



PLANNING COMMISSION MEETING

Thursday, February 15, 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 January 18, 2024 Regular Meeting Minutes
- IV. Final Subdivision Application- Meadow Glen Subdivision-B and Meadow Glen Subdivision-C**
- V. Special Use & Final Subdivision Application - 201 Heckathorn Road - Homestead Gathering Place**
- VI. Special Use Application - Mobile Food Truck - Louisiana Grill**
- VII. Special Use Application - Mobile Vendor - Small Town Tique**
- VIII. Reports**
 - a. Law Director
- IX. Old Business**
- X. New Business**
- XI. Adjournment**

Chairperson Ryan Henderson • Mayor Chuck Letner

Members: • Ken Claggett • Tony Ezerski • Damian Kristof • Curt Schreier • Jeff Wright

MEMORANDUM:

DATE: FEBRUARY 12, 2024

TO: CITY OF BROOKVILLE PLANNING COMMISSION

FROM: RODNEY L. STEPHAN, LAW DIRECTOR

RE: RODNEY L. STEPHAN, LAW DIRECTOR

**RE: FINAL SUBDIVISION APPLICATION-MEADOW GLEN SUBDIVISION-B and
MEADOW GLEN SUBDIVISION-C**

B & B Rentals, LTD has submitted a final subdivision application for Meadow Glen Subdivision-B Record Plan and Meadow Glen Subdivision-C Record Plan. Both subdivision record plans are consistent with the preliminary subdivision plan approved by Planning Commission in the January 2024 meeting. The Meadow Glen Subdivision-B plan will establish new public street right of way for Fledgling Way and Bruns Drive. The Meadow Glen Subdivision-C will re-plat the existing Bruns Dr. to establish Bruns Dr. as a public street. Bruns Dr. is currently a private street without public sidewalks. Public sidewalks will now be installed along Bruns Dr. and Fledgling Way.

The developer will be required to submit a performance bond for the estimated costs of the public improvements for this project to insure completion of the public improvements. It is requested the Planning Commission approve Meadow Glen Subdivision-B Record Plan and Meadow Glen Subdivision-C Record Plan subject to final approval of the construction plans for the subdivision by the City Manager and City Engineer, and deposit of a performance bond to insure completion of the public improvements.

RECORD PLAN
MEADOW GLEN SUBDIVISION-B

BEING A REPLAT OF ALL OF LOT 2394 OF THE CONSECUTIVE LOT NUMBERS OF THE CITY OF BROOKVILLE
AKA MEADOW GLEN SUBDIVISION AS RECORDED IN PLAT BOOK 204 PAGE 3 AND
PART OF LOT 2659 AND ALL OF LOT 2661 OF THE CONSECUTIVE LOT NUMBERS OF THE CITY OF BROOKVILLE
AKA MEADOW GLEN SUBDIVISION-4 AS RECORDED IN PLAT BOOK 235 PAGE 36
SITUATE IN SECTION 33, TOWN 6, RANGE 4 E, FIRST MERIDIAN, MONTGOMERY COUNTY, CITY OF BROOKVILLE, OHIO

13.369 ACRES TOTAL
1.857 ACRES IN RIGHT-OF-WAY
FEBRUARY OF 2024

OWNER/DEVELOPER
B & B RENTALS, LTD
JEFF BRUNS
342 W. COLUMBUS STREET
ST. HENRY, OHIO 43083
(615) 578-4198

PLAT AUTHORIZATION AND DEDICATION

B & B RENTALS, LTD, THE OWNER 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 MEADOW GLEN SUBDIVISION-B, BEING A REPLAT OF LOT 4234 OF THE CONSECUTIVE LOT NUMBERS FOR THE CITY OF BROOKVILLE, ALSO KNOWN AS THE MEADOW GLEN SUBDIVISION AS RECORDED IN PLAT BOOK 204 PAGE 3 AND A REPLAT OF PART OF LOT 4269 AND ALL OF LOT 4268 OF THE CONSECUTIVE LOT NUMBERS FOR THE CITY OF BROOKVILLE, ALSO KNOWN AS THE MEADOW GLEN SUBDIVISION-4 AS RECORDED IN PLAT BOOK 235 PAGE 36. FURTHERMORE, B & B RENTALS, LTD, DEDICATES THE ROAD RIGHT-OF-WAY AND RESERVES THE EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

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

B & B RENTALS, LTD, BEING AFFIRMED, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

OWNER: B & B RENTALS, LTD

JEFF BRUNS _____ DATE _____
OWNER

STATE OF OHIO _____
COUNTY OF _____, SS

BE IT REMEMBERED, THAT ON THIS ____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY CAME JEFF BRUNS, OWNER, WHO ACKNOWLEDGED THE SIGNED OF THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AS OWNER AND THE VOLUNTARY ACT AND DEED OF SAID OWNER.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____

DESCRIPTION

BEING ALL OF LOT 4234 OF THE CONSECUTIVE LOT NUMBERS FOR THE CITY OF BROOKVILLE, ALSO KNOWN AS THE MEADOW GLEN SUBDIVISION AS RECORDED IN PLAT BOOK 204 PAGE 3 AND BEING PART OF LOT 4269 AND ALL OF LOT 4268 OF THE CONSECUTIVE LOT NUMBERS FOR THE CITY OF BROOKVILLE, ALSO KNOWN AS THE MEADOW GLEN SUBDIVISION-4 AS RECORDED IN PLAT BOOK 235 PAGE 36, SITUATE IN SECTION 33, TOWN 6, RANGE 4 E, FIRST MERIDIAN, MONTGOMERY COUNTY, OHIO AS CONVEYED TO B & B RENTALS, LTD BY DEED 2006-0029 AS RECORDED IN DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

APPROVER FOR DESCRIPTION

FILE # _____

MONTGOMERY COUNTY CLERK _____ DATE _____

CHECKED BY _____ DATE _____

CITY OF BROOKVILLE PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF BROOKVILLE, OHIO, HELD THIS ____ DAY OF _____, 20____, THIS PLAT WAS REVIEWED AND APPROVED.

Chairman _____

CITY OF BROOKVILLE COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF BROOKVILLE, OHIO, HELD THIS ____ DAY OF _____, 20____, THIS RECORD PLAN WAS APPROVED BY ORDINANCE NO. 0-____.

Mayor _____

Clerk of Council _____

CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH D.B.C. CHAPTER 413.31 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE D.B.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN SEPTEMBER, 2023. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

ALLEN J. BENTLEY, P.E. 00029 _____ DATE _____

CHOICE ONE ENGINEERING SARAH D. HILL, P.E. COLUMBUS, OHIO 43224 www.choiceoneinc.com	DATE: 02-02-2024
	DRAWN BY: WPL
	JOB NUMBER: M20240214
	SHEET NUMBER: 1 OF 2



VICINITY MAP

SUPERIMPOSED AREA NOTE

ALL OF THE LANDS OF THE DEDICATOR ARE CONTAINED WITHIN SURVEY.

LEGEND

- 5/8" x 30" REBAR
- W/CLIP SET
- IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- STONE FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- WOOD POST FOUND
- EASEMENT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING UTILITY EASEMENT & BUILDING SETBACK LINES TO BE RELEASED BY THIS RECORD PLAN
- EXISTING SUBDIVISION LINE
- EXISTING CORPORATION LINE
- UT, UTILITY
- EMT, EASEMENT

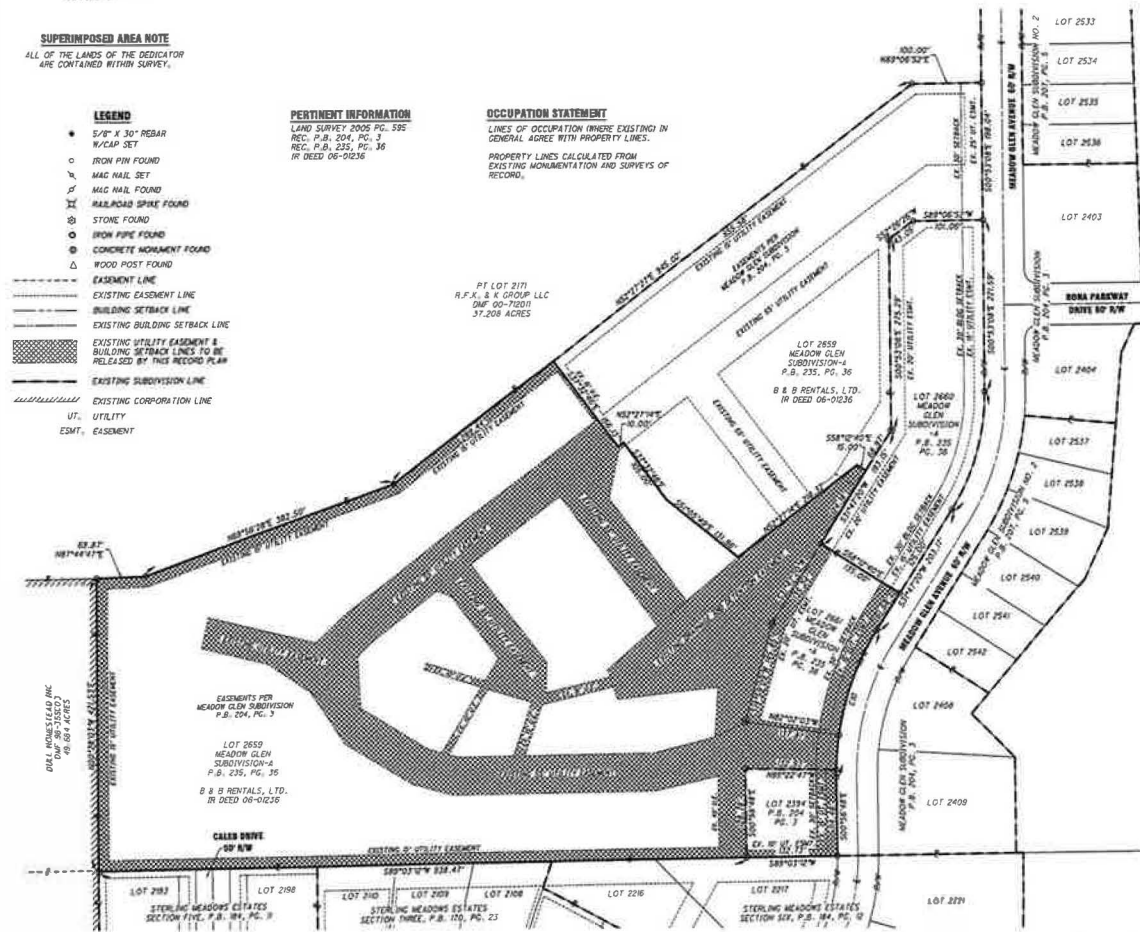
PERTINENT INFORMATION

LAND SURVEY 2005 PG. 595
REC. P.B. 204, PG. 3
REC. P.B. 235, PG. 36
IN DEED 08-01236

OCCUPATION STATEMENT

Lines of Occupation herein existing in general agree with property lines. Property lines calculated from existing monumentation and surveys of record.

PT LOT 2171
R.F.K. & K GROUP LLC
DAP 00-70201
37.208 ACRES



RECORD PLAN MEADOW GLEN SUBDIVISION-C

BEING A REPLAT OF PART OF LOT 2659 OF THE CONSECUTIVE LOT NUMBERS OF THE CITY OF BROOKVILLE
AKA MEADOW GLEN SUBDIVISION-A AS RECORDED IN PLAT BOOK 235 PAGE 36
SITUATE IN SECTION 35, TOWN 6, RANGE 4 E, FIRST MERIDIAN, MONTGOMERY COUNTY, CITY OF BROOKVILLE, OHIO

4.690 ACRES TOTAL

0.767 ACRES IN RIGHT-OF-WAY

FEBRUARY OF 2024



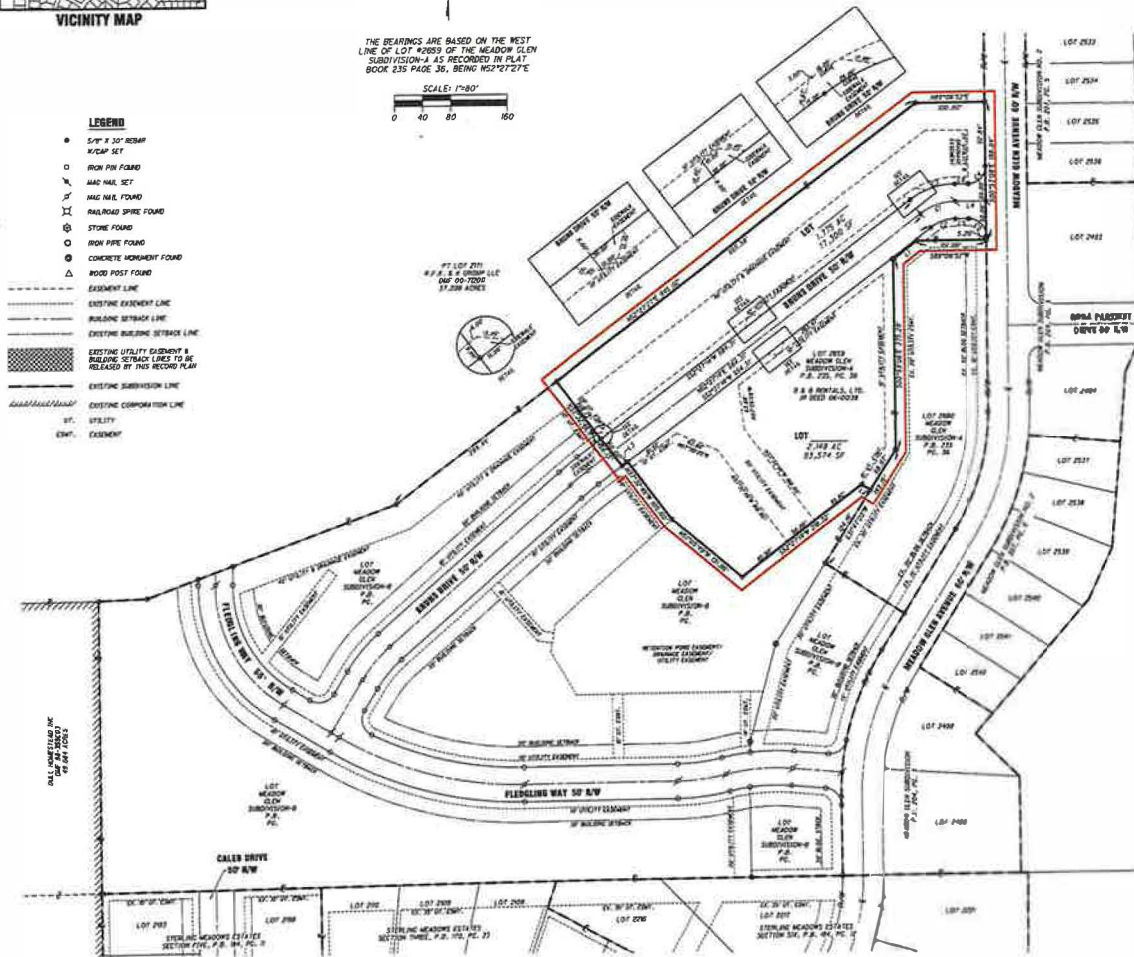
VICINITY MAP

THE BEARINGS ARE BASED ON THE WEST
LINE OF LOT #2659 OF THE MEADOW GLEN
SUBDIVISION-A AS RECORDED IN PLAT
BOOK 235 PAGE 36, BEING N52°27'27"E

SCALE: 1"=80'
0 40 80 160

LEGEND

- 3/4" x 3/4" IRON SET
- IRON PIN FOUND
- ✕ MAG NAIL SET
- ✕ MAG NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- STONE FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- △ ROAD POST FOUND
- EASEMENT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING UTILITY EASEMENT & BUILDING SETBACK LINES TO BE RELEASED BY THIS RECORD PLAN
- EXISTING SUBDIVISION LINE
- EXISTING CORPORATION LINE
- ST. UTILITY
- EXIST. EXEMPT



AREA SUMMARY

2 BUILDING LOTS 3.923 ACRES
DEDICATED STREET R/W 0.767 ACRES
TOTAL 4.690 ACRES

EXISTING LOT SUMMARY - ACREAGE			
LOT	ACREAGE	LOT	ACREAGE
2659	0.000 AC	0.369 AC	0.369 AC
2660	2.889 AC	14.267 AC	14.267 AC
2661	0.000 AC	0.784 AC	0.784 AC

LINE TABLE			
LINE	LENGTH	BEARING	REMARKS
1.1	45.00'	N52°27'27"E	1/4" x 3/4" IRON SET
1.2	0.00'	---	---
1.3	0.00'	---	---
1.4	0.00'	---	---
1.5	0.00'	---	---
1.6	0.00'	---	---

CURVE TABLE							
CURVE	CHORD	LENGTH	DELTA	PC SET	PT SET	PT SET	REMARKS
C1	85.00'	10.20'	10°27'27"	11.00'	11.00'	11.00'	1/4" x 3/4" IRON SET
C2	10.00'	10.20'	10°27'27"	11.00'	11.00'	11.00'	1/4" x 3/4" IRON SET
C3	10.00'	10.20'	10°27'27"	11.00'	11.00'	11.00'	1/4" x 3/4" IRON SET
C4	10.00'	10.20'	10°27'27"	11.00'	11.00'	11.00'	1/4" x 3/4" IRON SET
C5	10.00'	10.20'	10°27'27"	11.00'	11.00'	11.00'	1/4" x 3/4" IRON SET



ChoiceOne
Engineering

DATE: 02-02-2024
DRAWN BY: MFC
JOB NUMBER: MD7802314
SHEET NUMBER: 2 OF 2

RECORD PLAN
MEADOW GLEN SUBDIVISION-C

BEING A REPLAT OF PART OF LOT 2659 OF THE CONSECUTIVE LOT NUMBERS OF THE CITY OF BROOKVILLE
AKA MEADOW GLEN SUBDIVISION-A AS RECORDED IN PLAT BOOK 235 PAGE 36
SITUATE IN SECTION 33, TOWN 6, RANGE 4 E, FIRST MERIDIAN, MONTGOMERY COUNTY, CITY OF BROOKVILLE, OHIO

4.690 ACRES TOTAL

0.767 ACRES IN RIGHT-OF-WAY
FEBRUARY OF 2024



VICINITY MAP

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

THE BEARINGS ARE BASED ON THE WEST
LINE OF LOT 2659 OF THE MEADOW GLEN
SUBDIVISION-A AS RECORDED IN PLAT
BOOK 235 PAGE 36, BEING N82°27'21"E

SCALE: 1"=80'
0 40 80 160

OWNER/DEVELOPER
B & B RENTALS, LTD
JEFF BRUNS
342 W. COLUMBUS STREET
ST. HENRY, OHIO 45883
(419) 878-4188

OCCUPATION STATEMENT

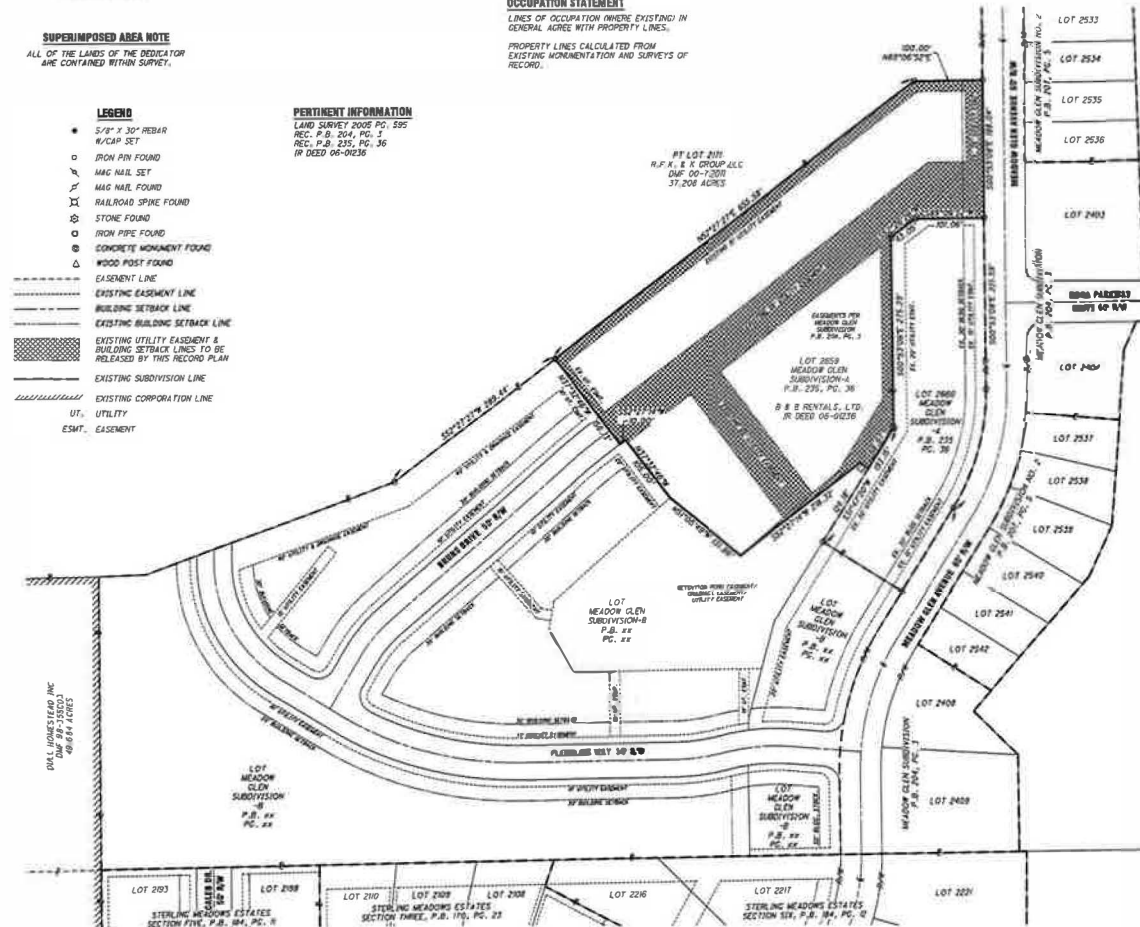
THE LINES OF OCCUPATION WHERE EXISTING IN
GENERAL AGREE WITH PROPERTY LINES.
PROPERTY LINES CALCULATED FROM
EXISTING MONUMENTATION AND SURVEYS OF
RECORD.

PERTINENT INFORMATION

LAND SURVEY 2002 PC 595
REC. P.B. 204, PG. 1
REC. P.B. 235, PG. 36
IR DEED 06-04238

LEGEND

- 5/8" x 30" REBAR
- W/CAS SET
- IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- STONE FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- WOOD POST FOUND
- EASEMENT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING UTILITY EASEMENT &
BUILDING SETBACK LINES TO BE
RELEASED BY THIS RECORD PLAN
- EXISTING SUBDIVISION LINE
- EXISTING CORPORATION LINE
- UT. UTILITY
- ESMT. EASEMENT



PLAT AUTHORIZATION AND DEDICATION

B & B RENTALS, LTD, THE OWNER 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 MEADOW GLEN SUBDIVISION-C, BEING
A REPLAT OF PART OF LOT 2659 OF THE CONSECUTIVE LOT NUMBERS FOR THE CITY OF BROOKVILLE, ALSO KNOWN AS THE
MEADOW GLEN SUBDIVISION-A AS RECORDED IN PLAT BOOK 235 PAGE 36. FURTHERMORE, B & B RENTALS, LTD, DEDICATES THE
ROAD RIGHT-OF-WAY AND RESERVES THE EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF
WATER, GAS, SEWER, ELECTRIC, TELEPHONE, OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING
ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING OF ACCESS AND EGRESS
TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

B & B RENTALS, LTD, BEING AFFIRMED, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE,
INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

OWNER: B & B RENTALS, LTD

JEFF BRUNS DATE
OWNER

STATE OF OHIO
COUNTY OF _____, SS

BE IT REMEMBERED, THAT ON THE _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE
AND COUNTY, PERSONALLY I CAUSE JEFF BRUNS, OWNER, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT TO BE HIS
VOLUNTARY ACT AND DEED AS OWNER AND THE VOLUNTARY ACT AND DEED OF SAID OWNER.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

DESCRIPTION

BEING PART OF LOT 2659 OF THE CONSECUTIVE LOT NUMBERS FOR THE CITY OF BROOKVILLE, ALSO KNOWN AS THE MEADOW GLEN
SUBDIVISION-A AS RECORDED IN PLAT BOOK 235 PAGE 36, SITUATE IN SECTION 33, TOWN 6 NORTH, RANGE 4 EAST, FIRST MERIDIAN,
MONTGOMERY COUNTY, OHIO AS CONVEYED TO B & B RENTALS, LTD BY IR DEED 2004-04238 AS RECORDED IN DEED RECORDS OF
MONTGOMERY COUNTY, OHIO.

APPROVED FOR DESCRIPTION

FILE # _____

MONTGOMERY COUNTY ENGINEER DATE

CHECKED BY DATE

CITY OF BROOKVILLE PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF BROOKVILLE, OHIO, HELD THIS _____ DAY
OF _____, 20____, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRPERSON

CITY OF BROOKVILLE COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF BROOKVILLE, OHIO, HELD THIS _____ DAY OF _____, 20____,
THIS RECORD PLAN WAS APPROVED BY ORDINANCE NO. 0____.

ALDER

CITY OF COUNCIL

LINE TABLE		
LINE	LENGTH	BEARING
12	16.40	S89°00"E

CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH
O.A.C. CHAPTER 4733.33 STANDARDS OF PRACTICE FOR SURVEYS AND ALSO
CONFORMS TO THE O.A.C. CHAPTER 4733.33 STANDARDS FOR RECORD PLANS AND WAS
CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL
FIELDWORK PERFORMED IN SEPTEMBER, 2023. ALL MEASUREMENTS ARE
CORRECT AND WORKMANSHIP IS SET ON TO BE SET AS SHOWN. CURVE
DISTANCES ARE MEASURED ON THE ARC.

ALLEN J. BERTHE, P.S. 80529 DATE

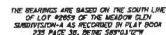


PREPARED BY:
ChoiceOne
Engineering

DATE: 02-02-2024
DRAWN BY: MPJ
JOB NUMBER: MONTG02314
SHEET NUMBER 1 OF 2

BEING A REPLAT OF ALL OF LOT 2394 OF THE CONSECUTIVE LOT NUMBERS OF THE CITY OF BROOKVILLE
AKA MEADOW GLEN SUBDIVISION AS RECORDED IN PLAT BOOK 204 PAGE 3 AND
PART OF LOT 2689 AND ALL OF LOT 2681 OF THE CONSECUTIVE LOT NUMBERS OF THE CITY OF BROOKVILLE
AKA MEADOW GLEN SUBDIVISION-A AS RECORDED IN PLAT BOOK 231 PAGE 36
SITUATE IN SECTION 32, TOWN 6, RANGE 4 E, FIRST MERIDIAN, MONTGOMERY COUNTY, CITY OF BROOKVILLE, OHIO

FEBRUARY OF 2024

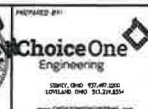


-



EXISTING LOT SUMMARY - ACREAGE			
LOT	DEDICATED S/W	LOT	TOTAL ACRES
2294	0.002 AC	0.303 AC	0.305 AC
2629	0.033 AC	0.343 AC	0.376 AC
2940	0.002 AC	0.194 AC	0.196 AC

LINE	LOCUS	STANDARD
1.1	45.50	0.75
1.2	45.50	0.75
1.3	45.50	0.75
1.4	45.50	0.75
1.5	45.50	0.75
1.6	45.50	0.75
1.7	45.50	0.75
1.8	45.50	0.75
1.9	45.50	0.75
2.0	45.50	0.75
2.1	45.50	0.75
2.2	45.50	0.75
2.3	45.50	0.75
2.4	45.50	0.75
2.5	45.50	0.75
2.6	45.50	0.75
2.7	45.50	0.75
2.8	45.50	0.75
2.9	45.50	0.75
3.0	45.50	0.75
3.1	45.50	0.75
3.2	45.50	0.75
3.3	45.50	0.75
3.4	45.50	0.75
3.5	45.50	0.75
3.6	45.50	0.75
3.7	45.50	0.75
3.8	45.50	0.75
3.9	45.50	0.75
4.0	45.50	0.75
4.1	45.50	0.75
4.2	45.50	0.75
4.3	45.50	0.75
4.4	45.50	0.75
4.5	45.50	0.75
4.6	45.50	0.75
4.7	45.50	0.75
4.8	45.50	0.75
4.9	45.50	0.75
5.0	45.50	0.75
5.1	45.50	0.75
5.2	45.50	0.75
5.3	45.50	0.75
5.4	45.50	0.75
5.5	45.50	0.75
5.6	45.50	0.75
5.7	45.50	0.75
5.8	45.50	0.75
5.9	45.50	0.75
6.0	45.50	0.75
6.1	45.50	0.75
6.2	45.50	0.75
6.3	45.50	0.75
6.4	45.50	0.75
6.5	45.50	0.75
6.6	45.50	0.75
6.7	45.50	0.75
6.8	45.50	0.75
6.9	45.50	0.75
7.0	45.50	0.75
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7.2	45.50	0.75
7.3	45.50	0.75
7.4	45.50	0.75
7.5	45.50	0.75
7.6	45.50	0.75
7.7	45.50	0.75
7.8	45.50	0.75
7.9	45.50	0.75
8.0	45.50	0.75
8.1	45.50	0.75
8.2	45.50	0.75
8.3	45.50	0.75
8.4	45.50	0.75
8.5	45.50	0.75
8.6	45.50	0.75
8.7	45.50	0.75
8.8	45.50	0.75
8.9	45.50	0.75
9.0	45.50	0.75
9.1	45.50	0.75
9.2	45.50	0.75
9.3	45.50	0.75
9.4	45.50	0.75
9.5	45.50	0.75
9.6	45.50	0.75
9.7	45.50	0.75
9.8	45.50	0.75
9.9	45.50	0.75
10.0	45.50	0.75



DATE:	02-02-2024
DRAWN BY:	MPL
JOB NUMBER:	MOTBRO2314
SHEET NUMBER	2 OF 2

MEMORANDUM:

DATE: FEBRUARY 12, 2024

TO: CITY OF BROOKVILLE PLANNING COMMISSION

FROM: RODNEY L. STEPHAN, LAW DIRECTOR

**RE: SPECIAL USE APPLICATION AND FINAL SUBDIVISION APPLICATION
201 HECKATHORN RD.-THE HOMESTEAD PLACE-CHURCH GATHERING
FACILITY**

John Ritter has submitted a special use application for an Old German Baptist Brethern Church meeting center to be known as "The Homestead Gathering Place". This project will be located at 201 Heckathorn Rd. and is part of the 113.562 acres annexed from Perry Township to the City of Brookville in 2023. The property is zoned R-1A. Churches and other buildings for the purpose of religious worship are a special use set forth in Section 1121.02 (b) (3) of the R-1A zoning district. A copy of the special use application and site plan are attached. The site plan includes an 18,327 sq. ft. building that will include meeting rooms and a recreation area.

The project will be located on 5.96 acres to be subdivided from the 113.562 acre tract annexed to the City of Brookville. A final subdivision record plan entitled the JLR Leasing Plat is submitted to Planning Commission for final approval. The plat will establish a new lot for the church meeting center to be located.

It is requested that Planning Commission approve the special use application and site plan for "The Homestead Gathering Place." It is also requested that Planning Commission approve the final subdivision record plan entitled JLR Leasing Plat for this project.

City of Brookville

"A Proud and Progressive Community"

Application #SU _____

ZONING APPLICATION FOR A SPECIAL USE PERMIT

The undersigned hereby applies for a **SPECIAL USE PERMIT**, to be issued solely on the basis of information contained herein, and with the knowledge that the falsification of any fact or statement submitted with, or within, this application shall render this application null and void. **(PERMIT SHALL EXPIRE IF USE HAS NOT BEGUN WITHIN SIX (6) MONTHS, OR IF DISCONTINUED FOR MORE THAN TWO (2) YEARS.)**

1. Applicant John & Patty Ritter

2. Applicant address 5651 Heckathorn RD Brookville OH 45301

3. Phone (Hm) 937-238-4163 (Bus) _____ Interest in property owner

4. Location or address of property to be affected 201 Heckathorn RD

5. Legal description _____

6. Present Zoning classification R1 A Existing _____

7. Proposed Special Use Limited Church and family gatherings

8. In order for a **SPECIAL USE PERMIT** to be processed, applicant must provide a narrative statement evaluating the effect of such elements as noise, glare, odor, fumes, and vibrations on adjoining property; and discussion of the general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the Zoning District Map.

The adjacent properties should feel no effect. There will be no loud speaker system used outside the building, no commercial cooking or food preparation, no fumes, noise, or vibration generated from a industrial operation. What might be noticed is vehicles pulling in and out as these gatherings take place, and the sound of people conversing as they go in and out of the building. we will have a plan in place to keep property mowed, trimmed and kept up.

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? _____

1-23-24

Application Date

John Ritter

Signature of Applicant

OFFICE USE ONLY BELOW LINE

Reviewed by _____ Date _____

Appr/Denied Planning Commission _____ Date _____

Fee _____ Receipt Number _____ Date _____

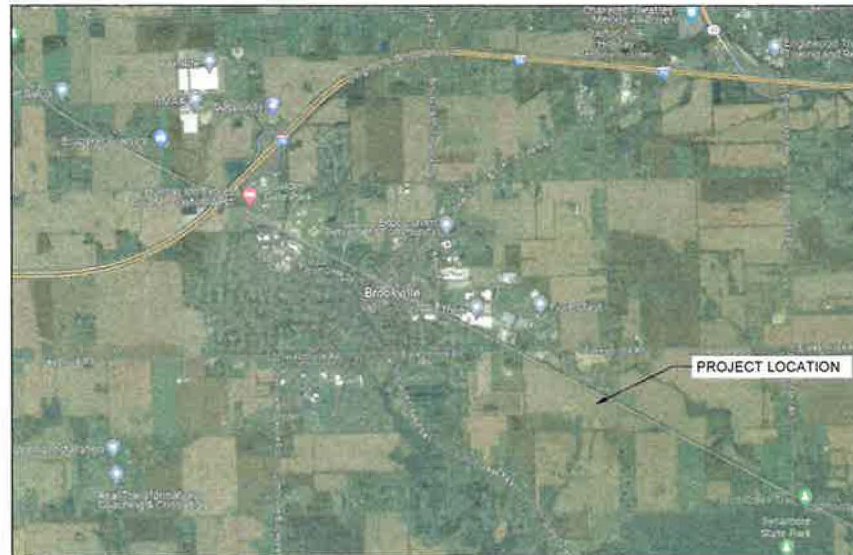
(NON REFUNDABLE)

OBrookville Letter

The Homestead Gathering Place will be a facility to be used exclusively by families and children of the Old German Baptist Brethren Church. It will be primarily for reunions, family functions, community carry-in meals, and other similar occasions. It will also be for their older children to get together for singing and sports activities such as basketball and volleyball. All functions will be closely managed by a Board of five Brethren in good standing in the Church. Any occasion or gathering must be arranged for and monitored by a church member that is twenty-one years old or older. There will be no loud speakers to be heard outside the building and, with the exception of New Year's Eve, all functions are to be over by 11:00 P.M.

THE HOMESTEAD GATHERING PLACE
201 HECKATHORN RD
BROOKVILLE, OHIO 45309

DEVELOPMENT PLAN



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 COUNCIL OF THE CITY OF BROOKVILLE, OHIO

MAYOR

CLERK

SHEET INDEX

C000 - TITLE SHEET
C001 - GENERAL NOTES
C100 - EXISTING CONDITIONS
C200 - SITE PLAN
C300 - GRADING PLAN
C400 - UTILITY PLAN
C401 - SANITARY SEWER PLAN/PROFILE
C402 - STORM SEWER PLAN/PROFILE
C500 - DETAILS - ROADWAY
C501 - DETAILS - STORM WATER
C502 - DETAILS - EROSION CONTROL
C503 - DETAILS - WATER
C504 - DETAILS - SANITARY
C505 - SWPP

STANDARD DRAWINGS

CITY OF BROOKVILLE, OHIO
FINAL APPROVED 10-23-2023

PLANS PREPARED BY:

J STEPHEN SIMMONS P.E., P.S.
304 FUDGE AVE
EATON, OH 45320

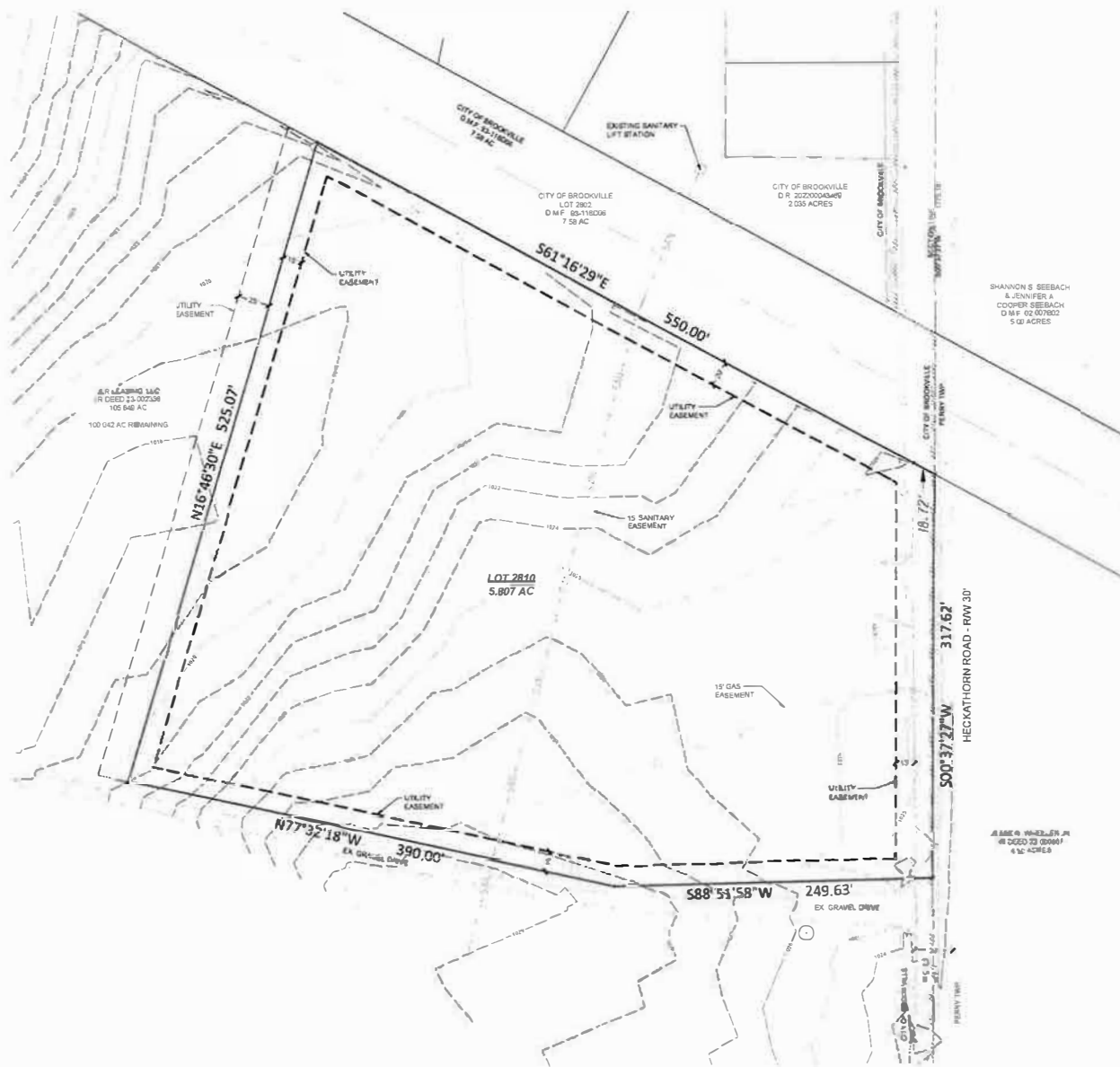
EMAIL: j.stephen.simmons@gmail.com
CELL: 937-733-9643

Simmons Group
AES Architectural Engineering and Surveying
304 Fudge Ave., Eaton, OH 45320
937-733-9643 | jstephen.simmons@gmail.com

TITLE SHEET

THE HOMESTEAD GATHERING PLACE

PROJ NO	OWG NO	SCALE	NO SCALE
DRAWN MSV	CHECKED JSS	DATE 02/05/24	SHEET NO C000



LEGEND

IRON PIN FOUND
 RR SPIKE FOUND
 IRON PIN SET
 RR SPIKE SET

CORPORATION LIMIT
 ROAD R/W
 EXISTING EASEMENT
 EXISTING PROPERTY LINE
 EXISTING 1\"/>

Simmons Group
 ES

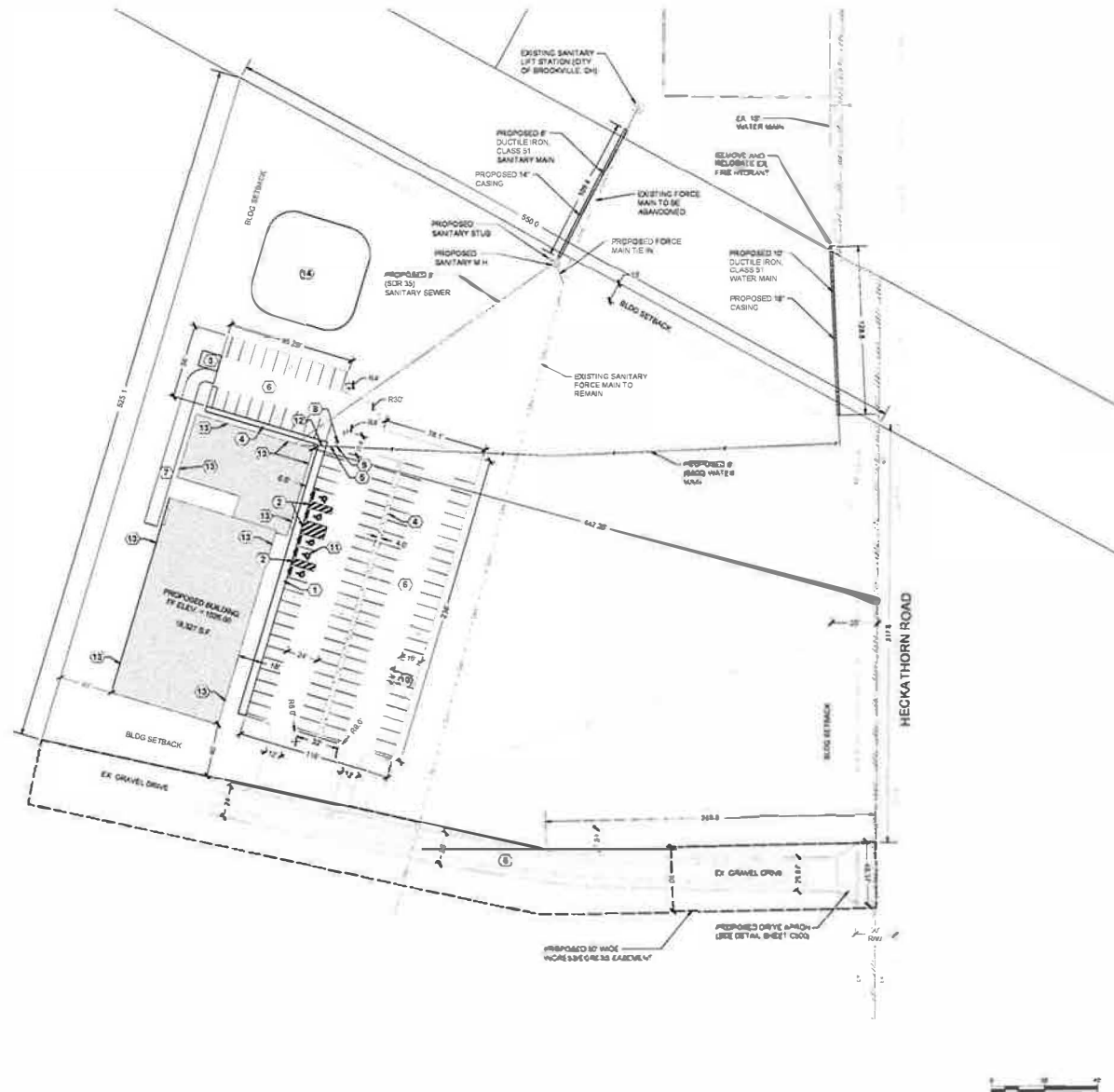
EXISTING SITE CONDITIONS

THE HOMESTEAD GATHERING PLACE

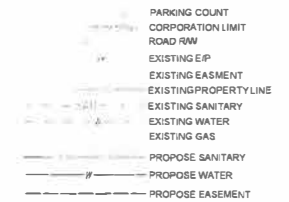
PROJECT NO. 10000	DWG. NO.	SCALE 1\"/>
DRAWN BY JSS	CHECKED JSS	DATE 02/05/22 SHEET NO. C-100

KEYNOTES:

- (1) 6" CONCRETE WALK
- (2) ADA RAMP
- (3) CONCRETE DUMPSTER PAD (12' X 15')
- (4) 4" CONCRETE WALK
- (5) 1 1/2" WATER METER
- (6) PROPOSED CHIP SEAL SURFACE
- (7) PROPOSED 10' WIDE GRAVEL DRIVE
- (8) RELOCATED FIRE HYDRANT
- (9) PROPOSED WATER VALVE
- (10) PARKING STALL (9' X 16' TYP)
- (11) ADA PARKING STALL (SEE DETAIL)
- (12) 2" WATER SERVICE
- (13) PROPOSED WALL PACK LIGHTING
- (14) PROPOSED DETENTION BASIN



LEGEND



PARKING:

REQUIRED:	114
PROPOSED:	115
TOTAL ADA:	5
VAN:	2

NON PERVIOUS AREAS:

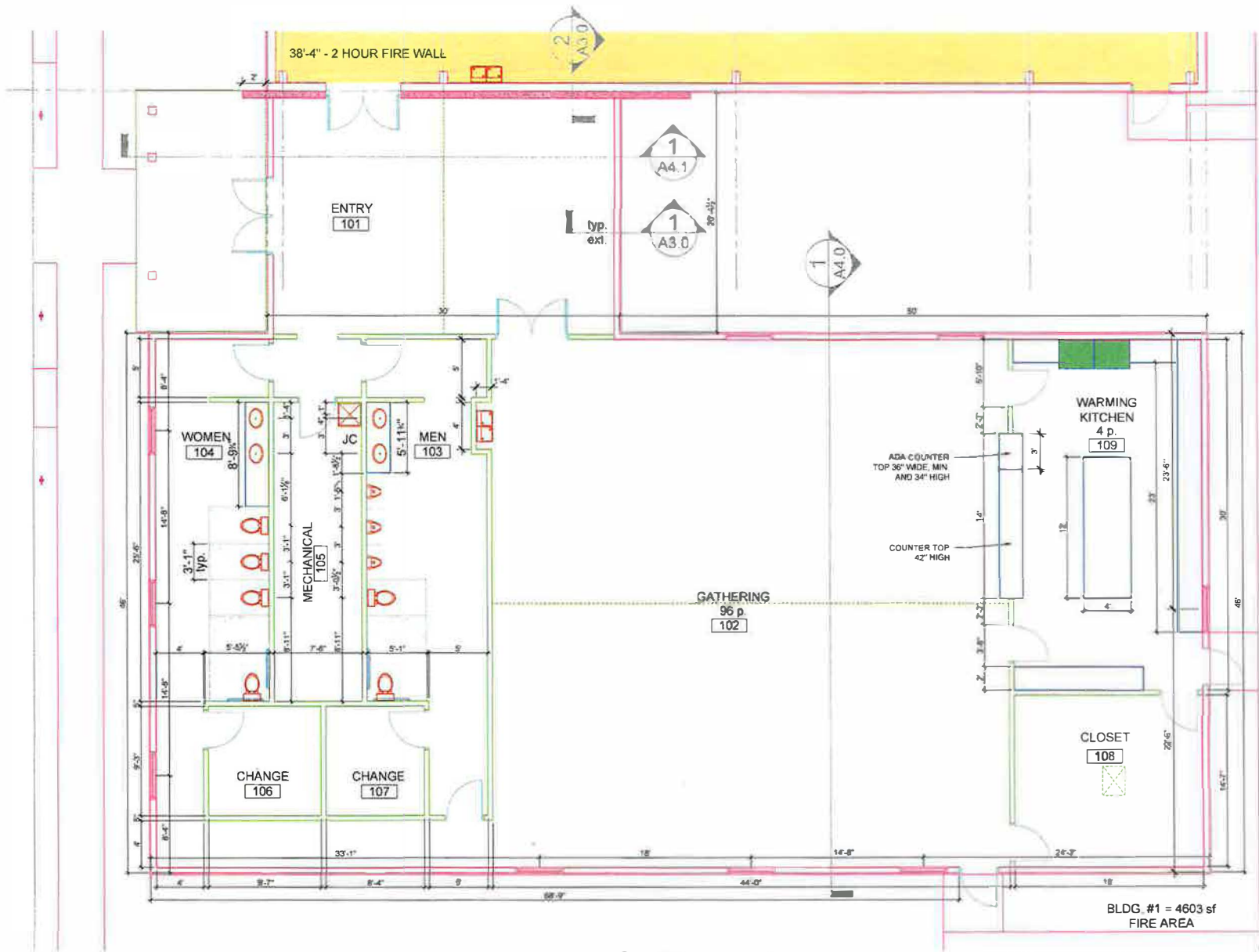
PARKING LOT:	34,478 SF
BUILDING:	18,327 SF
TOTAL:	52,825 SF

Simmons Group
ES
Environmental Engineering and Surveying
 607.235.1663 | jsimmons@simmonsgrp.com

SITE PLAN

THE HOMESTEAD GATHERING PLACE

PROJ. NO. 00002	DWG. NO.	SCALE 1" = 40'
DRAWN: MSY	CHECKED: JSS	DATE: 09/05/24
SHEET NO. C200		



⌚ Floor Plan --- Bldg. #1 - Dimensions



J. Stephen Simmons,
PE, PS --- E-44578
Eaton, Ohio 45320
j.stephen.simmons@gmail.com
937-733-9643

The Homestead Place
Church Gathering Facility
201 Heckathorn Road
Brookville, Ohio 45309

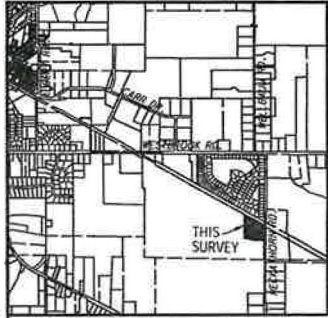
Church Bd. Review...
Permit Set: 2-9-2024

Rev: 1
Rev: 2

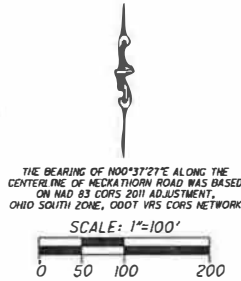
Issue: 2-9-2024

Floor Plan ---
Bldg. #1 -
Dimensions

A1.4



VICINITY MAP



THE BEARING OF N00°37'21"E ALONG THE CENTERLINE OF MEADKATHON ROAD WAS BASED ON NAD 83 CORRS 2011 ADJUSTMENT, OHIO SOUTH ZONE, GDDY VRS CORRS NETWORK

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. 5/8" IRON PIN FOUND
- M.A.S. MAG NAIL SET
- M.A.F. MAG NAIL FOUND
- ⊠ RAILROAD SPIKE FOUND
- MONUMENT BOX W/1P FOUND
- * MAG SPIKE FOUND

APPROVED FOR DESCRIPTION ONLY
FILE # 2023-0190RE

MONTGOMERY COUNTY ENGINEER DATE

CHECKED BY DATE

APPROVALS

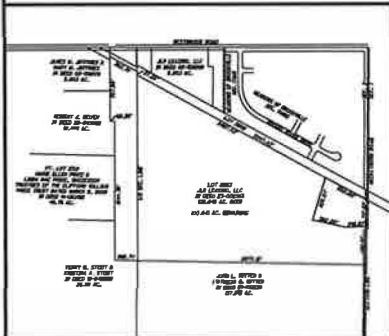
APPROVED THIS ____ DAY OF ____, 20__ BY THE
PLANNING COMMISSION OF THE CITY OF BROOKVILLE, OHIO

CHAIRMAN

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

MAYOR CLERK

SUPERIMPOSED AREA



RECORD PLAN
JLR LEASING PLAT

BEING A PART OF LOT 2803 OF THE CONSECUTIVE LOT
NUMBERS OF THE CITY OF BROOKVILLE, MONTGOMERY COUNTY, OHIO
LOCATED IN SECTION 2, TOWN 5, RANGE 4 E,

CONTAINING 5.807 ACRES TOTAL
DECEMBER, 2023



DEDICATION

WE, THE UNDERSIGNED, BEING ALL OWNERS OF THE LANDS HEREIN
SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS
INSTRUMENT TO BE OUR VOLUNTARY ACT AND DEED, DO HEREBY DEDICATE
THE ROAD RIGHT-OF-WAY AND RESERVE THE EASEMENTS AS SHOWN TO THE
PUBLIC USE FOREVER.

THE RESERVATION OF THE EASEMENTS SHOWN ON THE PLAT ARE FOR THE
CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR
REMOVAL OF WATER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY
LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY
AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID
UTILITIES, AND FOR PROVIDING OF INGRESS AND EGRESS FROM THE
PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH
FOREVER. ALSO, AN EASEMENT TO INSTALL, CONSTRUCT, RECONSTRUCT,
OPERATE, MAINTAIN, REPAIR, SUPPLEMENT, AND REMOVE AT ANY TIME OR
TIMES HEREFTER, UNDERGROUND COMMUNICATIONS SERVICE CABLE
FACILITIES, AND/OR ELECTRIC POWER CABLES AND APPURTENANCES IN,
UNDER, AND UPON THE UTILITY EASEMENTS SHOWN ON THE PLAT.
INCLUDES THE RIGHT AT ALL TIMES, OF INGRESS TO AND EGRESS FROM
SAID STRIP, AND THE RIGHT TO CLEAR AND KEEP CLEARED SAID UTILITY
EASEMENT OF ALL SHRUBBERY, TREES, ROOTS, UNDERGROWTH, AND
OBSTRUCTIONS, SO AS TO KEEP FACILITIES CLEAR THEREOF.

SIGNED AND ACKNOWLEDGED JLR LEASING, LLC
IN THE PRESENCE OF:

AUTHORIZED SIGNATURE

TITLE

STATE OF OHIO
COUNTY OF ____, SS:

BE IT REMEMBERED, THAT ON THIS ____ DAY OF ____, 20__
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,
PERSONALLY CAME _____ ON BEHALF OF JLR
LEASING, LLC AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT
TO BE HIS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL
SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

ACREAGE SUMMARY

LOT # 2810 - 5.696 ACRES
DEDICATED RW - 0.111 ACRES
TOTAL ACREAGE - 5.807 ACRES

OCCUPATION STATEMENT

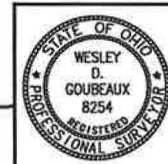
Lines of Occupation (where
existing) in general agree
with property lines.

PROPERTY LINES CALCULATED
FROM EXISTING MONUMENTATION
AND SURVEYS OF RECORD.

NOTARY PUBLIC

DESCRIPTION

BEING A PART OF LOT 2803 SITUATE IN SECTION 2, TOWN 5, RANGE 4 E,
CITY OF BROOKVILLE, MONTGOMERY COUNTY, OHIO, OWNED BY JLR
LEASING, LLC AS CONVEYED IN IR DEED 23-002358 OF THE MONTGOMERY
COUNTY DEED RECORDS.



PREPARED BY:

ChoiceOne
Engineering

SIDNEY, OHIO 931-497-0200
LOVELAND, OHIO 513-239-9554

www.CHOICEONEENGINEERING.com

DATE:
12-11-2023
DRAWN BY:
RMF
JOB NUMBER:
MOTBRO2307
SHEET NUMBER
1 OF 1

PERTINENT INFORMATION

PLAT BOOK 157, PAGE 5
PLAT BOOK 163, PAGE 40
PLAT BOOK 177, PAGE 35
PLAT BOOK 187, PAGE 31
PLAT BOOK 242, PAGE 4
LAND SURVEY 2001-0502
LAND SURVEY 2002-0029
LAND SURVEY 2006-0508
LAND SURVEY 2008-0081
LAND SURVEY 2015-0189
LAND SURVEY 2016-0009
LAND SURVEY 2021-0096
IR DEED 23-002358
D.M.F. 93-18008

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 711 FOR RECORD PLANS AND WAS CONDUCTED
UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED
IN JUNE, 2023. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET
OR TO BE SET AS SHOWN.

WESLEY D. GOUBEUX, P.S. #8254

DATE

MEMORANDUM:

DATE: FEBRUARY 12, 2024

TO: CITY OF BROOKVILLE PLANNING COMMISSION

FROM: RODNEY L. STEPHAN

RE: SPECIAL USE APPLICATION -LOUISIANA GRILL-HOME OF BOURBON CHICKEN

Louisiana Grill has submitted a special use application to locate their mobile food truck in the parking lot at McMakens. A letter of support authorizing this location for Louisiana Grill has been received from McMakens.

Mobile Food Vendors are a special use authorized in Section 1163.03(b)(26) that Planning Commission may approve in the General Business Zoning District in which McMakens is located. Louisiana Grill has previously been approved by Planning Commission to locate at McMakens, and there have been no issues with the operation of this mobile food vendor at McMakens.

This special use approval is for a period of one year.

It is requested that the special use application of Louisiana Grill be approved by Planning Commission.

City of Brookville

"A Proud and Progressive Community"

Application #SU 24-07

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 Louisiana Grill, Home of Bourbon Chicken James R. Kelly
2. Applicant address 10809 Yankee Street Dayton, OH 45458
3. Phone (Hm) _____ (Bus) 937-602-9272 Interest in property _____
4. Location or address of property to be affected McMaken IGA, One McMaken Way
5. Legal description Mobile Food Service & Manufacture of Sauces & Other Food Products

6. Present Zoning classification _____ Existing _____

7. Proposed Special Use Food concession to support retail sales of vendor's product

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.

Outdoor cooking using propane gas; grilling vapors from cooking chicken, pinto beans,
and rice.

Assist store management with sales promotion of food products by invitation.

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? Yes

12. When? 2 023 Results? Approved

FEB 5, 2024

Application Date

James R Kelly

Signature of Applicant

OFFICE USE ONLY BELOW LINE

Reviewed by _____ Date _____

Appr/Denied Planning Commission _____ Date _____

Fee _____ Receipt Number _____ Date _____
(NON REFUNDABLE)

February 6, 2024

McMaken IGA
One McMaken Way
Brookville, OH 45309

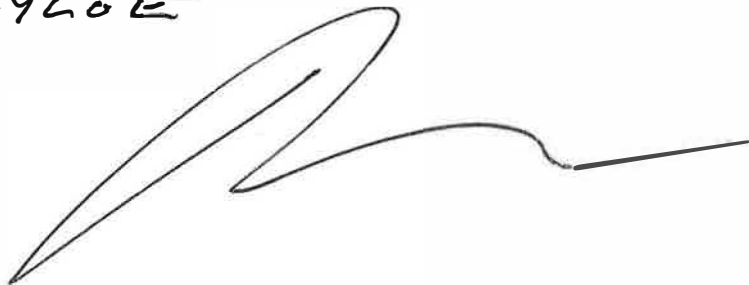
Mr Rod Stephan
Law Director
City of Brookville
301 Sycamore Street
Brookville, OH 45309

RE: Mr Jim Kelly
Louisiana Grill, Home of Bourbon Chicken

The above name vendor is granted to permission to come and setup their food concession on the side of our parking lot in order to promote and sell their bourbon chicken sauce , which is carried in our grocery store.

Thank you,

Mark ~~██████~~ TAYLOR
General Manager
Tel 937-833-2118

A large, stylized handwritten signature in black ink, appearing to read 'Mark Taylor', is written over the printed name and title.

MEMORANDUM:

DATE: FEBRUARY 12, 2024

TO: CITY OF BROOKVILLE PLANNING COMMISSION

FROM: RODNEY L. STEPHAN, LAW DIRECTOR

RE: SPECIAL USE APPLICATION-SMALL TOWN TIQUE- MOBILE VENDOR

Brooke Hemmerich has filed a special use application to operate her mobile boutique in the City of Brookville. A copy of the application is attached. The locations of operation would be the municipal parking lot on Arlington Road adjacent to the bikeway where we have located other mobile vendors. The other proposed location is in the municipal parking lot on the corner of Market Street and Walnut Street.

This mobile vendor use is similar to the mobile food vendor special use in 1163.03(b)(26). The proposed locations for operation are in business districts which permit mobile food and mobile produce vendors as a special use. The general standards for approval of a special use set forth in 1163.03(a) should be considered by Planning Commission in determining whether to approve a special use approval for this type of mobile vendor.

City of Brookville

"A Proud and Progressive Community"

Application #SU _____

ZONING APPLICATION FOR A SPECIAL USE PERMIT

The undersigned hereby applies for a **SPECIAL USE PERMIT**, to be issued solely on the basis of information contained herein, and with the knowledge that the falsification of any fact or statement submitted with, or within, this application shall render this application null and void. **(PERMIT SHALL EXPIRE IF USE HAS NOT BEGUN WITHIN SIX (6) MONTHS, OR IF DISCONTINUED FOR MORE THAN TWO (2) YEARS.)**

1. Applicant Brooke Hemmerich
2. Applicant address 176 Brooke Woods Dr. Brookville OH
3. Phone (Hm) 937-809-1549 (Bus) SAME Interest in property Lot across from Potts
4. Location or address of property to be affected Both lots critcher of Market St & Walnut St.
5. Legal description A mobile Boutique small Business from Brookville,
Selling women's apparel. Business name: Small Town Tique
6. Present Zoning classification _____ Existing _____
7. Proposed Special Use Selling Women's clothing and accessories

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.

Small Town Tique mobile Boutique will not produce any
odor, fumes, vibrations, or any other elements mentioned
above other than slight noise for a small generator.
Requested permit dates are listed in attachment.

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? _____

01/19/24
Application Date

Brooke Hammond
Signature of Applicant

OFFICE USE ONLY BELOW LINE

Reviewed by _____ Date _____

Appr/Denied Planning Commission _____ Date _____

Fee _____ Receipt Number _____ Date _____
(NON REFUNDABLE)



"Small Town Tique" Brookville locations

- Corner of Market Street and Walnut Street
- Arlington Rd (lot across from Rob's Restaurant and near bike path)

2024 Forecasted Schedule:

April 13 – Market Street (morning/afternoon)

May 4 – Market Steet (morning/afternoon)

May 15 – Arlington Rd (evening)

May 29 – Arlington Rd (evening)

June 1 – Market Steet (morning/afternoon)

June 12 – Arlington Rd (evening)

June 26 – Arlington Rd (evening)

July 6 – Market Steet (morning/afternoon)

July 10 – Arlington Rd (evening)

August 7 – Arlington Rd (evening)

August 10 – Market Steet (morning/afternoon)

August 28 – Arlington Rd (evening)

Sept 4 – Arlington Rd (evening)

Sept 14 – Market Steet (morning/afternoon)

Sept 18 – Arlington Rd (evening)

Oct 2 – Arlington Rd (evening)

Oct 5 – Market Steet (morning/afternoon)

Oct 16 – Arlington Rd (evening)