

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.

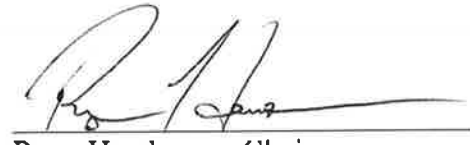
Member Schreier asked if anyone ever looked at changing the traffic flow from one-way to two-way in Golden Gate Park?

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