

Brookville Planning Commission
Regular Meeting
October 17, 2024

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on October 17, 2024. The meeting was held in the City Council Chambers. The Pledge of Allegiance was recited. Mayor Letner, Members Claggett, Ezerski, Kristof, Schreier and Wright; Manager Kuntz, Law Director Stephan and Clerk Duncan were present.

Roll call by Clerk Duncan.

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

Motion by Kristof, second by Schreier to approve the minutes of the September 19, 2024 Planning Commission Meeting. All yeas, motion carried.

Law Director Stephan reported a Site Development Plan Application has been filed for a building addition at 98 Mosier Parkway. The current building is used as a medical office. The site plan provides for a building addition of 5,590 square feet to the existing building. The use of the building will remain the same. The plan modifies the existing parking lot and provides additional parking spaces for the building expansion. The site plan is in compliance with the zoning requirements for the I-2 zoning district. Law Director Stephan requested approval of the site plan for the expansion of the medical facility at 98 Mosier Parkway.

Jason Lincoln, 3767 Colton Court, Lebanon, Ohio, 45036, was present as the building owner and project manager for Beauty Construction Group. Mr. Lincoln stated the building is being leased to Premier Health. The expansion is for additional patient and physician rooms. Mr. Lincoln advised this is a two-phase project expected to take ten to twelve months to complete. The finished building will be approximately 10,000 square feet with matching brick façade and roofing.

General discussion followed regarding additional parking, lighting, landscaping and the addition of four physicians and 24 exam rooms.

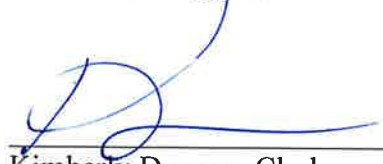
Motion by Claggett, second by Ezerski to approve the Site Development Plan Application for 98 Mosier Drive as presented. All yeas, motion carried.

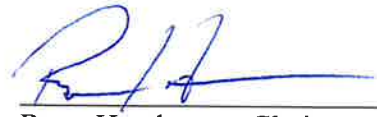
Law Director Stephan provided Planning Commission members with the most up-to-date zoning map for the city, which includes the areas that have been annexed into the city recently.

Member Claggett congratulated Member Wright on the opening of his Mulberry & Main business.

Manager Kuntz reported the Comprehensive Land Use Plan Update Steering Committee met last night with the consultant. The meeting went very well. The community survey will go out late fall or early winter. There will be additional opportunities for community engagement after the survey.

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



Kimberly Duncan, Clerk

Ryan Henderson, Chairperson