

Brookville Planning Commission  
Regular Meeting  
October 21, 2021

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on October 21, 2021. The meeting was held in the City Council Chambers and virtually using WebEx. The Pledge of Allegiance was recited. Mayor Letner; Members, Claggett, Cordes, Dittrick, Schreier and Sievers; Acting Clerk Brandt, Zoning Officer Snedeker and Law Director Stephan were present. Manager Keaton was absent.

Chairperson Henderson reminded everyone the meeting is being recorded.

Roll call by Acting Clerk Brandt.

Motion by Cordes, second by Claggett to approve the Agenda as presented. All yeas, motion carried.

Motion by Claggett, second by Dittrick to approve the Regular Meeting Minutes of September 16, 2021. All yeas, motion carried.

Zoning Officer Snedeker reported that Members should have a copy of the Building and Zoning Permit applications that were submitted over the last month.

Zoning Officer Snedeker reported that Pak-Rite held their Ribbon Cutting ceremony yesterday. They had a great turnout. Pak-Rite currently has 140 employees, and they are looking to hire 70 more people this week. Their goal is to hire 300 employees, and once they achieve that, they will add a second shift.

Mayor Letner stated this is welcome news. Their Human Resource Director, Misty Bruns, has done a great job recruiting employees.

Law Director Stephan had no report.

Chairperson Henderson stated under New Business, Planning Commission needs to make a recommendation to City Council to adopt proposed Ordinance No. 2021-14 that amends the zoning classification of (HS) Highway Service District to the new classification of (I-2) General Industrial District.

Chairperson Henderson reported a Public Hearing was held during the October 5, 2021 Council Meeting. No comments were made.

Law Director Stephan stated as he indicated at the Public Hearing, this rezoning is a necessary precondition for General Motors exercising their option to purchase this property. It will create a situation where the appropriate zoning will be in place for future development by General Motors. The City Staff is strongly recommending this rezoning in their support of economic development. It is consistent with the existing land uses currently present and adjacent to this property.

Motion by Cordes, second by Claggett to recommend the approval of proposed Ordinance No. 2021-14 entitled "AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PART LOT 2174 OF THE CITY OF BROOKVILLE FROM ITS PRESENT CLASSIFICATION OF (HS) HIGHWAY SERVICE DISTRICT TO THE NEW CLASSIFICATION OF (I-2) GENERAL INDUSTRIAL DISTRICT." All yeas, motion carried.

Member Claggett asked when a developer brings a plat in and Staff says they reviewed it, what does that mean?

Zoning Officer Snedeker responded we review the setbacks, size of the lots, side yards, front yards, and rear yards unless it is a PUD, then it is brought to Planning Commission for review and approval. Choice One, the City's Engineer, also reviews plans.

Member Claggett stated he found one in Section 1151.10(e) states Every housing unit should be situated to abut upon common open space or similar areas. Does the proposed development on the corner of Albert and E. Upper Lewisburg-Salem Roads meet this?

Zoning Officer Snedeker responded the developer came back three times and they cut back the lots to create larger green space.

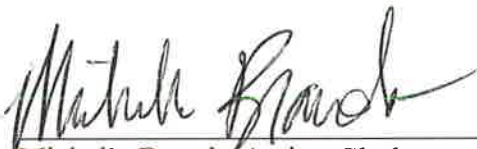
Member Claggett stated what he is saying is, the verbiage states it should abut upon common open space. He's not sure if this proposed development did that, he cannot locate his prints.

Zoning Officer Snedeker commented there is green space along Albert Road, Upper Lewisburg-Salem, they considered the detention as green space. They came up with 25% green space.

Chairperson Henderson pointed out that Member Claggett is asking for clarification if every single home has to abut green space. Chairperson Henderson stated there was more than one green space in that layout.

Zoning Officer stated if someone comes in with an R-1B project and it meets the requirements of R-1B zoning, then the open space does not come into play.

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

  
Michelle Brandt, Acting Clerk

  
Ryan Henderson, Chairperson