and natural sand, which is hauled in from their Bradford quarry and stored in bunkers on the property. The materials are mixed in the truck before it heads out to be delivered. A small portion of business comes from retail sales to do it yourself customers that need a small amount of gravel for small home projects. Mr. Poeppelman went over the plans outlined by Law Director Stephan in detail.

Member Claggett inquired whether the dust collection system listed in the plans is to collect dust from when the silos are loaded, or to collect the dust from the silo into the cement mixer truck?

Mr. Poeppelman replied it is a closed system when loading from the bulk tanker into the silo. The silo-to-truck loading is where the dust collection system collects the dust and regenerates it back into the silos.

Member Piper asked what the hours of operation are going to be for this plant?

Mr. Poeppelman replied the hours would be from 7:00 a.m. until 3:30 p.m., possibly with some extended hours during the summer.

Member Piper inquired about the volume of trucks during the daytime?

Mr. Poeppelman replied they are planning to have four trucks stationed at this location on a daily basis. Brookville is attractive because of the proximity to their other plants so that trucks can be shared back and forth.

Member Schreier observed with four trucks during an eight-hour shift, the potential is there for 32 trips per day. He asked how many trucks per day will be bringing aggregate from the Bradford quarry?

Mr. Poeppelman replied they have one truck that does nothing but haul sand and aggregate from their quarry to each of their locations.

Member Schreier commented he is concerned about the amount of dust that will be generated from trucks going up and down their gravel driveway.

Mr. Poeppelman indicated calcium chloride is sprayed on the gravel to control the dust, which suppresses dust for up to seven months per application.

President Henderson inquired about the noise level at the proposed site?

Mr. Poeppelman replied residential development has been constructed around their Versailles plant and they have received no complaints from their neighbors. The only thing the neighbors would ever complain about is the beeping of the loaders as they are backing down the ramp on an early pour morning.

President Henderson asked if they receive complaints about the dust level from the surrounding neighbors?

Mr. Poeppelman replied they receive no dust complaints. They use the same calcium chloride dust suppression treatment as proposed here.

Member Letner inquired if they plan to do any manufacturing, such as jersey barriers?

Mr. Poeppelman replied they will use leftover concrete to make jersey barriers.

Member Letner asked where the runoff will go when the trucks are cleaned out?

Mr. Poeppelman replied they will dig a shallow retention area where the leftover water will go. They will dig the retention area out every three or four months and haul it back to the quarry.

Member Letner inquired if they will be selling concrete curing compounds and if so, whether it is water based or flammable?

Mr. Poeppelman stated they will have a small amount available for purchase on site. It is not a requirement to store it in a fire cabinet as it is contained in 5-gallon metal pails. They carry both water based and solvent based.

Member Schreier inquired whether there has been any consideration of the wear and tear on the roads as all of this truck traffic moves in and out of the industrial park?

Law Director Stephan replied the roads in the industrial park are built to handle heavy truck traffic.

Member Piper inquired whether the tower in the picture is essential to their operation?

Mr. Poeppelman replied all of their communication is cellular, so a radio tower is not needed.

Member Claggett inquired if the north side of this site borders the nursing home?

Law Director Stephan replied there is a small amount of R-3 property owned by Brookville Enterprises. The cottages are about a quarter of a mile away. Pepcon will provide a site berm against the R-3 so there will be a buffer.

Motion by Schreier, second by Letner to approve the Special Use Application and Site Plan Application for Pepcon Concrete Mixing off Sakura Drive. Letner yea, Schreier yea, Piper yea, Claggett yea, Henderson nay. Motion carried with four yeas and one nay.

Law Director Stephan reported in the past month, they City has issued several single-family home building permits and a sign permit for the Mexican restaurant at 485 Arlington Road. Tik Taco on Market is opening on Black Friday.

Member Claggett inquired about a rumor he heard that the VFW is building an amphitheater at the old bike track?

Manager Keaton replied the Boy Scouts are building a rustic amphitheater as an Eagle Scout project. The site is just south of Gateway Park, behind the Waffle House.

Member Schreier asked if anyone ever looked at changing the traffic flow from one-way to two-way in Golden Gate Park?

Manager Keaton stated we could have our engineer look at it. If people are backing out both ways it could create a problem.

Member Letner reported Café 19 has signed a lease agreement for the previous Old Hickory building on Market Street. It will be a full-service coffee shop with food. It should hopefully be occupied by the end of the year.

Motion by Letner, second by Piper to adjourn. All yeas, motion carried.

Kimberly Duncan, Clerk

Ryan Henderson, Chairperson

MEMORANDUM:

DATE: DECEMBER 15, 2023

TO: CITY OF BROOKVILLE PLANNING COMMISSION

FROM: RODNEY L. STEPHAN, LAW DIRECTOR

RE: SPECIAL USE APPLICATION-HOME OCCUPATION-212 JOHNSVILLE-BROOKVILLE RD.

Angela and Ryan Chalfant have filed a special use application to operate a home hair salon at 212 Johnsville-Brookville Road. The applicants intend to build a new home on the vacant lot at 212 Johnsville-Brookville Road. Attached is a copy of the site plan for the new house and a copy of the county auditor map depicting the property. The property is zoned R-1B.

Upon construction of the new home at 212 Johnsville-Brookville Road, the applicants are requesting to operate a home hair salon. Home Occupations are a special use under 1163.03(b)(24) for residential districts. A copy of this code section is attached to the memorandum.

The zoning code requires that a home occupation for a hair salon meet certain standards set forth in 1163.03(b)(24)(B) 1-10.

City of Brookville

"A Proud and Progressive Community"

Application #SU 23-10

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 ANGELA: Ryan Chalfant
2. Applicant address 212 Johnsville Brookville Rd
3. Phone (Hm) 765-969-7598 (Bus) _____ Interest in property Owner
4. Location or address of property to be affected 212 Johnsville Brookville Rd
5. Legal description PARCEL ID: L54 00403 0032
LEGAL: 1592
6. Present Zoning classification Residential Existing _____
7. Proposed Special Use Home Hair Salon

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.

We have designed an indoor salon attached to the main property with limited parking on the driveway. There will be no signage for the salon, my wife works via internet clients and word of mouth. There will be no excess noise, glare, odor, fumes or anything that would impact the area. The salon itself will have only 1 station, so impacts of extra people would be very limited. Once the approval has been obtained, we would start construction on the main property.

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? _____

12/4/23

Application Date



Signature of Applicant

OFFICE USE ONLY BELOW LINE

Reviewed by _____ Date _____

Appr/Denied Planning Commission _____ Date _____

Fee _____ Receipt Number _____ Date _____
(NON REFUNDABLE)



“DISCLAIMER:
This map is a visual presentation of data to be used as a public resource of general information and is provided strictly as a courtesy. The Montgomery County Auditors
Office makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any information provided herein.

Furthermore The Montgomery County Auditors Office shall assume no liability for

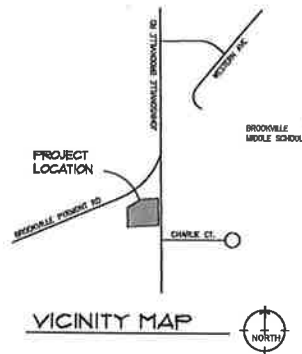
1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused; or
2. Any decision made or action taken or not taken by the reader in reliance upon any information furnished hereunder.

Note: Exact property boundaries must be derived by a legal survey of the property.



1 inch = 186 ft

GIS DEPARTMENT



The *Chalfant Residence*
212 Johnsonville Brookville Road

PROJECT INFORMATION

Owner: Ryan and Angela Chalfant
212 Johnsonville Brookville Road
Brookville OH 45309

Builder: Trademark Construction
183 Port Wayne Avenue
Richmond VA 47374
765-935-5830
Contact: Mike Frame

Project Description: A New Single Family Residence

Project Address: 212 Johnsonville Brookville Road

Parcel ID: L54 00403 0032

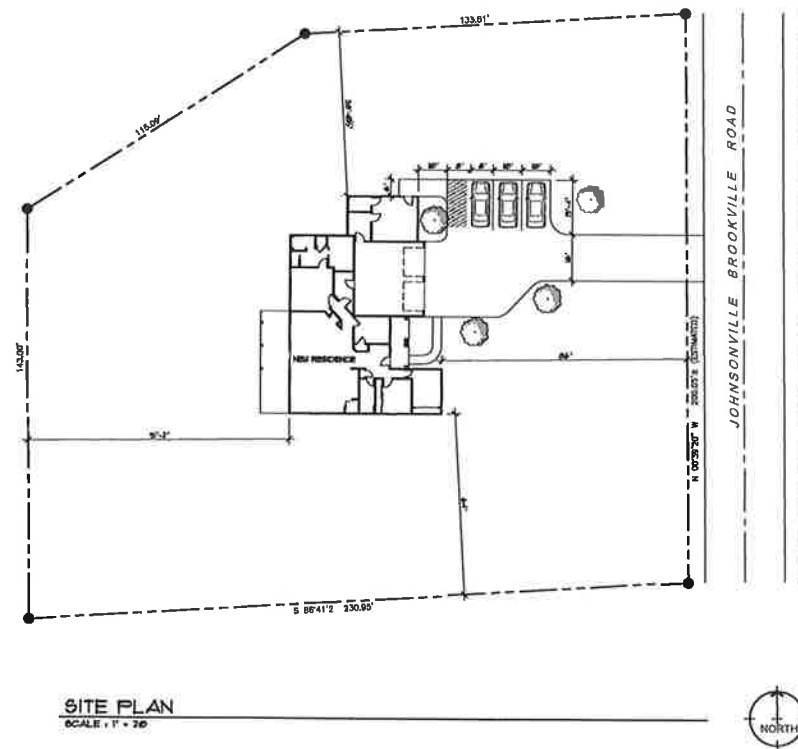
Code: 2017 IRC

Building Floor Area (Heated Space)

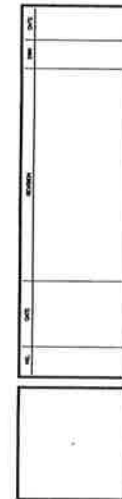
Main Floor	: 2,523 s.f.
Garage	: 529 s.f.
Total Area	: 3,140 s.f.

DRAWING INDEX

- A-1 Project Information, Site Plan
- A-2 Exterior Elevations
- A-3 Exterior Elevations
- A-4 Main Floor Plan
- A-5 Building Sections
- A-6 Foundation Plan and Details



PRINT DATE: NOV 9, 2023



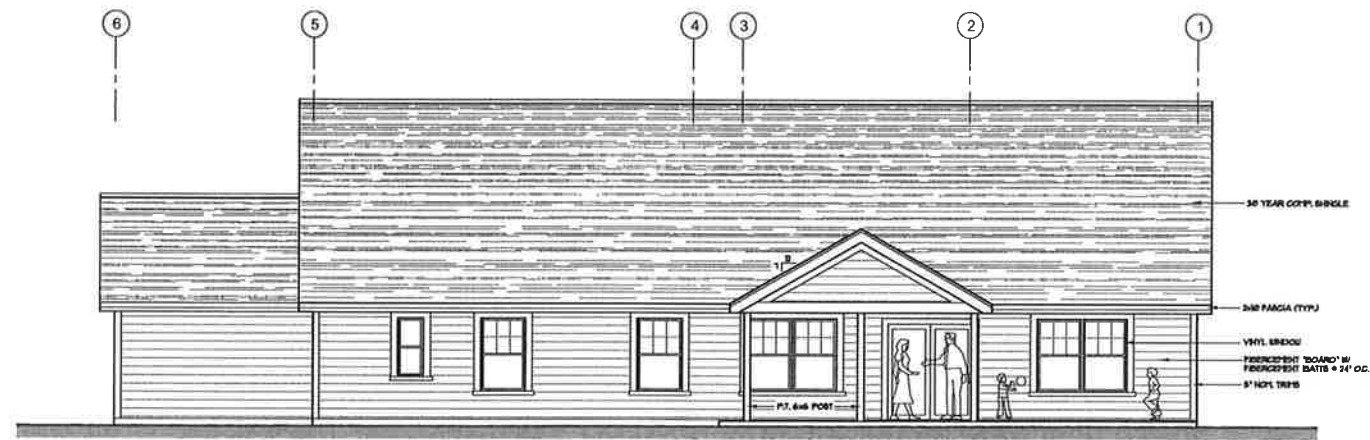


EXTERIOR ELEVATIONS

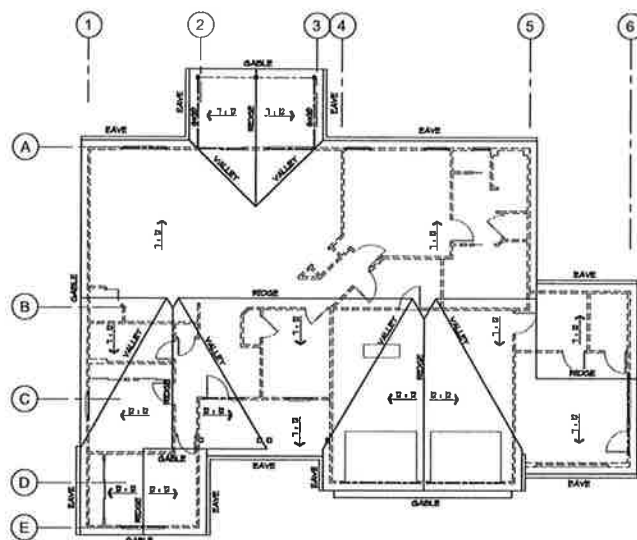
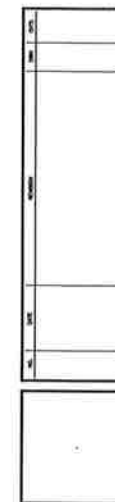
212 JOHNSONVILLE BROOKVILLE ROAD
The CHALFANT Residence
TRADEMARK CONSTRUCTION, RICHMOND IN.

SCALE:	AS NOTED
DATE:	APRIL 1, 2023
PREP BY:	AJP
CHECK BY:	
REVISION:	

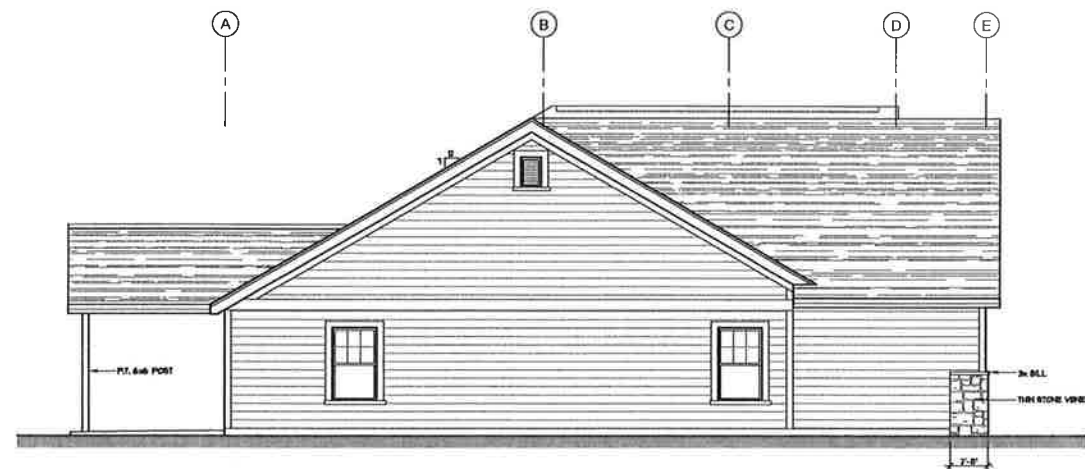
A-2



BACK ELEVATION
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"

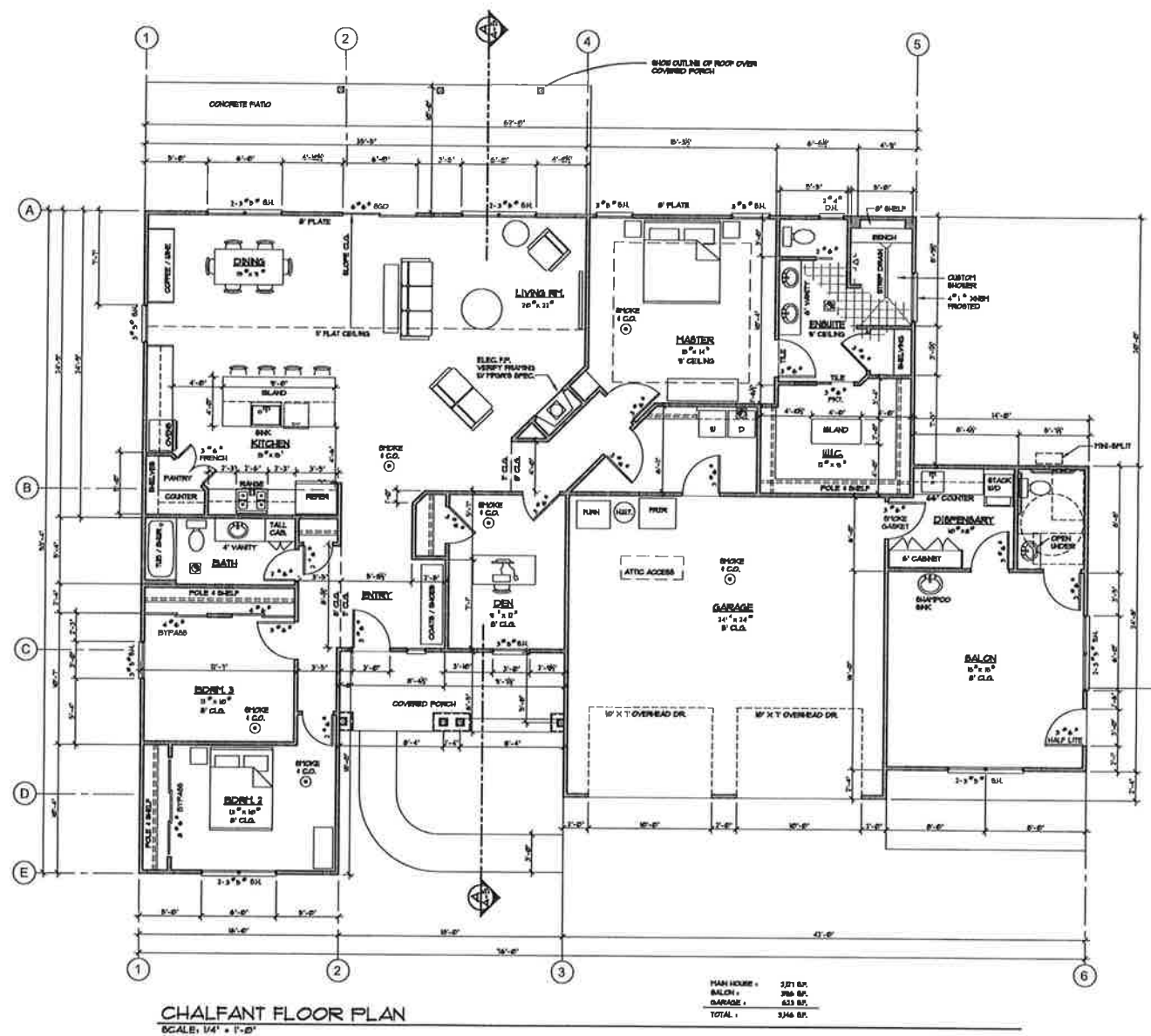


LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

PRINT DATE: NOV. 9, 2013

EXTERIOR ELEVATIONS	
PROJECT LOCATION	212 JOHNSVILLE BROOKVILLE ROAD
PROJECT NAME	The CHALFANT Residence
ARCHITECT	TRADemark CONSTRUCTION, RICHMOND IN.
DATE	AS NOTED
BY	APRIL 1, 2013
CHK BY	ALP
DATE	
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DATE	

A-3



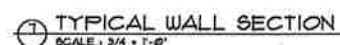
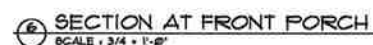
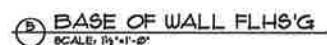
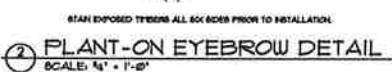
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FLOOR PLAN

212 JOHNSONVILLE BROOKVILLE ROAD
The CHALFANT Residence
TRAUBMARK CONSTRUCTION, RICHMOND IN.

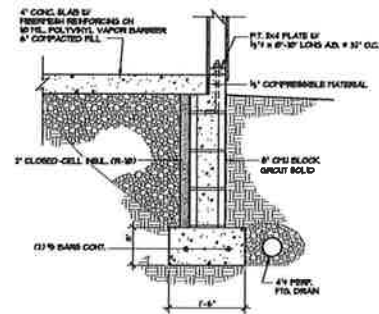
NO.	AS NOTED
DATE	APRIL 1, 2003
BY	AJP
CHK	SP
DATE	
BY	

A-4

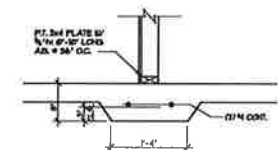


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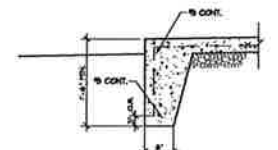
BUILDING SECTION AND DETAILS	
212 JOHNSONVILLE BROOKVILLE ROAD The Chalet Residence TRANSPORT, CONSTRUCTION & DESIGN, LLC	
3407 REMITTANCE	PROJECT NUMBER:
REVISED:	AS NOTED
DATED:	APRIL 13, 2023
DESIGNED BY:	AJP
CHECKED BY:	[]
DATE:	[]
A-5	



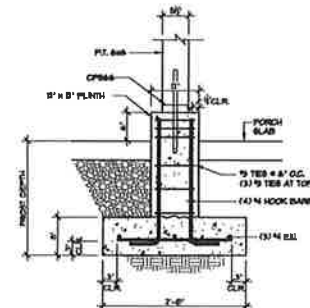
1 TYP. FOOTING DETAIL
SCALE: 1" = 1'-0"



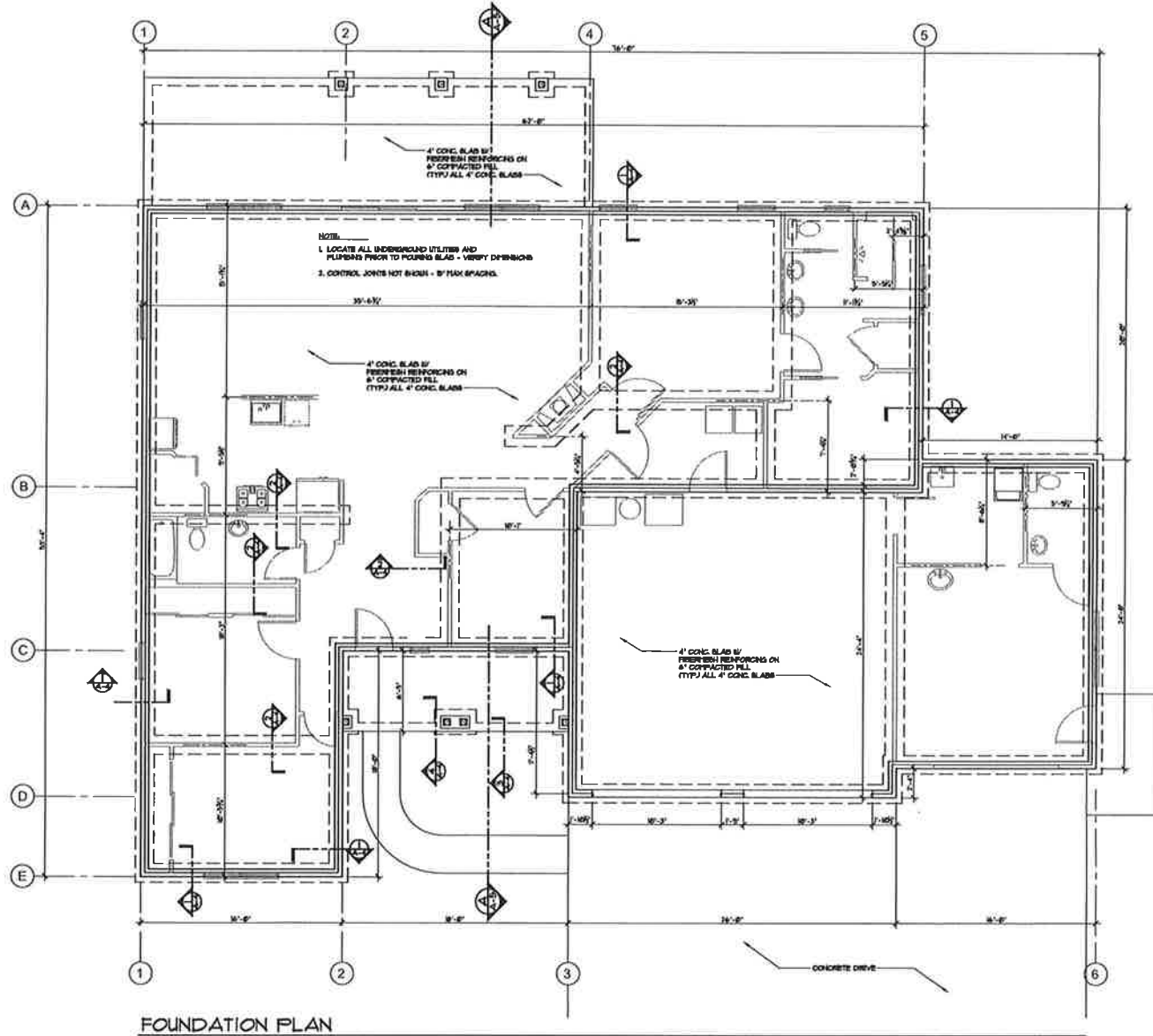
2 THICKENED SLAB
SCALE: 1" = 1'-0"



3 PORCH SLAB EDGE
SCALE: 1/2" = 1'-0"



4 POST FTG. @ BACK PORCH
SCALE: 1" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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FOUNDATION PLAN AND DETAILS

212 JOHNSVILLE BROOKVILLE ROAD
The CHALFANT Residence
TRADEMARK CONSTRUCTION, RICHMOND, IN.

SCALE: AS NOTED
DATE: APRIL 1, 2019
DRAWN BY: ALP
CHECKED BY:
DATE:

A-6

B. All hearses, limousines, and other related business vehicles shall be stored within an enclosed building when not in use.

C. The following additional requirements shall also be met: Special conditions, such as provisions for additional fencing or planting or other landscaping, additional setback from property lines, location and arrangement of lighting and other reasonable requirements deemed necessary to safeguard the general community interest and welfare, as may be invoked by the board as requisites to the grant of a special use.

(23) Gaming Arcades.

A. Gaming arcades shall be located no closer than one-half mile from any elementary, junior, or senior high school; no closer than 500 feet of any church, no closer than 300 feet of any bar, tavern, or cocktail lounge.

B. Minimum lot area shall be 10,000 square feet.

C. All structures shall conform with the lot and screening requirements of the respective zoning district in which located and shall conform to the following when located adjacent to a residential structure: all structures shall be located at least fifty (50) feet from any residential property, and a solid fence, wall or hedge six (6) feet in height shall be provided on any side of the site adjacent to a residential property.

D. Access shall be from an arterial or a commercial collector street, or shall be provided in a manner that does not cause excessive traffic on residential streets.

E. No game arcade shall be open for business except between the hours of 10:00 a.m. and 10:00 p.m. on Sundays through Thursdays; and between the hours of 10:00 a.m. and 12:00 midnight on Fridays and Saturdays. Except that no person under 18 years of age may enter, be, or remain in any part of a game arcade during such times as the Brookville School System is conducting its regular education program.

F. Such activities shall be conducted entirely within an enclosed building.

G. Gaming arcades shall have an adult who is twenty-one (21) years of age or older on the premises and supervising at all times the activities within the arcade during all hours of operation.

(24) Home Occupations.

A. General provisions.

1. A home occupation shall be permitted when said occupation conducted on residentially used premises is considered customary and traditional, incidental to the primary use of the premises as a residence, and not construed as a business.

2. Permitted home occupations shall be of a personal service nature limited to domestic crafts and professional service, including but not limited to:

a. Such domestic crafts as dressmaking, millinery, sewing, weaving, tailoring, ironing, washing, custom home furnishings work, carpentry work and furniture repair.

b. Such professions as law, medicine, architecture, engineering, planning, real estate, insurance, notary public, manufacturer's agent, clergy, writing, painting, photography, and tutoring; provided, however, the service is limited to advice and consultation and the premises are not used for the general practice of the profession.

3. For purposes of this ordinance, real estate and insurance offices, clinics, doctors' offices, barber shops and beauty parlors, dress shops, millinery shops, tourist homes, animal hospitals, and kennels, trailer rentals, among others, shall not be deemed to be permitted home occupations unless such home occupations meet the requirements of this section.

4. Permitted home occupations shall be subject to all the regulations of the applicable zone district.

5. Permitted home occupations shall not affect adversely the residential character of the zone district or interfere with the reasonable enjoyment of adjoining properties.

B. Standards.

1. The primary use of the structure or dwelling unit shall remain residential and the operator of the home occupation shall remain a resident in the dwelling unit.

2. The operator conducting the home occupation shall be the sole entrepreneur, and he shall not employ any other person other than a member of the immediate family residing on the premises.

3. No structural additions, enlargements, or exterior alterations changing the residential appearance to a business appearance shall be permitted.

4. No more than 25 percent of the floor area of any one story of the dwelling unit shall be devoted to such home occupations.

5. Such home occupations shall be conducted entirely within the primary building or dwelling unit used as a residence.

6. No additional and separate entrance incongruent with the residential structural design shall be constructed for the purpose of conducting the home occupation.

7. No provision for extra off-street parking or loading facilities, other than the requirements and permitted facilities of the zone district, shall be permitted. No part of a minimum required setback distance shall be used for off-street parking or loading facilities, and

no additional driveway to serve such home occupations shall be permitted.

8. No display of goods or external evidence of the home occupation shall be permitted, except for one non-animated, non-illuminating non-flashing announcement plate, indicating not more than the name and address of the resident. Said plate shall be attached flat against the wall of the residence and shall not exceed one (1) square foot in total surface area.

9. No stock in trade or commodation, other than those prepared, produced, or created on the premises by the operator of the home occupation, shall be kept or sold on the premises.

10. No electrical or mechanical equipment shall interfere with local radio communications and television reception, or cause fluctuation in line voltage off the premises, or violate the general performance standards of Section 1155.01.

(25) Hospitals.

A. Minimum lot size shall be five (5) acres or fifteen hundred (1,500) square feet per bed, whichever is greater.

B. Minimum frontage shall be two hundred (200) feet.

C. Setback. No portion of a building shall be nearer to the lot line than a distance equal to the height of that portion of the building, where the adjoining or the nearest adjacent land is zoned single-family detached residential or is used solely for single-family detached residences, and in all other cases not less than fifty feet from a lot line.

D. Off-street parking shall be located so as to achieve a maximum of coordination between the proposed development and the surrounding uses and a maximum of safety, convenience and amenity for the residents of neighboring areas. Parking shall be limited to a minimum in the front yard. Subject to prior Board approval, a hospital may charge a reasonable fee for the use of off-street parking. Green area shall be located so as to maximize landscaping features, screening for the residents of neighboring areas and to achieve a general effect of openness.

E. Access shall be from an arterial street.

F. The Board or the applicant shall request a recommendation from the Commission with respect to a site plan, submitted by the applicant, achieving and conforming to the objectives and requirements of this subsection for off-street parking and green area.

G. Building height limit, sixty-five (65) feet.

H. A resolution by the Health Services Planning Board approving the establishment of the hospital shall be filed with the petition for a special use.

(26) Mobile Food Vendors and Mobile Produce Vendors.

A. Mobile Food Vendor is defined as a person who sells retail food or beverages to the public from any temporary structure or push cart, mobile kitchen, hot dog cart, pretzel wagon, or similar use which is designated to be readily movable and is located on a property within the boundaries of the City. Mobile Produce Vendor is defined as a person who sells vegetable and/or fruit produce from any temporary structure or mobile wagon, cart or vehicle which is designated to be readily movable and is located on a property within the City of Brookville.

B. Mobile Food Vending and Mobile Produce Vending shall be a Special Use in the CC, GB, HS, I-1 and I-2 zoning districts subject to the following conditions:

1. The Planning Commission shall approve the location of the mobile food vendor or mobile produce vendor, and the mobile food vendor or mobile produce vendor shall operate from the approved location during the term of the Permit. The Planning Commission may approve a location that is within the zoning district, including an improved lot that has an existing business located and operating on said improved lot. The Planning Commission may approve a location on property owned by the City of Brookville, but the Planning Commission shall not approve a location within a city park. Planning Commission may also designate certain locations in the City as approved locations for mobile food vendors or mobile produce vendors, and authorize the Zoning Enforcement Officer to approve permits for mobile food vendors or mobile produce vendors that will be located in these approved locations and that are in compliance with the regulations set forth in this ordinance.

2. An approved Special Use Permit for a mobile food vendor or mobile produce vendor shall expire one (1) year from the date of issuance.

3. A mobile food vendor or mobile produce vendor shall be licensed and fully comply with all applicable laws, and failure to be licensed or to comply with all applicable laws shall be grounds for immediate termination of the Special Use Permit by the Zoning Enforcement Officer. The applicant shall provide a copy of all required licenses for food service to the Zoning Enforcement Officer prior to the issuance of a Zoning Permit.

4. The owner of the property where the mobile food vendor or mobile produce vendor is located shall consent in writing to the location of the mobile food vendor or mobile produce vendor on their property.

5. No mobile food vendor or mobile produce vendor shall be located on an unimproved vacant lot.

6. The Planning Commission shall determine that there is adequate parking on the property where the mobile food vendor or mobile produce vendor is located or there is public parking immediately adjacent to the property where the mobile food vendor or mobile produce vendor is located to insure public safety for patrons of the mobile food vendor or mobile produce vendor.

7. These regulations do not apply to mobile food vendors or mobile produce vendors that supply food, beverages, or produce

ZONING PERMITS 2023

ZONING PERMITS NOVEMBER 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
11/6/2023	714 Hunters Run Drive	SFR 1643sq. ft. basement	Fischer Homes	4587			A-11-08-23				
11/6/2023	693 Hunters Run Drive	SFR 1864 sq. ft. basement	Fischer Homes	4588			A-11-08-23				
11/8/2023	517 Moose Ct.	sunroom porch addition	Simon	4589			A-11-08-23				
11/8/2023	184 Autumn Maple Lane	SFR 1968 sq. ft. slab	Arbor Homes	4590			A-11-14-23				
11/8/2023	444 Harpers Creek Dr.	SFR 1613 sq. ft. slab	Arbor Homes	4591			A-11-14-23				
11/8/2023	194 Autumn Maple Lane	SFR 2297 sq. ft. slab	Arbor Homes	4592			A-11-14-23				
11/8/2023	193 Autumn Maple Lane	SFR 2580 sq. ft. slab	Arbor Homes	4593			A-11-14-23				
11/8/2023	230 Johnsville-Brookville Rd.	SFR 2100 sq. ft. slab	Maxam	4594			A-11-13-23				
11/13/2023	302 Market St.	Business-Cafe 19	Allen	4595			A-11-13-23				
11/28/2023	27 N. Hill St.	Attached Garage	Whited	4596			A-11-28-23				
11/20/2023	251 Villa Dr.	storage shed	Petkewitz	4597			A-11-20-23				
10/7/2023	118 Brooke Woode Dr.	Solar System panels-roof	ADT Solar	4598			A-11-21-23				
11/29/2023	311 Western Ave	SFR 1604 Sq. Ft. basement	Arcon	4599			A-11-30-23				

RECORD OF ORDINANCES

BEAR GRAPHICS 800-325-8094 FORM NO. 30043

Ordinance No. 2023-12 Passed , 20

AN ORDINANCE ESTABLISHING THE ZONING CLASSIFICATION OF LOTS 2802 AND 2803 OF THE CITY OF BROOKVILLE, OHIO.

WHEREAS, the City of Brookville City Council accepted the annexation of 113.562 acres located in Perry Township to the City of Brookville on October 17, 2023; and

WHEREAS, the annexed territory of 113.562 acres is described in the annexation legal description and map attached hereto as Exhibits "A" and "B" and incorporated herein by reference; and

WHEREAS, City of Brookville Lot Numbers 2802 and 2803 were assigned to parcels within the annexation territory; and

WHEREAS, Section 1117.04 (c) of the Code of Ordinances provides that within three months after the effective date of an annexation, Planning Commission shall recommend the appropriate permanent zoning districts for the annexed land; and

WHEREAS, after public hearing on the establishment of a zoning classification of the annexed property as required by Section 4.11 of the Charter, and upon recommendation of Planning Commission, Council of the City of Brookville hereby adopts this Ordinance to establish the zoning classification for the annexed land.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BROOKVILLE, OHIO

SECTION I: The zoning classification of the annexed land, being City of Brookville Lots 2802 and 2803, as set forth and described in the annexation legal description in Exhibit "A" and the annexation map attached hereto as Exhibit "B", shall be R-1A Suburban Residential District.

SECTION II: As required by Ohio Revised Code Section 709.023, Council has determined that the owner of the annexed territory shall provide a buffer separating the use of the annexed territory and the adjacent land remaining within the township. The term "buffer" in Ohio Revised Code Section 709.023 includes open space, landscaping, fences, walls, and other structured elements, streets and street right-of-way, and bicycle and pedestrian paths and sidewalks.

SECTION III: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION IV: This Ordinance shall take effect thirty (30) days after passage by the Council of the City of Brookville as provided by the Charter of the City of Brookville.

PASSED THIS day of 2024.

ATTEST:

Kimberly Duncan, Clerk

Charles Letner, Mayor

RECORD OF ORDINANCES

BEAR GRAPHICS 800-325-8094 FORM NO. 30043

Ordinance No. 2023-12 Passed _____, 20____

CERTIFICATE

The undersigned, Clerk of the City of Brookville, does hereby certify that the foregoing is a true and correct copy of Ordinance No. 2023-12, passed by the Council of the City of Brookville, Ohio, on the _____ day of _____, 2024.

Kimberly Duncan, Clerk

CERTIFICATE OF POSTING

The undersigned, Clerk of the City of Brookville, Ohio, hereby certifies that the foregoing Ordinance No, 2023-12 was posted at the City Building, US Post Office and the Brookville Branch of the Montgomery County Public Library, Brookville, Ohio, on the _____ day of _____ 2024 to the _____ day of _____ 2024, both days inclusive.

Kimberly Duncan, Clerk

EXHIBIT A

LEGAL DESCRIPTION

ANNEXATION OF 113.562 ACRES TO THE CITY OF BROOKVILLE, OHIO

SITUATE IN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 2, TOWN 5, RANGE 4 E, PERRY TOWNSHIP, MONTGOMERY COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

Beginning at a monument box with iron pin found at the southeast corner of the northeast quarter of Section 2 and being at the northeast corner of a tract of land owned by John L. Ritter and Patricia A. Ritter as conveyed in IR Deed 21-051838 and on the centerline of Heckathorn Road;

thence, North 88°46'46" West, 2673.12 feet, along the south line of said northeast quarter of Section 2 and north line of said Ritter tract to a stone found at the center of said Section 2 and being on the east line of a tract of land owned by Terry M. Stout and Kristina A. Stout as conveyed in IR Deed 16-045699;

thence, North 88°36'01" West, 265.71 feet, along the east line of said Stout tract to a stone found;

thence, North 00°15'47" East, 1644.36 feet, along the east line of said Stout tract to an iron pipe found on the east line of a tract of land owned by Robert J. Moyer as conveyed in IR Deed 20-045502;

thence, South 89°37'00" West, 58.28 feet, along the east line of said Moyer tract to an iron pipe found;

thence, North 00°28'16" East, 707.98 feet, along the east line of said Moyer tract to a post found at the northeast corner of a tract of land owned by James M. Jeffries and Mary M. Jeffries as conveyed in IR Deed 02-159209;

thence, North 61°16'29" West, 298.68 feet, along the north line of said Jeffries tract to a Mag nail set on north line of said Section 2 and centerline of Westbrook Road;

thence, South 89°52'11" East, 263.10 feet, along the north line of said Section 2 and centerline of Westbrook Road to a railroad spike found at the northwest corner of a tract of land owned by Mark A. Weaver as conveyed in IR Deed 20-066819;

thence, South 00°28'16" West, 56.11 feet, along the east line of said Weaver tract to an iron pin with cap set;

thence, South 61°16'29" East, 363.47 feet, along the south line of said Weaver tract to an iron pin with cap set on the south line of a tract of land owned by A.E.I. II LLC as conveyed in IR Deed 07-103844;

thence, North 28°46'52" East, 23.00 feet, along the south line of said A.E.I. II LLC tract to an iron pin with cap set;

thence, South 61°16'29" East, 3035.81 feet, along the south line of said A.E.I. II LLC to an iron pin found on the east line of said Section 2 and on the centerline of Heckathorn Road;

thence, South 00°37'27" West, 888.67 feet, along the east line of said Section 2 and centerline of Heckathorn Road to the place of beginning.

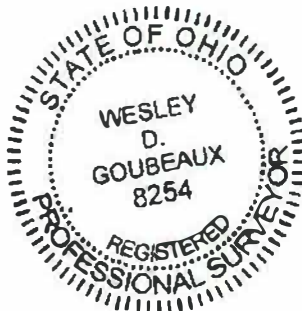
Containing 113.562 acres more or less and all being subject to any legal highways and easements of record.

The bearing of North 89°52'11" West along the centerline of Westbrook Road was based on NAD 83 CORS 2011 adjustment, Ohio South Zone, ODOT VRS CORS Network.

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, based on a field survey performed under his direct supervision and dated March 16, 2023.

All iron pins set are 5/8" x 30" rebar with caps reading "CHOICE ONE ENGR-WDG PS 8254."

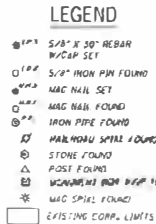

Wesley D. Goubeaux, PS #8254



03/16/2023
Date

SECTION 2, T 5, R 4 E,
PERRY TOWNSHIP,
MONTGOMERY COUNTY, OHIO

EXHIBIT B



LINE CHART		
LINE	BEARING	DIST
L1	S00°28'16"W	56.11
L2	N26°46'53"E	23.00

OCCUPATION STATEMENT

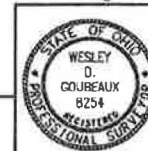
PROPERTY LINES CALCULATED FROM EXISTING
ADJUDICATION AND SURVEYS OF RECORD.

CERTIFICATION

THESE CERTIFY THIS PLAY WAS PREPARED IN ACCORDANCE WITH D.A.C. CHAPTER 223.31 STANDARDS OF PLAY OF SKUMPTIS AND ALSO CONFORMS TO THE D.A.C. CHAPTER 223 FOR RECORDS PLAYS AND HIS CONDUCTED UNDER DIRECT SUPERVISION AND BASED ON ACTUAL FILMBORE PERFORMED IN FEBRUARY, 2023. ALL MEASUREMENTS ARE ESTIMATES AND MONUMENTS ARE NOT TO BE SET AS SHOWN.

WESLEY D. COUBEUX, P.S. #8254

3/16/2023
DATE



PREPARED BY:

ChoiceOne
Engineering

927-497-0200
 511 215 8354

DATE:
03-16-2023
DRAWN BY:
R/M
JOB NUMBER:
MOT8A02103
SHEET NUMBER
1 OF 2

PROPOSED ANNEXATION TO
THE CITY OF BROOKVILLE

SECTION 2, T 5, R 4 E,
PERRY TOWNSHIP,
MONTGOMERY COUNTY, OHIO

CONTAINING 113.562 ACRES TOTAL

ADJOINING OWNERS INDEX & TAX MAILING ADDRESS

MARK A. WEJVER
1435 WESTBROOK RD.
BROOKVILLE, OH 45309
IN DEED 20-06693
155-027-02-0018

A.C.J. ILLIC
10522 WESTBROOK RD.
BROOKVILLE, OH 45309
IN DEED 07-103844
155-027-02-0018

JLR LEASING, LLC
354 CARR DR.
BROOKVILLE, OH 45309
IN DEED 18-051307
105-005-14-0001

CLIFFORD E. SMITH &
DEENA E. SMITH
10328 WESTBROOK RD. #3
BROOKVILLE, OH 45309
IN DEED 24-041014
154-005-14-0007

LOT 1809
JLR LEASING, LLC
354 CARR DR.
BROOKVILLE, OH 45309
IN DEED 23-002358
154-005-14-0003

LOT 2157
MARTIN F. HUMMEL &
JOAN M. HUMMEL
428 ABERDEEN AVE.
OAKWOOD, OH 45449
IN DEED 21-064567
154-005-28-0001

LOT 2156
MARTIN F. HUMMEL &
JOAN M. HUMMEL
428 ABERDEEN AVE.
OAKWOOD, OH 45449
IN DEED 21-064567
154-005-28-0003

LOT 2155
MARTIN F. HUMMEL &
JOAN M. HUMMEL
428 ABERDEEN AVE.
OAKWOOD, OH 45449
IN DEED 21-064567
154-005-28-0009

LOT 2154
MARTIN F. HUMMEL &
JOAN M. HUMMEL
428 ABERDEEN AVE.
OAKWOOD, OH 45449
IN DEED 21-064567
154-005-28-0008

LOT 2153
MARTIN F. HUMMEL &
JOAN M. HUMMEL
428 ABERDEEN AVE.
OAKWOOD, OH 45449
IN DEED 21-064567
154-005-28-0007

LOT 2152
MARTIN F. HUMMEL &
JOAN M. HUMMEL
428 ABERDEEN AVE.
OAKWOOD, OH 45449
IN DEED 21-064567
154-005-28-0006

LOT 2151
MARTIN F. HUMMEL &
JOAN M. HUMMEL
428 ABERDEEN AVE.
OAKWOOD, OH 45449
IN DEED 21-064567
154-005-28-0005

LOT 2150
MARTIN F. HUMMEL &
JOAN M. HUMMEL
428 ABERDEEN AVE.
OAKWOOD, OH 45449
IN DEED 21-064567
154-005-28-0004

LOT 2137
SCOTT F. OSBORN
85 BROOK WOOD DR.
BROOKVILLE, OH 45309
IN DEED 21-084229
154-006-09-0021

LOT 2136
ELISA A. LITTLEJOHN
171 BROOK WOOD DR.
BROOKVILLE, OH 45309
IN DEED 20-008991
154-006-09-0022

LOT 2135
MICHAEL J. OAKWOOD, TRUSTEE
117 BROOK WOOD DR.
BROOKVILLE, OH 45309
IN DEED 22-044642
154-006-09-0021

LOT 2134
THOMAS A. BRANDT &
KAREN S. BRANDT
83 BROOK WOOD DR.
BROOKVILLE, OH 45309
IN DEED 03-028281
154-006-09-0020

LOT 2133
SHAWN L. EEBERG &
MARTINE G. EEBERG
201 BROOK WOOD DR.
BROOKVILLE, OH 45309
IN DEED 15-068964
154-006-09-0019

LOT 2132
JENNIFER L. WALLACE
707 BROOK WOOD DR.
BROOKVILLE, OH 45309
IN DEED 18-031121
154-006-09-0018

LOT 2131
TIMOTHY F. NELSON &
REBECCA M. NELSON
213 BROOK WOOD DR.
BROOKVILLE, OH 45309
IN DEED 03-048311
154-006-09-0017

LOT 1830
GARY A. LAUVER &
RACHEL D. LAUVER
219 BROOK WOOD DR.
BROOKVILLE, OH 45309
IN DEED 06-034958
154-006-01-0012

LOT 1829
JAMES P. BROOK &
MARY ANNE BROOK
201 BROOK WOOD DR.
BROOKVILLE, OH 45309
IN DEED 09-262101
154-006-01-0011

LOT 1828
JAMES L. FRIPP &
ELIZABETH J. FRIPP
201 BROOK WOOD DR.
BROOKVILLE, OH 45309
IN DEED 18-073503
154-006-01-0010

LOT 1821
DAVID A. WRIGHT &
OLYA LEE WRIGHT
213 BROOK WOOD DR.
BROOKVILLE, OH 45309
IN DEED 06-010009
154-006-01-0009

LOT 1820
GREGORY L. RANDALL &
SANDRA L. RANDALL
219 BROOK WOOD DR.
BROOKVILLE, OH 45309
IN DEED 06-025711
154-006-01-0008

CITY OF BROOKVILLE
201 SYCAMORE ST.
BROOKVILLE, OH 45309
IN DEED 22-043469
154-006-17-0011

LOAN J. BOOTH &
JESSICA D. BOOTH
73727 WESTBROOK RD.
BROOKVILLE, OH 45309
IN DEED 18-044084
104-208-16-0033

SHANNON S. SEEBACH &
JENNIFER A. COOPER-SEEBACH
5678 WICKATHORN AC.
BROOKVILLE, OH 45309
IN DEED 02-001002
155-027-01-0010

JESSE R. WHEELER, JR.
1072 CANDELL ST.
SUITE 104
JACKSON, MI 48401
IN DEED 22-050827
155-027-01-0005

JOHN L. BITTIER &
PATRICIA A. BITTIER
2211 4TH HILL RD.
BROOKVILLE, OH 45309
IN DEED 21-051023
155-027-02-0013

TERRY H. STOUT &
MASTINE A. STOUT
1221 WOLF CREEK PIKE
BROOKVILLE, OH 45309
IN DEED 18-045899
156-027-02-0017

MARIE ELLAN PRICE, TRUSTEE &
LINDA MAE PRICE, TRUSTEE
5628 N STANFORD HILL RD.
BROOKVILLE, OH 45309
IN DEED 14-051365
156-008-19-0001

ROBERT J. MOYER
8345 TURNING LEAF CROSSING
SPRINGBORO, OH 45066
IN DEED 20-085302
138-026-19-0002

JAMES W. JEFFRIES &
MARY W. JEFFRIES
10660 WESTBROOK RD.
BROOKVILLE, OH 45309
IN DEED 02-153269
155-027-02-0003

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- 1 CITY OF BROOKVILLE
201 SYCAMORE ST.
BROOKVILLE, OH 45309
D.M.F. 33-118006
155-027-02-0028
- 2 JLR LEASING, LLC
354 CARR DR.
BROOKVILLE, OH 45309
IN DEED 23-002358
155-027-02-0003

Wesley D. Goubeaux, P.S. #8254

3/15/2023
DATE



PREPARED BY:
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3407 S. 2ND ST. #12200
LOVELAND, OH 43127-2551
www.choiceoneengineering.com

DATE:
03-16-2023
OR APP BY:
RMF
JOB NUMBER:
MOTBRO2303
SHEET NUMBER
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