



PLANNING COMMISSION MEETING
Thursday, April 17, 2025, 7:30 PM
CITY HALL
301 SYCAMORE STREET, BROOKVILLE, OHIO 45309
www.brookvilleohio.com

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 February 20, 2025 Regular Meeting Minutes
- IV. Site Plan - Building Expansion - 94 Mosier**
- V. Reports**
 - a. Law Director
- VI. Old Business**
 - a. Final Recommendation - Proposed Ordinance No. 2025-06 - AMENDING CHAPTER 1141 COMMUNITY CENTER DISTRICT
 - b. Final Recommendation - Proposed Ordinance No. 2025-07 - ESTABLISHING THE ZONING CLASSIFICATION OF LOTS 2798, 2799 AND 2800
- VII. New Business**
- VIII. Adjournment**

Brookville Planning Commission
Regular Meeting
February 20, 2024

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on February 20, 2025. The meeting was held in the City Council Chambers. The Pledge of Allegiance was recited. Mayor Letner, Members Claggett, Ezerski, Kristof and Schreier; Manager Kuntz, Law Director Stephan and Clerk Duncan were present. Member Wright was absent.

Roll call by Clerk Duncan.

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

Motion by Claggett, second by Kristof to approve the minutes of the December 19, 2024 Planning Commission Meeting as presented. Letner yea, Claggett yea, Ezerski yea, Kristof yea, Schreier abstained, Henderson yea. Motion carried with five yeas and one abstention.

Law Director Stephan reported Louisiana Grill, Home of Bourbon Chicken, has filed a special use application to operate as mobile food vendor in the City of Brookville. They will be operating from the parking lot of McMakens Supermarket at 1 McMaken Way. Louisiana Grill has previously been approved by Planning Commission to operate in the McMakens parking lot, and no issues have been reported. McMakens has submitted a letter authorizing Louisiana Grill to locate in their parking lot.

Motion by Ezerski, second by Kristof to approve the special use application for Louisiana Grill, Home of Bourbon Chicken for a one-year period as presented. All yeas, motion carried.

Law Director Stephan reported CALIOH EATS has filed a special use application to operate as a mobile food vendor in the municipal parking lot on Arlington Road, adjacent to the bikeway.

Motion by Kristof, second by Schreier to approve the special use application for CALIOH EATS for a one-year period as presented. All yeas, motion carried.

Motion by Schreier, second by Kristof to nominate Ryan Henderson as Planning Commission Chairperson. Letner yea, Claggett yea, Ezerski yea, Kristof yea, Schreier yea, Henderson abstained. Motion carried with five yeas and one abstention.

Motion by Ezerski, second by Kristof to nominate Ken Claggett as Planning Commission Vice Chairperson. All yeas, motion carried.

Law Director Stephan reported a text amendment for the Community Center District has been prepared and is before Planning Commission as Exhibit "A" for review. The text amendment removes from 1141.02(a)(2) pawn shops and tobacco shops as a permitted use. The text

amendment also amends 1141.02(a)(14) to specify that while Planning Commission has authority to approve other uses that are similar to the listed permitted uses, the following uses would be expressly prohibited in the Community Center District: Tobacco, smoke and vape shops, check cashing stores, and pawn shops. Law Director Stephan requested Planning Commission review the text amendment and provide an initial recommendation to City Council.

Member Ezerski inquired whether this text amendment would apply to the current gas station on Market Street?

Law Director Stephan replied the text amendment is designed specifically for an applicant looking to open a smoke or vape shop. It would not cover gas stations selling cigarettes or similar products.

Member Claggett inquired whether a business could get around the zoning by opening a permitted retail shop and selling tobacco, smoke and vape on the side?

Law Director Stephan replied the applicant would be required to disclose the specify type of business they would be operating. Our zoning permits could expressly state that the sale of tobacco, smoke and vape are not permitted in the Community Center District. The sale of medical marijuana is clearly prohibited by our Ordinance.

Motion by Claggett, second by Kristof to recommend that City Council adopt the text amendment for the Community Center District as outlined in the aforementioned Exhibit "A". All yeas, motion carried.

Law Director Stephan presented a proposed Ordinance to establish zoning for the 85.611 acres on Upper Lewisburg-Salem Road that was annexed to the City of Brookville in 2024. City Council previously passed Ordinance No. 2024-07, which approved zoning 27.465 acres GB(PD) and 58.146 acres (R-1A) (PD). This zoning was rejected by the voters of the City of Brookville in the November 2024 election. Law Director Stephan stated in the newly proposed ordinance, a Planned Residential District would be established for the 85.611 acres. Exhibit "C" of the proposed ordinance sets forth development standards that would apply to this Planned Residential District. Law Director Stephan advised a copy of this proposed ordinance was reviewed by representatives of the Keep It Rural group for their initial input and provided a copy of their comments on the Exhibit "C" standards.

Law Director Stephan presented three options for Planning Commission to consider in order to make an initial recommendation to City Council on the proposed zoning for this property. The first option would be to zone the area Conservation while we wait for recommendations from the Comprehensive Land Use Plan update, which is underway. The next option would be to use one of our existing zoning districts of R-1A or R-1B, with Planned Development overlay. The third option would be to adopt a Planned Residential District, adopting specific standards for this specific Planned Residential District.

Discussion followed, focusing on establishing a Planned Residential District and meeting the standards the Keep It Rural group suggested in order to avoid another referendum on the zoning. Conservation zoning was dismissed as it would not be in the best interest of the property owner. Lot size and building materials were discussed extensively, with consideration given to the marketability of the property if the lot sizes were required to be larger than a half-acre. Members discussed the importance of public input, which will be considered during the zoning process in the form of a public hearing.

Motion by Schreier, second by Claggett to recommend to City Council the proposed Ordinance which establishes a Planned Residential District for the 85.611 acres on Upper Lewisburg Salem, with the following modifications to Exhibit "C" of the proposed Ordinance: modify the Yard Requirements in (c)(3) to 20 feet, modify the Structural Requirements in (c)(2) to include basement exclusion in the minimum floor area, and modify the Required Building Materials in (d)(1) to be 50% brick, masonry or stone with no vinyl siding permitted. Schreier yea, Ezerski nay, Kristof yea, Claggett yea, Letner yea, Henderson yea. Motion carried with five yeas and one nay.

Manager Kuntz reported the first public meeting for the Comprehensive Land Use Plan update was well attended. Manager Kuntz encouraged the public to participate in the survey before it closes on February 28. Manager Kuntz stated staff is encouraged by the participation thus far and the process is moving forward on schedule.

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

Kimberly Duncan, Clerk

Ryan Henderson, Chairperson

MEMORANDUM:

DATE: APRIL 10, 2025

TO: CITY OF BROOKVILLE PLANNING COMMISSION

FROM: RODNEY L. STEPHAN

RE: SITE PLAN-94 MOSIER PARKWAY

ISE Technologies Inc. at 94 Mosier Parkway has submitted a site plan for a building expansion at their industrial facility at 94 Mosier Parkway. Bruns General Contracting located in Tipp City is the general contractor on the project.

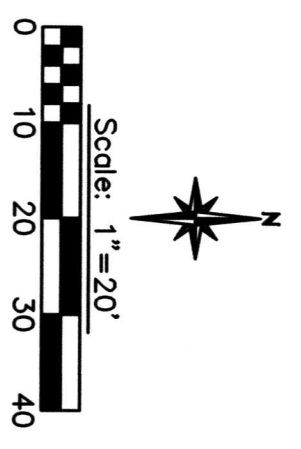
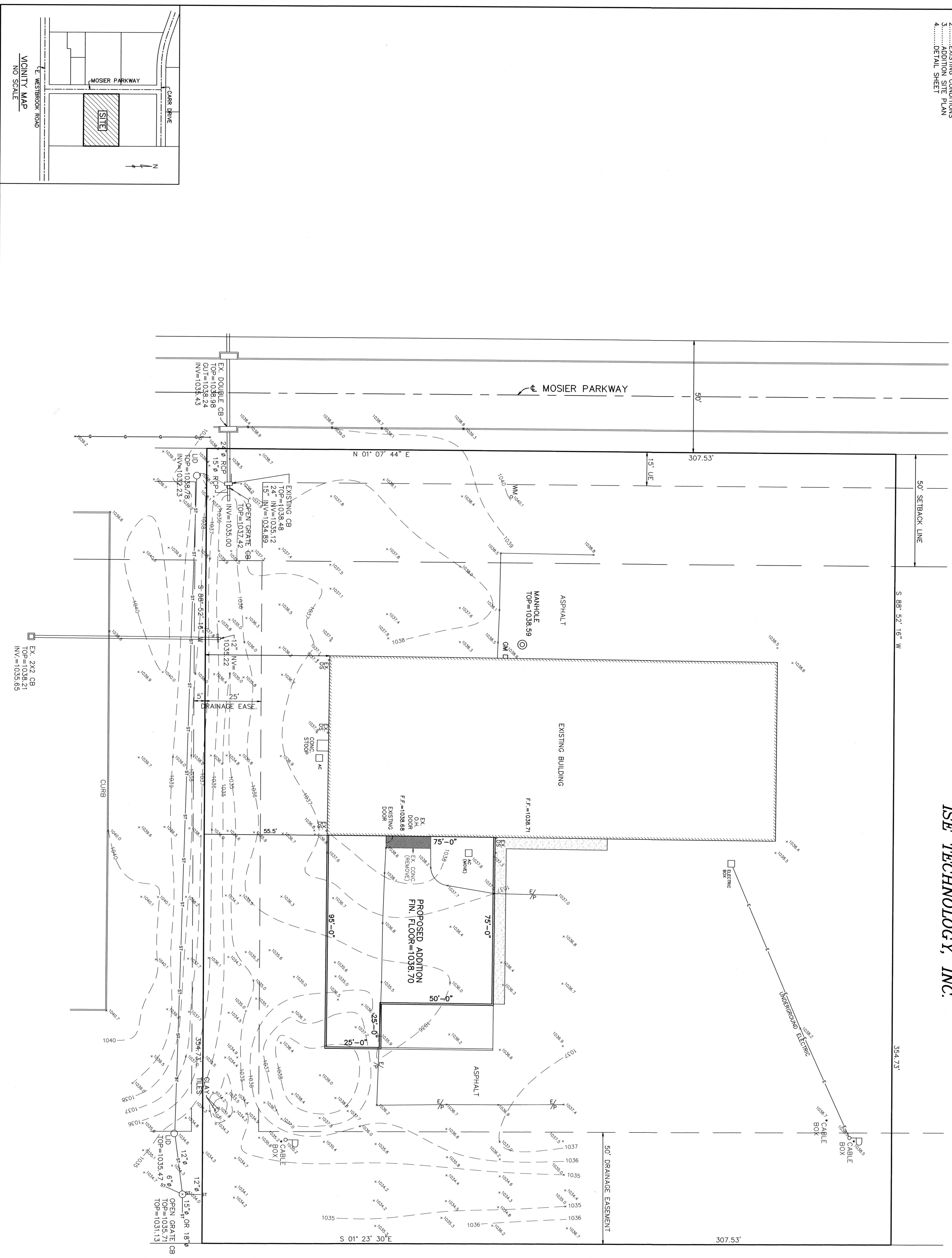
The property at 94 Mosier Parkway is zoned I-2 for industrial use. The property is located in Brookville Industrial Park Section Four. ISE Technologies Inc. currently operates its manufacturing business in an existing 18,500 sq. ft. facility at this location. The company manufactures parts molds used in the production of car parts in the automotive industry.

A copy of the proposed site plan is submitted with this memorandum. The proposed addition to the existing building is 5970 sq. ft. The site plan complies with the zoning requirements for I-2 zoning as set forth in Section 1145 of the Code of Ordinances.

It is requested that Planning Commission approve the site plan for the building addition at 94 Mosier Parkway for ISE Technologies, Inc.

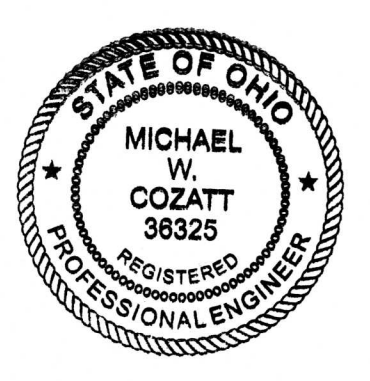
- SHEET INDEX**
- 1..... TITLE SHEET
 - 2..... EXISTING CONDITIONS
 - 3..... BUILDING SITE PLAN
 - 4..... DETAIL SHEET

BUILDING ADDITION SITE PLAN
ISE TECHNOLOGY, INC.



REVISIONS			
No.	DATE	CHARACTER	BY

TITLE SHEET
BUILDING ADDITION
ISE TECHNOLOGY, INC.
94 MOSIER PARKWAY
BROOKVILLE, OHIO 45309



Michael W. Cozatt 3/28/25
 MICHAEL W. COZATT DATE
 P.E. 36325, P.S. 6001

COZATT ENGINEERING COMPANY
 CIVIL ENGINEER CIVIL ENGINEER
 1100 WAYNE STREET, STE. 1140, TROY, OHIO
 JOB NO. 20424 TELE. (937) 339-2921

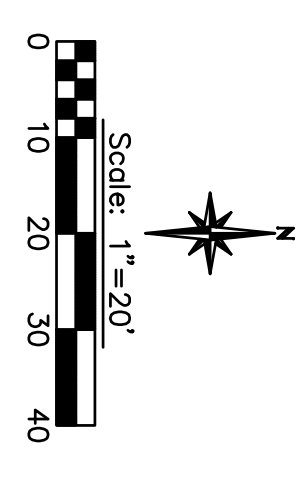
DES. M.W.C.
 DR. J.A.B.
 CKD. M.W.C.

SHEET
 1 / 4

UNDERGROUND UTILITIES
 CALL TWO WORKING DAYS
 BEFORE YOU DIG

CALL
 1-800-362-2764
 (TOLL FREE)
 OHIO UTILITIES PROTECTION SERVICE
 NON-MEMBERS
 MUST BE CALL DIRECTLY

BUILDING ADDITION SITE PLAN
ISE TECHNOLOGY, INC.



DES. M.W.C.
DR. J.A.B.
CKD. M.W.C.

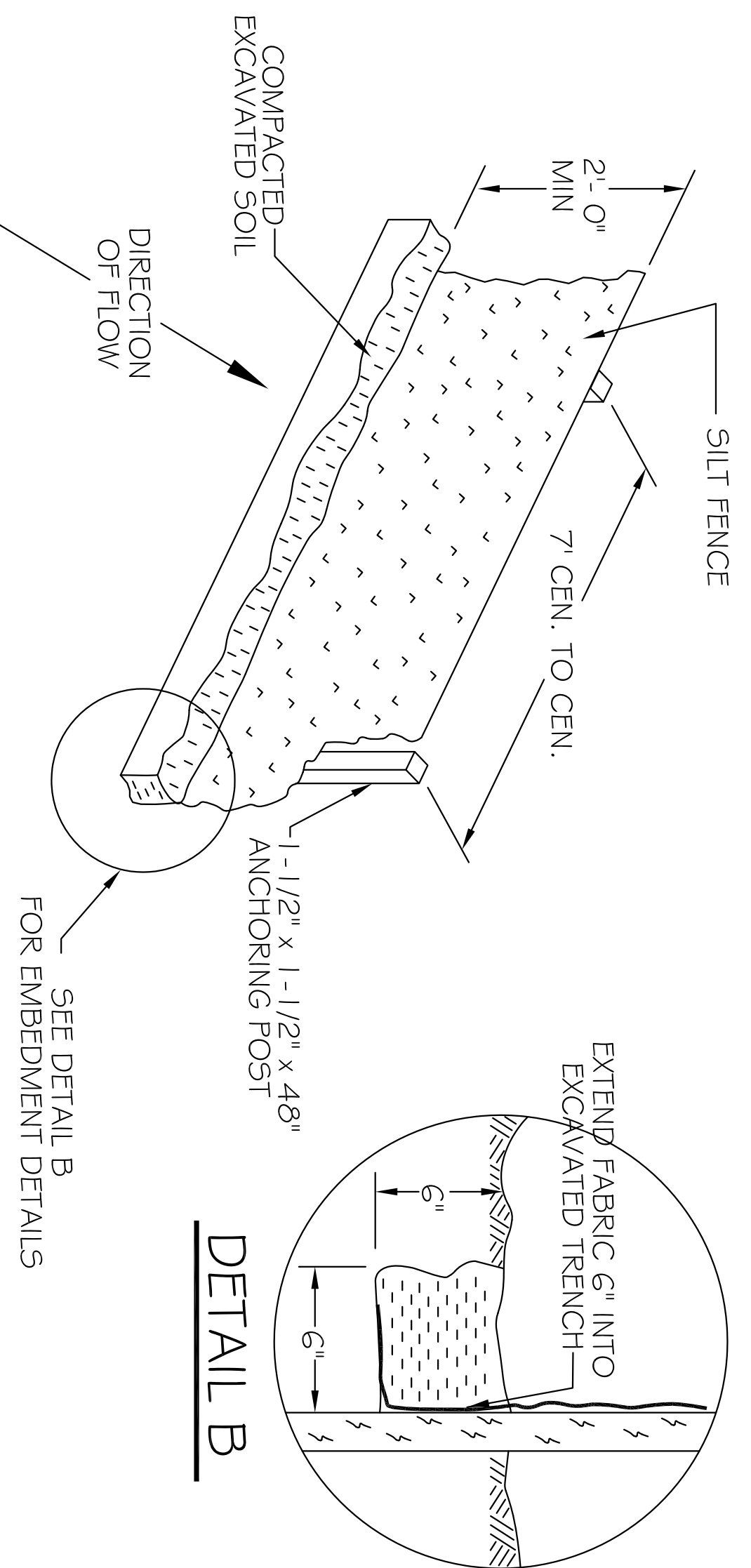
COZATT ENGINEERING COMPANY
CIVIL ENGINEER CIVIL ENGINEER
1100 WAYNE STREET, STE. 1140, TROY, OHIO
JOB NO. 20424 TELE. (937) 339-2921

MICHAEL W. COZATT DATE
P.E. 36325, P.S. 6001

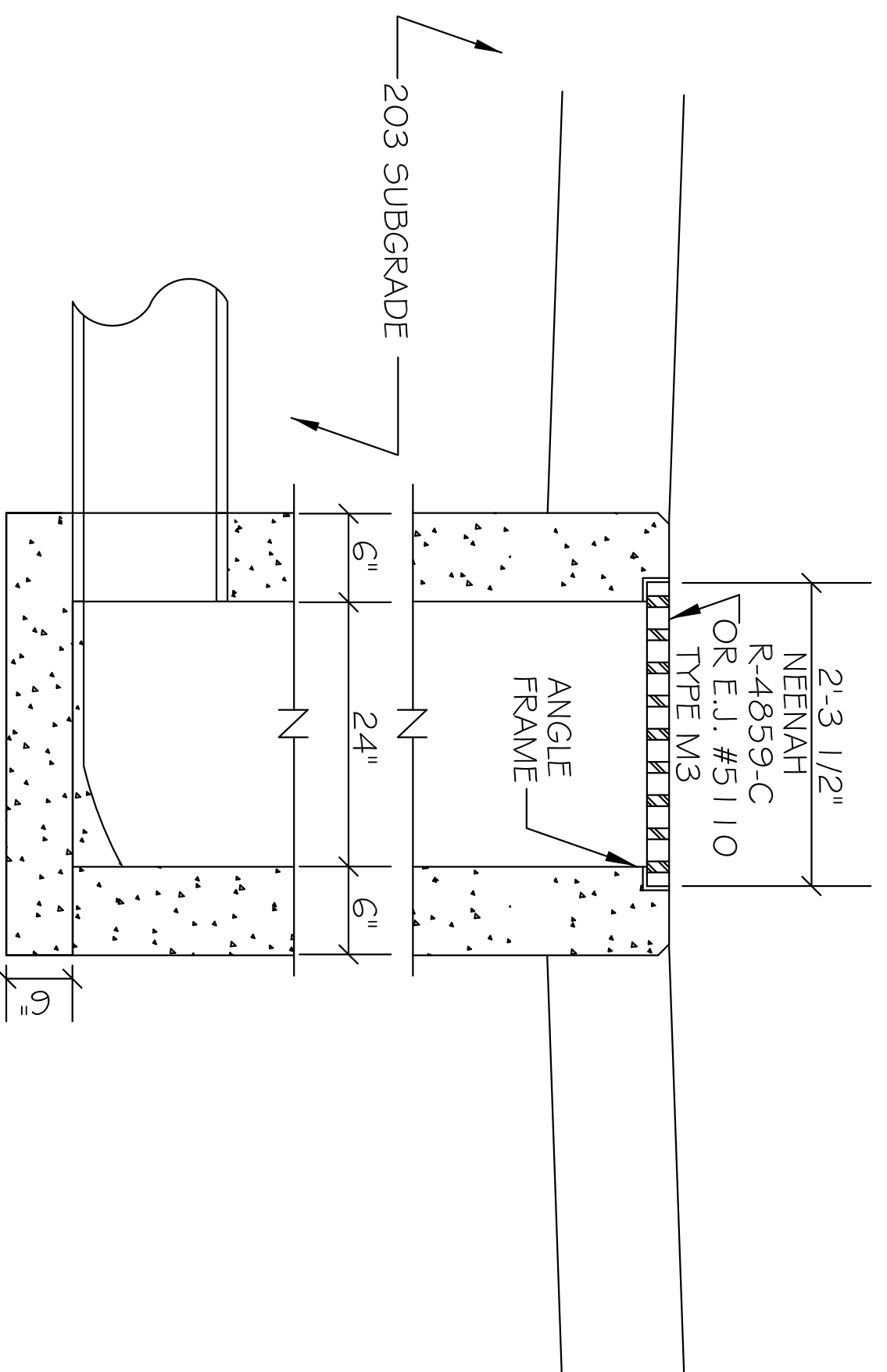
BUILDING ADDITION
EXISTING CONDITIONS
ISE TECHNOLOGY, INC.
94 MOSIER PARKWAY
BROOKVILLE, OHIO 45309

REVISIONS			
No.	DATE	CHARACTER	BY

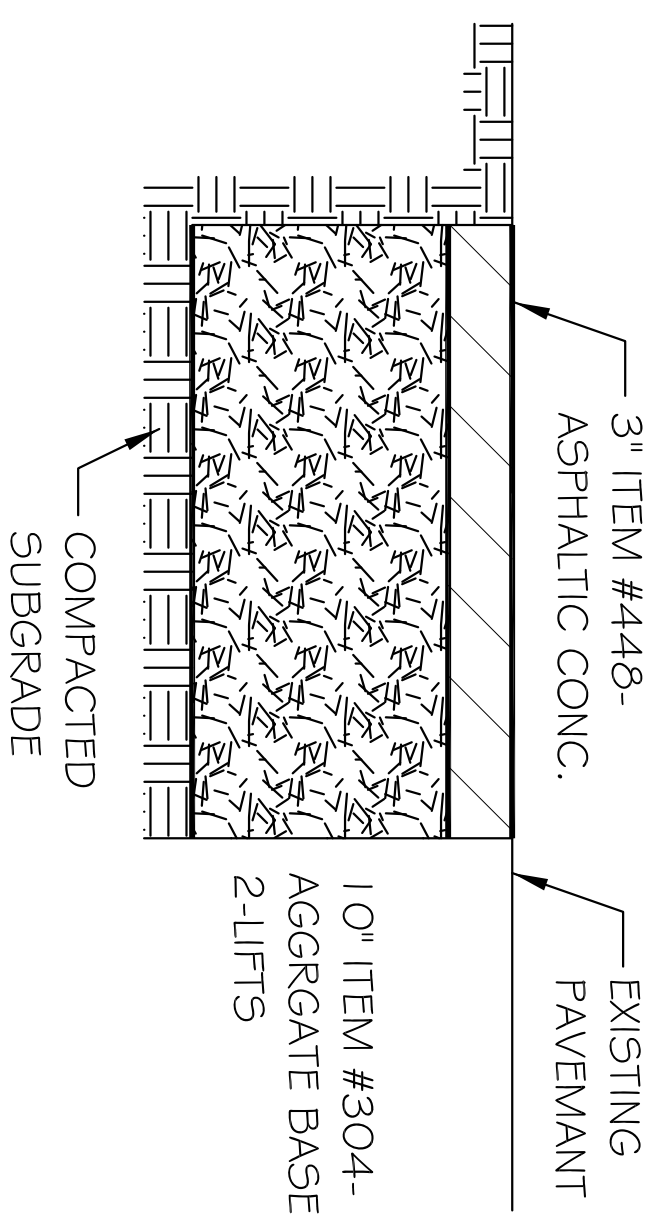
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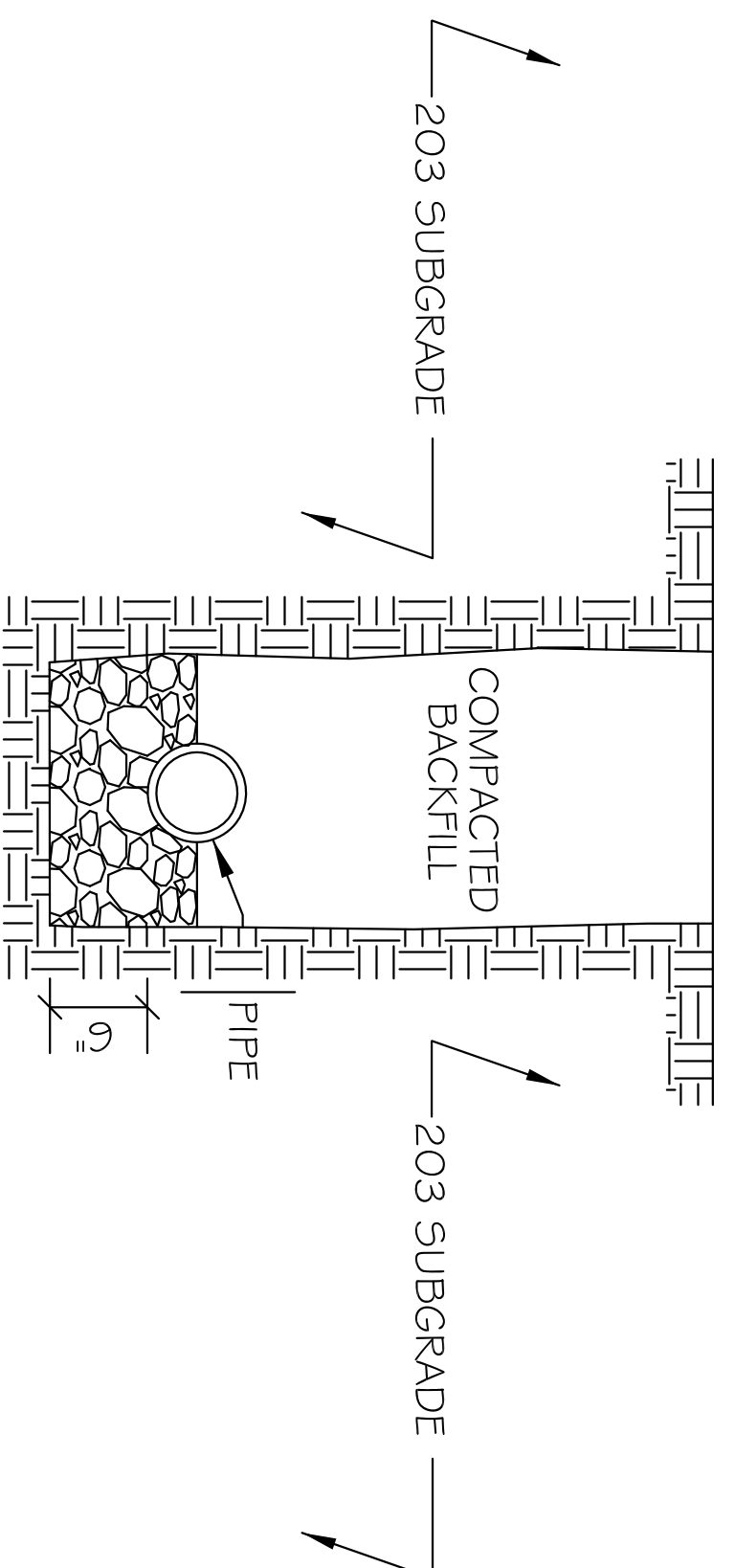
SILT FENCE DETAIL
NOT TO SCALE



CATCH BASIN DETAIL
FOR GRAVEL OR GRASS AREAS



NEW ASPHALT
NO SCALE



TRENCH DETAIL
PAVEMENT AREA ONLY
NOT TO SCALE

REVISIONS			
No.	DATE	CHARACTER	BY

DETAIL SHEET
BUILDING ADDITION
ISE TECHNOLOGY, INC.
94 MOSIER PARKWAY
BROOKVILLE, OHIO 45309

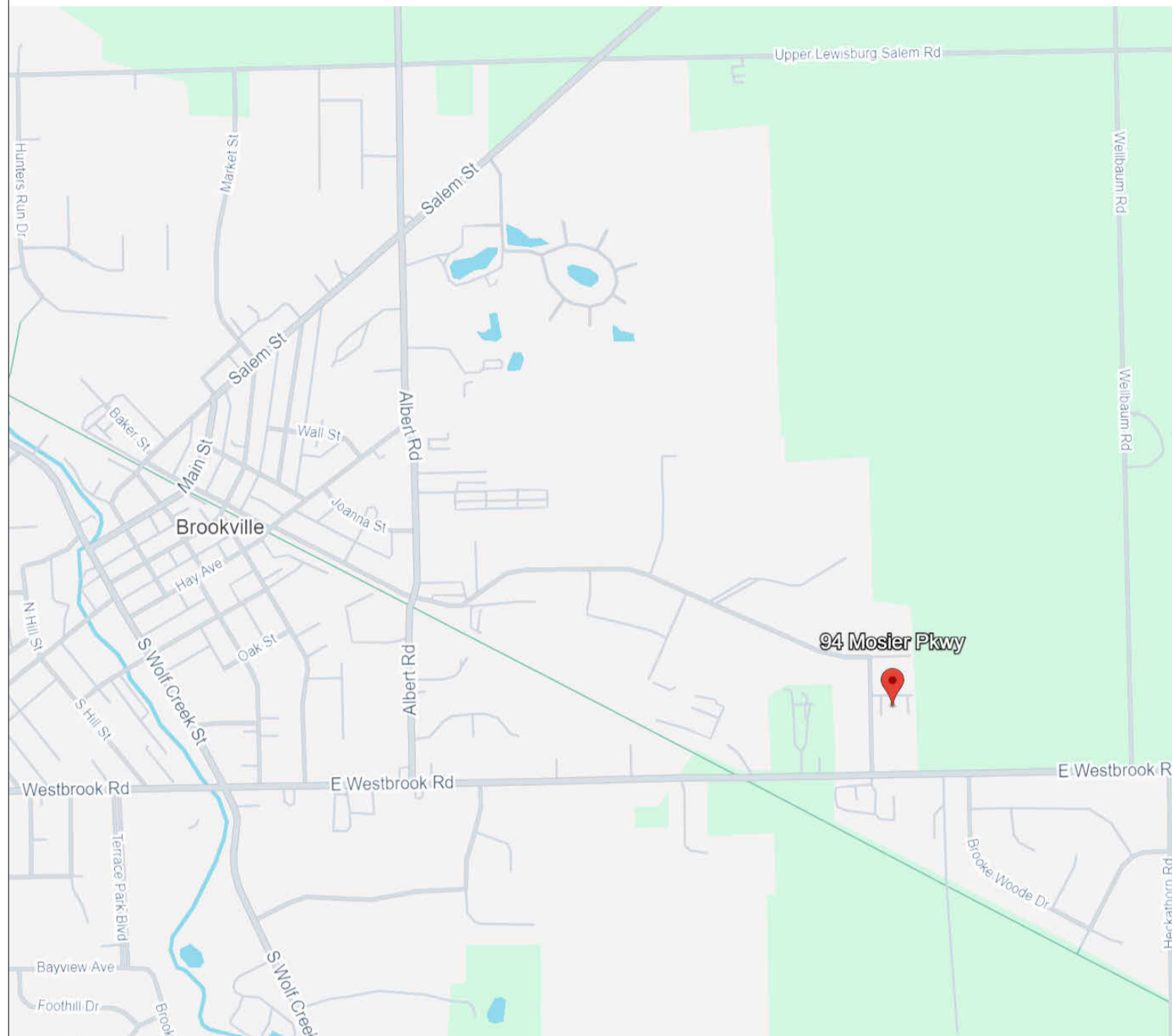
MICHAEL W. COZATT DATE
P.E. 36325, P.S. 6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER CIVIL ENGINEER
1100 WAYNE STREET, STE. 1140, TROY, OHIO
JOB NO. 20424 TELE. (937) 339-2921

DES. M.W.C.
DR. J.A.B.
CKD. M.W.C.
SHEET
4/4

ISE TECHNOLOGIES EAST CRANE BUILDING ADDITION

94 MOISER PARKWAY
BROOKVILLE, OHIO 45309



VICINITY MAP

SCALE: NTS

GENERAL SITE PLAN

SCALE: NTS



AERIAL MAP

SCALE: NTS

DRAWING INDEX

SHEET NUMBER	DESCRIPTION	REVISION	DATE
000 - GENERAL			
G-001	TITLE SHEET	WORKING PROGRESS #2	04/01/2025
G-002	BUILDING CODE INFORMATION	WORKING PROGRESS #2	04/01/2025
G-101	LIFE SAFETY PLAN	WORKING PROGRESS #2	04/01/2025
G-102	AREA LAYOUT REFERENCE PLAN	WORKING PROGRESS #2	04/01/2025
200 - STRUCTURAL			
S-101	FOUNDATION PLAN	WORKING PROGRESS #2	04/01/2025
S-301	FOUNDATION SECTIONS	WORKING PROGRESS #2	04/01/2025
S-501	FOUNDATION DETAILS	WORKING PROGRESS #2	04/01/2025
S-502	EQUIPMENT FOUNDATION DETAILS	WORKING PROGRESS #2	04/01/2025
250 - ARCHITECTURAL			
A-001	ENVELOPE ENERGY ANALYSIS	WORKING PROGRESS #2	04/01/2025
A-101	PARTIAL FLOOR PLAN	WORKING PROGRESS #2	04/01/2025
A-201	BUILDING ELEVATIONS	WORKING PROGRESS #2	04/01/2025
A-301	BUILDING SECTIONS	WORKING PROGRESS #2	04/01/2025

PROJECT TEAM

OWNER'S REPRESENTATIVE:

EMI CAMPBELL
ISE TECHNOLOGY INC.
94 MOISER PARKWAY
BROOKVILLE, OHIO 45309
(937) 833-5357
emi_campbell@imi-wwg.com
www.imi-wwg.com

STRUCTURAL ENGINEER:

ADAM M. KNOUS, PE
SAFETY THROUGH ENGINEERING, INC.
9363 DETRICK JORDAN PIKE
NEW CARLISLE, OHIO 45344
(937) 964-1900
adamknous@ste4u.com
www.ste4u.com

ELECTRICAL ENGINEER:

FULL NAME
ORGANIZATION NAME
OFFICE ADDRESS LINE 1
OFFICE ADDRESS LINE 2
OFFICE PHONE NUMBER
EMAIL ADDRESS
WEBSITE

CIVIL ENGINEER:

MICHAEL COZATT, PE PS
COZATT ENGINEERING COMPANY
1100 WAYNE STREET, SUITE 1140
TROY, OHIO 45373
(937) 339-2921
cozattengineering@gmail.com
N/A

MECHANICAL ENGINEER:

FULL NAME
ORGANIZATION NAME
OFFICE ADDRESS LINE 1
OFFICE ADDRESS LINE 2
OFFICE PHONE NUMBER
EMAIL ADDRESS
WEBSITE

FIRE PROTECTION DESIGNER:

FULL NAME
ORGANIZATION NAME
OFFICE ADDRESS LINE 1
OFFICE ADDRESS LINE 2
OFFICE PHONE NUMBER
EMAIL ADDRESS
WEBSITE

GENERAL CONTRACTOR:

B.J. ERNSTHAUSEN
BRUNS GENERAL CONTRACTING
3050 TIPP-COWLESVILLE ROAD
TIPP CITY, OHIO 45371
(937) 339-2300
bjernsthausen@brunsgc.com
www.brunsgc.com

PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT INCLUDES 5,625 S.F. BUILDING ADDITION EQUIPPED WITH AN OVERHEAD RUNNING CRANE. FEATURES OF THIS BUILDING INCLUDE A FLAT BED DOCK, STANDARD DOCK, AND DIE-CAST MACHINE FOUNDATION. THE EXTENT OF EXISTING BUILDING ALTERATION IS THE REMOVAL OF AN EXISTING WHERE THE NEW ADDITION WILL BE ADDED AND TWO (2) WIND COLUMN.

ISE TECHNOLOGIES
 CRANE BAY ADDITION
 94 MOISER PARKWAY
 BROOKVILLE, OHIO 45309

NO.	REVISION	DATE
1	WORKING PROGRESS	02/19/2025
2	WORKING PROGRESS #2	04/01/2025

SEALED BY:

04/01/2025

DRAWN BY:	MMW
CHECKED BY:	AMK
DESIGNED BY:	AMK
APPROVED BY:	BE
A/E JOB NO.:	6204A

CLIENT JOB NO.:

SHEET DESCRIPTION:

TITLE SHEET

SHEET NO.:

G-001

BUILDING CODE REVIEW

OHIO BUILDING CODE 2024:

CHAPTER 1: SCOPE AND ADMINISTRATION

- PROJECT IS LOCATED IN MONTGOMERY COUNTY AND FALLS UNDER THE AUTHORITY OF MONTGOMERY COUNTY BUILDING REGULATIONS.
- PER SECTION 106.2.1 - "SEAL REQUIREMENTS": CONSTRUCTION DOCUMENTS ARE TO BEAR THE SEAL OF A REGISTERED DESIGN PROFESSIONAL PURSUANT TO SECTION 3791.04 OF THE [OHIO] REVISED CODE. FOR THIS PARTICULAR PROJECT THE STRUCTURAL ENGINEER IS THE ACTING REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE (RDPRC), THE RDPRC IS RESPONSIBLE FOR REVIEWING AND COORDINATING SUBMITTAL DOCUMENTS PREPARED BY OTHERS INCLUDING PHASED AND DEFERRED SUBMITTALS, FOR COMPATIBILITY WITH THE DESIGN OF THE BUILDING.
- PER SECTION 114.3.2 - "ALTERNATIVE MATERIALS, PRODUCTS, ASSEMBLIES AND METHODS OF CONSTRUCTION NOT PRESCRIBED IN THE CODE": THE ALTERNATIVE MATERIAL, PRODUCT, ASSEMBLY, OR METHOD OF CONSTRUCTION IS DEEMED TO BE APPROVED, PROVIDED IT COMPLIES WITH THE CONDITIONS LISTED IN THE EVALUATION SERVICE REPORT OR LISTING FOUND ON THE PRODUCT CERTIFICATION BODY'S WEBSITE.
- FEES ARE THE RESPONSIBILITY OF THE APPLICANT. FOR THIS PARTICULAR PROJECT THE ?? IS THE ACTING APPLICANT.

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

- SECTION 302 - "CLASSIFICATION":
 - EXISTING: B [2,382 S.F.] & F-1 [9,254 S.F.] (11,636 S.F. TOTAL FA1) & (S) F-1 [5,824 S.F. FA2]
 - NEW ADDITION: F-1 [5,870 S.F.] (TO SEPARATED FIRE AREA)
 - >>>NEW TOTAL: FIRE AREA 1 [11,636 S.F.] & (S) FIRE AREA 2 [11,794 S.F.]
 - *NOTE: THE INDICATED SYMBOL "(S)" STANDS FOR SEPARATED, ALL OTHER CLASSIFIED OCCUPANCIES CAN BE ASSUMED AS UNSEPARATED.
- CLASSIFICATION DESCRIPTION:
 - B (BUSINESS) = OFFICES
 - F-1 (MODERATE-HAZARD FACTORY INDUSTRIAL) = PLASTICS (BUMPERS)

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

- NO APPLICABLE REQUIREMENTS

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

- PER TABLE 504.3 - "ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE":

OCCUPANCY	REQUIREMENTS	ACTUAL
F-1	55 FEET	37 FEET
- PER TABLE 504.4 - "ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE":

OCCUPANCY	REQUIREMENTS	ACTUAL
F-1	2 STORIES	1 STORY
- PER TABLE 506.2 - "ALLOWABLE AREA IN SQUARE FEET":

OCCUPANCY	REQUIREMENTS	ACTUAL
FIRE AREA 1 (B & F-1)	15,500 S.F.	11,636 ^a S.F.
FIRE AREA 2 (F-1)	15,500 S.F.	11,794 S.F.

 - NOTE "A": B AND F-1 OCCUPANCY AREA COMBINED SINCE THEY ARE UNSEPARATED.

CHAPTER 6: TYPES OF CONSTRUCTION

- PER SECTION 602 - "CONSTRUCTION CLASSIFICATION":
 - TYPE IIB - UNPROTECTED NONCOMBUSTIBLE MATERIALS EXCEPT AS PERMITTED BY SECTION 603.
- PER TABLE 601 - "FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)"

BUILDING ELEMENT	RATING
PRIMARY STRUCTURAL FRAME ^a	0 ^c
BEARING WALLS - EXTERIOR ^d	0
BEARING WALLS - INTERIOR	0
NONBEARING WALLS AND PARTITIONS - INTERIOR ^d	0
FLOOR CONSTRUCTION & STRUCTURAL MEMBERS	0
ROOF CONSTRUCTION & STRUCTURAL MEMBERS	0

 - NOTE c: IN ALL OCCUPANCIES, HEAVY TIMBER COMPLYING WITH SECTION 2304.11 SHALL BE ALLOWED FOR ROOF CONSTRUCTION, INCLUDING PRIMARY STRUCTURAL FRAME MEMBERS WHERE A 1-HOUR OR LESS FIRE-RESISTANCE RATING IS REQUIRED.
 - NOTE e: NOT LESS THAN THE FIRE RESISTANCE RATING BASED ON FIRE SEPARATION DISTANCE (SEE TABLE 705.5).
 - NOTE f: NOT LESS THAN THE FIRE RESISTANCE RATING AS REFERENCED IN SECTION 704.10

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

- PER SECTION 704.10 - "EXTERIOR STRUCTURAL MEMBERS": LOAD-BEARING STRUCTURAL MEMBERS LOCATED WITHIN THE EXTERIOR WALLS OR ON THE OUTSIDE OF A BUILDING OR STRUCTURE SHALL BE PROVIDED WITH THE HIGHEST FIRE-RESISTANCE RATING AS DETERMINED IN ACCORDANCE WITH THE FOLLOWING:
 - AS REQUIRED BY TABLE 601 FOR THE TYPE OF BUILDING ELEMENT BASED ON THE TYPE OF CONSTRUCTION OF THE BUILDING.
 - AS REQUIRED BY TABLE 601 FOR EXTERIOR BEARING WALLS BASED ON THE TYPE OF CONSTRUCTION.
 - AS REQUIRED BY TABLE 705.5 FOR EXTERIOR WALLS BASED ON THE FIRE SEPARATION DISTANCE.
- PER TABLE 705.5 - "FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE"

FIRE SEPARATION DIST.	RATING (HOURS)	APPLICABLE
X < 5 FT.	2	NO
5 <= X < 10	1	NO
10 <= X < 30	0	YES
30 <= X	0	YES
- PER TABLE 705.8 - "MAXIMUM AREA OF EXTERIOR WALL OPENING BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION":

FIRE SEPARATION DISTANCE	DEGREE OF PROTECTION	ALLOWABLE AREA ^a
30 OR GREATER	UP, NS	NO LIMIT

 - NOTE a: VALUES INDICATED ARE THE PERCENTAGE OF THE AREA OF THE EXTERIOR WALL, PER STORY.
- PER SECTION 706.3 - "FIRE WALLS - MATERIALS": FIRE WALLS SHALL BE OF ANY APPROVED NONCOMBUSTIBLE MATERIALS.
- PER TABLE 706.4 - "FIRE WALL FIRE-RESISTANCE RATINGS":

GROUP	RATING (HOURS)
F-1, H-3, H-5, M, S-1	2

 - NOTE a: IN TYPE II OR V CONSTRUCTION, WALLS SHALL BE PERMITTED TO HAVE A 2-HOUR FIRE-RESISTANCE RATING.
 - NOTE: FIRE WALL PRESENT IN EXISTING BUILDING AND SEPARATED F-1 OCCUPANCIES ARE UTILIZED FOR ALLOWABLE BUILDING AREAS IN THIS BUILDING CODE REVIEW. HOWEVER, NO FURTHER WORK OR CHANGES ARE TO BE MADE TO THE EXISTING FIRE WALL.
- PER SECTION 707 - "FIRE BARRIERS": NOT APPLICABLE FOR THIS PROJECT.
- PER SECTION 708 - "FIRE PARTITIONS": NOT APPLICABLE FOR THIS PROJECT.

CHAPTER 8: INTERIOR FINISHES

- PER TABLE 803.13 - "INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY":

AREA	CLASS (OCCUPANCY)
INTERIOR EXIT STAIRWAYS, RAMP & PASSAGEWAYS	C (F)
CORRIDORS AND ENCLOSURES FOR EXIT ACCESS	C (F)
ROOMS AND ENCLOSED SPACES	C (F)

BUILDING CODE REVIEW (CONT'D)

OHIO BUILDING CODE 2024:

CHAPTER 9: FIRE PROTECTION AND LIFE SAFETY SYSTEMS

- PER SECTION 903.2.4 - "AUTOMATIC SPRINKLER SYSTEMS - GROUP F-1": AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS CONTAINING A GROUP F-1 OCCUPANCY WHERE ONE OF THE FOLLOWING CONDITIONS EXIST:
 - A GROUP F-1 FIRE AREA EXCEEDS 12,000 S.F. - NOT APPLICABLE
 - A GROUP F-1 FIRE AREA IS LOCATED MORE THAN THREE STORIES ABOVE GRADE PLAN. - NOT APPLICABLE
 - THE COMBINED AREA OF ALL GROUP F-1 FIRE AREAS ON ALL FLOORS, INCLUDING ANY MEZZANINES, EXCEEDS 24,000 S.F. - NOT APPLICABLETHEFORE, NO AUTOMATIC SPRINKLER SYSTEM IS REQUIRED FOR THIS BUILDING.
- PER SECTION 904 - "ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHER SYSTEMS": NOT APPLICABLE FOR THIS PROJECT.
- PER SECTION 905 - "STANDPIPE SYSTEMS": NOT APPLICABLE FOR THIS PROJECT.
- PER SECTION 906 - "PORTABLE FIRE EXTINGUISHERS": PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AS REQUIRED PER NFPA 10, REFER TO LIFE SAFETY PLAN FOR ADDITIONAL INFORMATION REGARDING INSTALLATION. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLATION OF PORTABLE FIRE EXTINGUISHERS AS REQUIRED.
- PER SECTION 907.2.4 - "FIRE ALARM AND DETECTION SYSTEMS - GROUP F": A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE INSTALLED IN GROUP F OCCUPANCIES WHERE BOTH OF THE FOLLOWING CONDITIONS EXIST:
 - THE GROUP F OCCUPANCY IS TWO OR MORE STORIES IN HEIGHT. - NOT APPLICABLE
 - THE GROUP F OCCUPANCY HAS A COMBINED OCCUPANT LOAD OF 500 OR MORE ABOVE OR BELOW THE LOWEST LEVEL OF EXIT DISCHARGE. - NOT APPLICABLEBASED ON THE REVIEW, A FIRE ALARM AND DETECTION SYSTEM IS NOT REQUIRED.
- PER SECTION 910.2.1 - "SMOKE AND HEAT REMOVAL - GROUP F-1 OR S-1": SMOKE AND HEAT VENTS INSTALLED IN ACCORDANCE WITH SECTION 910.3 OR A MECHANICAL SMOKE REMOVAL SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 910.4 SHALL BE INSTALLED IN BUILDINGS AND PORTIONS THEREOF USED AS A GROUP F-1 OR S-1 OCCUPANCY HAVING MORE THAN 50,000 SQUARE FEET OF UNDIVIDED AREA.
 - NOTE: THIS DOES NOT APPLY TO THE BUILDING. THE BUILDING WILL NOT REQUIRE SMOKE AND HEAT VENTS NOR A MECHANICAL SMOKE REMOVAL SYSTEM.
- PER SECTION 911.1 - "FIRE COMMAND CENTER - GENERAL": WHERE REQUIRED BY OTHER SECTIONS OF THIS CODE, IN BUILDINGS CLASSIFIED AS HIGH-RISE BUILDING BY THIS CODE AND ALL F-1 AND S-1 OCCUPANCIES WITH A BUILDING FOOTPRINT OF OVER 500,000 SQUARE FEET, A FIRE COMMAND CENTER FOR THE FIRE DEPARTMENT OPERATIONS SHALL BE PROVIDED AND SHALL COMPLY WITH SECTION 911.1.1 THROUGH 911.1.7.
 - NOTE: NOT APPLICABLE.

CHAPTER 10: MEANS OF EGRESS

- PER TABLE 1004.5 - "MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT":

FUNCTION OF SPACE	FACTOR	# OF OCCUPANTS
(E) BUSINESS AREAS =	150 GROSS =	16 (2,382 S.F.)
(E) INDUSTRIAL AREAS (FA1) =	100 GROSS =	93 (9,254 S.F.)
(E) INDUSTRIAL AREAS (FA2) =	100 GROSS =	59 (5,824 S.F.)
INDUSTRIAL AREAS =	100 GROSS =	60 (5,970 S.F.)
TOTAL		228
- PER SECTION 1005.3 - "MEANS OF EGRESS SIZING - REQUIRED CAPACITY BASED ON OCCUPANT LOAD":

COMPONENT	REQUIRED	PROVIDED
OTHER EGRESS COMPONENTS	0.2' X 228 = 45.6 IN.	252 IN.
- PER TABLE 1006.2.1 - "SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY":

OCCUPANCY	MAX LOAD	ACTUAL	MAX PATH
B	49	30	100 FT.
S	29	10	100 FT.
- PER TABLE 1006.3.3 - "MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY":

OCCUPANT LOAD PER STORY	REQUIRED	APPLICABLE
1-500	2	YES
501-1,000	3	N/A
MORE THAN 1,000	4	N/A
- PER TABLE 1006.3.4(2) - "STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR OTHER OCCUPANCIES":

STORY	OCCUPANCY	MAX LOAD	MAX DISTANCE
FIRST STORY	B	49	75 FT.
SECOND STORY	B	29	75 FT.
- PER TABLE 1017.2 - "EXIT ACCESS TRAVEL DISTANCE":

OCCUPANCY	REQUIRED	ACTUAL
B	200 FT.	250 FT.
F-1	200 FT.	117 FT.
- PER TABLE 1020.2 - "CORRIDOR FIRE-RESISTANCE RATING":

OCCUPANCY	LOAD SERVED	RATING (HR)
F	X<30	1
- PER TABLE 1020.3 - "MINIMUM CORRIDOR WIDTH":

OCCUPANCY	MINIMUM WIDTH
WITH AN OCCUPANT LOAD OF LESS THAN 50	36 IN.
ANY FACILITY NOT LISTED IN THIS TABLE	44 IN.

CHAPTER 11: ACCESSIBILITY

- PER SECTION 1102 - "COMPLIANCE": BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THIS CODE AND ICC A117.1. THIS BUILDING HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 11 OF THE OHIO BUILDING CODE AS WELL AS ICC A117.1 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES. REFERENCE DETAILS AS REQUIRED BY THESE CODES HAVE BEEN INCORPORATED BOTH IN ACCESSIBLE DETAILS AND WITHIN THE FLOOR PLAN.

BUILDING CODE REVIEW (CONT'D)

OHIO BUILDING CODE 2024:

CHAPTER 16: STRUCTURAL DESIGN

- PER TABLE 1604.5 - "RISK CATEGORY OF BUILDING AND OTHER STRUCTURES":
 - THIS BUILDING AND RELATED OTHER STRUCTURES HAS BEEN DESIGNED IN ACCORDANCE WITH RISK CATEGORY II.
- FOR DESIGN CRITERIA AND INFORMATION REQUIRED ON CONSTRUCTION DOCUMENTS AS NOTED FOR SECTION 1603 REFER TO DRAWING S-001 - PRE-ENGINEERED METAL BUILDINGS, INCLUDING BUT NOT LIMITED TO, NUCOR BUILDING SYSTEMS/AMERICAN BUILDINGS/BUTLER MANUFACTURING/ETC. REFER TO DEFERRED SUBMITTAL WITH REQUIRED DESIGN RELATED INFORMATION. AS REQUIRED, THIS INFORMATION HAS BEEN COORDINATED AS REQUIRED BY CODE FOR THE MINIMUM DESIGN CRITERIA SET FORTH BY THE ADOPTED CODE.

CHAPTER 17: SPECIAL INSPECTIONS AND TESTS

- PER SECTION 1704.3 - "STATEMENT OF SPECIAL INSPECTIONS": WHERE SPECIAL INSPECTIONS OR TESTS ARE REQUIRED BY SECTION 1705, THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL PREPARE A STATEMENT OF SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1704.3.1 FOR SUBMITTAL BY THE APPLICANT IN ACCORDANCE WITH SECTION 1704.2.3.
- PER SECTION 1704.2.1 - "SPECIAL INSPECTOR QUALIFICATIONS": PRIOR TO THE START OF THE CONSTRUCTION, THE SPECIAL INSPECTORS ARE TO PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING THE COMPETENCE AND RELEVANT EXPERIENCE OR TRAINING OF THE SPECIAL INSPECTORS WHO WILL PERFORM THE SPECIAL INSPECTIONS AND TESTS DURING CONSTRUCTION. EXPERIENCE OR TRAINING SHALL BE CONSIDERED TO BE RELEVANT WHERE THE DOCUMENTED EXPERIENCE OR TRAINING IS RELATED IN COMPLEXITY TO THE SAME TYPE OF SPECIAL INSPECTION OR TESTING ACTIVITIES FOR THE PROJECTS OF SIMILAR COMPLEXITY AND MATERIAL QUALITIES. THESE QUALIFICATIONS ARE IN ADDITION TO QUALIFICATIONS SPECIFIED IN OTHER SECTIONS OF THIS CODE.
 - SPECIAL INSPECTOR QUALIFICATIONS ARE TO BE SUBMITTED BY THE APPLICANT OR OWNER'S REPRESENTATIVE.
- PER SECTION 1704.3.1 - "CONTENT OF STATEMENT OF SPECIAL INSPECTIONS":
 - THE MATERIALS, SYSTEMS, COMPONENTS AND WORK REQUIRED TO HAVE SPECIAL INSPECTIONS OR TESTS BY THE BUILDING OFFICIAL OR BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR EACH PORTION OF THE WORK.
 - THE TYPE AND EXTENT OF EACH SPECIAL INSPECTION.
 - THE TYPE AND EXTENT OF EACH TEST.
 - ADDITIONAL REQUIREMENTS FOR SPECIAL INSPECTION OR TESTS FOR SEISMIC OR WIND RESISTANCE AS SPECIFIED IN SECTIONS 1705.12, 1705.13, AND 1705.14.
 - FOR EACH TYPE OF SPECIAL INSPECTION, IDENTIFICATION AS TO WHETHER IT WILL BE CONTINUOUS SPECIAL INSPECTION, PERIODIC SPECIAL INSPECTION OR PERFORMED IN ACCORDANCE WITH THE NOTATION USED IN THE REFERENCED STANDARD WHERE THE INSPECTIONS ARE DEFINED.
 - AS REQUIRED, THE SPECIAL INSPECTIONS INCLUDING TYPE, EXTENT, AND FREQUENCY ARE PROVIDED ON DRAWING S-001.

CHAPTER 18: SOILS AND FOUNDATIONS

- THIS PROJECT DID NOT INCLUDE A GEOTECHNICAL INVESTIGATION. CODE MINIMUM WILL BE USED IN THE DESIGN OF THE FOUNDATION AS NOTED IN THE DESIGN CRITERIA.
- THIS PROJECT INCLUDED A GEOTECHNICAL INVESTIGATION. THE REPORT HAS BEEN INCLUDED ON DRAWINGS B-001 TO B-0???. THIS REPORT WAS PREPARED BY FIRM NAME ON DATE AND SEALED BY ENGINEER'S NAME.

CHAPTER 29: PLUMBING SYSTEMS

- PER SECTION 2902.1 - "MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES": BASED ON 228 OCCUPANTS, 114 MALE AND 114 FEMALE:

FIXTURE	REQUIRED	PROVIDED
WATER CLOSET - MALE	2	2
WATER CLOSET - FEMALE	2	2
WATER CLOSET - UNISEX	-1	1
LAVATORIES - MALE	2	1 ¹
LAVATORIES - FEMALE	2	2
LAVATORIES - UNISEX	-1	1
DRINKING FOUNTAINS	1	1
OTHER - SERVICE SINK	1	1
BATHTUBS/SHOWERS	0	1

 - NOTE 1: UNISEX WATER CLOSETS AND LAVATORIES, IF APPLICABLE, ARE TO SERVICE EITHER SEX AS REQUIRED AND SHALL SUPPLEMENT THE PROVIDED NUMBER IF DESIGNATED WATER CLOSET AND/OR LAVATORY DOES NOT MEET THE REQUIRED.

BUILDING CODE REVIEW (CONT'D)

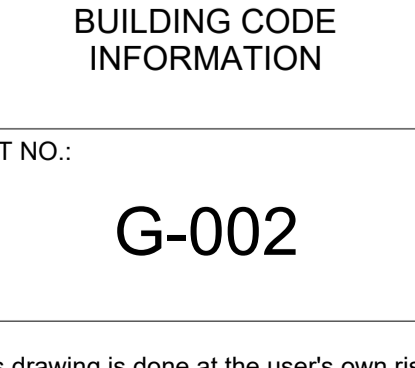
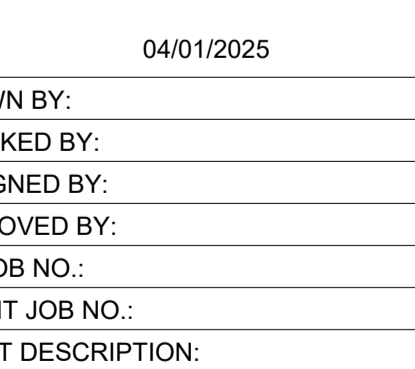
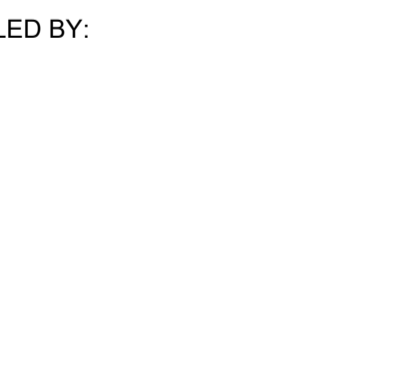
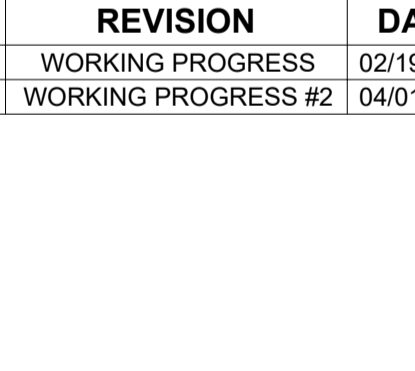
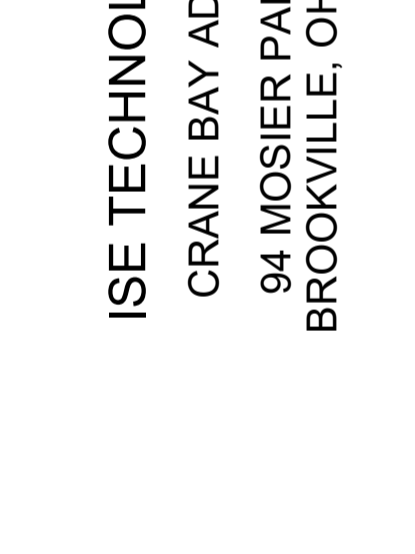
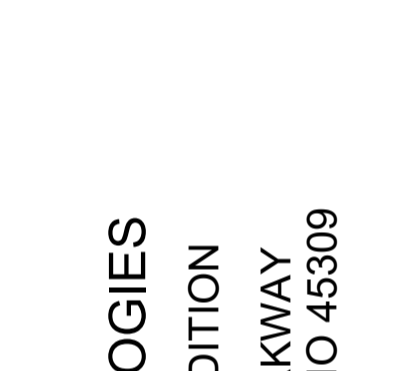
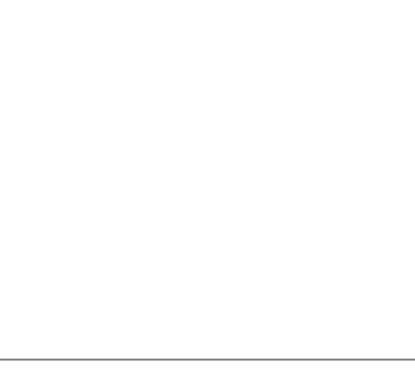
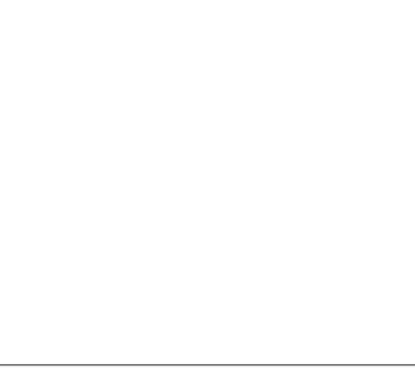
OHIO EXISTING BUILDING CODE 2024:

CHAPTER 3: PROVISIONS FOR ALL COMPLIANCE METHODS

- PER SECTION 301.3 - "ALTERATION, ADDITION OR CHANGE OF OCCUPANCY": THE ALTERATION, ADDITION OR CHANGE OF OCCUPANCY OF ALL BUILDINGS SHALL COMPLY WITH ONE OF THE METHODS LISTED IN SECTION 301.3.1, 301.3.2 OR 301.3.3 AS SELECTED BY THE APPLICANT. SECTIONS 301.3.1 THROUGH 301.3.3 SHALL NOT BE APPLIED IN COMBINATION WITH EACH OTHER.
 - THE PRESCRIPTIVE COMPLIANCE METHOD OF CHAPTER 5 IS SELECTED FOR THIS ADDITION.
- PER SECTION 306.1 - "ACCESSIBILITY FOR EXISTING BUILDINGS - SCOPE": THE PROVISIONS OF SECTIONS 306.1 THROUGH 306.7.16 APPLY TO MAINTENANCE AND REPAIR, CHANGE OF OCCUPANCY, ADDITIONS AND ALTERATIONS TO EXISTING BUILDINGS, INCLUDING THOSE IDENTIFIED AS HISTORIC BUILDINGS.
- PER SECTION 306.6 - "ADDITIONS": PROVISIONS FOR NEW CONSTRUCTION SHALL APPLY TO ADDITIONS, AN ADDITION THAT AFFECTS THE ACCESSIBILITY TO, OR CONTAINS AN AREA OF, A PRIMARY FUNCTION SHALL COMPLY WITH THE REQUIREMENTS IN SECTION 306.7.1.
 - ADDITION DOES NOT AFFECT THE ACCESSIBILITY OF ANY PRIMARY FUNCTION AREAS OF THE BUILDING.

CHAPTER 5: PRESCRIPTIVE COMPLIANCE METHOD

- PER SECTION 502.1 - "GENERAL": ADDITIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE FOR NEW CONSTRUCTION. (*SEE OHIO BUILDING CODE REVIEW*) ... THE HEIGHT, AREA, TYPE OF CONSTRUCTION, SEPARATION AND FIRE-PROTECTION FEATURES OF AN EXISTING BUILDING TOGETHER WITH ITS ADDITIONS ARE TO COMPLY WITH THE REQUIREMENTS OF SECTION 502.1.1 OR SECTION 502.1.2, DEPENDING ON THE OCCUPANCY OF THE BUILDING.
- PER SECTION 502.1.2 - "ADDITIONS TO BUILDINGS OF GROUPS OTHER THAN R AND I OCCUPANCIES": IN OTHER THAN GROUP R AND I OCCUPANCIES, ADDITIONS ARE TO COMPLY WITH SECTION 502.1.2.1 OR SECTION 502.1.2.2.
- PER SECTION 502.1.2.2 - "NOT EXCEEDING ALLOWABLE HEIGHT AND AREA": WHEN THE COMBINED HEIGHT AND AREA OF THE EXISTING BUILDING AND THE ADDITION DOES NOT EXCEED THE HEIGHT AND AREA ALLOWED BY CHAPTER 5 OF THE BUILDING CODE, BUT THE AREA OF THE EXISTING BUILDING PLUS THE NEW ADDITION CREATES A FIRE AREA GREATER THAN THE THRESHOLD LIMITS OF CHAPTER 9 OF THE BUILDING CODE, THE LIMIT OF THE FIRE PROTECTION SYSTEM INSTALLATION IS TO BE DETERMINED IN ACCORDANCE WITH ONE OF THE FOLLOWING:
 - NOTE: THIS IS NOT APPLICABLE FOR THE ADDITION.
- PER SECTION 502.4 - "EXISTING STRUCTURAL ELEMENTS CARRYING GRAVITY LOAD": THE ADDITION IS TO BE STRUCTURALLY INDEPENDENT OF THE EXISTING STRUCTURE.
- PER SECTION 502.5 - "EXISTING STRUCTURAL ELEMENTS CARRYING LATERAL LOAD": THE ADDITION IS TO BE STRUCTURALLY INDEPENDENT OF THE EXISTING STRUCTURE.



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CRANE BAY ADDITION
94 MOSIER PARKWAY
BROOKVILLE, OHIO 45309

NO.	REVISION	DATE
1	WORKING PROGRESS	02/19/2025
2	WORKING PROGRESS #2	04/01/2025

SEALED BY:

04/01/2025

DRAWN BY: MMW
CHECKED BY: AMK
DESIGNED BY: AMK
APPROVED BY: BE
A/E JOB NO.: 6204A

CLIENT JOB NO.:

SHEET DESCRIPTION:
BUILDING CODE INFORMATION

SHEET NO.:

G-002

FIRE EXTINGUISHER NOTES

- FIRE EXTINGUISHERS SHALL BE CLASSIFIED IN ONE OF THE FOLLOWING CATEGORIES: CLASS A, B, C, D OR K. THOSE CLASSIFIED IN CLASSES A OR B SHALL HAVE A RATING NUMBER FOLLOWED BY THE CLASS LETTER. THOSE CLASSIFIED IN CLASSES C, D, OR K ARE NOT REQUIRED TO HAVE A RATING NUMBER BUT SHALL HAVE A CLASS LETTER INDICATED.
- FIRE EXTINGUISHERS SHALL BE PLACED ACCORDING TO THE TYPE AND SIZE OF FIRE MOST LIKELY TO OCCUR:
 - CLASS A : ORDINARY COMBUSTIBLE MATERIALS SUCH AS WOOD, CLOTH, PAPER, RUBBER, AND MANY PLASTICS
 - CLASS B : FLAMMABLE AND COMBUSTIBLE LIQUIDS SUCH AS PETROLEUM GREASES, TAR, OILS, OIL-BASED PAINTS, SOLVENTS, LACQUERS, ALCOHOLS, AND FLAMMABLE GASES
 - CLASS C : ENERGIZED ELECTRICAL EQUIPMENT
 - CLASS D : COMBUSTIBLE METALS SUCH AS MAGNESIUM, TITANIUM, ZIRCONIUM, SODIUM, LITHIUM, AND POTASSIUM
 - CLASS K : COOKING APPLIANCES THAT INVOLVE COMBUSTIBLE COOKING MEDIA SUCH AS VEGETABLE OR ANIMAL OILS AND FATS
- FIRE EXTINGUISHERS FOR CLASS A OR CLASS B SHALL BE CLASSIFIED BY LEVEL OF OCCUPANCY HAZARD:
 - LIGHT (LOW) HAZARD: FIRES WITH LOW RATES OF HEAT RELEASE ARE EXPECTED, QUANTITY AND COMBUSTIBILITY IS LOW - LESS THAN 1 GALLON REQUIRED
 - ORDINARY (MODERATE) HAZARDS: FIRE WITH MODERATE RATES OF HEAT RELEASE ARE EXPECTED, QUANTITIES AND COMBUSTIBILITY IS MODERATE - BETWEEN 1 AND 5 GALLONS REQUIRED
 - EXTRA (HIGH) HAZARDS: FIRE WITH HIGH RATES OF HEAT RELEASE ARE EXPECTED, QUANTITIES AND COMBUSTIBILITY IS HIGH - MORE THAN 5 GALLONS REQUIRED
- FIRE EXTINGUISHERS WITH A GROSS WEIGHT NOT EXCEEDING 40 LBS SHALL BE INSTALLED SO THE TOP DOES NOT EXCEED 5 FEET ABOVE FINISHED FLOOR. FIRE EXTINGUISHERS WITH A GROSS WEIGHT GREATER THAN 40 LBS SHALL BE INSTALLED SO THE TOP DOES NOT EXCEED 31/2 FEET ABOVE FINISH FLOOR. IN NO CASE SHALL THE CLEARANCE BETWEEN THE BOTTOM AND FINISH FLOOR BE LESS THAN 4 IN.
- FIRE EXTINGUISHERS SIZE AND PLACEMENT FOR CLASS A HAZARDS:

CRITERIA	LOW	MODERATE	HIGH
MINIMUM RATED (1) EXTINGUISHER	2-A	2-A	4-A
MAX FLOOR AREA PER UNIT OF A	3,000 S.F.	1,500 S.F.	1,000 S.F.
MAX FLOOR AREA FOR EXTINGUISHER	11,250 FT	11,250 FT	11,250 FT
MAX TRAVEL DISTANCE TO EXTINGUISHER	75 FT	75 FT	75 FT
- FIRE EXTINGUISHERS SIZE AND PLACEMENT FOR CLASS B HAZARDS:

HAZARD TYPE	MIN. EXTINGUISHER RATING	MAX TRAVEL DISTANCE
LIGHT (LOW)	5-B / 10-B	30 FT / 50 FT
ORDINARY (MODERATE)	10-B / 20-B	30 FT / 50 FT
EXTRA (HIGH)	40-B / 80-B	30 FT / 50 FT
- FIRE EXTINGUISHERS FOR CLASS C FIRES SHALL BE SIZED AND PLACED IN A SIMILAR COORDINATED FASHION AS CLASS A AND CLASS B PENDING THE LEVEL OF HAZARD ASSOCIATED WITH THE AREA SERVED.
- FIRE EXTINGUISHERS FOR CLASS D FIRES SHALL BE PLACED NOT MORE THAN 75 FT OF TRAVEL DISTANCE FROM POINT OF HAZARD. SIZE OF EXTINGUISHER SHALL BE DETERMINED BY THE RECOMMENDATION OF THE MANUFACTURER BASED ON HAZARD AND QUANTITY.
- FIRE EXTINGUISHERS FOR CLASS K FIRES SHALL BE PLACED NOT MORE THAN 30 FT OF TRAVEL DISTANCE FROM POINT OF HAZARD. THE MINIMUM SIZE OF EXTINGUISHER SHALL BE LISTED AS 2-A WATER-TYPE OR 1.6 GAL WET CHEMICAL EXTINGUISHER LISTED FOR CLASS K FIRES. VERIFY WITH MANUFACTURER.
- REFER TO NFPA 10 - STANDARD FOR PORTABLE FIRE EXTINGUISHERS FOR ADDITIONAL REQUIREMENTS.

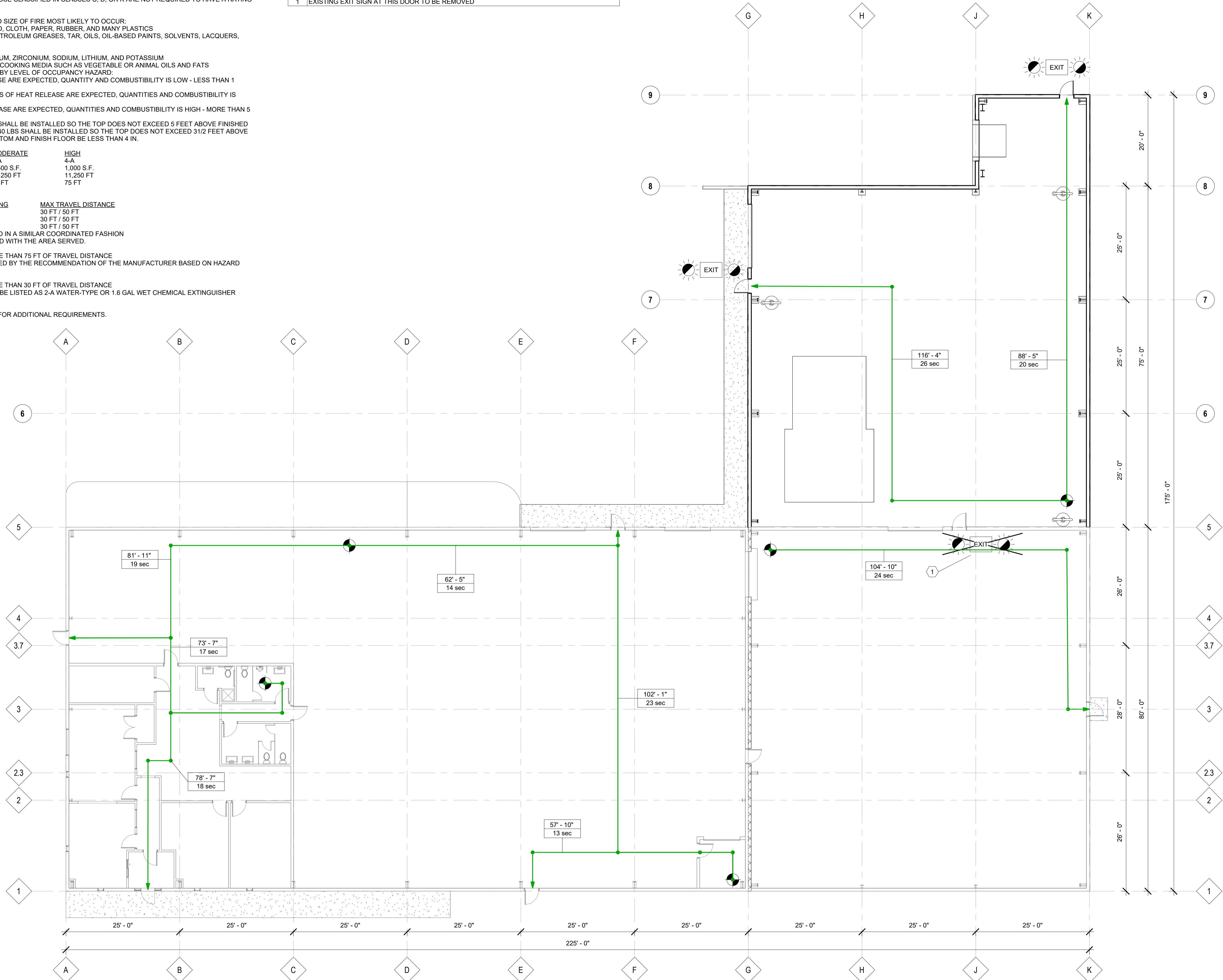
LIFE SAFETY NOTES

#	NOTE DESCRIPTION
1	EXISTING EXIT SIGN AT THIS DOOR TO BE REMOVED

LIFE SAFETY PLAN LEGEND

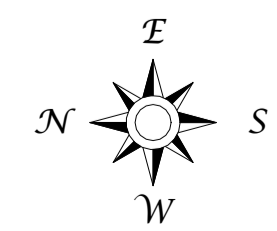
- 3-HR FIRE WALL
- FIRE EXTINGUISHER
- EXIT SIGN W/ BATTERY BACKUP

NOTE: ADDITIONAL LIGHTING AND FIXTURES MAY BE REQUIRED, REFER TO ELECTRICAL AND FIRE PROTECTION DRAWINGS FOR MORE DETAILED INFORMATION.



LIFE SAFETY PLAN

3/32" = 1'-0"



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04/01/2025

DRAWN BY:	MMW
CHECKED BY:	AMK
DESIGNED BY:	AMK
APPROVED BY:	BE
A/E JOB NO.:	6204A
CLIENT JOB NO.:	
SHEET DESCRIPTION:	

LIFE SAFETY PLAN

SHEET NO.:

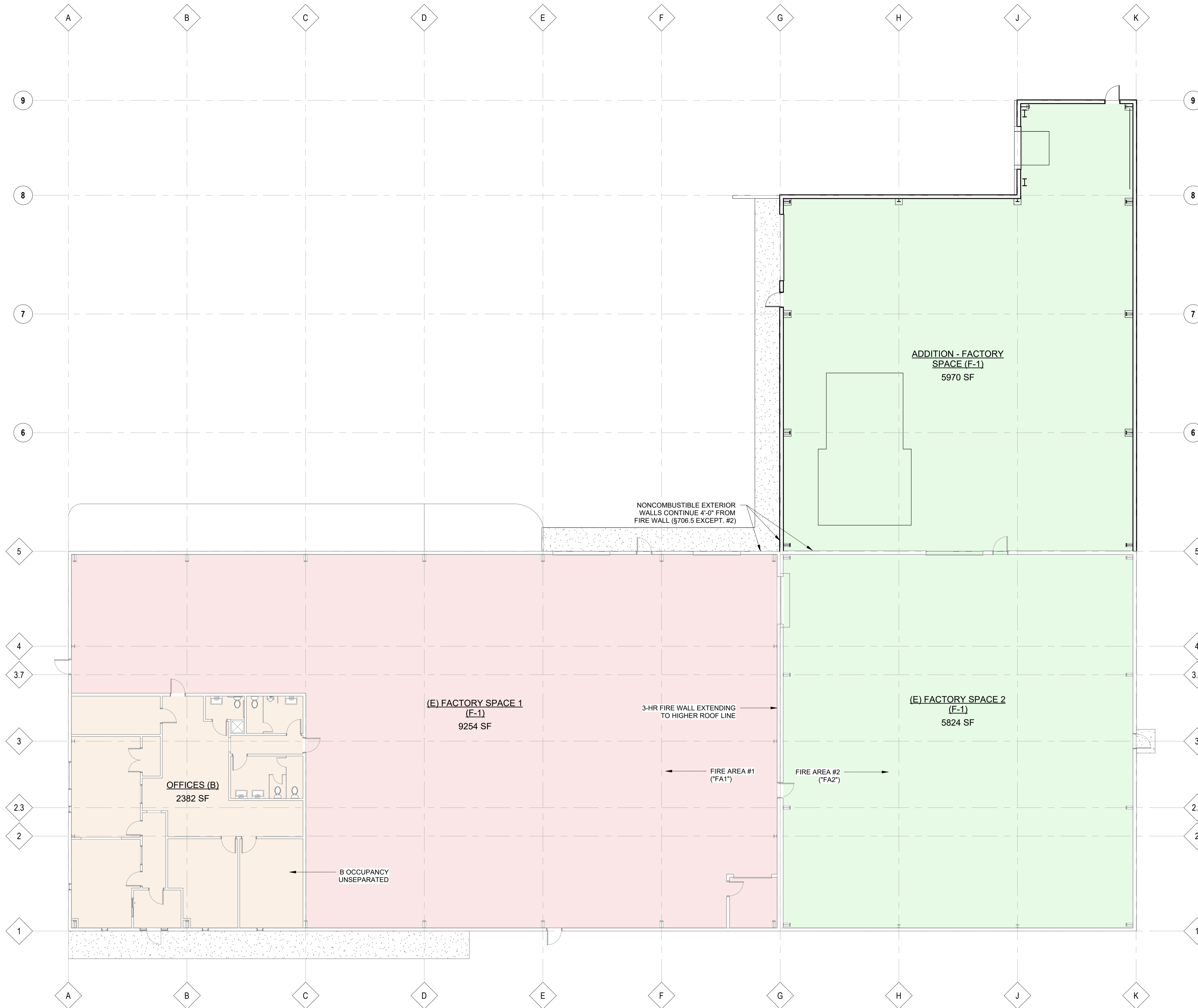
G-101

BUILDING AREAS LEGEND

- (E) FACTORY SPACE 1 (F-1)
- (E) FACTORY SPACE 2 (F-1)
- ADDITION - FACTORY SPACE (F-1)
- OFFICES (B)

AREA LAYOUT PLAN NOTES

1. SEE SHEET G-101 - LIFE SAFETY PLAN - FOR EGRESS PATHS, OCCUPANCY LOADS, AND OTHER INFORMATION.



FINISH FLOOR
 3/32" = 1'-0"

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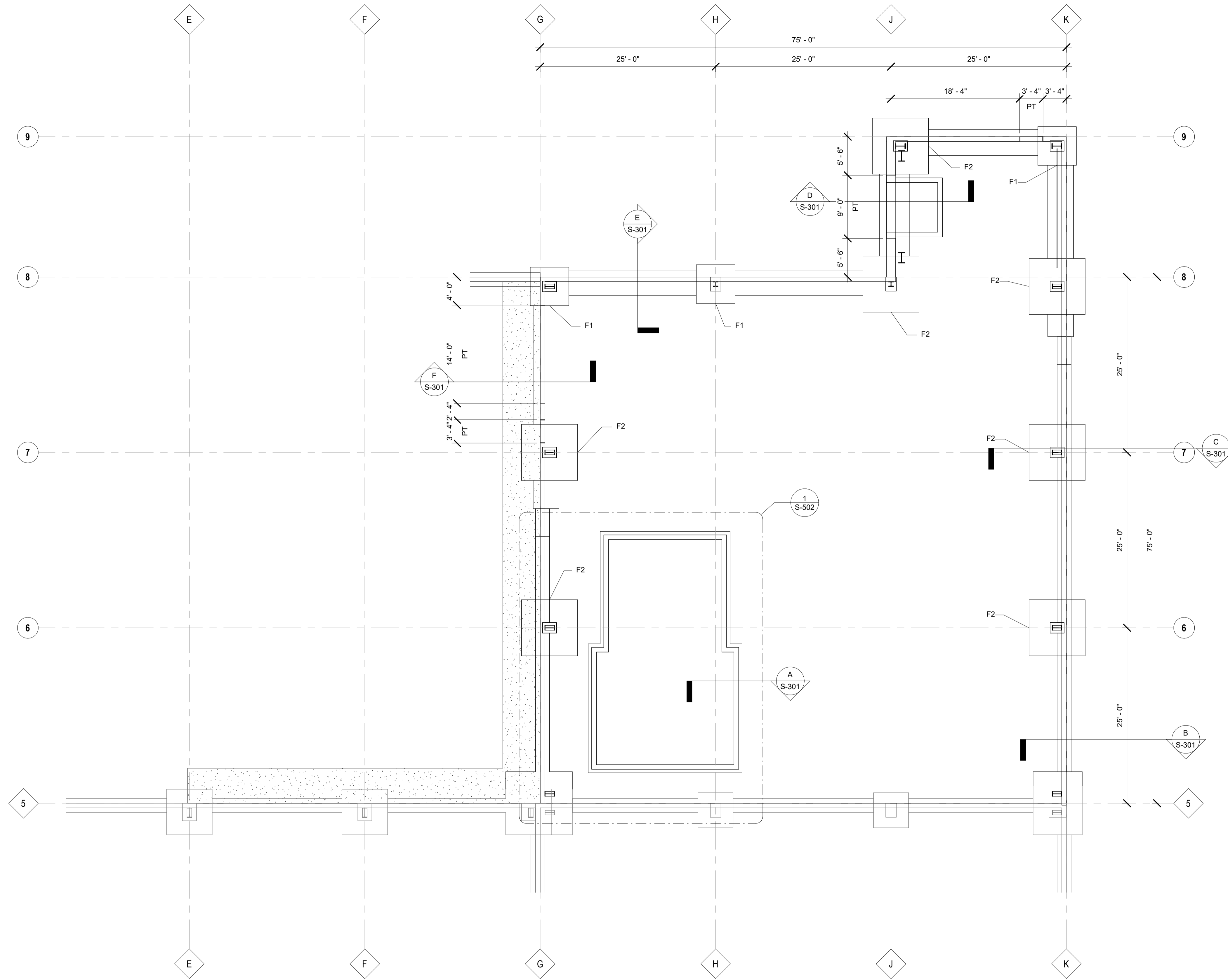
04/01/2025

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 DESIGNED BY: AMK
 APPROVED BY: BE
 A/E JOB NO.: 6204A
 CLIENT JOB NO.:

SHEET DESCRIPTION:
**AREA LAYOUT
 REFERENCE PLAN**

SHEET NO.:

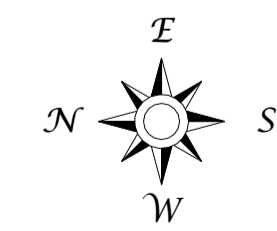
G-102



FOUNDATION NOTES

1. THE FINISH FLOOR ELEVATION IS 100'-0", THIS ELEVATION SHALL BE COORDINATED WITH THE CIVIL/SITE DOCUMENTS AS REQUIRED FOR FINAL GRADE ELEVATIONS AND EXTERIOR PAVEMENT(S). DOOR APRONS ARE PROVIDED AS REQUIRED FOR DOOR EGRESS AND ACCESS. ANY OTHER EXTERIOR PAVEMENT(S) (IF SHOWN) IS CONCEPTUAL. THE CIVIL ENGINEER IS RESPONSIBLE FOR EXTERIOR PAVEMENT(S).
2. UNLESS SPECIFIED OTHERWISE IN THE CONSTRUCTION DRAWINGS, A MINIMUM 10 MIL VAPOR BARRIER SHALL BE INSTALLED OVER A MINIMUM OF 4" COMPACTED GRAVEL FOR THE SLAB-ON-GRADE. THE SPECIAL INSPECTOR SHALL PERFORM A PLATE LOAD TEST EVERY 1,600 S.F. (40' X 40') TO VERIFY THAT THE MINIMUM SUBGRADE MODULUS IS 150 PCI OR GREATER.
3. PROVIDE VERTICAL DOWELS FROM FOOTINGS TO PIERS/PEDASTALS AND FROM WALL FOUNDATIONS TO WALLS OF THE SAME SIZE AND SPACING AS VERTICAL REINFORCING AND OFFSET FOR SPLICE AS REQUIRED UNLESS NOTED OTHERWISE.
4. CONCRETE TRENCHES AND PITS THAT EXCEED A DEPTH OF 4'-0" FROM FINISH FLOOR SHALL BE PROVIDED WITH A WATERSTOP BETWEEN THE MAT SLAB AND RETAINING WALL. UNLESS SPECIFIED OTHERWISE, THE WATERSTOP SHALL BE HYDROPHILIC SWELLING TYPE.
5. "PT" DENOTES POUR-THRU, CONCRETE/CMU FOUNDATION WALL TO BE HELD DOWN FOR NEW SLAB AT DOOR OPENING(S).
6. IF AVAILABLE, SEE GEOTECHNICAL REPORT FOR ALL REQUIREMENTS FOR UNDER SLAB PREPARATIONS INCLUDED BUT NOT LIMITED TO UNDERCUTTING, BACKFILLING, AND STRUCTURAL COMPACTED FILL REQUIREMENTS. IF NO GEOTECHNICAL REPORT IS AVAILABLE CODE MINIMUMS SHALL BE USED. FOUNDATIONS SHALL BEAR ON STIFF NATURAL SOILS OR STRUCTURAL COMPACTED FILL AS REQUIRED.
7. FLOOR DRAINS, TRENCHES, PUMPS, AND EQUIPMENT INCLUDING ANCHORING SYSTEMS AND HOUSEKEEPING CONCRETE PADS (IF SHOWN) SHALL BE COORDINATED WITH THE MECHANICAL AND ELECTRICAL DRAWINGS. THE FINAL POSITIONING SHALL BE VERIFIED WITH BOTH THE CONSTRUCTION DOCUMENTS AND THE FIELD. THE SUBCONTRACTOR RESPONSIBLE SHALL DOCUMENT THE LOCATION IF IT OFFSETS THE DRAWINGS BY MORE THAN 2'-0".
8. CONSULT OWNER'S REPRESENTATIVE FOR APPROVAL OF EXCAVATIONS WHEN CONDITIONS SUCH AS, BUT NOT LIMITED TO, POOR SOIL, WATER, OBSTRUCTION, PIPING, AND ADJACENT SEWERS.

FOUNDATION PLAN
1/8" = 1'-0"



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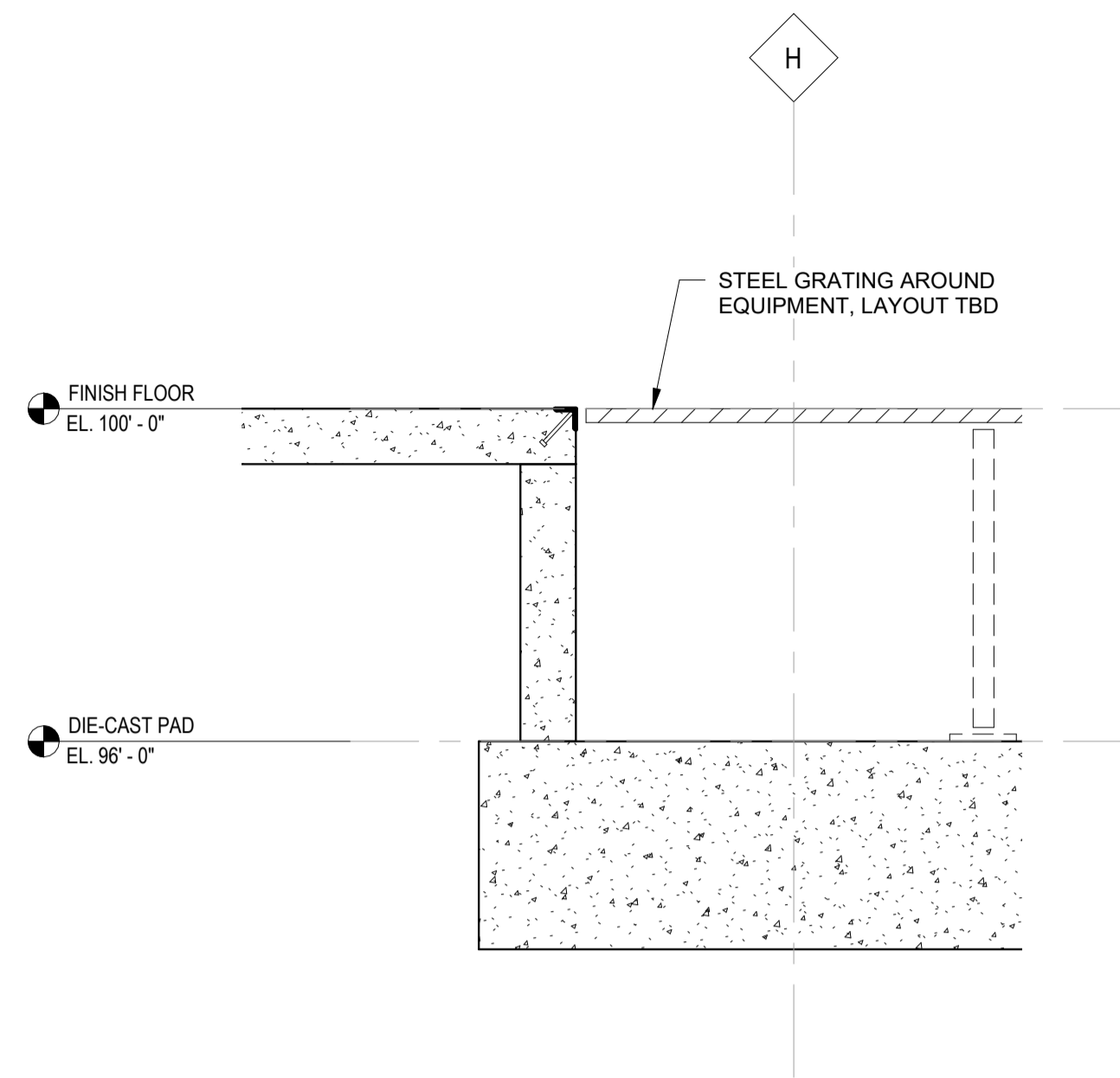
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04/01/2025

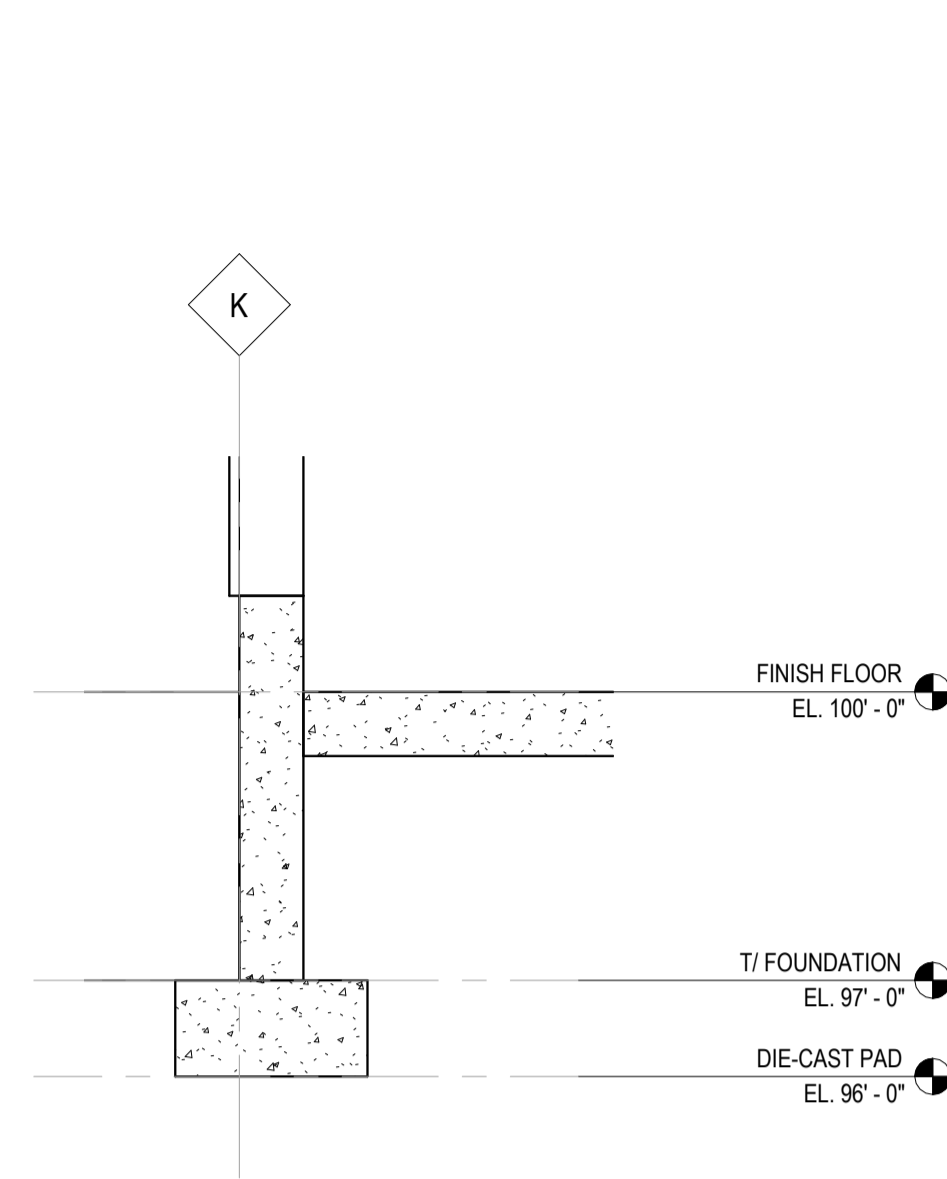
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 DESIGNED BY: AMK
 APPROVED BY: BE
 A/E JOB NO.: 6204A

SHEET DESCRIPTION:
FOUNDATION PLAN

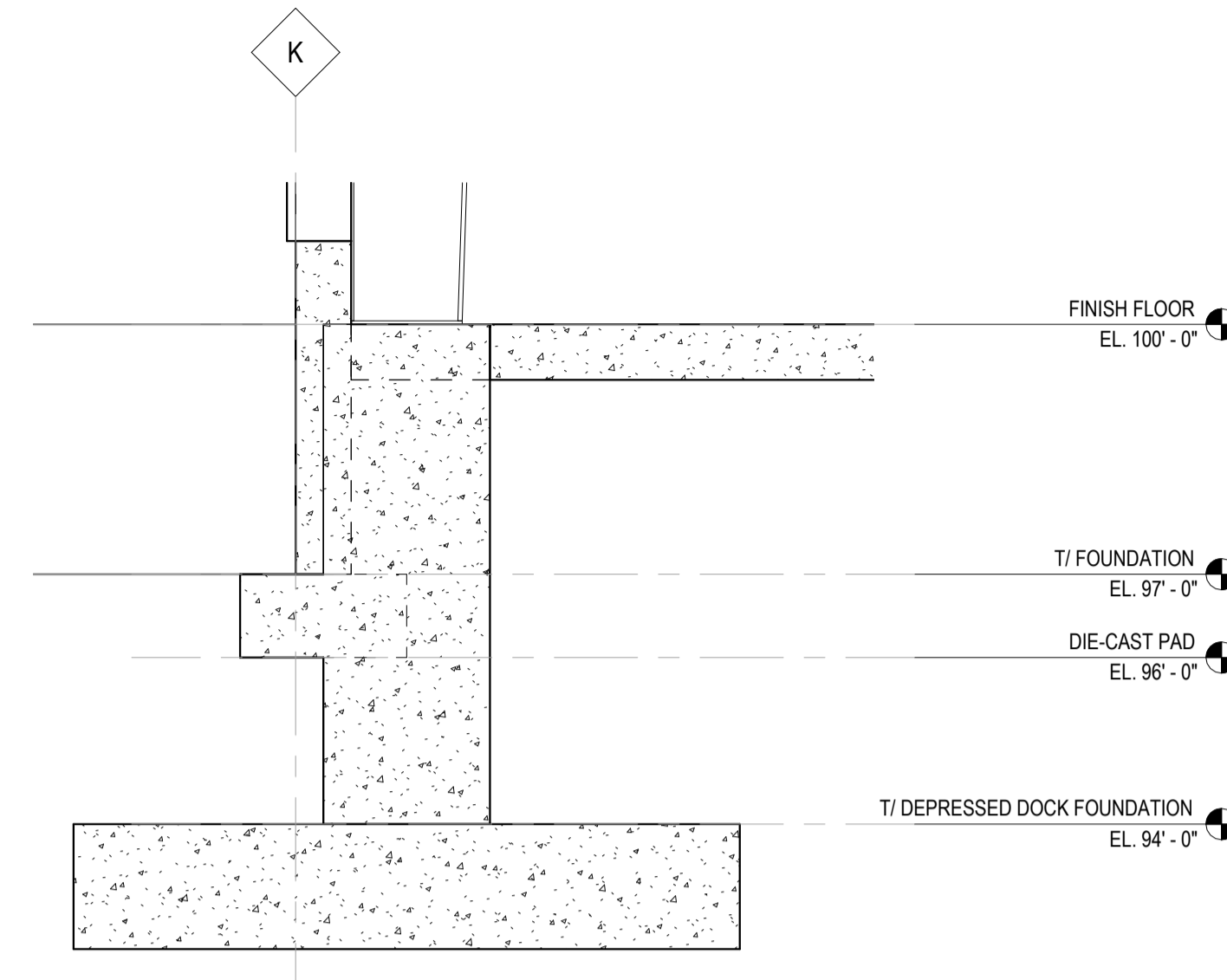
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S-101



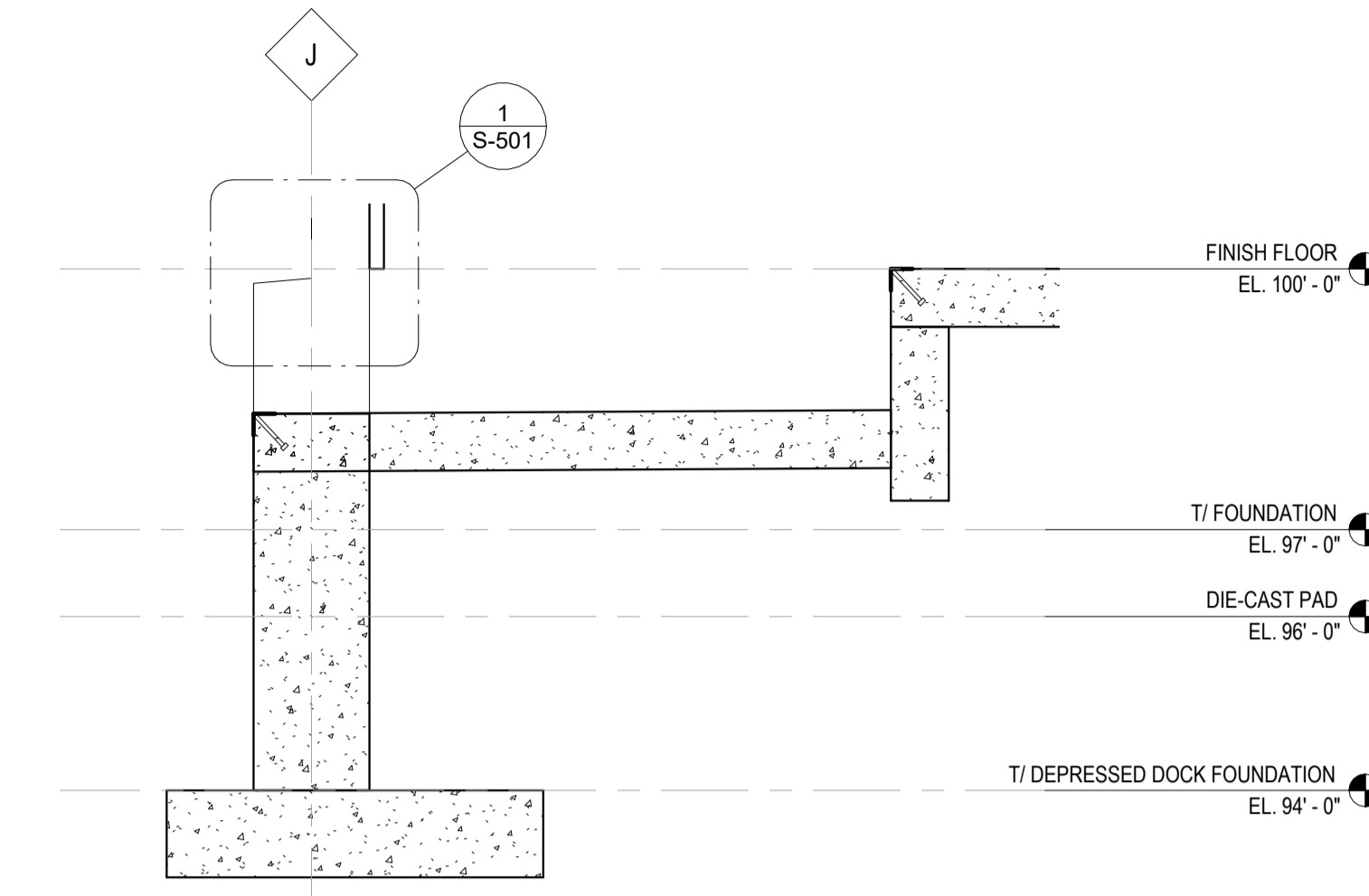
A SECTION
 S-101 1/2" = 1'-0"



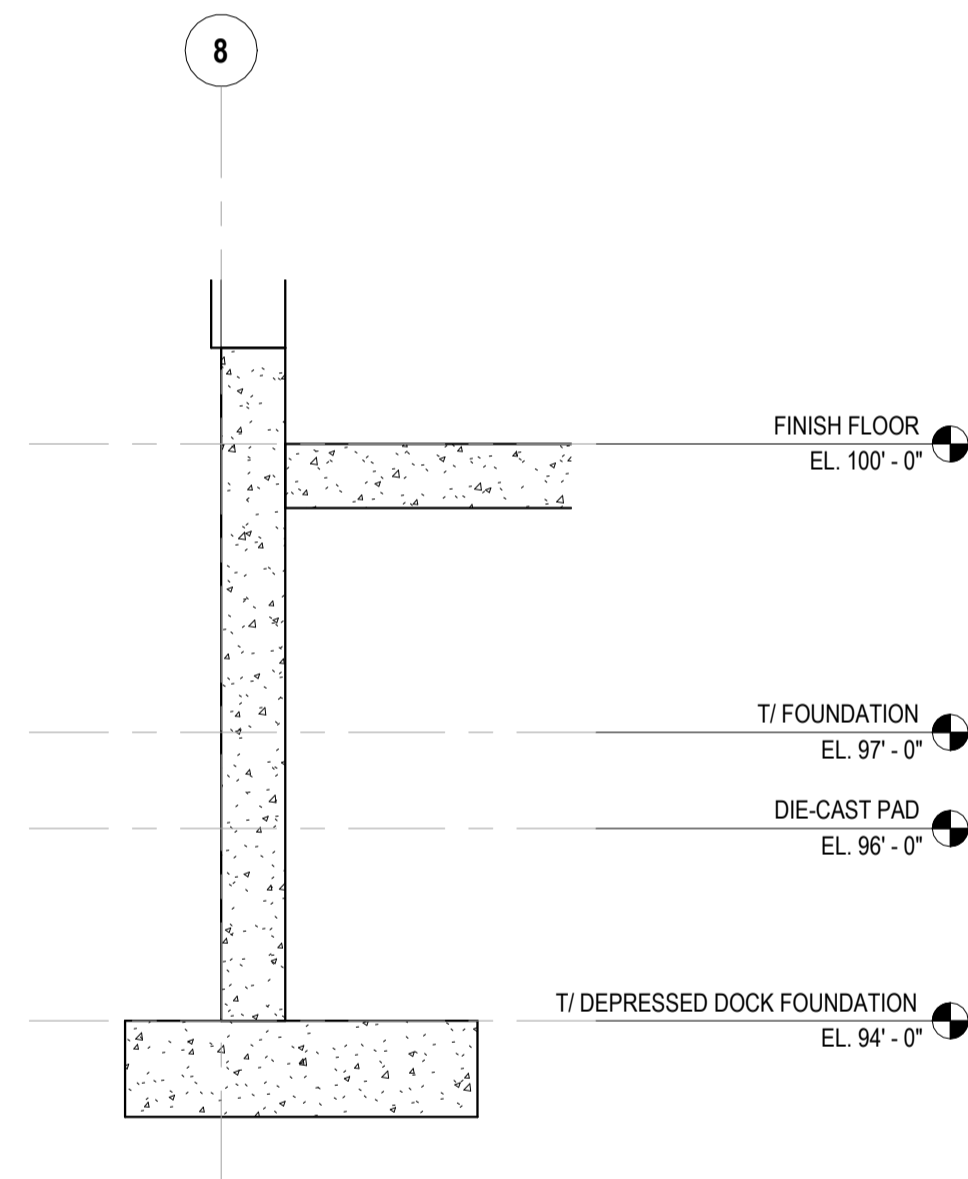
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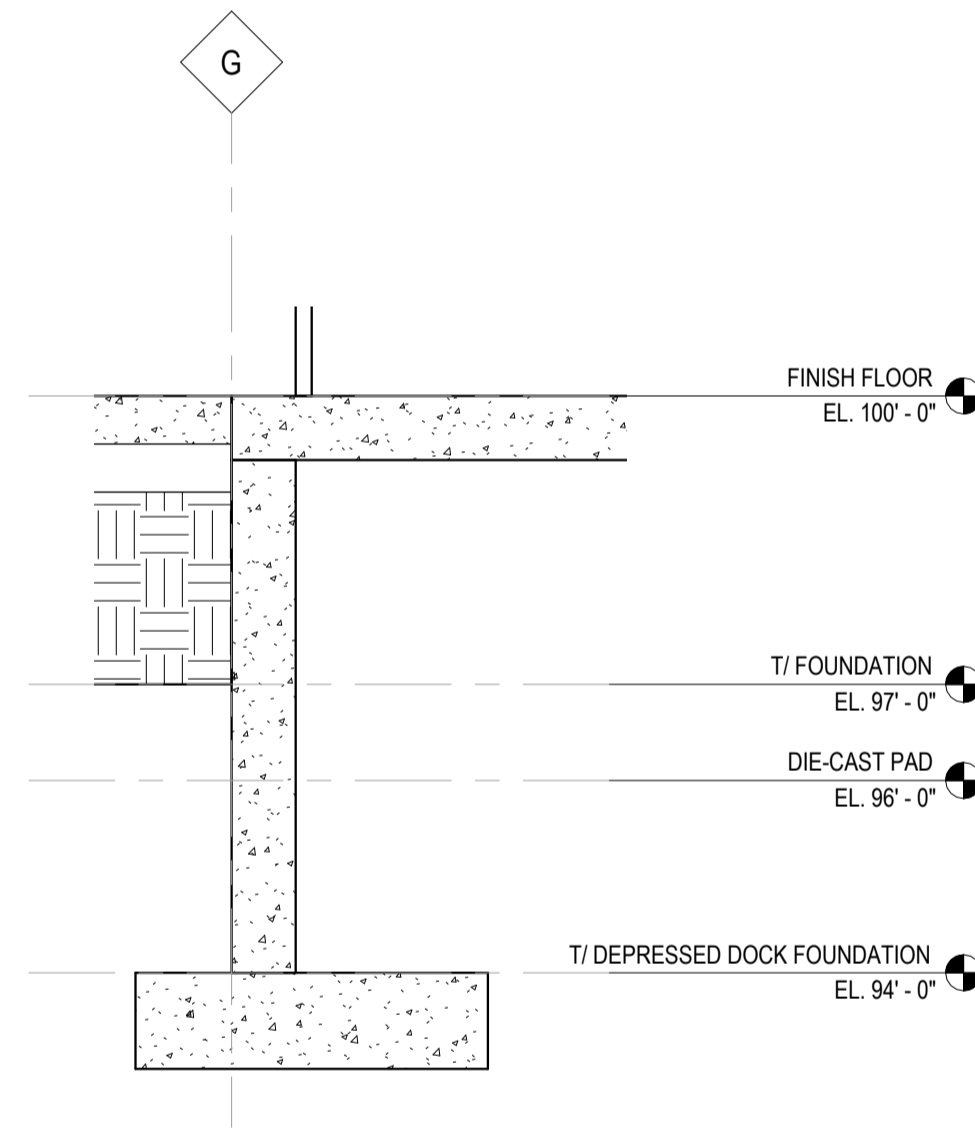
C SECTION
 S-101 1/2" = 1'-0"



D SECTION
 S-101 1/2" = 1'-0"



E SECTION
 S-101 1/2" = 1'-0"



F SECTION
 S-101 1/2" = 1'-0"

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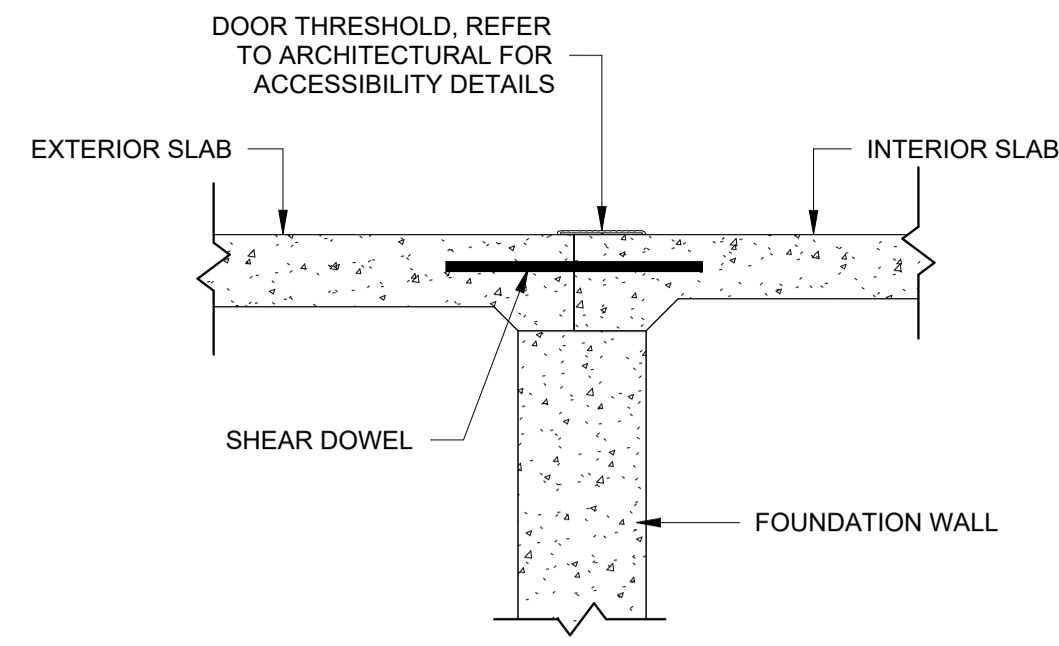
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 CHECKED BY: AMK
 DESIGNED BY: AMK
 APPROVED BY: BE
 A/E JOB NO.: 6204A

SHEET DESCRIPTION:

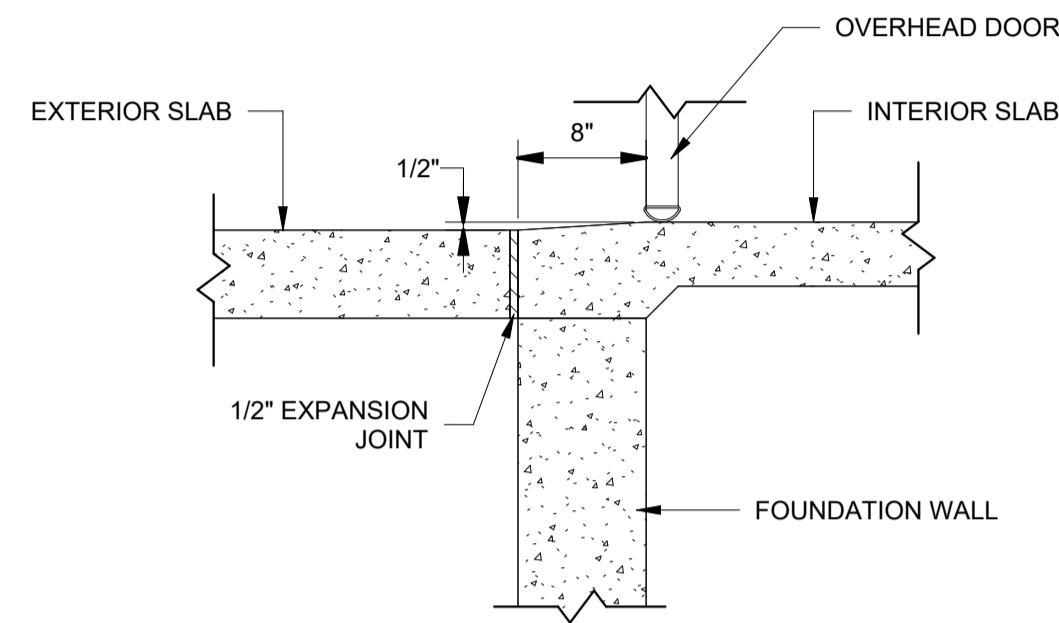
FOUNDATION SECTIONS

SHEET NO.:

S-301



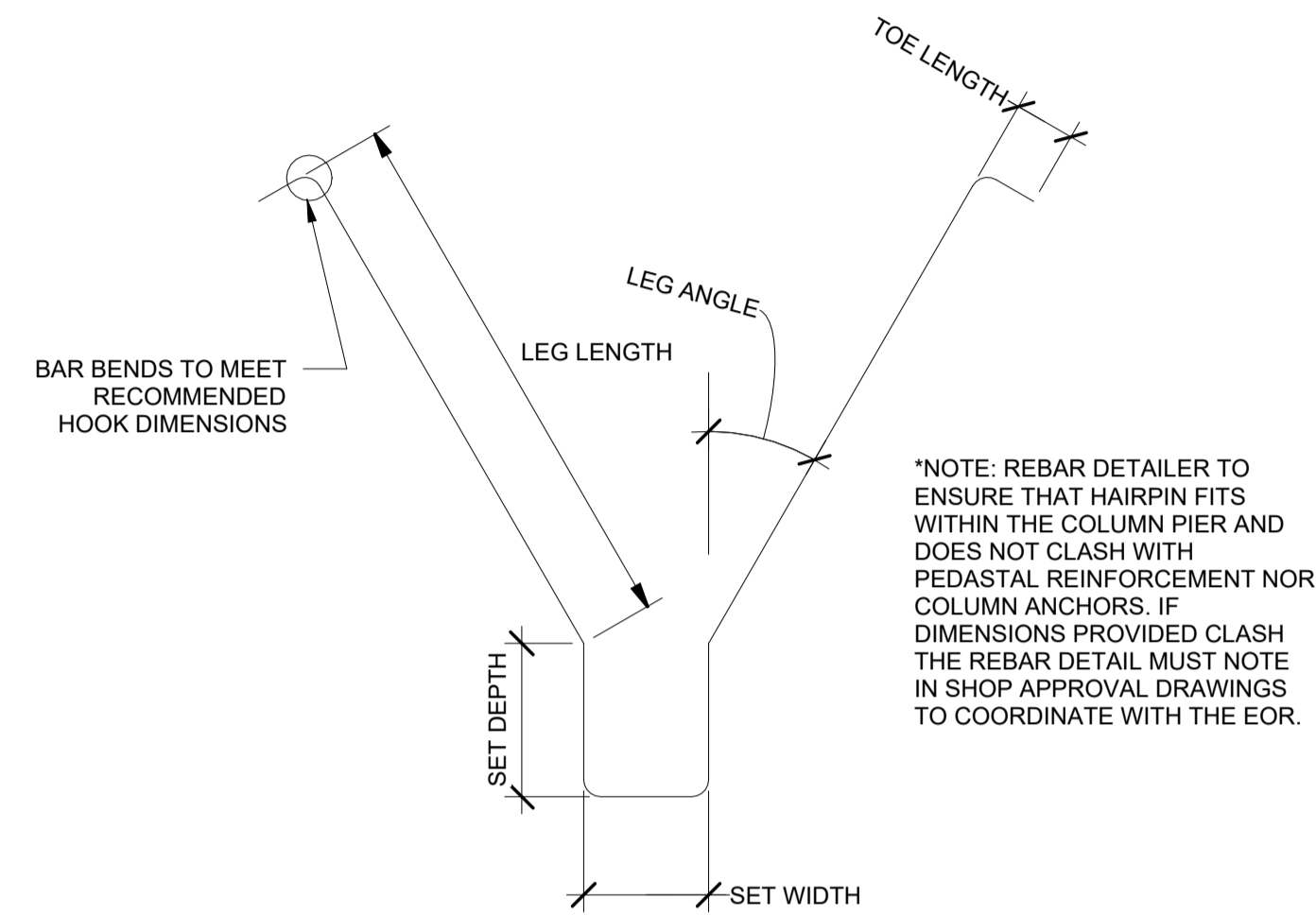
MAN DOOR POUR-THRU



OVERHEAD DOOR POUR-THRU

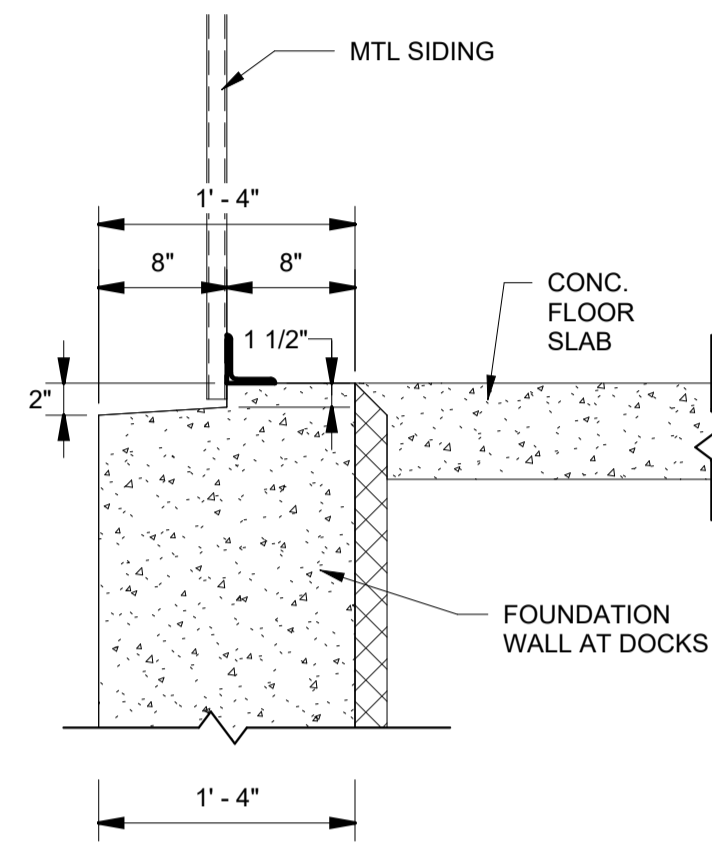
TYPICAL POUR-THRU DETAIL

1" = 1'-0"



HAIRPIN DIAGRAM

SCALE: NOT TO SCALE



DEPRESSED DOCK DETAIL - TOP OF WALL

1" = 1'-0"

ISE TECHNOLOGIES
CRANE BAY ADDITION
94 MOSIER PARKWAY
BROOKVILLE, OHIO 45309

NO.	REVISION	DATE
1	WORKING PROGRESS	02/19/2025
2	WORKING PROGRESS #2	04/01/2025

SEALED BY:

04/01/2025

DRAWN BY: MMW
CHECKED BY: AMK
DESIGNED BY: AMK
APPROVED BY: BE
A/E JOB NO.: 6204A

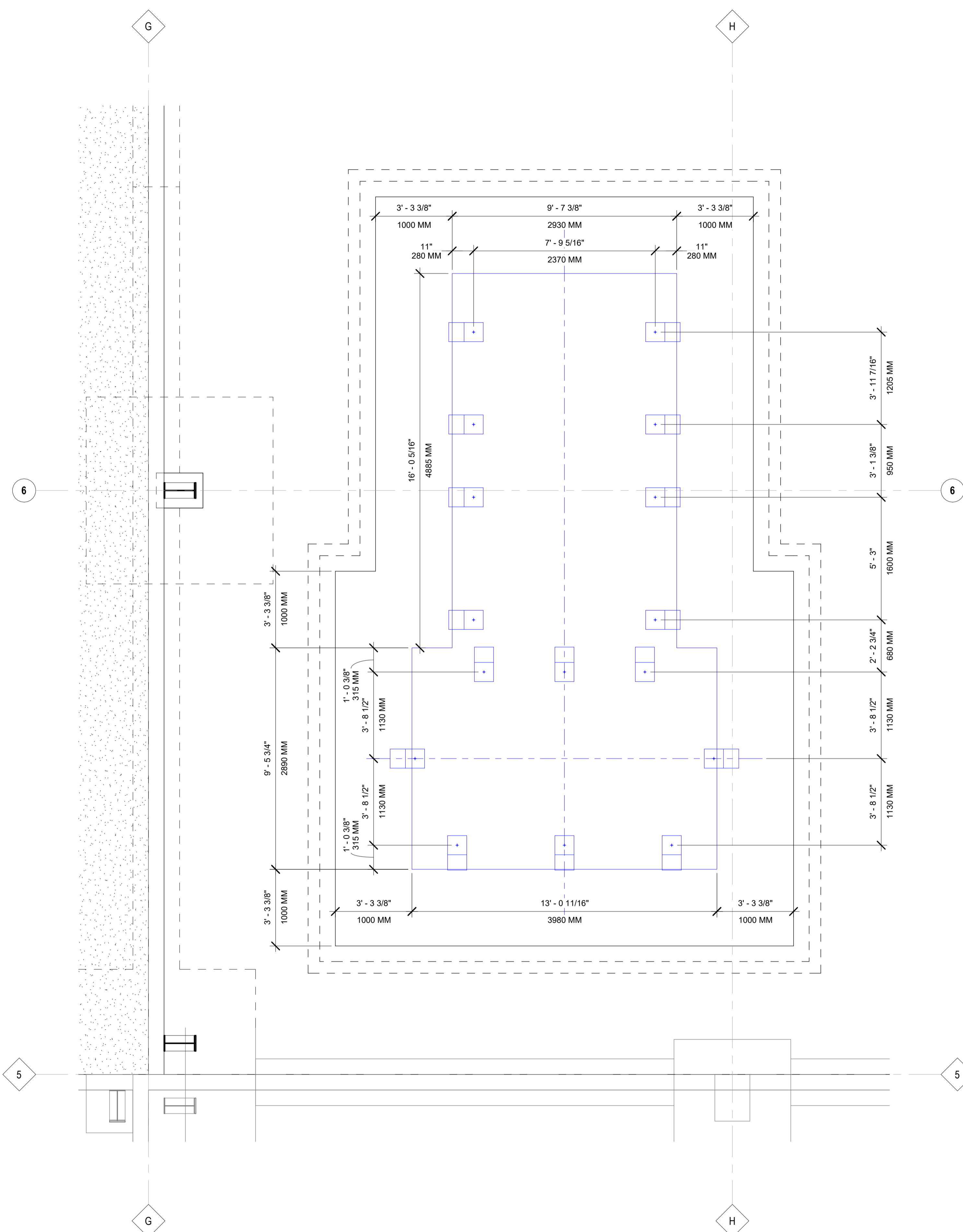
CLIENT JOB NO.:

SHEET DESCRIPTION:

FOUNDATION DETAILS

SHEET NO.:

S-501



1
 S-101
DETAIL - SX400YC FOUNDATION
 3/8" = 1'-0"

NOTE: FOUNDATION SLAB TO HAVE A FLOOR FLATNESS OF 1/4" TO 4'-0" (0.75MM/1000MM).

ISE TECHNOLOGIES
 CRANE BAY ADDITION
 94 MOSIER PARKWAY
 BROOKVILLE, OHIO 45309

NO.	REVISION	DATE
1	WORKING PROGRESS	02/19/2025
2	WORKING PROGRESS #2	04/01/2025

SEALED BY:

04/01/2025

DRAWN BY: MMW
 CHECKED BY: AMK
 DESIGNED BY: AMK
 APPROVED BY: BE
 A/E JOB NO.: 6204A

SHEET DESCRIPTION:
 EQUIPMENT
 FOUNDATION DETAILS

SHEET NO.:
S-502

NO.	REVISION	DATE
1	WORKING PROGRESS	02/19/2025
2	WORKING PROGRESS #2	04/01/2025

SEALED BY:

04/01/2025

DRAWN BY: MMW
CHECKED BY: AMK
DESIGNED BY: AMK
APPROVED BY: BE
A/E JOB NO.: 6204A
CLIENT JOB NO.:

SHEET DESCRIPTION:

PARTIAL FLOOR PLAN

SHEET NO.:

A-101

FLOOR PLAN NOTES - GROUND LEVEL

- ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE DIRECTION OF EGRESS WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES SHALL BE AT A MAXIMUM OF 48" ABOVE FINISH FLOOR. THE OPERATING DEVICES SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
- THE FLOOR SURFACES ON BOTH SIDES OF ALL DOORS SHALL BE LEVEL AND AT THE SAME ELEVATION. DOOR THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT PER SECTION 1010.1.6 OF OBC 2017.
- ANY INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8 OF THE OHIO BUILDING CODE AS INDICATED IN THE BUILDING CODE REVIEW.
- ALL GLAZING IN HIGH IMPACT AREAS (I.E. DOORS, SIDELITES, ETC.) SHALL COMPLY WITH CHAPTER 24 OF THE OHIO BUILDING CODE.
- FIRE-RATED DOORS (WHEN SPECIFIED) SHALL HAVE CLOSERS.
- INSULATING BATTS, BLANKETS, AND FILLS, WHERE CONCEALED OR EXPOSED, SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE-DEVELOPED RATING OF 450 OR LESS WHEN TESTING IN ACCORDANCE WITH ASTM E84. ALL VAPOR BARRIERS ON INSULATION SHALL BE INSTALLED ON THE WARM SIDE OF THE BUILDING ELEMENT AND SHALL HAVE A PERMEANCE NOT EXCEEDING 1 PERM.
- ALL DOOR HARDWARE SHALL COMPLY WITH SPECIFIED HARDWARE UNLESS APPROVED OTHERWISE.
- ALL DIMENSIONS ARE TO THE FACE OF STUDS EXCEPT EXTERIOR WALLS WHICH ARE TO THE FACE OF SHEATHING BOARD AND/OR CONCRETE.
- THE MAXIMUM FORCE REQUIRED FOR PUSHING AND PULLING AN INTERIOR DOOR, NOT REQUIRED TO BE A FIRE DOOR ASSEMBLY, SHALL BE 5 LBF.
- EXIT SIGNAGE (IF SHOWN) AT DOORS SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL DRAWINGS FOR FINAL DETAILS.
- FLOOR FINISHES IN ALL MEANS OF EGRESS AREAS ARE NON-SLIP PER SECTION 1003.4 OF OBC 2017.
- HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURE TO PROTECT AGAINST CONTACT, AND THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES PER ICC A117.1 SECTION 606.6.
- ACCESSIBLE WATER CLOSET AND SINK SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF PER ICC A117.1 SECTION 309.4.
- ANY AND ALL EQUIPMENT OR FURNISHINGS SHOWN ARE FOR REFERENCE ONLY. IT IS THE OWNERS RESPONSIBILITY TO PROVIDE ANY EQUIPMENT AND/OR FURNISHING AS WELL AS THE ACTUAL LAYOUT OF THE EQUIPMENT OR FURNISHINGS.
- ALL NON-LOAD BEARING PARTITION WALLS HAVE BEEN DESIGNED FOR A MINIMUM LATERAL PRESSURE OF 5 PSF.

DOOR, FRAME, AND HARDWARE SCHEDULE

MARK	UL RATING (MIN)	FRAMES		PANEL			DOOR OPENING		HDWE. GROUP NO.	HARDWARE			REMARKS
		MAT'L	ELEV.	MAT'L	ELEV.	TK	WIDTH	HEIGHT		THRESHO LD	LOCK	CLOSURE	
1						2"	14" - 0"	16" - 0"					
2						1 3/4"	3" - 0"	7" - 0"					
3						2"	9" - 0"	10" - 0"					
4						1 3/4"	3" - 0"	7" - 0"					
6						2"	8" - 0"	8" - 0"					
29							0"	0"					
30							0"	0"					
33							0"	0"					

DOOR SCHEDULE NOTES

FRAME MATERIAL
AL - ALUMINUM
HM - HOLLOW METAL (G - GALVANIZED)
SS - STAINLESS STEEL
FG - FIBERGLASS
WD - WOOD

DOOR MATERIAL
GLS - GLASS
AL - ALUMINUM
HM - HOLLOW METAL (G - GALVANIZED)
SS - STAINLESS STEEL
FG - FIBERGLASS
WD - WOOD
LM - LAMINATE

DOOR HARDWARE SETS

SET NO. 1:
HINGES (3) HEAVY WEIGHT
MORTISE LOCKSET, ENTRANCE FUNCTION
CLOSER
KICKPLATE
WEATHERSTRIPPING AND THRESHOLD BY DOOR/FRAME MANUFACTURER

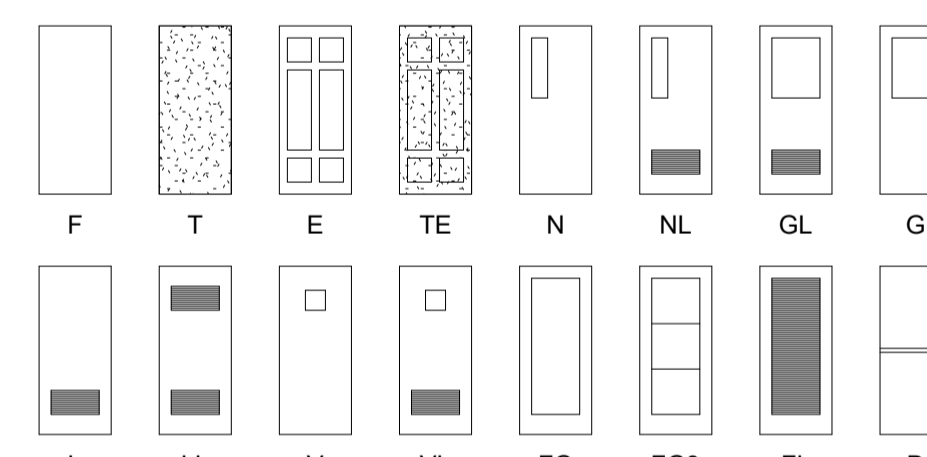
HAGER BB1199NRP
CORBIN ED5200
CORBIN DC3210

SET NO. 2:
HINGES (3) STANDARD WEIGHT
CYLINDRICAL LOCK, OFFICE FUNCTION

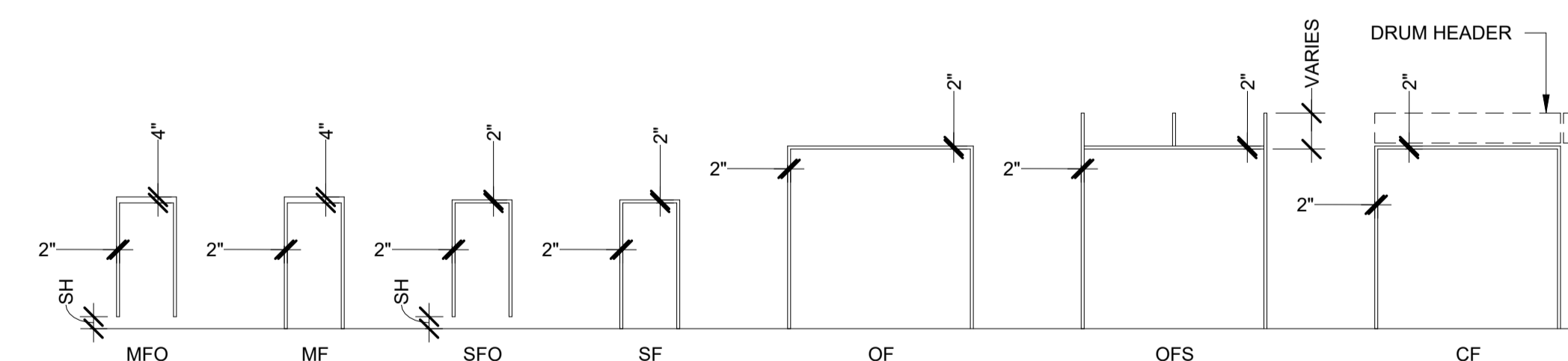
HAGER BB1191
CORBIN CL3151

SET NO. 3:
HINGES (3) STANDARD WEIGHT
CYLINDRICAL LOCK, CLOSET FUNCTION

HAGER BB1191
CORBIN CL3110



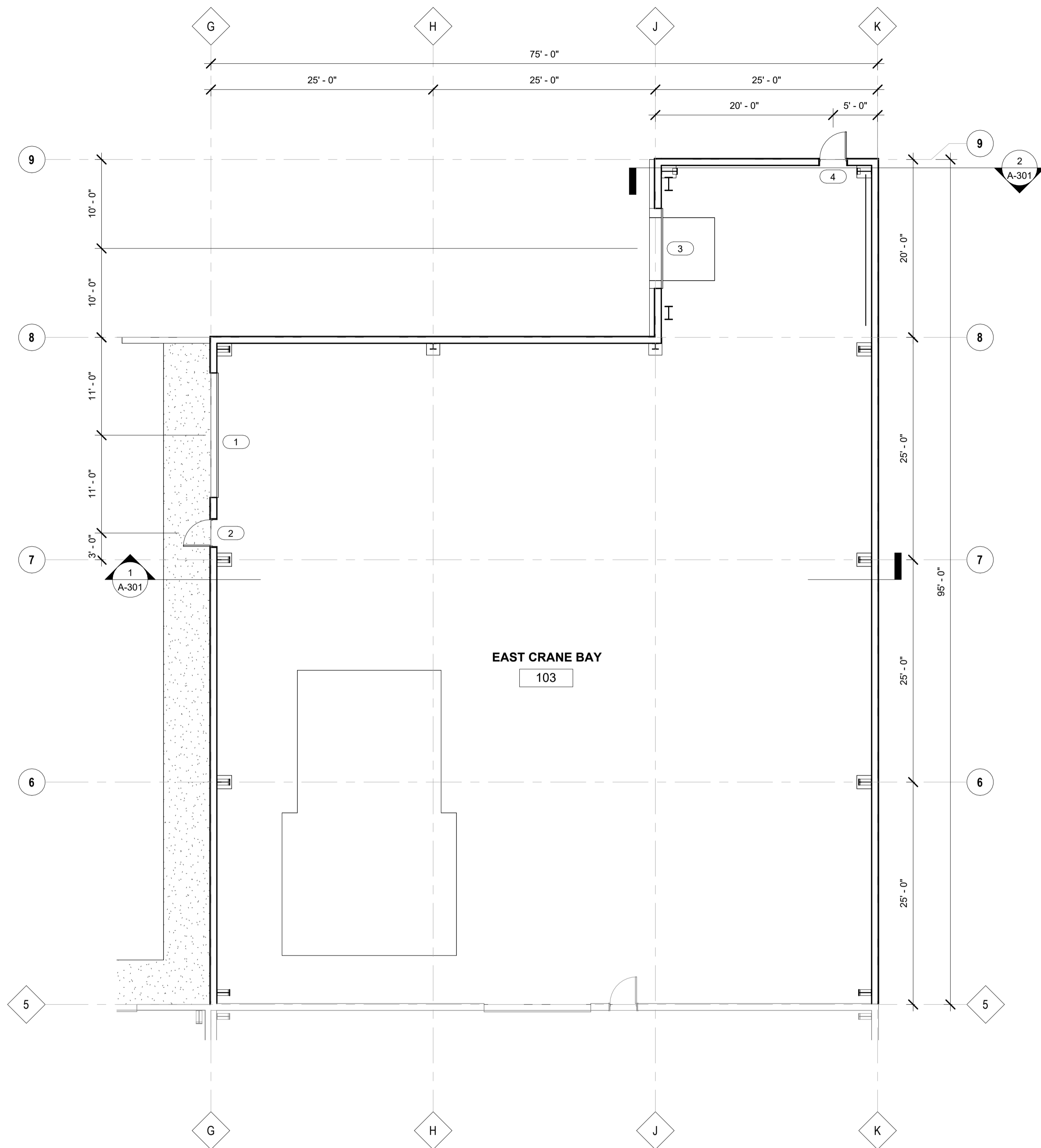
MAN DOOR PANEL TYPE



DOOR FRAME TYPES

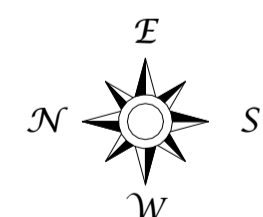
ROOM FINISH SCHEDULE

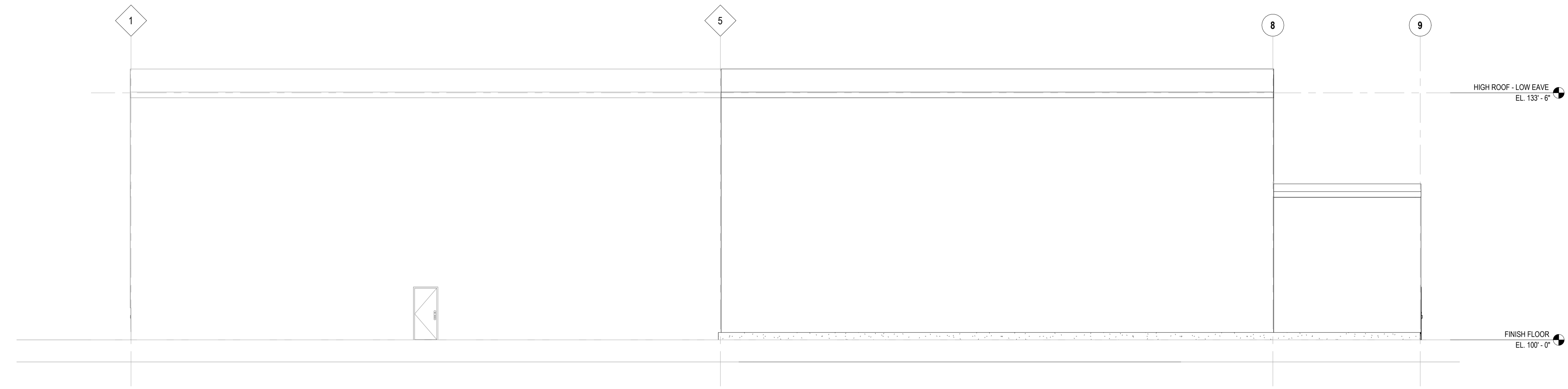
MARK	ROOM NAME	FLOOR	BASE	WALL FINISH				CEILING		REMARKS
				NORTH	EAST	SOUTH	WEST	FINISH	HT	
103	EAST CRANE BAY								8' - 0"	



PARTIAL FINISH FLOOR

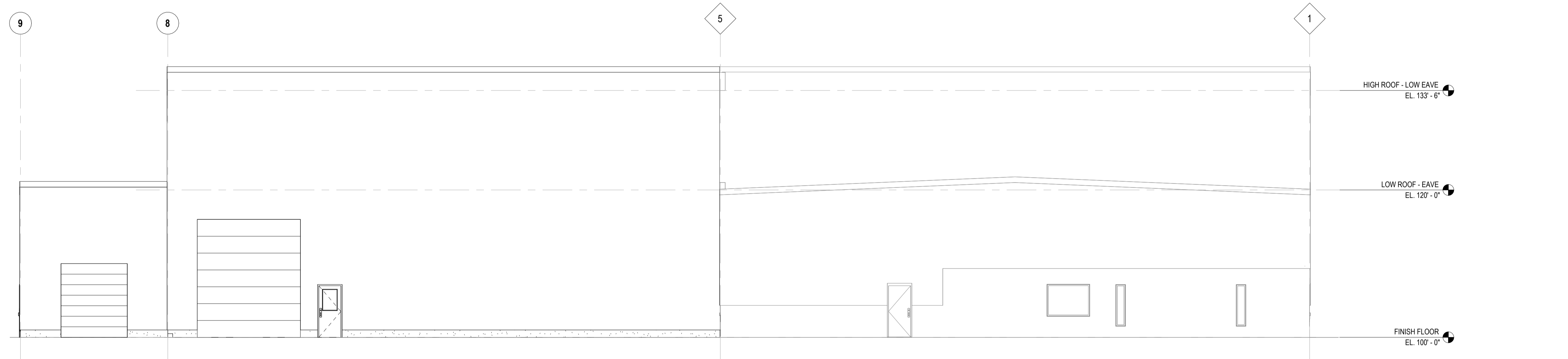
1/8" = 1'-0"





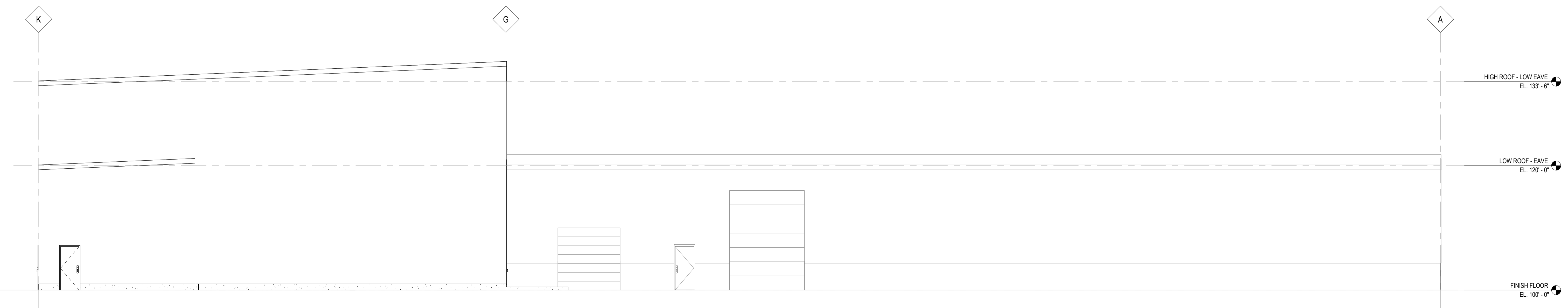
EAST BUILDING ELEVATION

1/8" = 1'-0"



WEST BUILDING ELEVATION

1/8" = 1'-0"



NORTH BUILDING ELEVATION

1/8" = 1'-0"

ISE TECHNOLOGIES
 CRANE BAY ADDITION
 94 MOSIER PARKWAY
 BROOKVILLE, OHIO 45309

NO.	REVISION	DATE
1	WORKING PROGRESS	02/19/2025
2	WORKING PROGRESS #2	04/01/2025

SEALED BY:

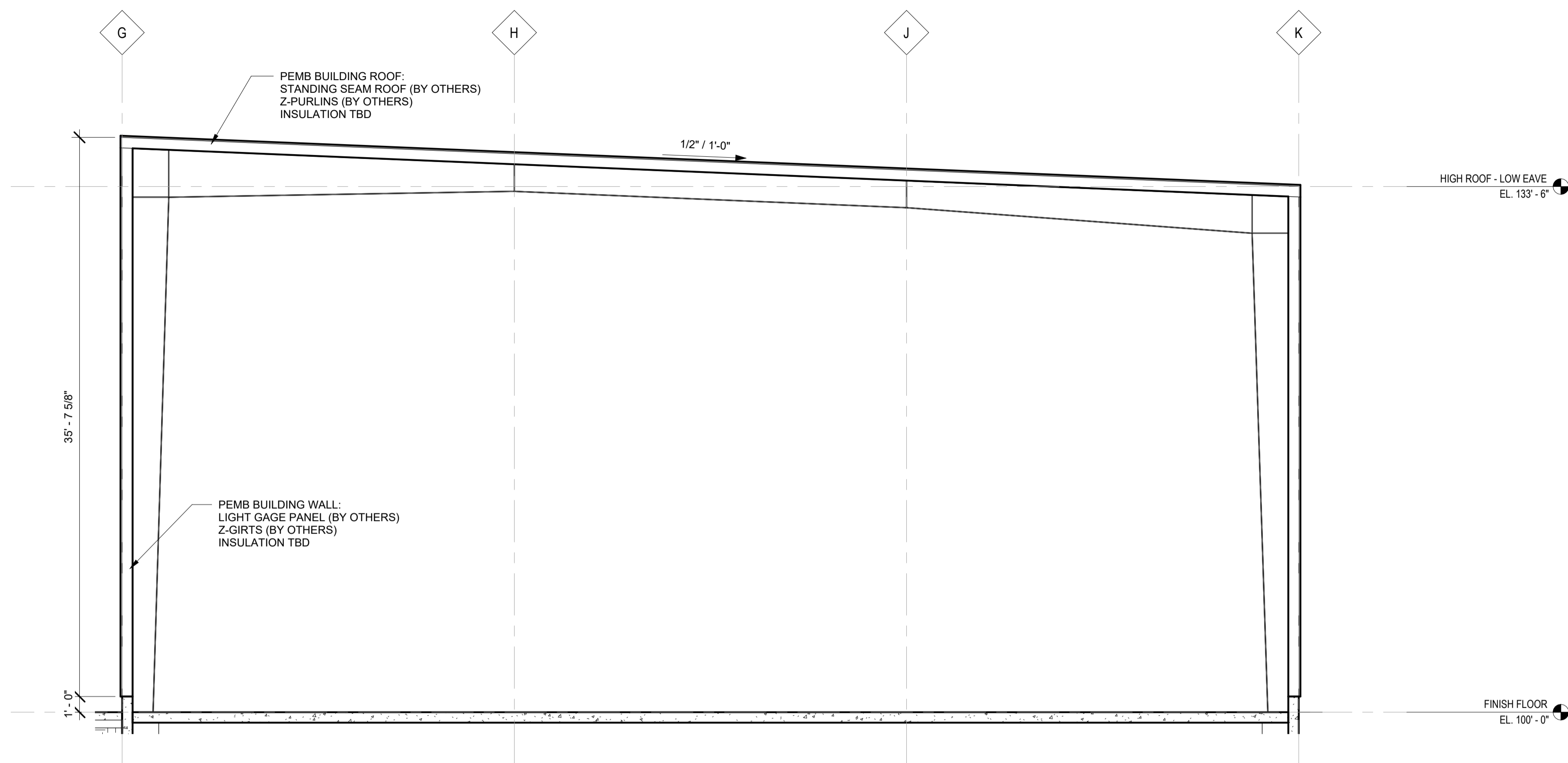
04/01/2025

DRAWN BY: MMW
 CHECKED BY: AMK
 DESIGNED BY: AMK
 APPROVED BY: BE
 A/E JOB NO.: 6204A
 CLIENT JOB NO.:

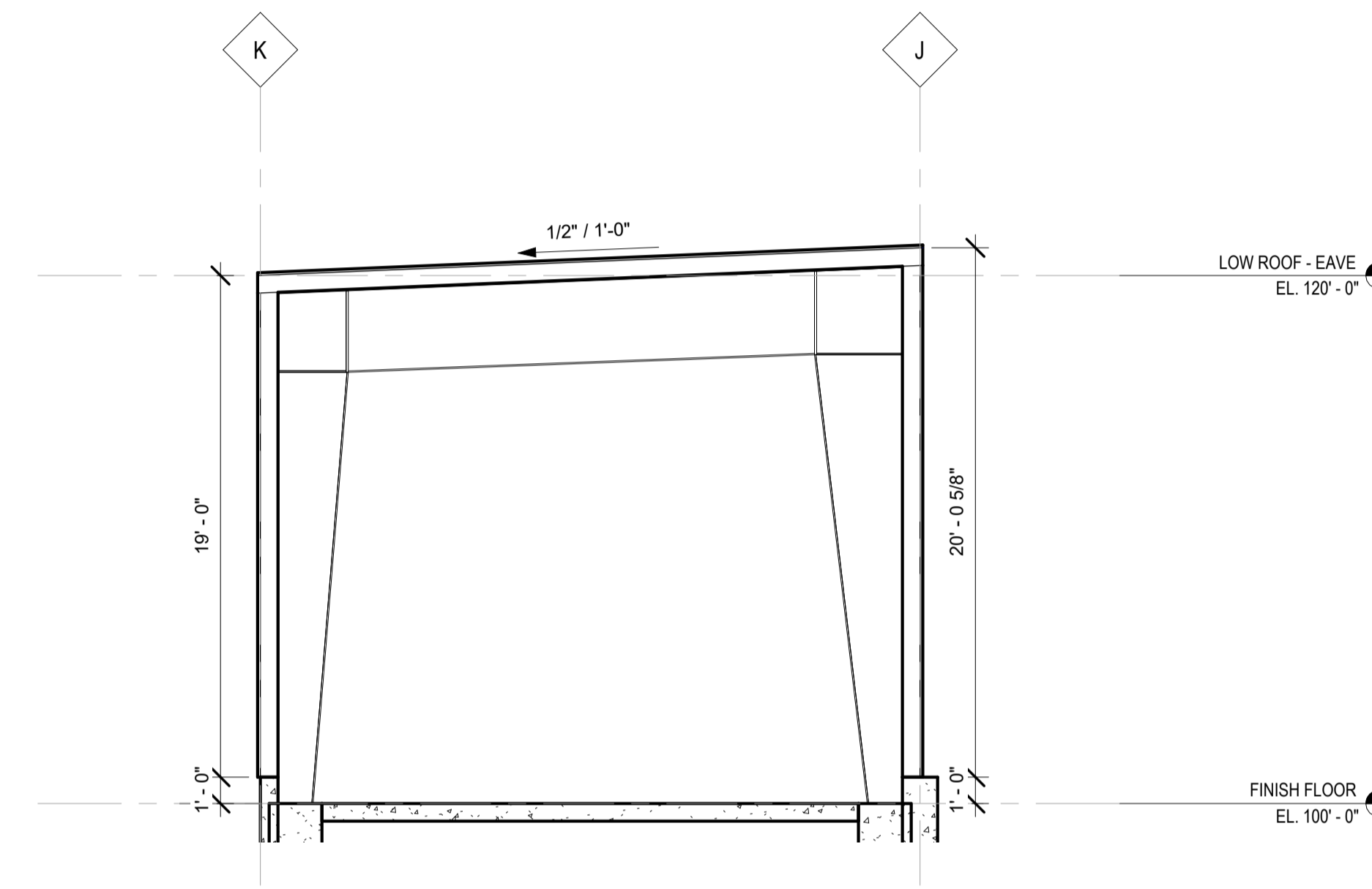
SHEET DESCRIPTION:
BUILDING ELEVATIONS

SHEET NO.:

A-201



1 SECTION
 A-101 3/16" = 1'-0"



2 SECTION
 A-101 3/16" = 1'-0"

ISE TECHNOLOGIES
 CRANE BAY ADDITION
 94 MOSIER PARKWAY
 BROOKVILLE, OHIO 45309

NO.	REVISION	DATE
1	WORKING PROGRESS	02/19/2025
2	WORKING PROGRESS #2	04/01/2025

SEALED BY:

04/01/2025

DRAWN BY: MMW
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 DESIGNED BY: AMK
 APPROVED BY: BE
 A/E JOB NO.: 6204A

SHEET DESCRIPTION:

BUILDING SECTIONS

SHEET NO.:

A-301

MEMORANDUM:

DATE: APRIL 10, 2025

TO: CITY OF BROOKVILLE PLANNING COMMISSION

FROM: RODNEY L. STEPHAN, LAW DIRECTOR

**RE: FINAL RECOMMENDATION-ORDINANCE 2025-06 AMENDING
CHAPTER 1141 COMMUNITY CENTER DISTRICT**

A public hearing was held on Ordinance 2025-06 which amends the text of the Community Center District to specifically exclude certain uses. A copy of the Ordinance is attached to this memorandum.

There were no comments at the public hearing.

City Council members did comment during the first reading of this Ordinance that sexually oriented businesses should be added to the list of excluded businesses in the Community Center District. Section 1103.03 sets forth a definition of Sexually Oriented Business, which is also attached to this memorandum.

Under Section 4.11 of the Charter, Planning Commission is required to provide a final recommendation to City Council. It is requested Planning Commission would recommend approval of Ordinance 2025-06 amending the text of the Community Center District with the further recommendation that sexually oriented businesses as defined in Section 1103.03 be added to the list of excluded businesses in the Community Center District.

ORDINANCE 2025-06

AN ORDINANCE AMENDING CHAPTER 1141 COMMUNITY CENTER DISTRICT OF THE CITY OF BROOKVILLE, OHIO.

WHEREAS, Chapter 1141 (CC) Community Center District of the Code of Ordinances provides zoning regulations for the Market Street business district in the City of Brookville.

WHEREAS, the Planning Commission and City Council desire to amend Chapter 1141.02(a) to prohibit certain uses in this district and thereby preserve the historic character of the district.

WHEREAS, after public hearing on this amendment to the zoning code of the City of Brookville, Ohio as required by Section 4.11 of the Charter, and upon recommendation of the Planning Commission, Council hereby adopts this Ordinance to amend the zoning code.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BROOKVILLE, OHIO THAT:

SECTION I: Section 1141.02(a) of the Code of Ordinances is hereby amended and replaced by Section 1141.02(a) as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

SECTION II: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION III: This Ordinance shall take effect thirty (30) days after passage by the Council of the City of Brookville as provided by the Charter of the City of Brookville.

PASSED this _____ day of _____, 2025.

ATTEST:

Kimberly Duncan, Clerk

Charles Letner, Mayor

CERTIFICATE

The undersigned, Clerk of the City of Brookville, does hereby certify that the foregoing is a true and correct copy of Ordinance No. 2025-06, passed by the Council of the City of Brookville, Ohio, on the _____ day of _____, 2025.

Kimberly Duncan, Clerk

CERTIFICATE OF POSTING

The undersigned, Clerk of the City of Brookville, Ohio, hereby certifies that the foregoing Ordinance No. 2025-06 was posted at the City Building, US Post Office and the Brookville Branch of the Montgomery County Public Library, Brookville, Ohio, on the _____ day of _____, 2025, to the _____ day of _____, 2025, both days inclusive.

Kimberly Duncan, Clerk

EXHIBIT "A"

1141.02 USES.

(a) Permitted Uses.

(1) Department Stores

(2) Establishments engaged in the retail trade of drugs, art, book and stationary shops, bicycle stores including rental and repair, apparel stores including specialty shops, florist shops, antique shops, sporting goods stores, coin and stamp stores, jewelry stores, gift shops, food stores, grocery stores, meat market, bakery goods sales, candy and ice cream shops and delicatessens, hobby shops, interior decorating shops, leather goods and luggage stores, second hand stores, shoe stores and repair shops, variety stores, optical goods, furniture, home furnishings and appliance stores.

(3) Eating and drinking-restaurants or other places serving food and/or beverage except drive-ins.

(4) Hardware and related stores such as paint, wallpaper, and similar uses.

(5) Establishments engaged primarily in the field of finance, insurance, and real estate; banks, excluding drive-in type; credit agencies other than banks; investment companies, real estate, insurance companies.

(6) Establishments engaged in providing a variety of personal services to individuals, such as: barber and beauty shops, and shoe repair.

(7) Medical and other health services.

(8) Employment agencies, miscellaneous business services such as advertising, accounting, auditing and bookkeeping services.

(9) Engineering and architectural services.

(10) Non-profit professional, charitable, service and labor organizations.

(11) Schools-music, dance and business, clothing and costume rental stores, photographer's or artist's studio.

(12) Radio and television broadcasting studios.

(13) Travel bureaus and ticket offices.

(14) Other uses, which in the opinion of the Planning Commission are similar to the above uses indicated as being permitted, provided, however, that the following uses are expressly prohibited in the Community Center District: Tobacco, smoke and vape shops, check cashing stores, and pawn shops.

(15) Accessory buildings incidental to the principal use. Regulations governing accessory facilities and uses are specified in Chapter 1157.

SEWERAGE.

- (a) All effluent carried by sewers whether it is sanitary sewage, industrial wastes or storm water runoff;
- (b) The entire system of sewage collection, treatment and disposal.

SEWERS, CENTRAL OR GROUP. An approved sewage disposal system which provides a collection network and disposal system and central sewage treatment facility for a single development, community, or region.

SEWERS, ON-SITE. A septic tank or similar installation on an individual lot which utilizes an aerobic bacteriological process and equally satisfactory process for the elimination of sewage and provides for the proper and safe disposal of the effluent, subject to the approval of health and sanitation officials having jurisdiction.

(Ord. 1987-05. Passed 8-4-87.)

SEXUALLY ORIENTED BUSINESSES. "Sexually oriented businesses" are those businesses defined as follows:

(a) "Adult arcade" means an establishment where, for any form of consideration, one or more still or motion picture projectors, slide projectors, or similar machines, or other image producing machines, of other visual representations, for viewing by five or fewer persons each, are regularly used to show films, motion pictures, video cassettes, digital video discs, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas".

(b) "Adult bookstore", "adult novelty store" or "adult video store" means a commercial establishment which has as a significant or substantial (i.e. fifty percent (50%) or more) portion of its stock-in-trade or derives a significant or substantial (i.e., fifty percent (50%) or more) portion of its interior business of advertising to the sale or rental for any form of consideration, of any one or more of the following:

(1) Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides, digital video discs, or other visual representations which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas";

(2) Instruments, devices or paraphernalia which are designed for use or marketed primarily for stimulation of human genital organs or for sadomasochistic use or abuse of themselves or others.

An establishment may have other principal business purposes that do not involve the offering for sale, rental or viewing of materials depicting or describing "specified sexual activities" or "specified anatomical areas", and still be categorized as adult book store, adult novelty store, or adult video store. Such other business purposes will not serve to exempt such establishments from being categorized as an adult bookstore, adult novelty store, or adult video store so long as the definition above is met.

(c) "Adult cabaret" means a nightclub, bar, restaurant, private club, bottle club, juice bar or similar commercial establishment, whether or not alcoholic beverages are served, which regularly features:

(1) Persons who appear nude or semi-nude or in a state of nudity or semi- nudity;

(2) Live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities"; or

(3) Films, motion pictures, video cassettes, digital video discs, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas".

"Private club" shall mean an establishment where patrons may bring in their own bottle or other container of alcohol (including beer, wine or liquor) and purchase a mixture for the same or use of a glass from the club or business.

(d) "Adult motel" means a motel, hotel or similar commercial establishment which offers public accommodations, for any form of consideration, which provides patrons with closed-circuit television

transmissions, films, motion pictures, video cassettes, digital video discs, slides or other photographic reproductions which are characterized by the depiction of "specified sexual activities" or "specified anatomical areas" and which advertises the availability of this sexually oriented type of material by means of a sign visible from the public right-of-way, or by means of any off-premises advertising including but not limited to, newspapers, magazines, pamphlets, or leaflets, radio or television.

(e) "Adult motion picture theater" means a commercial establishment where films, motion pictures, video cassettes, digital video discs, slides or similar photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas" are regularly shown for any form of consideration.

(f) "Adult theater" means a theater, concert hall, auditorium, or similar commercial establishment which, for any form of consideration, regularly features persons who appear in a state of nudity or semi-nudity or live performances which are characterized by exposure of "specified anatomical areas" or by "specified sexual activities" and which is not customarily open to the general public during such features because it excludes minors by reason of age.

(g) "Escort agency" means a person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip or other consideration. "Escort" means a person who, for any form of consideration, agrees or offers to act as a companion, guide or date for another person or who agrees or offers to privately model lingerie or to privately perform a striptease for another person or to privately appear in the state of nudity or semi-nudity for any person.

(h) "Massage parlor" means any place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentations, electric or magnetic treatments, or any other treatment or manipulation of the human body which occurs as a part of or in connection with "specified sexual activities" is offered, or where any person providing such treatment, manipulation, or service related thereto, exposes his or her "specified anatomical areas". The definition of sexually oriented business shall not include the practice of massage in any licensed hospital, nor by a licensed hospital, nor by a licensed physician, surgeon, chiropractor or osteopath, nor by any nurse or technician working under the supervision of a licensed physician, surgeon, chiropractor, or osteopath, nor by trainers for any amateur, semiprofessional or professional athlete or athletic team or school athletic program, nor barber shops or beauty salons in which massages are administered only to the scalp, the face, the neck or the shoulder, nor by any other individual licensed by the State of Ohio to perform massages.

(i) "Semi-nude model studio" means any place where a person regularly appears in a state of nudity or semi-nudity or displays "specified anatomical areas" for money or any form of consideration to be observed, sketched, drawn, painted, sculptured, photographed or similarly depicted by other persons. Reference above to nudity should not be construed or interpreted to permit nudity or a state of nudity in a "semi-nude model studio".

(j) "Sexual encounter establishment" means a business or commercial establishments, that as one of its principal business purposes, offers for any form of consideration:

(1) A place where two or more persons may congregate, associate or consort for the purpose of "specified sexual activities" or the exposure of "specified anatomical areas"; or

(2) Activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or semi-nudity.

The definition of sexually oriented businesses shall not include an establishment where a medical practitioner, psychologist, psychiatrist or similar professional person licensed by the State of Ohio engages in medically approved and recognized sexual therapy.

(k) Additional Definitions.

(1) "Simulated" means to assume the mere appearance of something, without the reality; to imitate or pretend.

(2) "Specified sexual activities" means and includes any of the following:

- A. The fondling or intentional touching of human genitals, pubic region, anus, or female breast;
- B. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy;
- C. Masturbation, actual or simulated; or
- D. Human genitals in a state of sexual stimulation, arousal or tumescence;
- E. Excretory functions as part of or in connection with any of the activities set forth in subsections A. through D. of this subsection.

(3) "Employee" means a person who works or performs in and/or for a sexually oriented business, regardless of whether or not said person is paid a salary, wage or other compensation by the operator of said business, or any form of remuneration, tips of any kind or gratuities from the operator or customers of said business.

(4) "Established" means and includes any of the following:

- A. The opening or commencement of any sexually oriented business as a new business.
- B. The conversion of an existing business, whether or not a sexually oriented business, to any of the sexually oriented businesses defined in this chapter;
- C. The addition of any of the sexually oriented businesses defined in this chapter to any other existing sexually oriented business; or
- D. The relocation of any such sexually oriented business.

(5) "Independent contractor" means a person who contracts with a sexually oriented business establishment to provide services on behalf of the sexually oriented business to the patrons of such business whether or not the individual receives any remuneration, gratuity or tips of any kind, or pays the owner or operator for the right to perform or entertain in the sexually oriented business. The intention of this definition is to exclude those persons who are not employees and who are not reasonably expected to have contact with customers or patrons of the sexually oriented business, including, but not limited to, persons on the premises of a sexually oriented business performing repair or maintenance services or delivering goods to the premises of a sexually oriented business.

(6) "Nude, nudity or state of nudity" means a live person exhibiting:

- A. The anus, male genitals, female genitals, or the areola or nipple of the female breast; or
- B. A state of dress which fails to opaquely and fully cover the anus, male or female genitals, pubic region or areola or nipple of the female breast.

(7) "Specified anatomical areas" means and includes any of the following:

- A. Less than completely and opaquely covered human genitals, pubic region, anus, or areolas or nipple of the female breast; or
- B. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

(8) "Public park" means public land which has been designated for park or recreational activities including but not limited to a park, playground, nature trails, swimming pool, reservoir, athletic field, basketball, or tennis courts, pedestrian/bicycle paths, open space, wilderness areas, or similar public land within the City which is under the control, operation or management of any governmental entity.

(9) "Residential district or use" means any zoning district set forth in the Zoning Code of the City that contains the word "residential" in the title, including the R-1A, R-1B, R-1C, R-2, R-3 and OR Districts, and the Planned Residential District as set forth in Section 1151.10.

(Ord. 2005-09. Passed 11-15-05.)

MEMORANDUM:

DATE: APRIL 10, 2025

TO: CITY OF BROOKVILLE PLANNING COMMISSION

FROM: RODNEY L. STEPHAN, LAW DIRECTOR

RE: ORDINANCE 2025-07 ESTABLISHING THE ZONING CLASSIFICATION OF LOTS 2798, 2799 AND 2800

A public hearing was held on April 1, 2025 on Ordinance 2025-07 which establishes the zoning classification of Lots 2798, 2799 and 2800. A copy of Ordinance 2025-07 is attached to this memorandum. Ordinance 2025-07 will establish a planned residential district for the property which is located on Upper Lewisburg-Salem Rd. Exhibit "C" of the Ordinance sets forth the standards for the Planned Residential District.

Under Section 4.11 of the Charter, Planning Commission is required to make a final recommendation on the proposed zoning for the property as set forth in Ordinance 2025-07.

ORDINANCE 2025-07

AN ORDINANCE ESTABLISHING THE ZONING CLASSIFICATION OF LOTS 2798, 2799, and 2800 OF THE CITY OF BROOKVILLE, OHIO.

WHEREAS, the City of Brookville City Council accepted the annexation of 85.611 acres located in Clay Township to the City of Brookville on January 16, 2024; and

WHEREAS, the annexed territory of 85.611 acres is described in the legal description and annexation map attached hereto as Exhibits "A" and "B" and incorporated herein by reference; and

WHEREAS, City of Brookville Lot Numbers 2798, 2799, and 2800 were assigned to parcels within the annexation territory; and

WHEREAS, Section 1117.04 (c) of the Code of Ordinances provides that within three months after the effective date of an annexation shall recommend the appropriate permanent zoning districts for the annexed land; and

WHEREAS, after public hearing on the establishment of a zoning classification of the annexed property as required by Section 4.11 of the Charter, and upon recommendation of Planning Commission, Council of the City of Brookville hereby adopts this Ordinance to establish the zoning classification for the annexed land.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BROOKVILLE, OHIO

SECTION I: The zoning classification of the annexed land, being City of Brookville Lots 2798, 2799, and 2800, as set forth and described in the legal description and annexation map attached hereto as Exhibit A and B, shall be designated a Planned Residential District, with specific standards for this Planned Residential District being approved and adopted in this Ordinance, as set forth in Exhibit C.

SECTION II: As required by Ohio Revised Code Section 709.023, Council has determined that the owner of the annexed territory shall provide a buffer separating the use of the annexed territory and the adjacent land remaining within the township. The term "buffer" in Ohio Revised Code Section 709.023 includes open space, landscaping, fences, walls, and other structured elements, streets and street right-of-way, and bicycle and pedestrian paths and sidewalks.

SECTION III: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION IV: This Ordinance shall take effect thirty (30) days after passage by the Council of the City of Brookville as provided by the Charter of the City of Brookville.

PASSED THIS _____ day of _____, 2025.

ATTEST:

Kimberly Duncan, Clerk

Charles Letner, Mayor

CERTIFICATE

The undersigned, Clerk of the City of Brookville, does hereby certify that the foregoing is a true and correct copy of Ordinance No. 2025-07, passed by the Council of the City of Brookville, Ohio, on the _____ day of _____, 2025.

Kimberly Duncan, Clerk

CERTIFICATE OF POSTING

The undersigned, Clerk of the City of Brookville, Ohio, hereby certifies that the foregoing Ordinance No. 2025-07 was posted at the City Building, US Post Office and the Brookville Branch of the Montgomery County Public Library, Brookville, Ohio, on the _____ day of _____, 2025 to the _____ day of _____, 2025, both days inclusive.

Kimberly Duncan, Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

ANNEXATION OF 85.611 ACRES TO THE CITY OF BROOKVILLE, OHIO

SITUATE IN THE NORTHEAST, NORTHWEST AND SOUTHEAST QUARTERS OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 34, TOWN 6, RANGE 4 E, CLAY TOWNSHIP, MONTGOMERY COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

Commencing for reference at a monument box with iron pin found at the southwest corner of the southeast corner of Section 27 and being on the centerline of East Upper Lewisburg Salem Road;

thence, North $89^{\circ}36'11''$ East, 485.56 feet, along the south line of said Section 27 and centerline of East Upper Lewisburg Salem Road to a Mag nail set at the southeast corner of a 30.00-acre tract of land owned by Beverly J. Shank and David L. Shank as described in D.M.F 94-0139C05;

thence, North $00^{\circ}38'31''$ West, 30.00 feet, along the east line of said Shank tract to an iron pin found on the north right-of-way line of East Upper Lewisburg Salem Road and being the principal place of beginning of the tract herein conveyed;

thence, North $00^{\circ}38'31''$ West, 2658.74 feet, along the east line of said Shank tract to an iron pin found;

thence, North $89^{\circ}42'56''$ West, 485.36 feet, along the north line of said Shank tract to an iron pin with cap set at the northeast corner of Lot 1899 as shown on Record Plat Book 159, Page 43 and being owned by HJW Holdings I, LLC as described in IR Deed 20-031085;

thence, South $89^{\circ}41'29''$ West, 248.63 feet, along the north line of said Lot 1899 to an iron pin with cap set at the southeast corner of a 0.75-acre tract of land owned by HJW Holdings I, LLC as described in IR Deed 21-088908;

thence, North $00^{\circ}40'43''$ West, 196.34 feet, along the east line of said 0.75-acre HJW Holdings tract to an iron pin with cap set on the south limited access right-of-way line of Interstate 70;

thence, along a curve to the right, with a radius of 5529.58 feet, a curve length of 884.50 feet, a delta angle of $09^{\circ}09'54''$ and a chord bearing North $60^{\circ}03'07''$ East, 883.56 feet, along the south limited access right-of-way line of Interstate 70 to an iron pin with cap set;

thence, North $62^{\circ}23'22''$ East, 513.56 feet, along the south limited access right-of-way line of Interstate 70 to an iron pin with cap set at the northwest corner of a tract of land owned by Alexander J. Clericus and Jennifer M. Clericus as described in IR Deed 19-036540;

thence, South 00°40'40" East, 879.02 feet, along the west line of said Clericus tract to an iron pin with cap set;

thence, South 89°42'56" East, 666.37 feet, along the south line of said Clericus tract to an iron pin found at the northwest corner of Lot 2749 as shown on Plat Book 240, Page 4 and being owned by WLW, LLC as described in IR Deed 09-038959;

thence, South 00°04'26" West, 2705.00 feet, along the west line of said WLW tract to an iron pin found;

thence, South 89°36'11" West, 252.92 feet, to a Mag nail set;

thence, North 00°28'32" East, 60.01 feet, to an iron pin with cap set on the north right-of-way line of East Upper Lewisburg Salem Road;

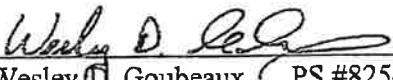
thence, South 89°36'11" West, 875.45 feet, along the north right-of-way line of East Upper Lewisburg Salem Road to the principal place of beginning.

Containing 85.611 acres more or less and all being subject to any legal highways and easements of record. With 85.434 acres being within Section 27 and 0.174 acres being within Section 34.

The bearing of North 89°-36'-11" East along the centerline of East Upper Lewisburg Salem Road was based on NAD 83 CORS 2011 adjustment, Ohio South Zone, ODOT VRS CORS Network.

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, based on a field survey performed under his direct supervision and dated March 29, 2023.

All iron pins set are 5/8" x 30" rebar with caps reading "CHOICE ONE ENGR-WDG PS 8254."


Wesley D. Goubeaux, PS #8254



03/29/2023
Date

EXHIBIT "C"
PLANNED RESIDENTIAL DISTRICT
LOTS 2798, 2799, 2800
85.611 ACRES

The intent of this planned residential district is to provide single family residential housing on large city lots that will be compatible with existing residential properties in adjacent areas of Clay Township and the City of Brookville.

The following standards shall apply in this Planned Residential District:

(a) Permitted Uses in the Planned Residential District:

- (1) Single Family Dwellings
- (2) Accessory buildings and uses incidental to the principal use which do not include any activity conducted as a business.

(b) Special Uses. The following special uses are subject to review and regulation in accordance with Chapter 1163:

- (1) Governmentally owned and/or operated parks or recreation facilities.

(c) Site Development Regulations for Permitted Uses:

Lot Requirements:

- (1) Minimum Lot Area: One-half acre (21780 sq. ft.)
- (2) Minimum Lot Frontage: 120 feet

Yard Requirements:

- (1) Minimum Front Yard Setback: 40 feet
- (2) Minimum Rear Yard Setback: 40 feet
- (3) Minimum Side Yard Setback: 20 feet on each side

Structural Requirements:

- (1) Maximum Building Height: 35 feet
- (2) Minimum floor area: 2000 sq. ft.
(excludes enclosed patios, garages and basements)

(d) Required Building Materials:

(1) The exterior of the Single-Family Dwellings shall be covered by at least Fifty Percent Brick, Masonry or Stone. Vinyl siding shall not be permitted in this Planned Residential District.

(e) Required Common Open Space: A minimum of twenty-five percent (25%) of the land in the planned residential development shall be reserved for permanent common open space and recreational facilities for the residents of the area being developed. Only areas having minimum dimensions of 50 feet by 100 feet shall qualify for computation of usable open spaces.

(f) Setback and screening: A setback of fifty (50) feet shall be provided along the entire perimeter of the development and retained in natural woods or be suitably landscaped with grass and/or ground cover, shrubs, and trees.

Any proposed planned development for this area shall submit a development plan that shall be subject to review and approval by Planning Commission and City Council as set forth in Chapter 1151 of the Code of Ordinances.