



PLANNING COMMISSION MEETING

Thursday, January 18, 2024, 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 December 21, 2023 Meeting Minutes
- IV. Preliminary Plat - Bruns Apartments - Phase 2**
- V. Special Use Application - Home Occupation - 212 Johnsville Brookville Road**
- VI. Subdivision Record Plan - Brookville Industrial Park, Section Two-B**
- VII. Reports**
 - a. Law Director
- VIII. Old Business**
- IX. New Business**
- X. Adjournment**

Chairperson Ryan Henderson • Mayor Chuck Letner
Members: • Ken Claggett • Tony Ezerski • Curt Schreier

Brookville Planning Commission
Regular Meeting
December 21, 2023

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on December 21, 2023. The meeting was held in the City Council Chambers and virtually using Webex. The Pledge of Allegiance was recited. Mayor Letner, Members Claggett, Ezerski, Piper and Schreier; Law Director Stephan, Manager Keaton and Clerk Duncan were present. Member Dittrick was absent.

Roll call by Chairperson Henderson.

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

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

Law Director Stephan reported Angela and Ryan Chalfant are on the Agenda for a Special Use Application to operate a home hair salon at 212 Johnsville-Brookville Road. Unfortunately, the applicants are not able to be present this evening and would like to continue this at the next Planning Commission meeting.

Law Director Stephan reported the Final Recommendation for proposed Ordinance No. 2023-12, which establishes the zoning classification of Lots 2802 and 2803 of the City of Brookville is before Planning Commission this evening. This is for newly annexed territory of 113.562 acres located on Heckathorn Road, adjacent to the city bikeway, which runs from Westbrook Road to Heckathorn Road. The proposed zoning is R-1A, which is single-family residential zoning. A Public Hearing was held on December 5, 2023 on this proposed Ordinance. There was one public comment. Law Director Stephan requested Planning Commission make a Final Recommendation to City Council to adopt proposed Ordinance No. 2023-12.

Motion by Schreier, second by Piper to recommend Council adopt proposed Ordinance No. 2023-12 to establish the zoning classification of Lots 2802 and 2803 of the City of Brookville, Ohio. All yeas, motion carried.

Member Claggett stated in 2007, Planning Commission reviewed a Subdivision Plat for single-story retirement homes on the land off Wolf Creek where the pines trees were recently cleared. Member Claggett inquired if this is what is planned for this land?

Law Director Stephan replied this is a different developer, who is planning to build single-family homes. The developer is finalizing the plans and they should come before Planning Commission in a few months.

Manager Keaton wished everyone a Merry Christmas and thanked Members Dittrick and Piper for volunteering their time to serve on Planning Commission. This is the last meeting for both members. Member Piper will begin his newly elected position as a Council Member in January.

President Henderson thanked Member Piper for his service.

Member Piper thanked everyone and wished all a Merry Christmas.

Member Schreier inquired if anyone has submitted a letter of interest to serve on Planning Commission?

Manager Keaton replied we have advertised and not received any letters of interest at this time. Manager Keaton encouraged any interested parties to submit a letter of interest to Clerk Duncan.

Member Schreier commented that Café 19 applied for a zoning permit for 302 Market Street and asked when they plan to open?

Law Director Stephan replied they hope to open for business within the next few months.

Mayor Letner stated Café 19 is catering the Mayor's Prayer Breakfast on January 11, 2024 and encouraged everyone to attend.

Motion by Piper, second by Ezerski 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 Johnsonville Brookville Rd
3. Phone (Hm) 765-465-7598 (Bus) Interest in property Owner
4. Location or address of property to be affected 212 Johnsonville 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.

301 Sycamore St. • PO Box 10 • Brookville, Ohio 45309-0010 • PH. (937) 833-2135 FAX (937) 833-3347

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



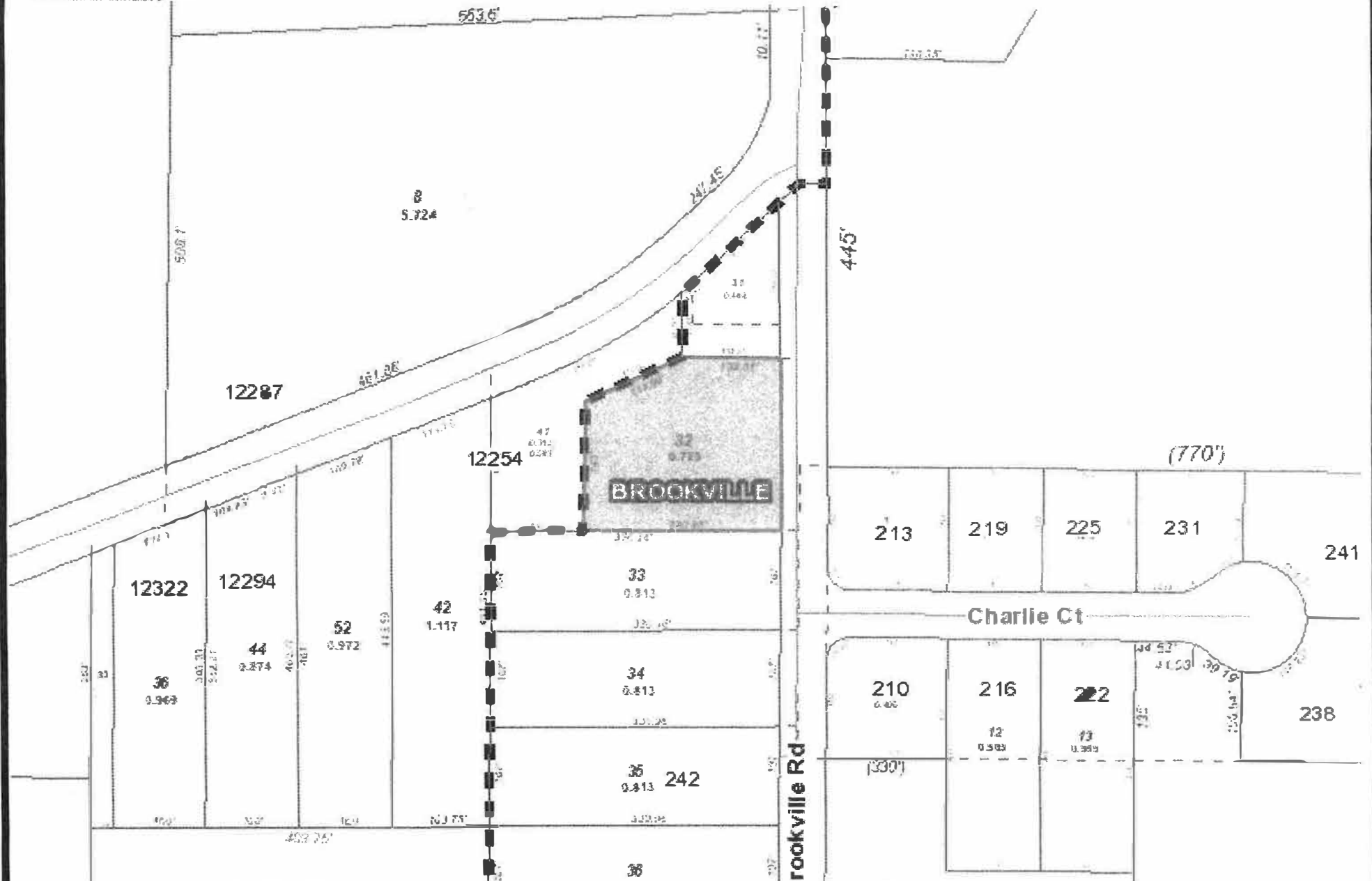
Signature of Applicant

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.

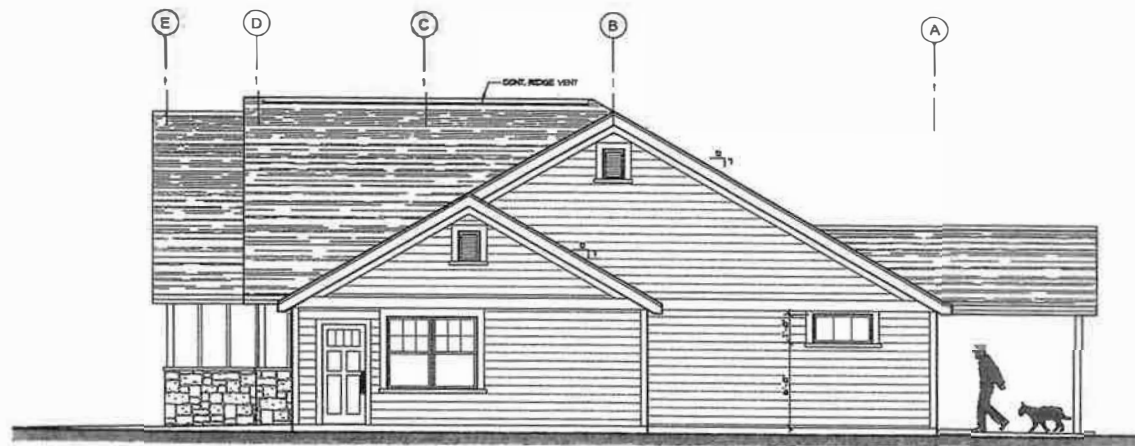


1 inch = 186 ft

G/S DEPARTMENT



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATIONS

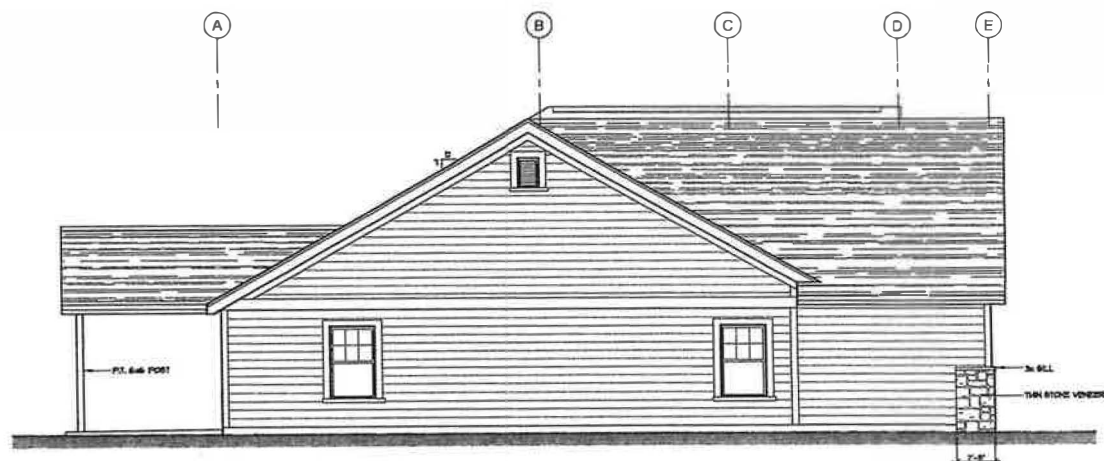
212 JOHNSVILLE BIRMINGHAM ROAD
The CHALFANT Residence
TRADEMARK CONSTRUCTION, RICHMOND, IN.

Arch: A.A. HOFFER
Eng: A.A. HOFFER
City: A.A.
State: IN.

A-2



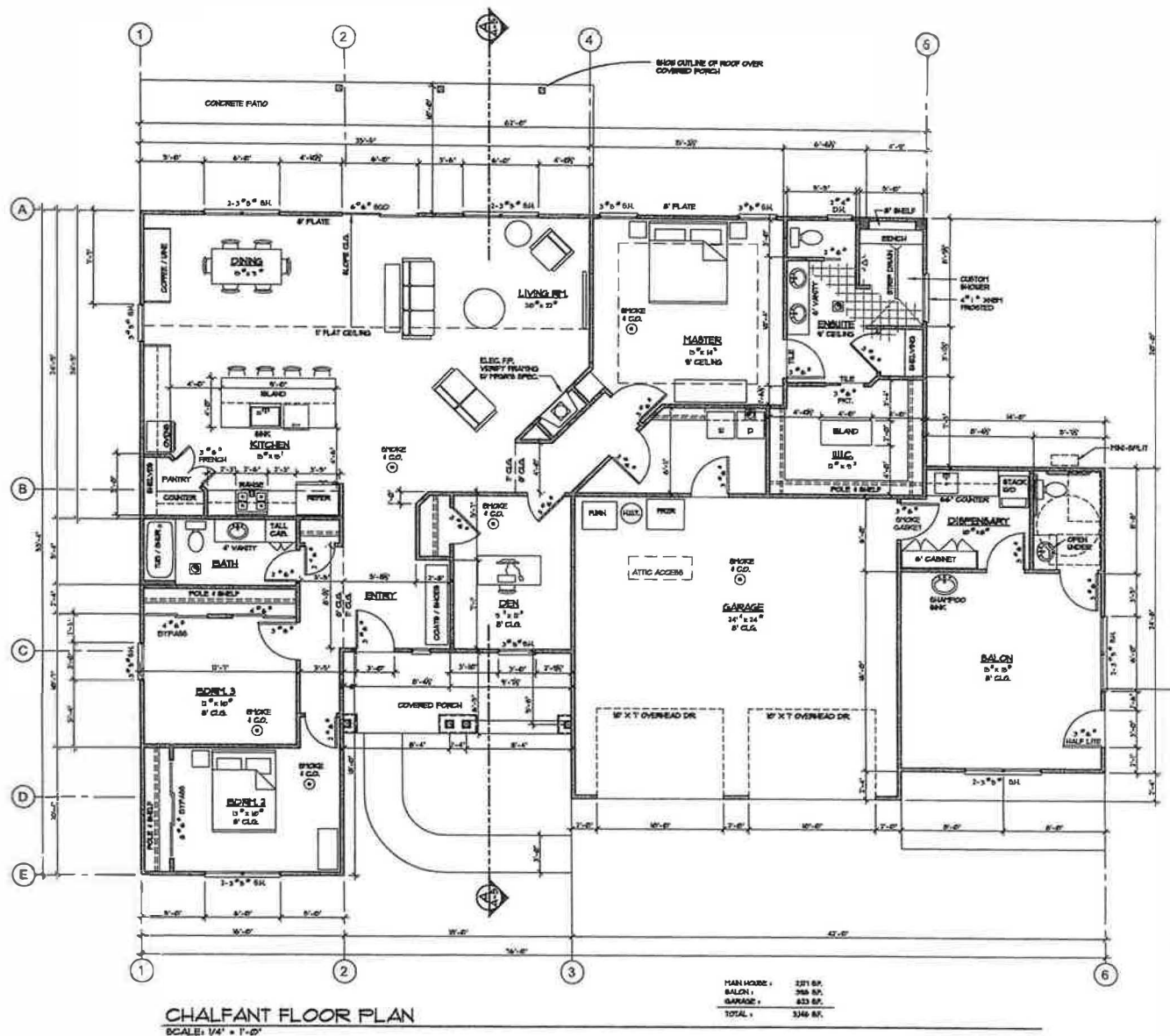
OGALF: 1/8" x 1/8"



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

A-3

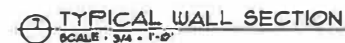
PRINT DATE : NOV, 18, 2003

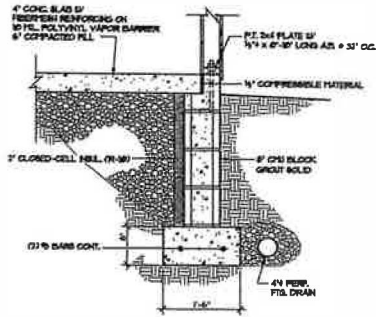


NO.	1
DATE	
BY	
CHECKED BY	
DATE	

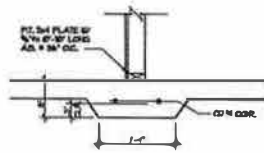


2 PLANT-ON EYEBROW DETAIL
SCALE: 1/4" = 1'-0"

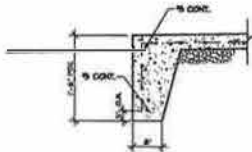




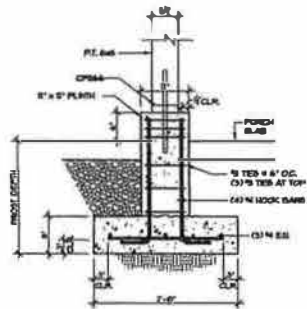
1 TYP. FOOTING DETAIL
SCALE: 1" = 1'-0"



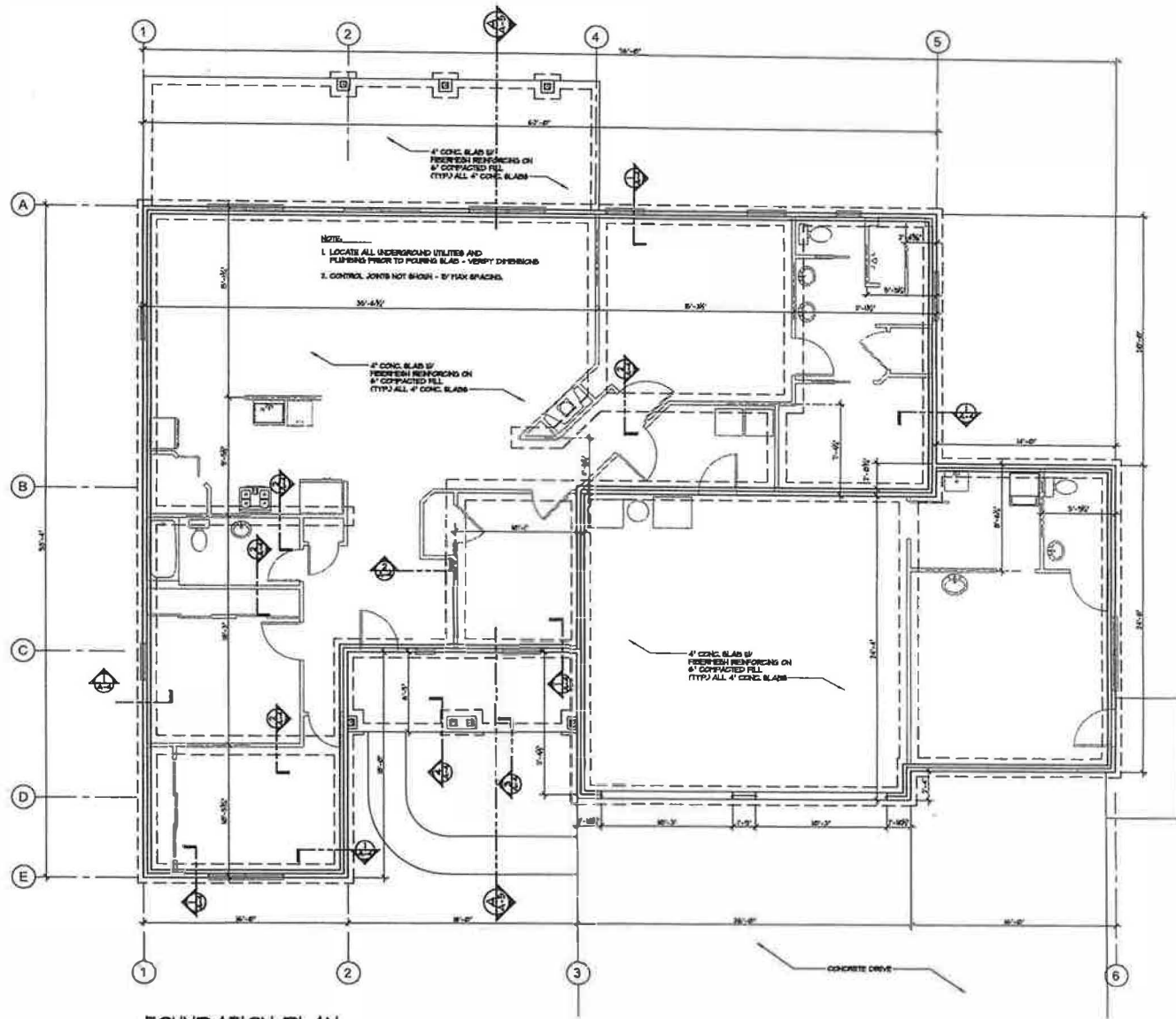
2 THICKENED SLAB
SCALE: 1" = 1'-0"



3 PORCH SLAB EDGE
SCALE: 1/4" = 1'-0"



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



FOUNDATION PLAN AND DETAILS

PROJECT LOCATION: 212 JOHNSONVILLE BROOKVILLE ROAD
The CHALFANT Residence
 TRADEMARK CONSTRUCTION, RICHMOND, VA

DATE: 11/11/2013
 DRAWN BY: AJP
 CHECKED BY: [blank]
 PROJECT NO: [blank]

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

MEMORANDUM:

DATE: JANUARY 10, 2024

TO: CITY OF BROOKVILLE PLANNING COMMISSION

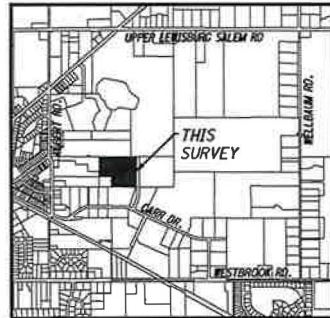
FROM: RODNEY L. STEPHAN, LAW DIRECTOR

**RE: SUBDIVISION RECORD PLAN-BROOKVILLE INDUSTRIAL PARK,
SECTION TWO-B**

The subdivision record plan for Brookville Industrial Park Section Two-B subdivides Lot 2752 into two new lots. Lot 2811 is a 6.014 acre lot that will be the location of the PEPCON Concrete Mixing Facility that received special use approval from Planning Commission at the November 2023 meeting.

Lot 2812 is a 4.532 acre lot that would also be established by this subdivision plat. The subdivision record plat meets all of the zoning and subdivision regulations for the I-2 zoning district. Approval of this plat is a necessary step in the sale of Lot 2811 by Green Tokai Co. Ltd. for the PEPCON project.

It is requested that Planning Commission approve the Brookville Industrial Park Section Two-B Record Plan.



VICINITY MAP

RECORD PLAN

REPLAT OF LOT 2752 OF THE BROOKVILLE INDUSTRIAL PARK, SECTION TWO-B

BEING LOT 2752 OF THE CONSECUTIVE LOT
NUMBERS OF THE CITY OF BROOKVILLE,
BROOKVILLE INDUSTRIAL PARK SECTION TWO
PLAT BOOK 227, PAGE 58
SECTION 35, TOWN 6, RANGE 4 E,
CITY OF BROOKVILLE, MONTGOMERY COUNTY, OHIO
10.546 ACRES TOTAL

COUNTY APPROVAL

FILE # _____

MONTGOMERY COUNTY ENGINEER

DATE

CHECKED BY

DATE

APPROVALS

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

CHAIRMAN

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

MAYOR

CLERK

PLAT AUTHORIZATION AND DEDICATION

GREEN TOKAI CO., LTD, THE OWNERS OF THE LAND INCLUDED WITHIN
THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF
BROOKVILLE, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED,
PLATTED, AND KNOWN AS REPLAT OF LOT 2752 OF THE BROOKVILLE
INDUSTRIAL PARK, SECTION TWO. FURTHERMORE, GREEN TOKAI CO.,
LTD, DEDICATES THE NEW 5-FOOT UTILITY EASEMENTS AS SHOWN.

EASEMENTS SHOWN WITH IN THE PLAT ARE FOR THE CONSTRUCTION,
OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF
WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY
LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGES OF
REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE
FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS TO AND
EGRESS FROM THE PREMISES FOR SAID PURPOSES, AND ARE TO BE
MAINTAINED AS SUCH FOREVER.

AUTHORIZED SIGNATURE

TITLE

STATE OF OHIO
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
BY _____ DAY OF _____, 20____,
ON BEHALF OF GREEN TOKAI CO.,
LTD AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT TO BE
HIS VOLUNTARY ACT AND DEED OF SAID OWNER.

NOTARY PUBLIC

THE BEARING OF 500°17'02"W ALONG THE WEST
RIGHT-OF-WAY LINE OF SAKURA DRIVE
(F.K.A. PARKER AVENUE) WAS BASED ON
HMD 83 CORRS 2001 ADJUSTMENT,
OHIO SOUTH ZONE, ODOT VRS CORRS NETWORK

SCALE: 1"=100'



LEGEND

- I.P.S. 5/8" X 30" REBAR
W/CAP SET
- I.P.F. 5/8" IRON PIN FOUND
- ⊗ I.P.F. IRON PIPE FOUND

PERTINENT INFORMATION

PLAT BOOK 97, PAGE 41
PLAT BOOK 137, PAGE 37
PLAT BOOK 151, PAGE 1
PLAT BOOK 227, PAGE 58
PLAT BOOK 239, PAGE 7

CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH
O.A.C. CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO
CONFORMS TO THE O.R.C. CHAPTER 171 FOR RECORD PLANS AND WAS
CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL
FIELDWORK PERFORMED ON DECEMBER 6, 2023. ALL MEASUREMENTS
ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN.

ALLEN J. BERTKE, P.S. #8629

DATE

SUPERIMPOSED AREA NOTE:
ALL OF THE LANDS OF THE DEDICATOR
ARE CONTAINED WITHIN SURVEY.

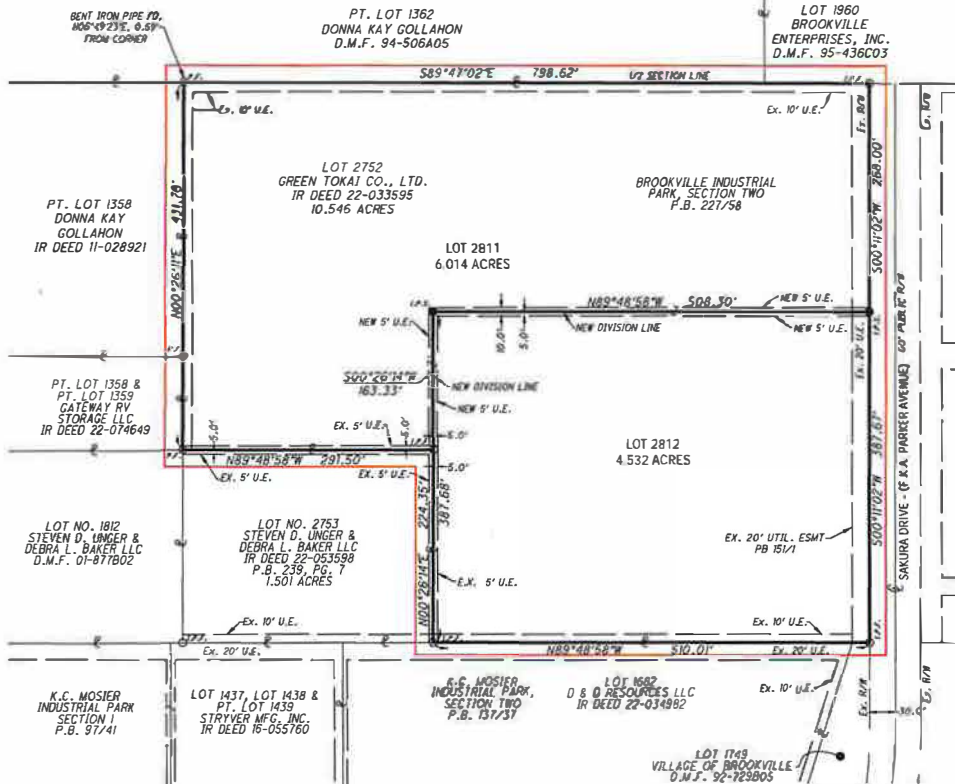
OCCUPATION STATEMENT

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

PROPERTY LINES CALCULATED FROM EXISTING
MONUMENTATION AND SURVEYS OF RECORD.

DESCRIPTION

BEING LOT 2752, SITUATE IN SECTION 35, TOWN 6, RANGE 4 E, CITY OF
BROOKVILLE, MONTGOMERY COUNTY, OHIO, OWNED BY GREEN TOKAI CO.,
LTD. AS CONVEYED IN IR DEED 22-033595 OF THE MONTGOMERY COUNTY
DEED RECORDS.



MEMORANDUM:

DATE: JANUARY 11, 2024

TO: CITY OF BROOKVILLE PLANNING COMMISSION

FROM: RODNEY L. STEPHAN, LAW DIRECTOR

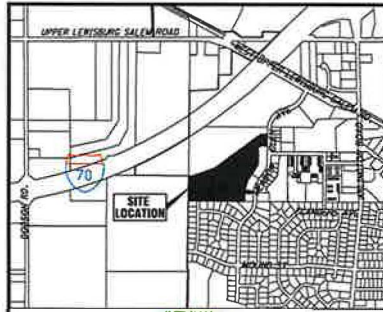
RE: PRELIMINARY PLAT-BRUNS APARTMENTS, PHASE 2

An application for preliminary subdivision plat has been filed by B & B Rentals, LTD for Bruns Apartments, Phase 2. The proposed preliminary subdivision plat and a county auditor map of the property are attached to this memorandum.

The project is located in a R-3 Multi-Family Residential District. Two and Four-unit buildings are permitted uses in this R-3 zoning district under Section 1129.02(a)(2) and (3). The plat plan provides for the construction of 19 four-unit buildings and 2 two-unit buildings. Eighty (80) apartments will be created upon completion of construction of the project. The setbacks for the plan meet all of the minimum standards in the R-3 zoning district.

The plat provides for the extension of Bruns Drive. Bruns Drive is currently a private street, but this plat provides for the dedication of Bruns Dr. as a public street from Meadow Glen Dr. to its connection with a new street created by this plat to be known as Fledgling Way. Fledgling Way will extend to the north boundary of the property and could be extended for future development of the property to the north. Public sidewalks will be installed on Bruns Dr. and Fledgling Way.

It is requested that Planning Commission approve the Preliminary Plat for Bruns Apartments, Phase 2.



APPROVED _____
DATE _____
PLANNING COMMISSION CHAIRMAN

SITE DATA:
FRONT YARD SETBACK: 30'
REAR YARD SETBACK: 40'
17' MIN. BETWEEN BUILDING FOUNDATIONS

80 TOTAL UNITS

STREETS:
50' R/W WITH 31' B/C TO B/C

NEW STREETS: 1632.01'

ZONING: R-3

LEGEND

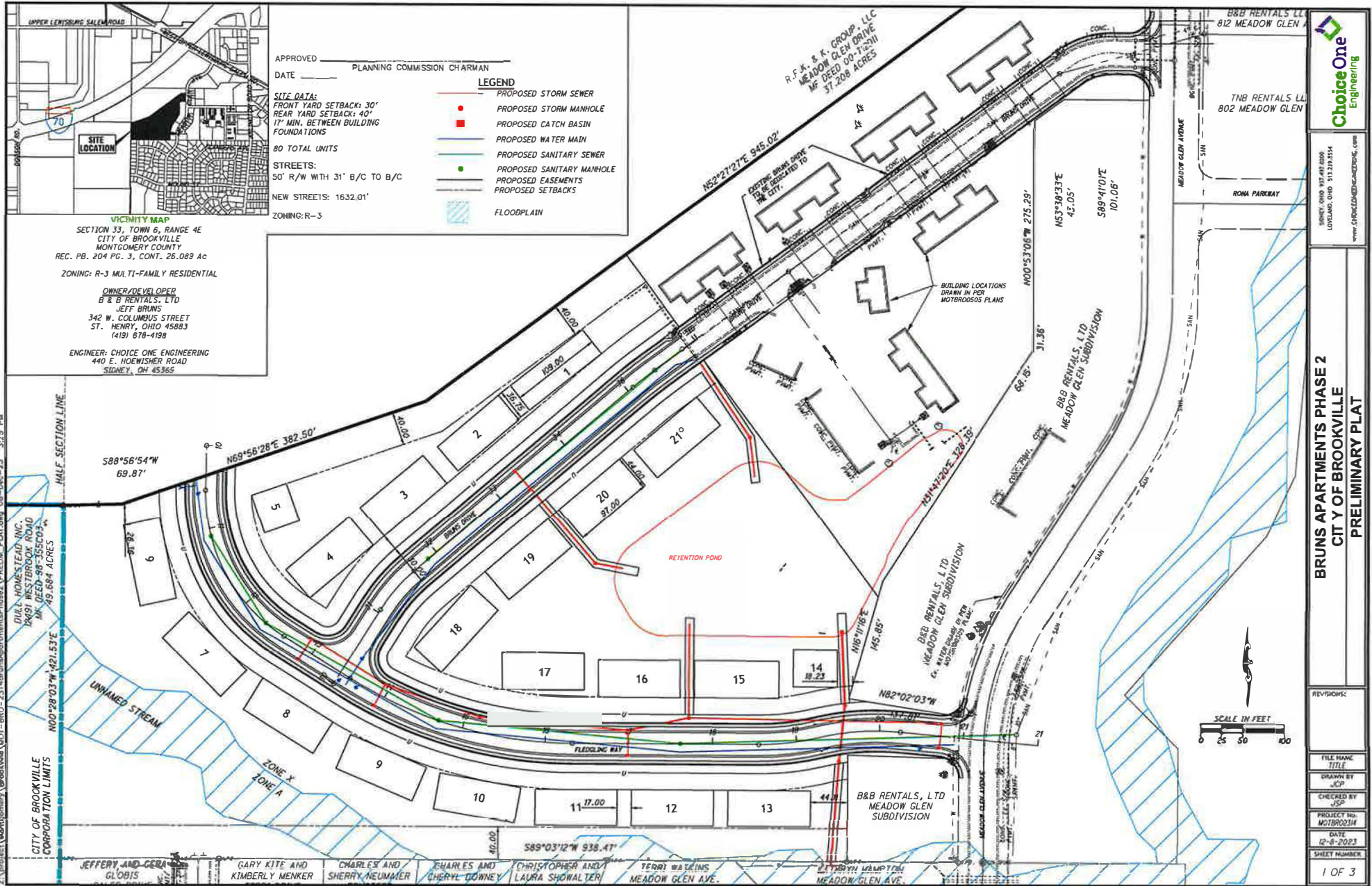
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED EASEMENTS
- PROPOSED SETBACKS
- FLOODPLAIN

VICINITY MAP
SECTION 33, TOWN 6, RANGE 4E
CITY OF BROOKVILLE
MONTGOMERY COUNTY
REC. PB. 204 PG. 3, CONT. 26.089 AC
ZONING: R-3 MU, T1-FAMILY RESIDENTIAL

OWNER/DEVELOPER
B & B RENTALS, LTD
JEFF BRUNS
342 W. COLUMBUS STREET
ST. HENRY, OHIO 45883
(419) 678-4188

ENGINEER: CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD
SIDNEY, OH 45365

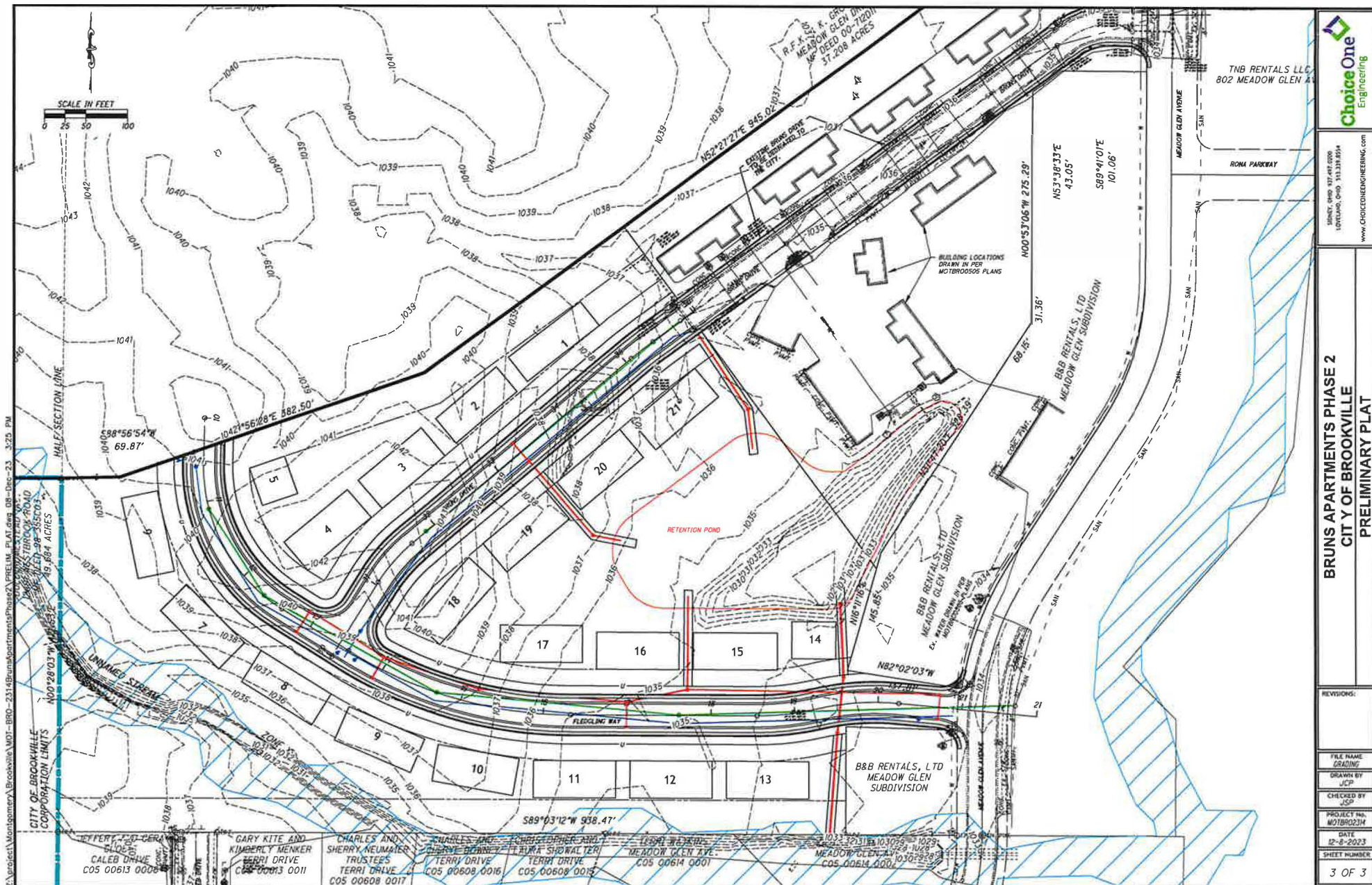
DULL HOMESTEAD INC.
12491 WESTBROOK ROAD
MC DEED-96-355C03
49.684 ACRES
N00°28'03"W 421.53'E
CITY OF BROOKVILLE
CORPORATION LIMITS
UNNAMED STREAM
ZONE X
ZONE A



BRUNTS, OHIO 43084
LOVELAND, OHIO 43139-5514
WWW.CHOICEONEENGINEERING.COM

BRUNS APARTMENTS PHASE 2 CITY OF BROOKVILLE PRELIMINARY PLAT

REVISIONS
FILE NAME
TITLE
DRAWN BY
JCP
CHECKED BY
JCP
PROJECT NO.
M01BRO2014
DATE
12-8-2023
SHEET NUMBER
1 OF 3





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ZONING PERMITS 2023

ZONING PERMITS DECEMBER 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
12/12/2023	945 Arlington Rd	Casey's Convenience Store-Gas	McBride	4600			A-1-03-24				
12/5/2023	520 Meadow Glen	Fence Permit	Friedlander	4601			A-12-08-23				