Brookville Planning Commission
Regular Meeting
June 15, 2023

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on June 15, 2023. The meeting was held in the City Council Chambers and virtually using Webex. The Pledge of Allegiance was recited. Mayor Letner, Members Claggett, Dittrick, Ezerski, Kristof and Schreier; Law Director Stephan and Clerk Duncan were present. Manager Keaton was absent.

Roll call by Chairperson Henderson.

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

Motion by Kristof, second by Ezerski to approve the minutes of the May 18, 2023 Planning Commission Meeting. Kristof yea, Claggett yea, Letner yea, Schreier abstain, Dittrick yea, Ezerski yea, Henderson yea. Motion carried with six yeas and one abstention.

Law Director Stephan reported Joshua Wymer has filed a Special Use Application for an Italian Ice Mobile Food Truck to be located in the municipal parking lot on Arlington Road by the bikeway. Section 1163.03(b}(26) permits mobile food vendors to be approved as a Special Use. The applicant does a have a valid health permit for the truck. The municipal parking lot on Arlington Road has been approved by Planning Commission for mobile food vendors. It is requested that Planning Commission approve this Special Use Application.

Member Schreier asked if Mr. Wymer's health permit is recipricol between Preble and Montgomery County?

Law Director Stephan replied he thinks so, but he will verify that.

Mayor Letner asked if Italian Ice was a type of shaved ice?

Law Director Stephan replied he is not certain, but thinks it is a type of flavored shaved ice.

Chairperson Henderson inquired if this is a one-year permit?

Law Director Stephan replied that is correct.

Motion by Kristof, second by Schreier to approve a Special Use Permit for Italian Ice Mobile Food Truck to operate in the municipal parking lot on Arlington Road. All yeas, motion carried.

Law Director Stephan reported Gateway RV Storage, LLC has filed a Special Use Application and Site Plan application for additional storage units to be located at 600 Albert Rd. The existing building at the site is currently used for storage of RVs and other large vehicles. The proposed

Special Use would add additional storage units on the property. The property is zoned I-2 General Industrial District. This type of storage facility is also located on the property immediately to the south of this property. A County Auditor Map of the property is enclosed. The storage unit facility will have two entrances, one on each side of the existing building, for access to the storage units. Law Director Stephan reported the Fire Chief has reviewed the Site Plan Application and asked for an additional hydrant on the south side of the building and one at the middle or rear of the building.

Chairperson Henderson asked if there is a loop around the existing building that they could tap into?

Law Director Stephan replied there is water going back there but other businesses have been added to the line since it was installed so it probably needs to be improved. This is why the Fire Chief has asked for an additional hydrant to provide additional water if needed.

Mayor Letner inquired whether the building has a fire suppression system?

Applicant Mike Wenzler, of 4738 Gateway Circle, Kettering, Ohio 45440, replied yes it does have a fire suppression system.

Member Claggett inquired who will pay for the additional hydrant?

Law Director Stephan advised the City will be asking the applicant to address those costs.

Mr. Wenzler gave a short presentation of the project; discussing with Planning Commission the ingress and egress, lighting, elevation, indoor and outdoor storage, climate control, drainage, outdoor cameras and the security system.

Chairperson Henderson asked what the timing of the project will be?

Mr. Wenzler stated ideally they would like to do the project in phases, but will work with the City if they want them to move more quickly.

Chairperson Henderson inquired if this needs to go through our engineering for stormwater analysis?

Law Director Stephan replied he is looking for approval tonight for the Special Use Application and Site Plan, and we could then request stormwater management and ingress and egress review by our engineer. Planning Commission could also include compliance with the Fire Chief's requests as a condition of their approval.

Motion by Dittrick, second by Kristof to approve the Special Use Application and Site Plan for Gateway RV Storage, LLC for additional storage units to be located at 600 Albert Road, on the conditions that a storm water analysis is completed, the turning radius on the southeast corner is evaluated and the supplement fire hydrants requested by the Fire Chief are installed. All yeas, motion carried.

Law Director Stephan presented the zoning report, stating we continue to be busy issuing permits. Law Director Stephan reported we have hired a zoning code enforcement officer, Jim Lawson, who brings prior zoning experience and foreclosure investigation experience to the position.

Law Director Stephan stated there will be an announcement on a new GM project tomorrow.

There was no Old Business.

Mayor Letner announced the City will have a major announcement on the GM/Duramax deal tomorrow. Mayor Letner stated he is glad for Brookville and thanked Law Director Stephan for being instrumental in this project.

Mayor Letner stated he spoke with the new owners of the old firehouse on Mulberry and Main Streets, and they are having problems with vendors and supply issues. They will likely not open until next spring.

Motion by Claggett, second by Kristof to adjourn. All yeas, motion carried.

Kimberly Duncan, Clerk

Ryan Henderson, Chairperson