

Brookville Planning Commission
Regular Meeting
April 17, 2025

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on April 17, 2025. The meeting was held in the City Council Chambers. The Pledge of Allegiance was recited. Mayor Letner, Members Claggett, Ezerski, Schreier and Wright; Manager Kuntz, Law Director Stephan and Clerk Duncan were present. Member Kristof was absent.

Roll call by Clerk Duncan.

Chairperson Henderson called for a motion to accept the Agenda with an addition.

Motion by Claggett, second by Ezerski to adopt the Agenda with an addition. All yeas, motion carried.

Motion by Claggett, second by Schreier to approve the minutes of the February 20, 2025 Planning Commission Meeting as presented. All yeas, motion carried.

Law Director Stephan reported El Diablo Grill has filed a special use application to operate as mobile food vendor in the City of Brookville. They would be operating from the municipal lot adjacent to Arlington Road, as they have in the past.

Motion by Claggett, second by Ezerski to approve the special use application for El Diablo Grill, for a one-year period as presented. All yeas, motion carried.

Law Director Stephan reported ISE Technologies, Inc. at 94 Mosier Parkway has submitted a site plan for a building expansion at their current industrial facility. The proposed addition is 5,970 square feet. The property is zoned I-2 and the site plan complies with the zoning requirements of the zoning district.

John Jessup, 3050 Tipp Cowelsville Road, Tipp City, Ohio, was present to answer questions regarding the project.

Motion by Schreier, second by Claggett to approve the Site Plan for ISE Technologies, Inc. building expansion at 94 Mosier as presented. All yeas, motion carried.

Law Director Stephan requested Planning Commission make a final recommendation to City Council on proposed Ordinance No. 2025-06. A public hearing was held with no comments. City Council did make a suggestion to include sexually oriented businesses on the list of excluded businesses in the Community Center District.

Member Wright stated he is recusing himself from the vote as he owns a business in the Community Center District.

Motion by Ezerski, second by Claggett to make a final recommendation of approval to City Council on proposed Ordinance No. 2025-06 as presented. Claggett yea, Ezerski yea, Letner yea, Schreier yea, Wright abstained, Henderson yea. Motion carried with five yeas and one abstention.

Law Director Stephan requested Planning Commission make a final recommendation to City Council on proposed Ordinance No. 2025-07, which establishes the zoning classification of Lots 2798, 2799, and 2800. The proposed ordinance will establish a planned residential district for the property. A public hearing was held on April 1, 2025.


Member Wright inquired about the comments at the public hearing.

Chairperson Henderson advised several people spoke at the public hearing on April 1, 2025, with most of the comments being about the lot sizes. There were proponents and opponents of the one-half acre lot size. The opponents would like three-quarter acre lots or a mixture of lot sizes, with a minimum of one-half acre.


Discussion followed.

Motion by Claggett, second by Schreier to make a final recommendation of approval to City Council on proposed Ordinance No. 2025-07 as presented. Claggett yea, Ezerski nay, Letner yea, Schrier yea, Wright yea, Henderson yea. Motion carried with five yeas and one nay.

Motion by Schreier, second by Ezerski to adjourn. All yeas, motion carried.



Kimberly Duncan, Clerk



Ryan Henderson, Chairperson