



PLANNING COMMISSION MEETING
Thursday, November 20, 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 August 21, 2025 Regular Meeting Minutes
- IV. Brookhaven Expansion**
 - a. Phase One Record Plan
 - b. Phase One, Site Plan
- V. Reports**
 - a. Law Director
- VI. Old Business**
- VII. New Business**
 - a. Envision Group - Draft Comprehensive Land Use Plan 2025
- VIII. Adjournment**

Brookville Planning Commission
Regular Meeting
August 21, 2025

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on August 21, 2025. 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 and Law Director Stephan were present. Member Schreier and Clerk Duncan were absent.

Roll call by Chairperson Henderson.

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 June 12, 2025 Planning Commission Meeting as presented. All yeas, motion carried.

Law Director Stephan reported Green Tokai has filed a Special Use Application to allow mobile food vendors in their parking lot on Carr Drive. This is essentially a renewal of the same permit that was issued to them in 2024.

Motion by Kristof, second by Claggett to approve the Special Use application for Green Tokai to allow mobile food vendors in their parking lot on Carr Drive for a one-year period as presented. All yeas, motion carried.

Law Director Stephan reported Grand Communities, LLC has submitted a final subdivision application for Phase 2 and 3 of Meadowlark Subdivision. In 2022, Planning Commission approved a preliminary subdivision plan for the Meadowlark Subdivision located on 21.801 acres west of Meadow Glen Drive. The plan established 111 lots for zero lot line paired patio homes. A final subdivision record plan for Phase 1 of Meadowlark Subdivision was approved by Planning Commission on July 18, 2024. Grand Communities, LLC has now commenced grading and tree removal in preparation for construction of the public streets and other public infrastructure for the entire Meadowlark subdivision. The final subdivision record plans for Phases II and III are now before Planning Commission for approval. The plans are consistent with the preliminary plan approved in 2022. Law Director Stephan requested Planning Commission approve the Meadowlark Subdivision Phase 2 final subdivision record plan and the Meadowlark Subdivision Phase 3 final subdivision record plan as presented.

Discussion included infrastructure plans for the subdivision, including potential traffic impacts and a sound barrier due to the proximity to the interstate. Concerns were raised about restrictions on requiring the units in the new development to be owner occupied. Concerns were also expressed regarding marketing the homes one phase at a time in case the market stalls.

Motion by Kristoff, second by Letner to approve Meadowlark Phases II and III Final Subdivision Application as presented. All yeas, motion carried.

Law Director Stephan advised Planning Commission Members have received a copy of the Permit Report Code Enforcement Report for the month of July.

Manager Kuntz encouraged Planning Commission members to attend the upcoming Comprehensive Land Use Plan Update meeting on September 10, which will discuss the final draft plan and gather community feedback.

Chairperson Henderson commented he has appreciated serving on the Comprehensive Land Use Plan Steering Committee. All the members have participated and worked collaboratively with the consultant to get the best draft prepared for public review.

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

Kimberly Duncan, Clerk

Ryan Henderson, Chairperson

MEMORANDUM:

DATE: NOVEMBER 13, 2025

TO: CITY OF BROOKVILLE PLANNING COMMISSION

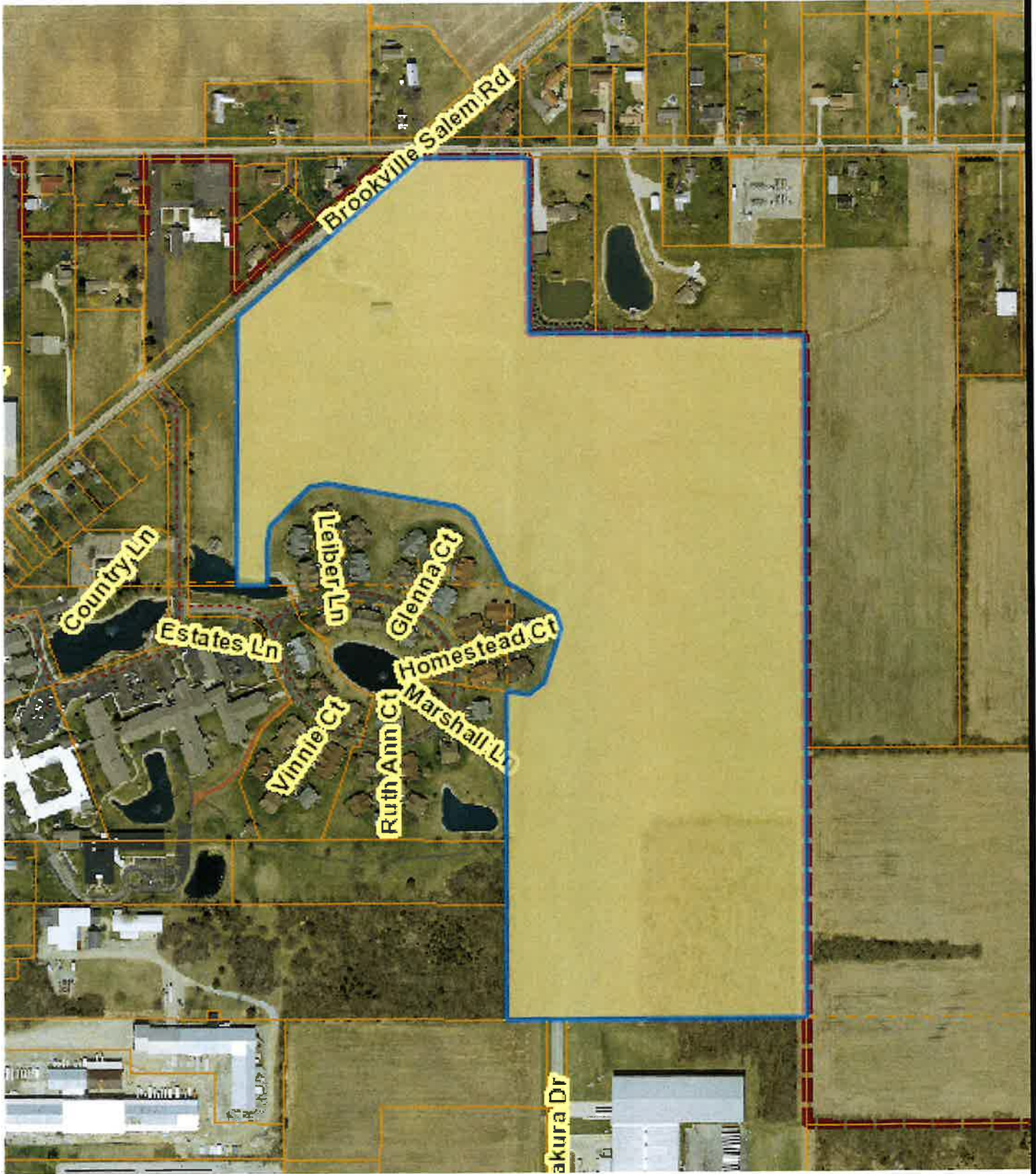
FROM: RODNEY L. STEPHAN, LAW DIRECTOR

RE: BROOKHAVEN EXPANSION-PHASE 1

Brookville Enterprises, Inc. dba Brookhaven has filed an application for subdivision record plan approval. The subdivision record plan will establish a 22.797 acre lot that will be the location of the Brookhaven Expansion Project. A copy of the proposed record plan is submitted to Planning Commission with this memorandum. A copy of a County Auditor map for the area is also attached.

A site plan for the first phase of this expansion project is also submitted to Planning Commission for approval. The site plan provides for the construction of a private street into this 22.797 acre lot and provides for the construction of one and two family structures in this first phase of the project. Attached are sample front elevations for these one and two-family structures. The site plan is in compliance with the requirements of the R-3 zoning on this property.

The city staff has recommended that a traffic impact study be conducted to review the intersection of Brookville-Salem Rd. and One Country Lane and make recommendations for any improvements that may be needed as a result of this expansion project. It is recommended that Planning Commission would make its approval of this plan subject to completion of the Traffic Impact Study and compliance with the recommendations of the Traffic Impact Study.



DISCLAIMER

This map is a visual representation of data received as a public resource of general information and is provided strictly as a courtesy. The Montgomery County Auditor's Office makes no warranty, representation or guarantee as to the accuracy, timeliness, or completeness of any information provided hereon.

For further information, please contact the Montgomery County Auditor's Office at 301 West Baltimore Street, Suite 200, Rockville, MD 20850.

1. Any errors, omissions, or inaccuracies in the information provided hereon are the responsibility of the user.

2. Any decisions made on action taken or not taken by the reader are the sole responsibility of the user and are not the responsibility of the Auditor's Office.

Note: Exact property boundaries may be defined by a legal survey of the property.

1 inch = 534 ft



GIS DEPARTMENT

RECORD PLAN

BROOKHAVEN EXPANSION-PHASE ONE

22.797 ACRES TOTAL
ACCESS EASEMENT-4.723 ACRES

UPPER LEWISBURG SALEM ROAD 60' ROW

BROOKHILL SALEM ROAD 60' WALKWAY

LOT
22.797 ACRES

COURTYARD "A"

COUNTRY LANE

COURTYARD "B"

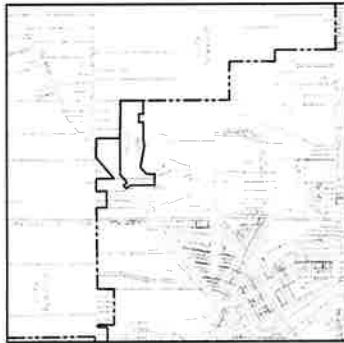
COUNTRY LANE

LEGEND

FOR REVIEW & SUBMITTAL	ChoiceOne Engineering 1000 W. 10TH ST. SALEM, OH 44470
	DATE
	DRAWN BY
JOB NUMBER	
STREET NUMBER	
OF	

RECORD PLAN
BROOKHAVEN EXPANSION-PHASE ONE

22.797 ACRES TOTAL
 PT LOT 1860 - 20.307 ACRES PT LOT 1861 - 2.290 ACRES



BROOKHAVEN ENTERPRISES, INC. - 60.024 ACRES
 MF DEED 95-438411
 MF DEED 95-438603
 MF DEED 95-438607
 MF DEED 95-438611
 MF DEED 95-438623
 LOT 1860 & LOT 1861

SUPERIMPOSED AREA NOTE

...

OCCUPATION STATEMENT

...

PERTINENT INFORMATION

...

ZONING

...

PLAT AUTHORIZATION AND DEDICATION

...

DESCRIPTION

...

MONTGOMERY COUNTY ENGINEER

...

CITY OF BROOKVILLE PLANNING COMMISSION

...

CITY OF BROOKVILLE COUNCIL

...

CERTIFICATION

...

DATE: _____
 DRAWN BY: _____
 JOB NUMBER: _____
 SHEET NUMBER: _____ OF _____

ChoiceOne
 Engineering
 1000 N. 10TH ST.
 SUITE 100
 WASHINGTON, DC 20004

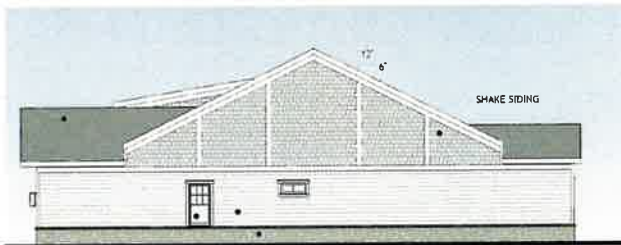
SUBMITTED FOR REVIEW

DEVELOPER
 ...

OWNER
 ...

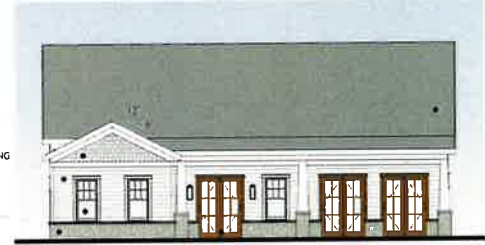


ASPHALT SHINGLES



VINYL WINDOW CULTURED STONE HORIZONTAL LAP SIDING 4 **SIDE ELEVATION**
3/32" = 1'-0"

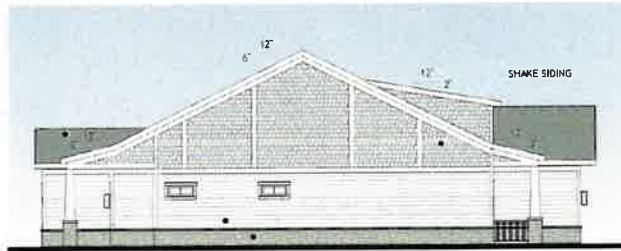
SHAKE SIDING
HORIZONTAL LAP SIDING
CULTURED STONE



VINYL WINDOW FIBERGLASS DOOR 2 **BACK ELEVATION**
3/32" = 1'-0"

ASPHALT SHINGLES

ASPHALT SHINGLES



CULTURED STONE HORIZONTAL LAP SIDING 3 **SIDE ELEVATION**
3/32" = 1'-0"

METAL ROOF
ASPHALT SHINGLES
VINYL WINDOW
ALUMINUM RAILING



FIBERGLASS DOOR 1 **FRONT ELEVATION**
3/32" = 1'-0"

SHAKE SIDING
HORIZONTAL LAP SIDING
CULTURED STONE



1000 Lakeside Dr. | P.O. Box 1000
Brockville, ON L6R 6Y9 | Phone: 519-836-1111
www.r7architects.com | Fax: 519-836-1112



BROOKHAVEN VILLA #1
1 COUNTRY LANE, BROCKVILLE, ON N6A 4S9

EXTERIOR VIEWS
09/30/2025



1 OVERALL FLOOR PLAN

148' x 150'

1,647 SF
(W/O GARAGE)

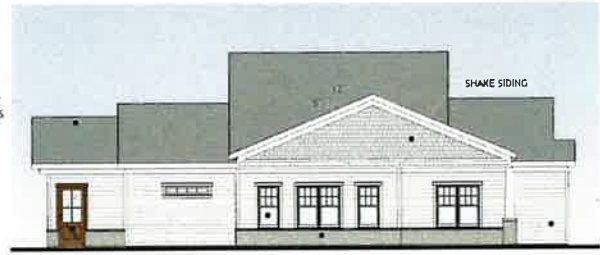


VINYL WINDOW

4 SIDE ELEVATION

3/32" x 1'-0"

ASPHALT SHINGLES
SHAKE SIDING
HORIZONTAL LAP SIDING
CULTURED STONE

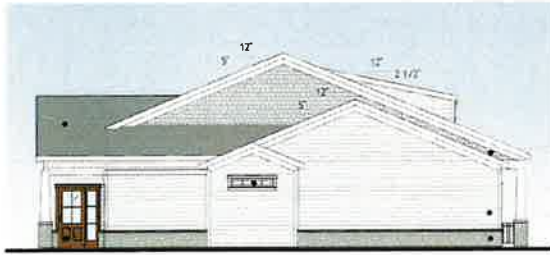


FIBERGLASS DOOR
VINYL WINDOW

2 BACK ELEVATION

3/32" x 1'-0"

ASPHALT SHINGLES
SHAKE SIDING
HORIZONTAL LAP SIDING
CULTURED STONE



ASPHALT SHINGLES

FIBERGLASS DOOR

VINYL WINDOW

3 SIDE ELEVATION

3/32" x 1'-0"

SHAKE SIDING
HORIZONTAL LAP SIDING
CULTURED STONE

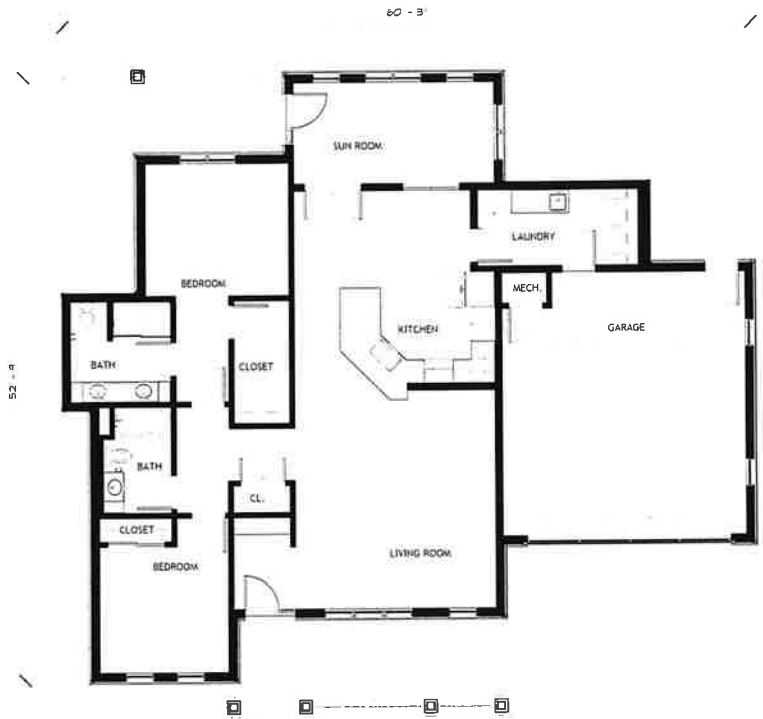


ALUMINUM RAILING
FIBERGLASS DOOR

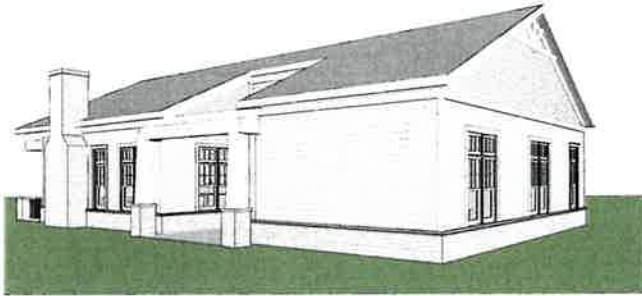
1 FRONT ELEVATION

3/32" x 1'-0"

HORIZONTAL LAP SIDING
CULTURED STONE



1 OVERALL FLOOR PLAN
 1/8" = 1'-0" 1,713 SF
 (W/O GARAGE)

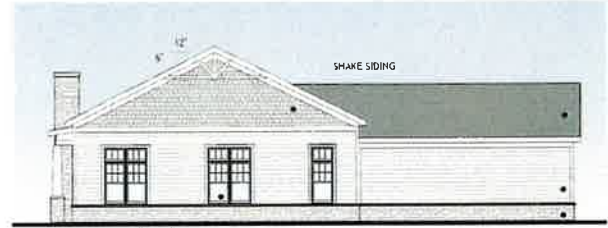


ASPHALT SHINGLES



VINYL WINDOW
FIBERGLASS DOOR
4 SIDE ELEVATION
3/32" = 1'-0"

HORIZONTAL LAP SIDING
CULTURED STONE

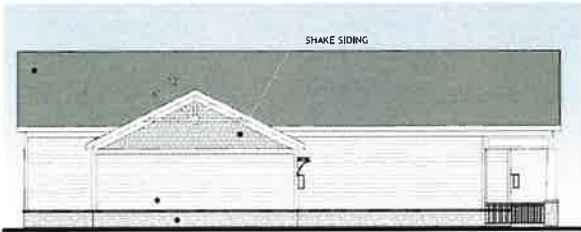


SHAKE SIDING
VINYL WINDOW
2 BACK ELEVATION
3/32" = 1'-0"

ASPHALT SHINGLES

HORIZONTAL LAP SIDING
CULTURED STONE

ASPHALT SHINGLES



CULTURED STONE
HORIZONTAL LAP SIDING
3 SIDE ELEVATION
3/32" = 1'-0"

30' - 5"

ASPHALT SHINGLES

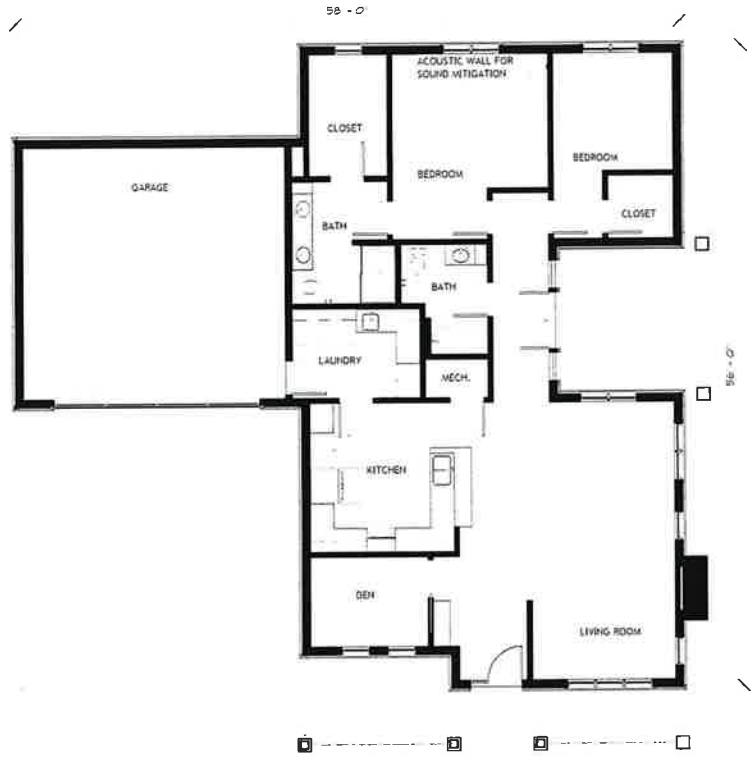


ALUMINUM RAILING
FIBERGLASS DOOR
1 FRONT ELEVATION
3/32" = 1'-0"

SHAKE SIDING

VINYL WINDOW

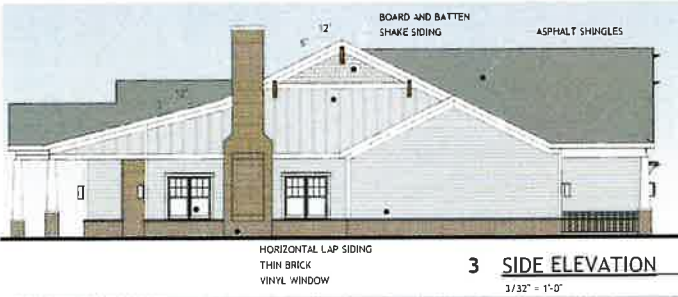
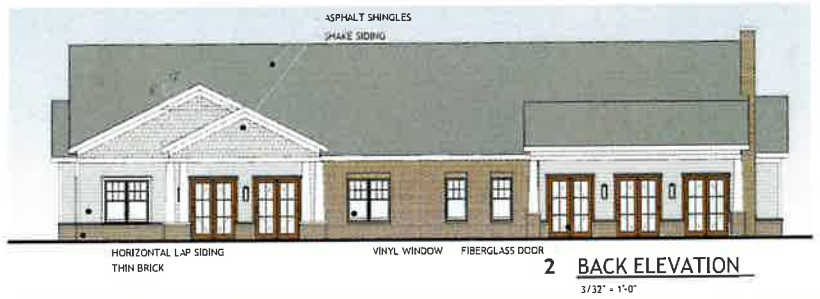
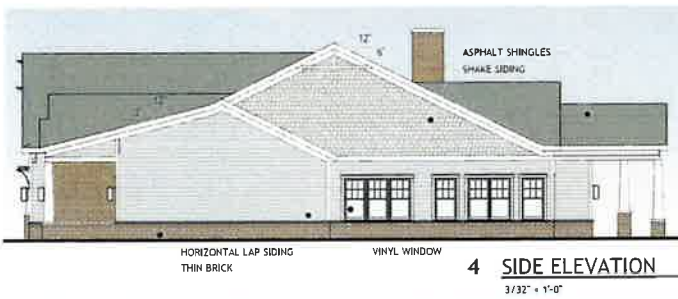
HORIZONTAL LAP SIDING
CULTURED STONE

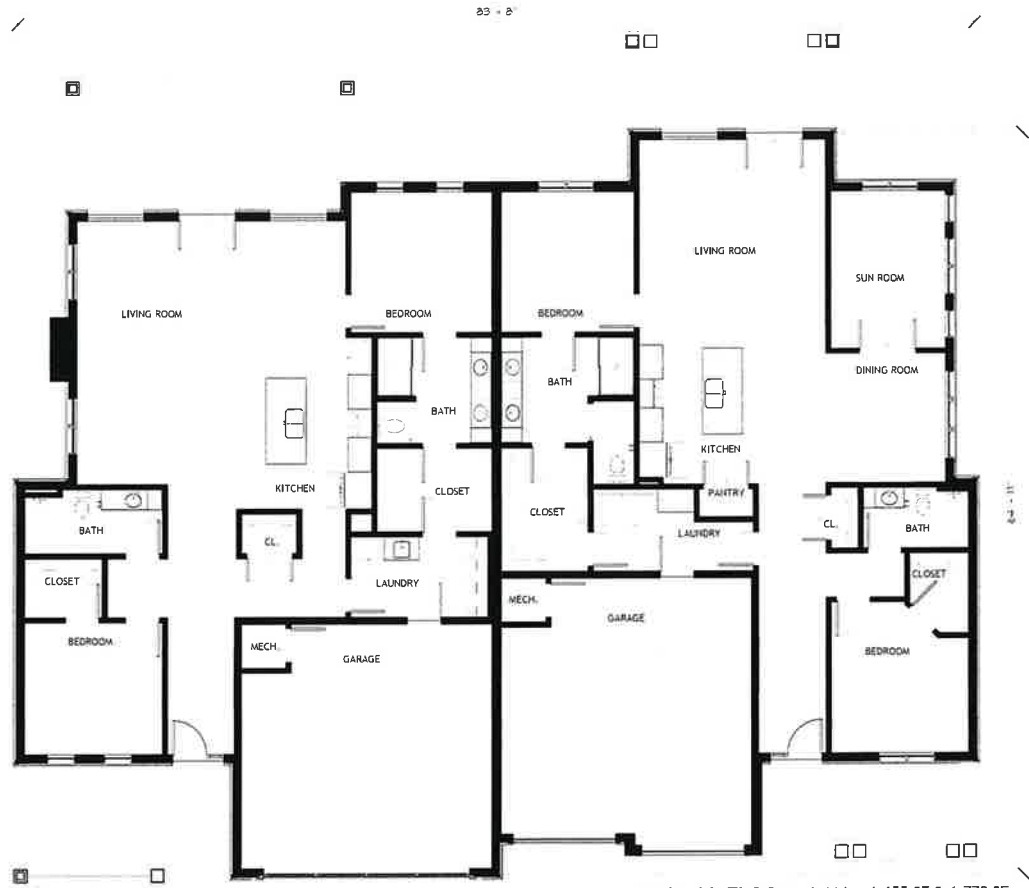


1 OVERALL FLOOR PLAN

1/8" = 1'-0"

1,708 SF
(W/O GARAGE)





1 **OVERALL FLOOR PLAN** 1,655 SF & 1,778 SF
 1/8" = 1'-0" (W/O GARAGE)



**CITY OF
BROOKVILLE
OHIO**



**COMPREHENSIVE
LAND USE PLAN
2025**

DRAFT 11/12/25

DRAFT 11/12/25

**City of Brookville
Comprehensive Land Use Plan
2025**

City of Brookville Planning Commission recommended adoption on **INSERT DATE**.

Adopted by City of Brookville City Council on **INSERT DATE**.

Prepared by:



Envision

4200 Regent Street

Suite 200

Columbus, OH 43219

www.envisiongroupllc.com

ACKNOWLEDGMENTS

City of Brookville: City Council

Mayor Charles Letner
James Zimmerlin, Vice-Mayor
Stephen Crane
JD Fowler
Dennis Piper
Curt Schreier
Kim Wilder

City of Brookville: Planning Commission

Mayor Charles Letner
Curt Schreier, City Council Member
Ryan Henderson, Chairperson
Ken Claggett
Tony Ezerski
Damian Kristof
Jeff Wright

City of Brookville: Officials

Jack Kuntz, City Manager
Rod Stephan, Law Director

Comprehensive Land Use Plan Steering Committee

Adam Blevins	Brookville Area Chamber of Commerce
Allan Heitbrink	Consultant Engineer (Choice One)
Ryan Henderson	Planning Commission
Angela Howell	Clay Township Trustee
Dave Kindell	Resident
Terry Klemt	Business Representative (Green Tokai)
Damian Kristoff	Dayton Brookville Branch Library
Jack Kuntz	City Manager
Charles Letner	Mayor
Zach Music	Perry Township Trustee
Rob Rutherford	Business Representative (Brookville Building & Savings Association)
Rod Stephan	Law Director
Jason Wood	Brookville Local Schools
John Wright	Resident
Susan Vincent	Montgomery County Land Bank
Kathryn Youra Polk	Miami Valley Regional Planning Commission

A very special THANK YOU to Montgomery County Land Bank for their generous grant funding support for this project!

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EXECUTIVE SUMMARY

COMMUNITY ENGAGEMENT

ENGAGEMENT SUMMARY

- 4 Steering Committee Meetings
- 3 Public Forums
- 2 City Council Updates
- 679 Community Survey responses
- Over 200 Public Forum attendees
- Numerous stakeholder discussions
- Formal Planning Commission and City Council approval meetings

COMMUNITY SURVEY

- Schools were the most common reason for residing in the area (63%)
- Small Town Charm was the greatest community asset (50%)
- Market Street is the business district in most need of investment (58%)
- Over half of respondents (56%) did not desire additional housing
- Over half of respondents (52%) did not feel incremental residential development was appropriate in adjacent unincorporated areas
- Single-family residential (32%) was the most desired housing type
- Parks/natural areas, streetscape/aesthetics, and indoor meetings space were the Top 3 desired community enhancements

PLANNING PROCESS

The Comprehensive Land Use Plan was developed over a 15-month period using a streamlined four-step planning process:

1. Identifying a Community Vision
2. Assessing Existing & Future Needs and Conditions
3. Developing actionable and market-tested/technically feasible recommendations
4. Providing a toolkit of strategies for Implementation

PLAN THEMES

The Steering Committee established two overarching themes that guided the plan’s development: (1) **Priority Theme: Balanced Growth Strategy** that served as the focus of this land use strategic planning effort, and (2) **Supporting Theme: Quality of Place** that complements the priority theme through community-based investments.

The plan is organized around these priority themes, with recommendations for both themes and their accompanying Focus Areas:

PRIORITY THEME: Balanced Growth	
FOCUS AREAS	Economic Development
	Infrastructure
	Housing

SUPPORTING THEME: Quality of Place	
FOCUS AREAS	Parks & Civic Space
	Public Services
	Trail Town Connectivity

ASSESSMENT

SOCIOECONOMIC INDICATORS

Source: US Census Bureau American Community Survey

Brookville is an aging community with household income and education attainment lower than statewide averages.

- An Aging Community:
 - 49.1 is the average City age vs 39.9 statewide
 - 30% seniors vs 19% statewide
- Median Household Income (\$59K) is lower than State average (\$68)
- Educational attainment (24% bachelor's degree or higher) is lower than State average

These socioeconomic indicators limit the buying power of residents and the price points they can afford in the housing market.

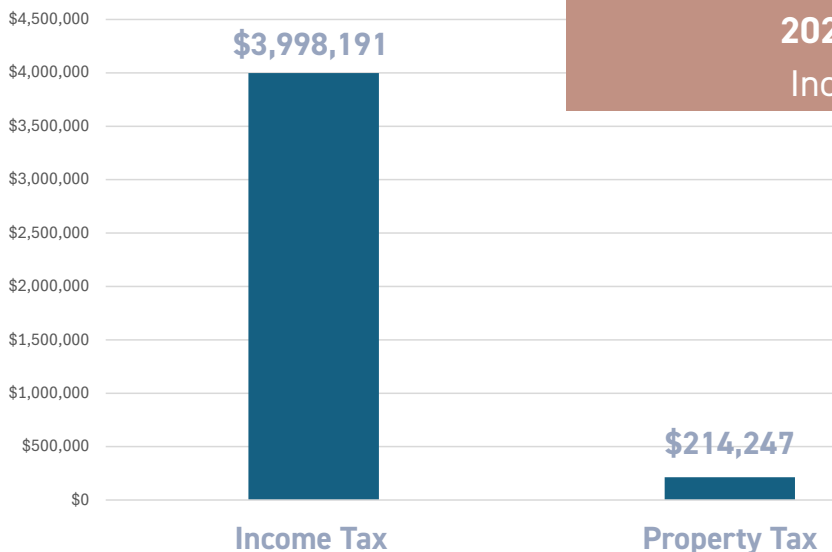
LOCATION

Brookville is located on the edge of the Dayton, Ohio metropolitan area in northwestern Montgomery County with easy access to Interstate 70. Brookville's location makes it an attractive location for residents seeking small town charm, with a short drive to big city amenities. Similarly, Brookville is an advantageous location for light industry given its freeway accessibility and proximity to the Dayton metro's workforce.

POPULATION & HOUSING TRENDS

A review of U.S. Census data population and housing trends shows the following local trends:

- Since 1980, the City of Brookville has experienced most of its population and housing growth between 1990 and 2010.
- In the most recent decade from 2010 to 2020, the City experienced modest growth in population (+1.80%) and housing units (3.06%).
- Since 1980, the average household size in the City has decreased (-15.0%) from 2.56 in 1980 to 2.17 to 2020.



2023 Municipal Tax Revenue

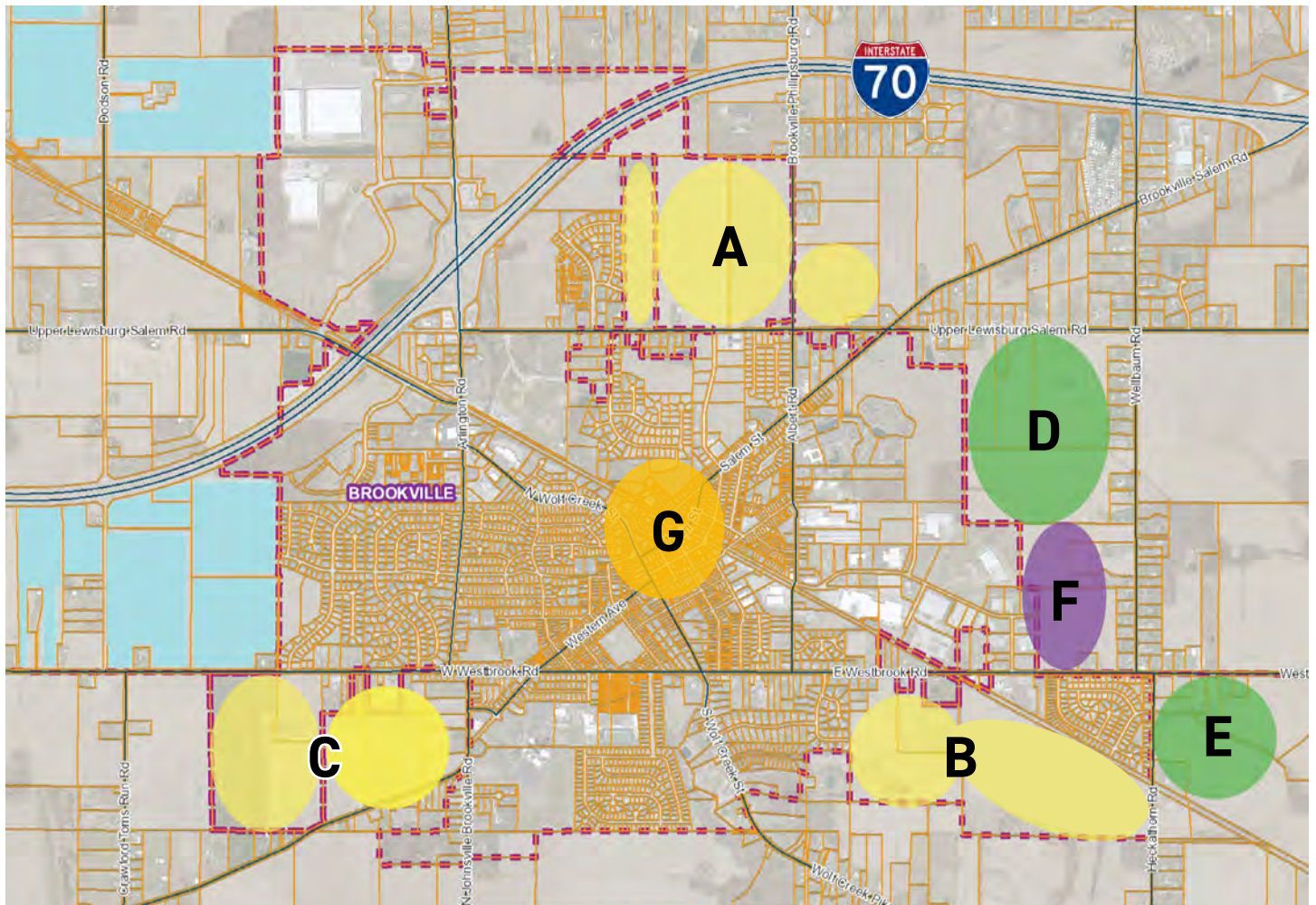
Income Tax vs Property Tax

Municipal Finance

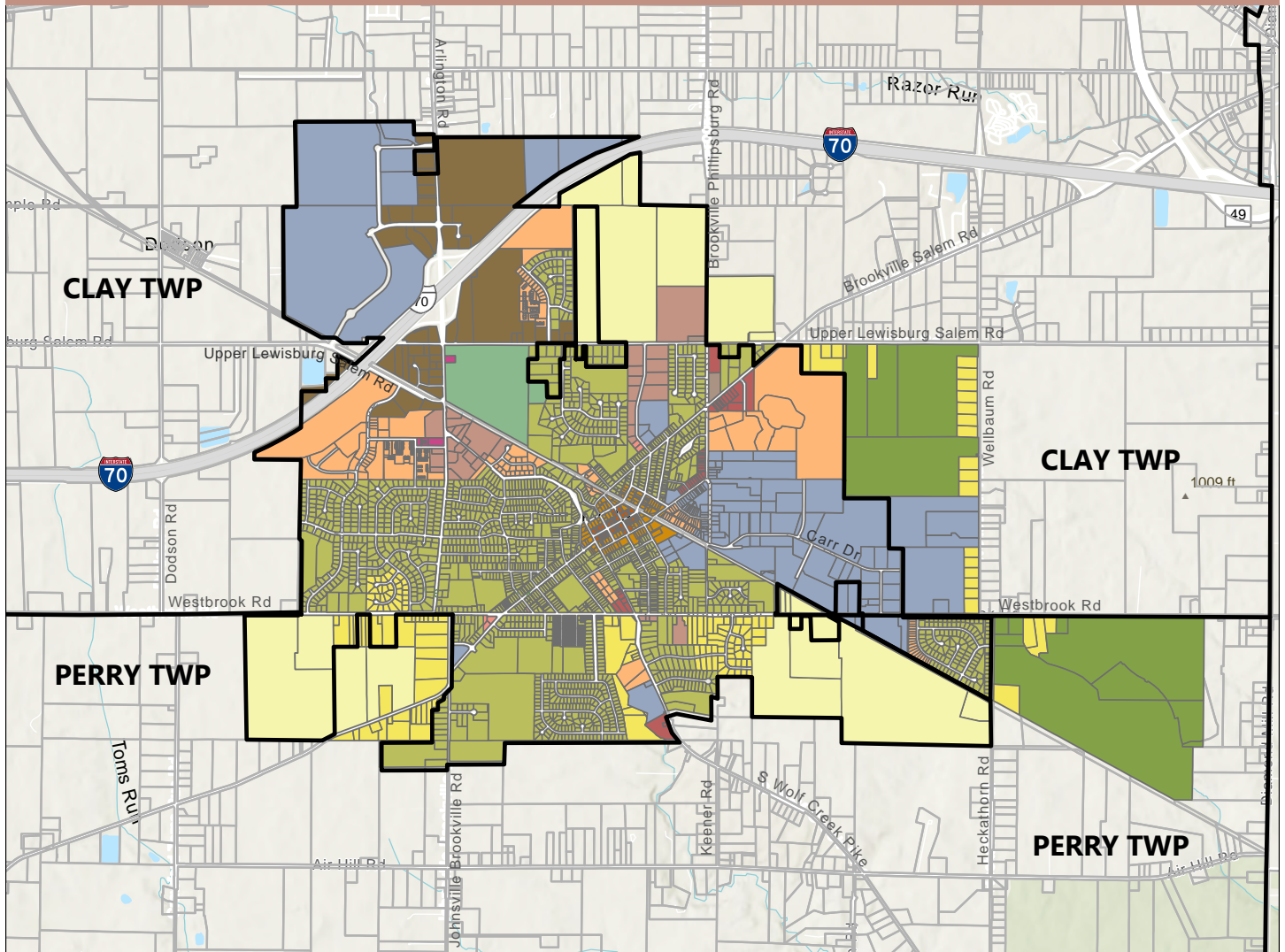
Given the low percentage of property tax being collected by the City (see left), the City relies heavily on local income tax revenue to fund its operations, meaning that job retention and attraction within the City limits are critical to long-term financial health.

FUTURE LAND USE: Growth Areas

Type	Location		Political Subdivision	Description
Neighborhood Residential	A	Northern Gateway	Brookville & Clay Township	Lots ranging from 1/5 to 1/2 acre targeted towards young families
	B	Trail's Edge	Brookville	
	C	Campus District	Brookville & Perry Township	
Conservation Development	D	Eastern Estates	Clay Township	Larger lots (1/2 acre & up) with greenspace buffers
	E	Wolf Creek Trail Reserve	Perry Township	
Employment Zone	F	Carr Drive Extension	Clay Township	Flex / Light Industrial
Transitional Residential Overlay	G	Town Center	Brookville	Infill townhomes or mixed-use (living above ground floor retail)



FUTURE LAND USE MAP



- | | |
|---|---|
| Jurisdiction Boundaries | Office Residential |
| Parcel Lines | Office Service |
| Conservation Development
(Lots 1/2 acre & over w/greenspace) | Open Space |
| Convenience Business | Planned Commercial |
| Employment Zone (Flex/Light Industry) | Suburban Residential
(Lots over 1/2 acre) |
| General Business | Town Center: Mixed Use
(Residential/office over retail) |
| Highway Service | Town Center: Transitional
Residential Overlay (Mix of Businesses
and townhomes) |
| Multi-Family Residential | Urban Residential
(Lots less than 1/5 acre) |
| Neighborhood Residential
(Lots 1/5 to 1/2 acre) | |

RECOMMENDATIONS & IMPLEMENTATION TOOLS

Theme	Focus Area	Recommendations	Potential Implementation Tools
PRIORITY THEME Balanced Growth Strategy	Economic Development	Ensure future land use allows for the expansion of existing industrial parks and adjacent areas where infrastructure capacity exists or can be expanded Partner with Dayton Development Coalition and Montgomery County in site readiness and marketing efforts for catalytic development Support the revitalization of existing commercial business districts, including the potential for financial incentives	Joint Economic Development District (JEDD) Community Improvement Corporation (CIC) Downtown Redevelopment District (DRD) Special Improvement District (SID)
	Infrastructure	Maintain a state of good repair for existing transportation and utility infrastructure Pursue outside funding assistance and utilize innovative finance tools to offset the City's "out of pocket" costs on capital projects	Federal/MPO and State funding sources Tax Increment Financing (TIF)
	Housing	Encourage a mix of attainable housing for residents, especially "missing middle" housing for young professionals market and seniors looking to downsize and "age in place" Incorporate the preservation of open space and ecologically-sensitive areas (e.g. riparian corridors) in outlying development areas around the growth boundary	Conversation Development Architectural Standards Farmland Preservation Tools
SUPPORTING THEME Quality of Place	Parks & Civic Spaces	Require new developments to incorporate open space and recreational amenities Partner with existing community anchors to host civic groups / local programming	DRD Impact Fees
	Public Safety Services	Ensure that proposed developments are able to be adequately serviced by municipal police and fire/EMS services	Impact Fees
	Trail Town Connections	Leverage connectivity to the regional trail system to support local businesses through new and enhanced trail connections Evaluate the use of underutilized pavement and right-of-way for pedestrian/bicycle space as part of future infrastructure capital projects	Federal/MPO & State funding sources



CH 1 COMMUNITY ENGAGEMENT

INTRODUCTION



PURPOSE

A Comprehensive Land Use Plan is a complete review of the community's assets in conjunction with obtaining input from residents, businesses and other stakeholders to determine where the community should be headed in the future. It is an opportunity for the community to develop a guiding document that can be used for directing and implementing how the City develops and changes to make it even better. It includes assessing housing needs and economic development, along with quality of life issues such as walkability and recreation.

The Plan is important because communities are always changing, either through internal actions or external forces. Development and change are going to occur, but through the creation of a Comprehensive Land Use Plan, development can be shaped and directed to best fit the needs and desires of the community.

The Plan culminates in a series of strategies that outline action items, roles, and responsibilities for post-plan implementation activities. Given the wide range of recommendations in a comprehensive planning effort, these strategies include a combination of regulatory tools (e.g. zoning, design standards, etc.), public-private partnerships, policies and programming, innovative financing strategies, economic development incentives/cooperative development agreements, and pursuit of grant funding assistance.

It is important to note that the Comprehensive Land Use Plan is a long-term vision that will guide growth over the next 20 years. The proposed development patterns laid out in this document are anticipated to occur incrementally over time, subject to private property interests and market conditions.

Guiding Document

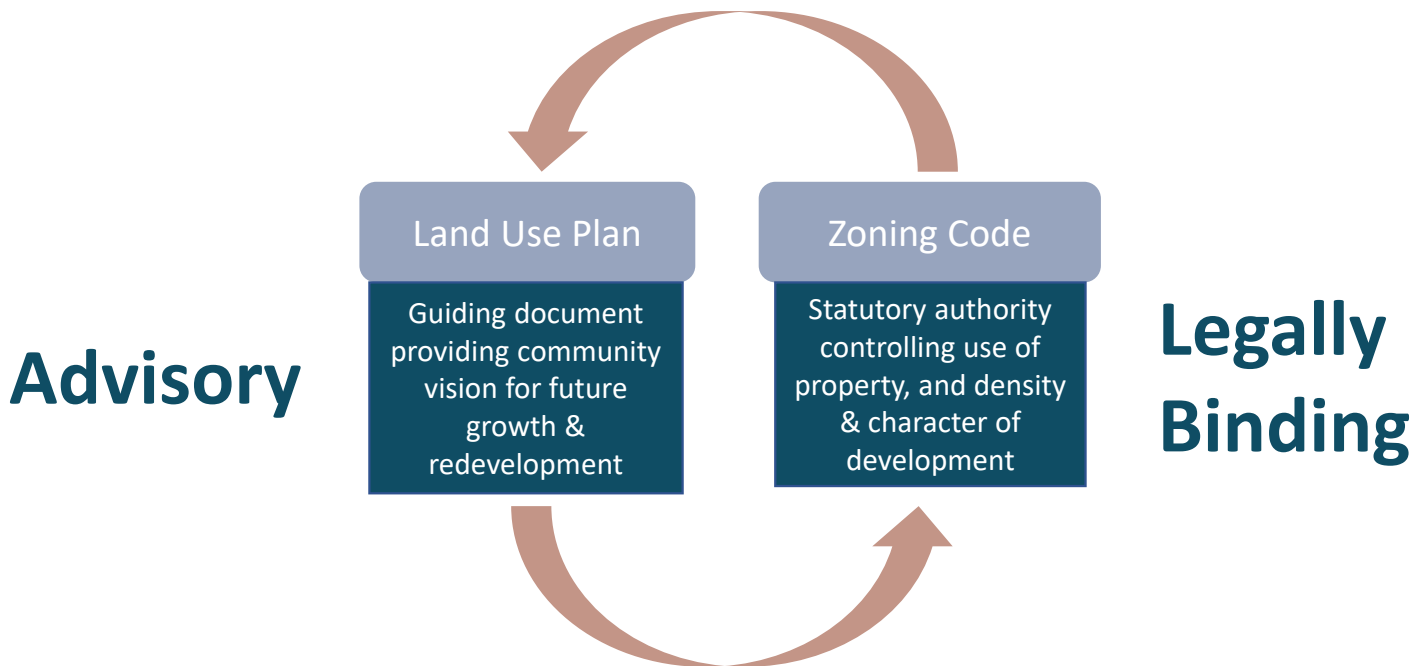
A zoning ordinance is legally defensible to the extent it is based on sound analysis and study of desirable future land use. A Comprehensive Land Use Plan provides a solid foundation to justify future zoning decisions.

INTERFACE WITH ZONING

A **Comprehensive Land Use Plan** is a guiding document that **is not legally binding**, whereas the Zoning Code is a statutory authority that governs use of property. The Comprehensive Plan will develop recommendations for the type and form of future land uses, but the Zoning Code would need to be amended in a separate process through City Council Resolution for any changes to take place.

NEXUS BETWEEN THE PLAN & ZONING

Zoning Code should be consistent with Future Land Use Plan to avoid potential legal challenges



Future Land Use Plan implemented through amendments to Zoning Code

Planning Process

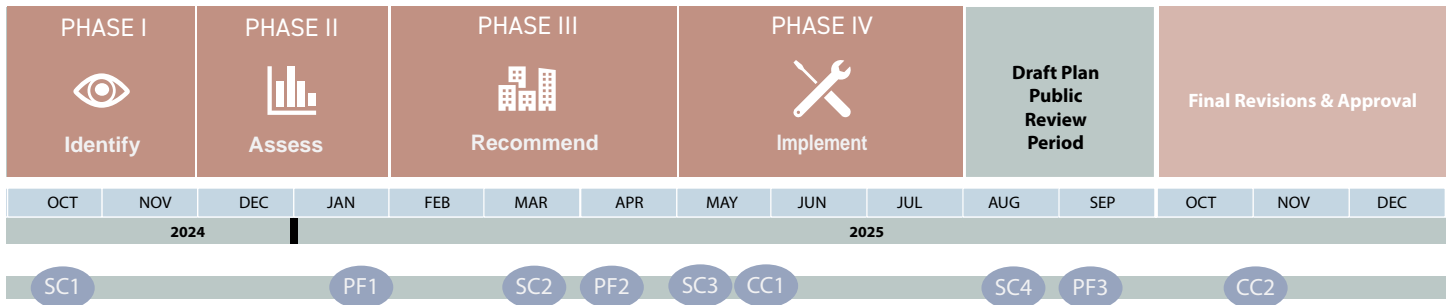
Planning Activities

The Comprehensive Land Use Plan was developed over a 15-month period using a streamlined four-step planning process:

1. Identifying a Community Vision
2. Assessing Existing & Future Needs and Conditions
3. Developing actionable and market-tested/technically feasible recommendations
4. Providing a toolkit of strategies for Implementation

Four Steering Committee Meetings and three Public Forums were held over the course of the project as summarized in the timeline below.

Strategic Planning Process



Public Engagement Process



Community Engagement

ENGAGEMENT SUMMARY

The 15-month public engagement effort for the Comprehensive Plan included:

- 4 Steering Committee Meetings
- 3 Public Forums
- 2 City Council Updates
- 679 Community Survey responses
- Over 200 Public Forum attendees
- Numerous stakeholder discussions
- Formal Planning Commission and City Council approval meetings



S.O.A.R. Exercise Findings

STRENGTHS

- Civic involvement from residents/businesses & high level of pride in community
- Convenient location along Interstate 70
- Lower cost of living (esp. housing)
- Golden Gate Park & youth sports

OPPORTUNITIES

- Improved partnerships w/ schools, civic organizations, Chamber of Commerce & city
- Ease of access to public officials for action & working with businesses
- Trails network & quality of place are important
- Programming to draw visitors to Market Street

ASPIRATIONS

- Community center & event space
- Indoor tennis & soccer
- Generational attractions for bringing people back to live in community
- Take advantage of available industrial development land

REALITIES

- Income levels locally are lower than some outer suburban/exurban counterparts
- Local misconceptions about school & population growth
- Longtime residents and newcomers could mutually benefit from additional civic spaces/programming

Priority Investment Areas

INDUSTRIAL PARKS

A

Brookville Commerce Park

B

Carr Drive

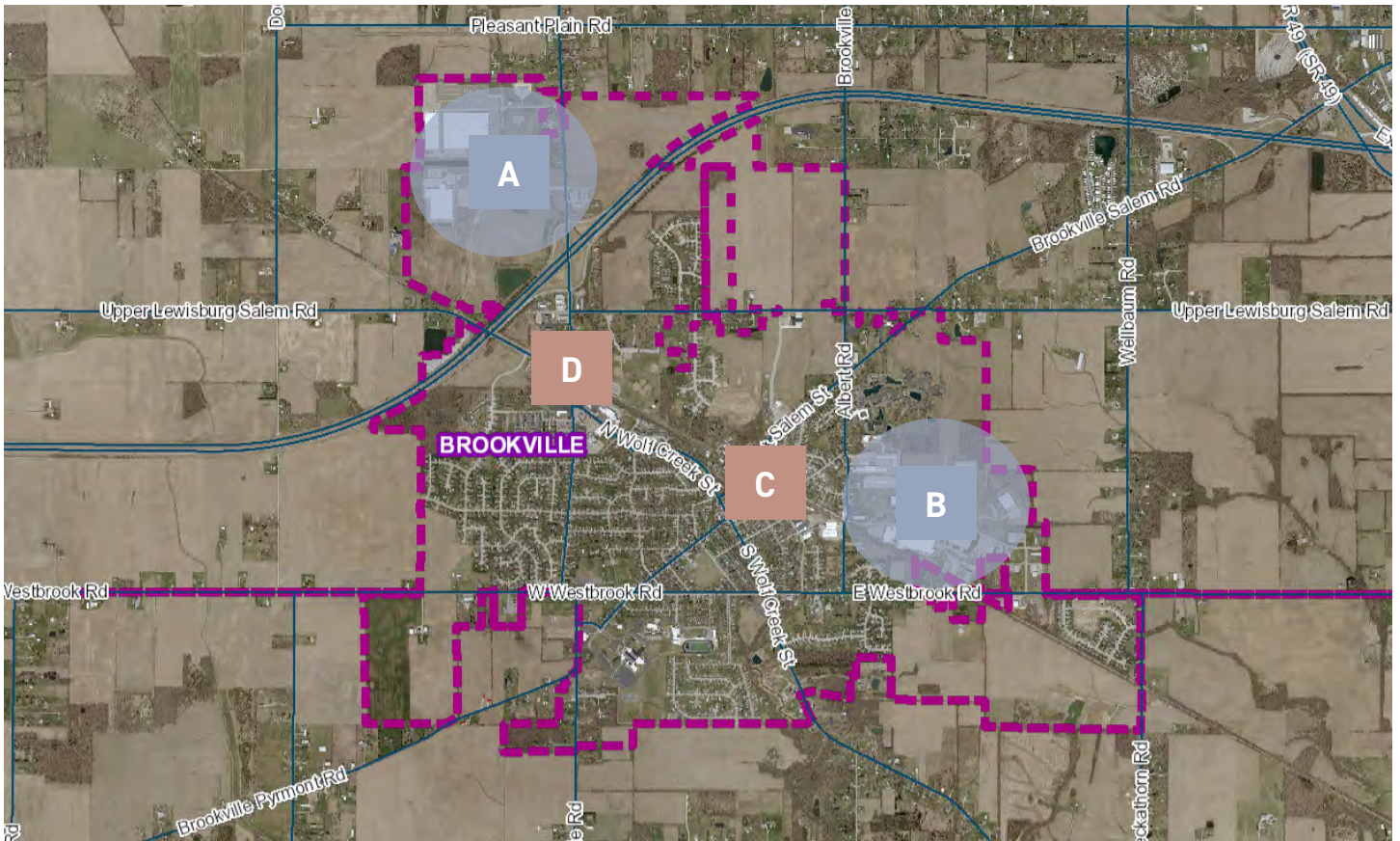
COMMERCIAL BUSINESS DISTRICTS

C

Historic Market Street

D

Arlington Road Corridor



Steering Committee

The Steering Committee established two overarching themes that guided the plan's development: (1) **Priority Theme: Balanced Growth Strategy** that served as the focus of this land use strategic planning effort, and (2) **Supporting Theme: Quality of Place** that complements the priority theme through community-based investments.

PRIORITY THEME: Balanced Growth Strategy



ECONOMIC DEVELOPMENT



INFRASTRUCTURE



HOUSING

SUPPORTING THEME: Quality of Place



Parks & Civic Space



Public Safety Services



Trail Town Connections

Community Survey

679 responses

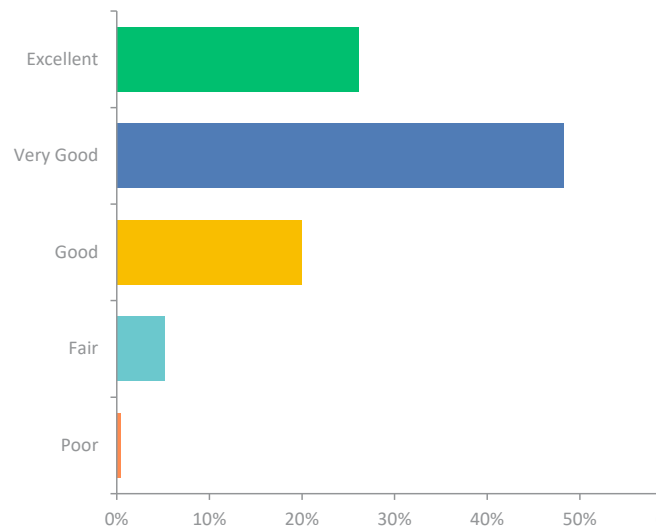
December 12, 2024 to February 28, 2025

KEY FINDINGS

- Schools were the most common reason for residing in the area (63%)
- Small Town Charm was the greatest community asset (50%)
- Market Street is the business district in most need of investment (58%)
- Over half of respondents (56%) did not desire additional housing
- Over half of respondents (52%) did not feel incremental residential development was appropriate in adjacent unincorporated areas
- Single-family residential (32%) was the most desired housing type
- Parks/natural areas, streetscape/aesthetics, and indoor meetings space were the Top 3 desired community enhancements

SURVEY SNAPSHOT

How would you rate Quality of Life in Brookville?



Public Meetings

3 PUBLIC MEETINGS

Brookville High School Auditorium



Public Meeting #1
January 27, 2025
Planing Process Overview & Issue Identification



Public Meeting #2
April 7, 2025
Assessment Findings & Proposed Concepts



Public Meeting #3
September 10, 2025
Future Land Use Map & Recommendations Feedback

Public Meeting #1

Input Activity Feedback

74% of participants supported Conservation Development



81% of participants desired Trails, Greenspace or Recreation to be required in new developments



Recurring Discussion Point:

The “quality” of new homes, while acknowledged to be subjective, was a major concern raised by many attendees. Facade materials (e.g. vinyl) and repetitive architectural style were mentioned as undesirable in new residential development.



Public Meeting #2

Proposed Concepts that resonated with attendees

- Residential design standards to ensure new homes avoid a duplicative aesthetic
- Recreational amenities (e.g. open space and trails) required as part of any new residential subdivision
- Conservation Development (viewed more favorably than traditional subdivision layouts though many still want no new development)



Public Meeting #3 & Draft Plan

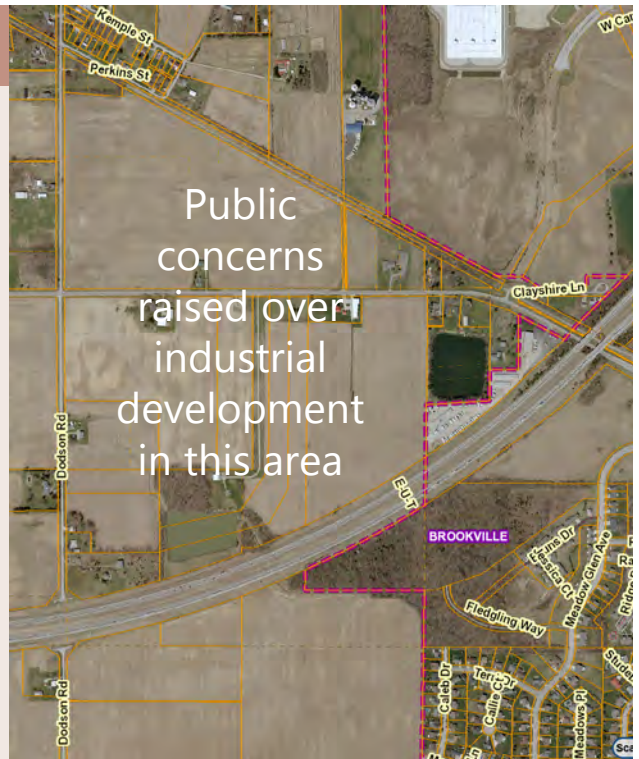
Public Meeting #3 Feedback

- General concerns raised by attendees:
 - Is the City planning for additional parks?
 - How will the proposed GM plant impact the City?
 - How is the City funding infrastructure capacity enhancements?
- Suggestions on the Future Land Use map:
 - “Require buffer space in new subdivisions along the Wolf Creek Trail
 - “No new lots less than 1/4 acre”
 - “Support 1/2 acre lot size to slow growth”



Draft Plan Public Feedback

- 12 general comments were received on the 9/11/2025 draft plan posted online:
 - Eight of those comments cited a desire to restrict future residential growth
- Site-specific comments were received citing opposition to residential development in the Northern Gateway and industrial development in Brookville Commerce Park West between the current corporation limits and Dodson Road (see right) due to concerns over soil conditions, farmland preservation, and compatibility with the Wolf Creek Trail





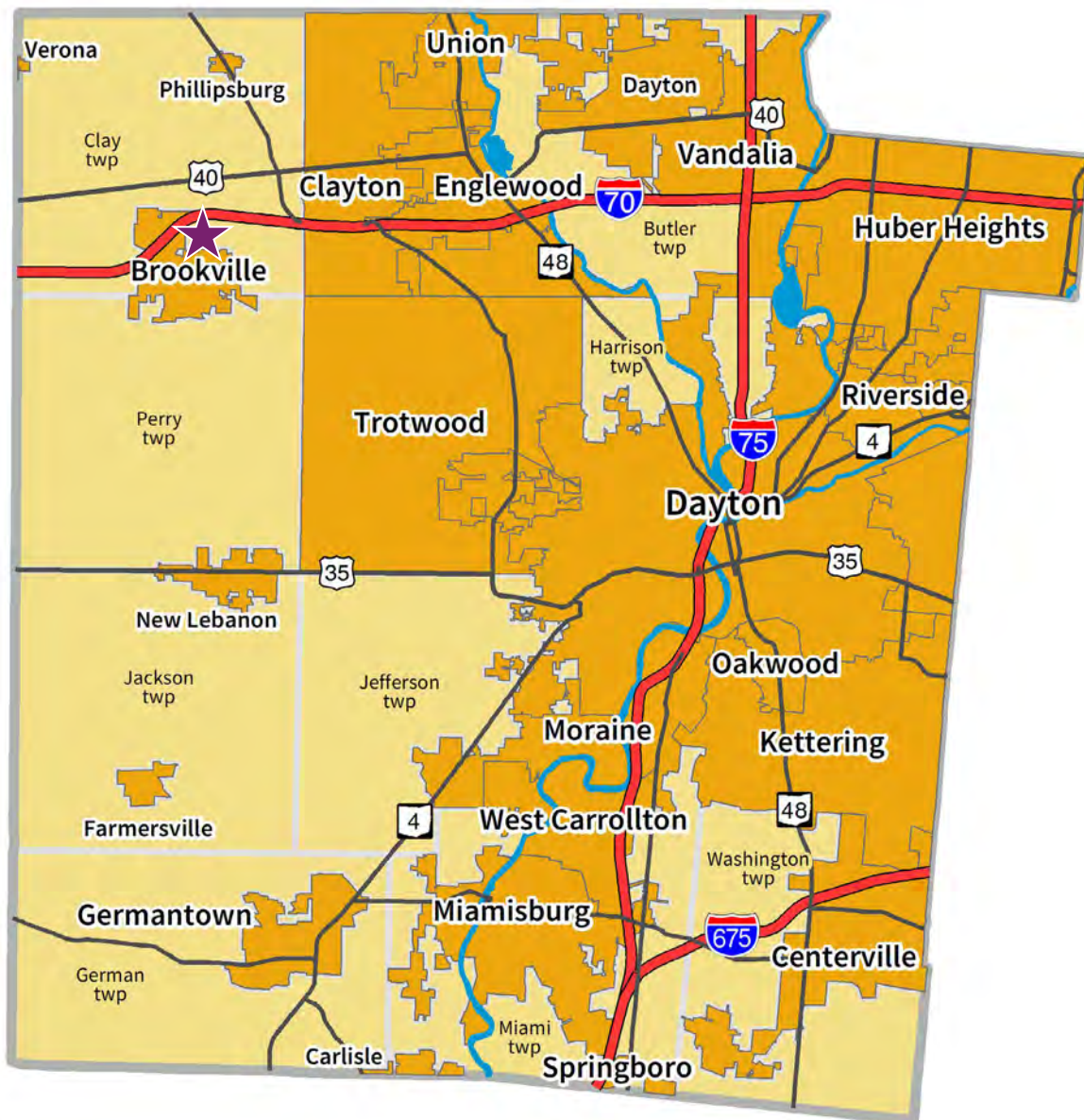
CH 2 ASSESSMENT



Regional Context

LOCATION


Brookville is located on the edge of the Dayton, Ohio metropolitan area in northwestern Montgomery County with easy access to Interstate 70. Brookville's location makes it an attractive location for residents seeking small town charm, with a short drive to big city amenities. Similarly, Brookville is an advantageous location for light industry given its freeway accessibility and proximity to the Dayton metro's workforce.



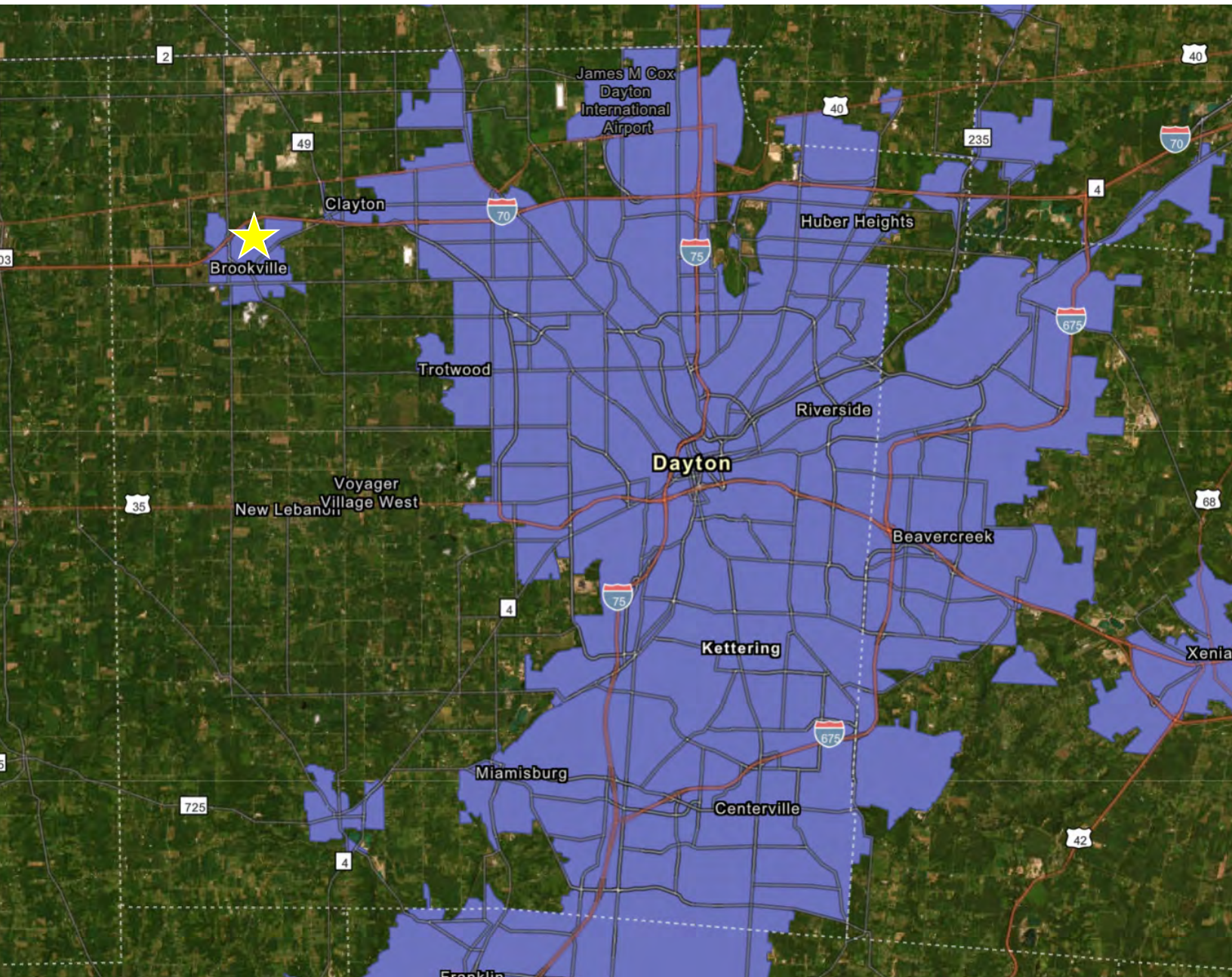
Exurban Location

Brookville is part of the Dayton OH MSA and is considered a Census Urban Area as highlighted in the map below. However, Brookville's Urban Area is not directly contiguous to Dayton's Census Urban Area, indicative of its exurban setting and "small town" feel. It should be noted that Brookville is included in Dayton's Adjusted Urbanized Area for transportation planning purposes.

LEGEND



Census Urban Area

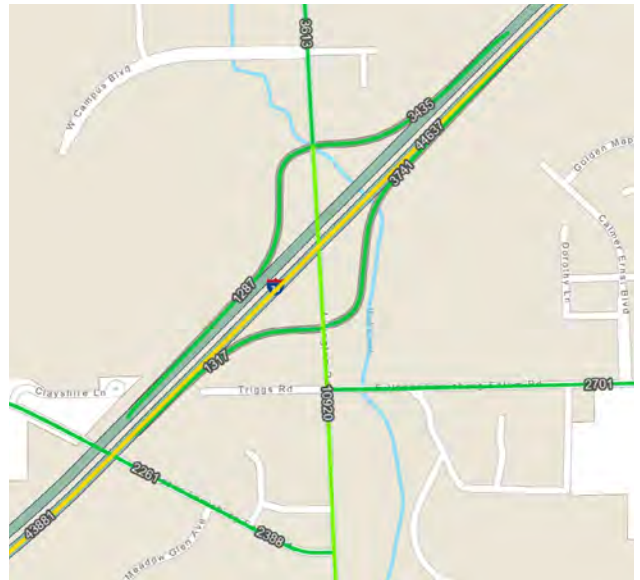


Regional Travel Patterns

Traffic Volumes

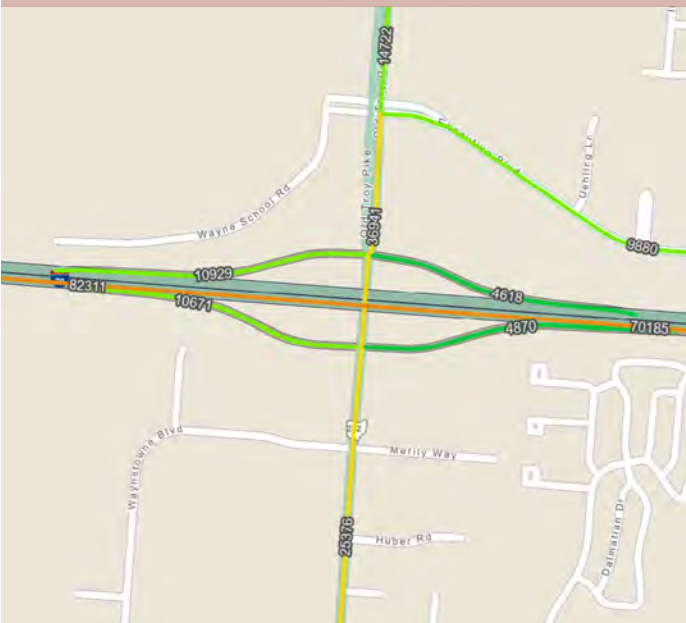
While Brookville is situated along the Interstate 70 corridor, the City is not located along a state or US highway with the volumes of through traffic that lead to rapid residential growth and sprawling development patterns. A comparison of Average Daily Traffic (ADT) in the vicinity of the Arlington Road interchange in Brookville (see right) to the State Route 202 and 201 interchanges to the east in Huber Heights (see below) reveals that traffic volumes just off Interstate 70 in Brookville are 49% to 75% lower than those in similar areas in Huber Heights.

Average Daily Traffic (ADT): Arlington Rd at I-70

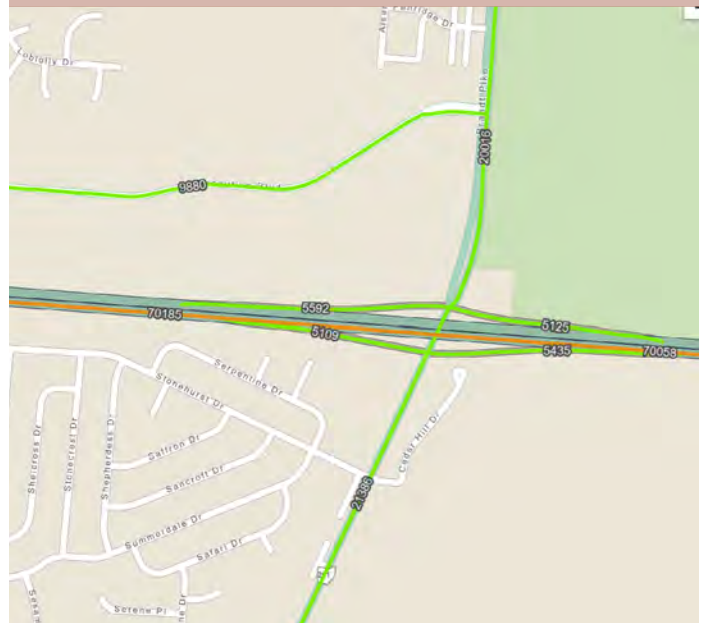


ADT Comparison in Huber Heights:

State Route 202 at I-70



State Route 201 at I-70



Key Data Indicators

Purpose

Understanding the built environment, demographics, and economic conditions of the City of Brookville to inform stakeholders of their assets and opportunities, resulting in data-driven outcomes. Key takeaways are highlighted below and detailed further on the pages that follow.

KEY TAKEAWAYS



1. Newly developed single-family housing lots have the highest appraisal value



2. 70% of Brookville is single-family housing



3. Brookville Local Schools enrollment was on a steady decline from 2004 until 2015, but has stabilized since then



4. Brookville's unemployment is lower than the national average



5. Brookville's economy is supported by residents of the city & adjacent townships



Demographics

Brookville is an aging community with household income and education attainment lower than statewide averages.

- An Aging Community
 - 49.1 average age vs 39.9 statewide
 - 30% seniors vs 19% statewide
- Median Household Income lower than State average
- Educational attainment lower than State average

Older Population

30.1% ± 5.5%

65 Years and Older in Brookville city, Ohio

18.8% ± 0.1%

65 Years and Older in Ohio

DP05 | 2022 American Community Survey 5-Year Estimates

Income and Earnings

\$59,158 ± \$9,422

Median Household Income in Brookville city, Ohio

\$67,769 ± \$731

Median Household Income in Ohio

S1901 | 2022 American Community Survey 5-Year Estimates

Educational Attainment

24.1% ± 5.1%

Bachelor's Degree or Higher in Brookville city, Ohio

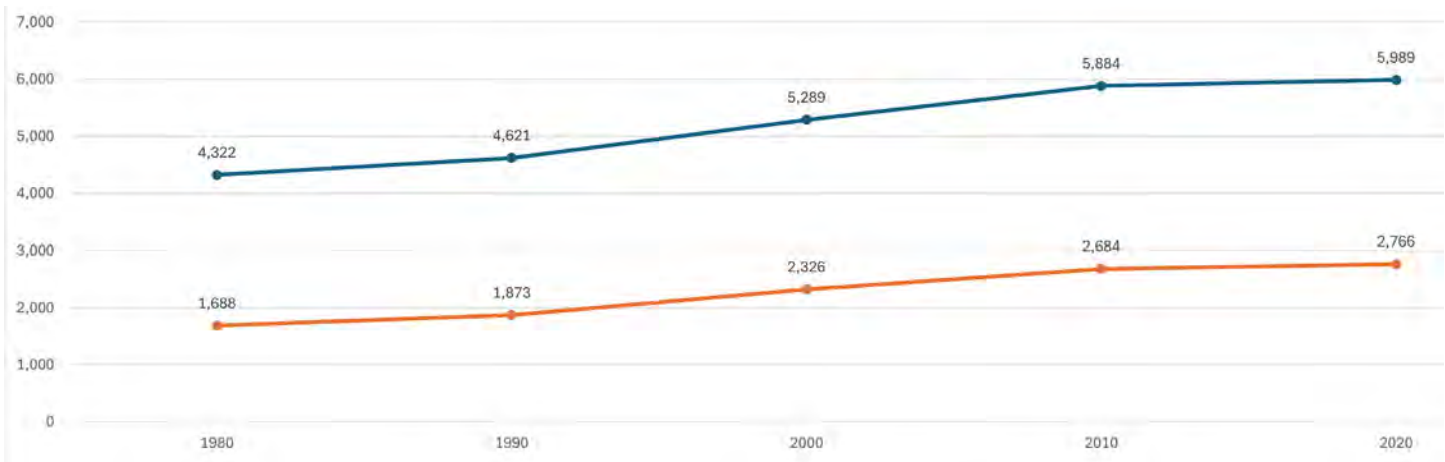
32.0% ± 0.3%

Bachelor's Degree or Higher in Ohio

S1501 | 2022 American Community Survey 5-Year Estimates

Population & Housing

City of Brookville U.S. Census Population & Housing Trends



Population



Housing

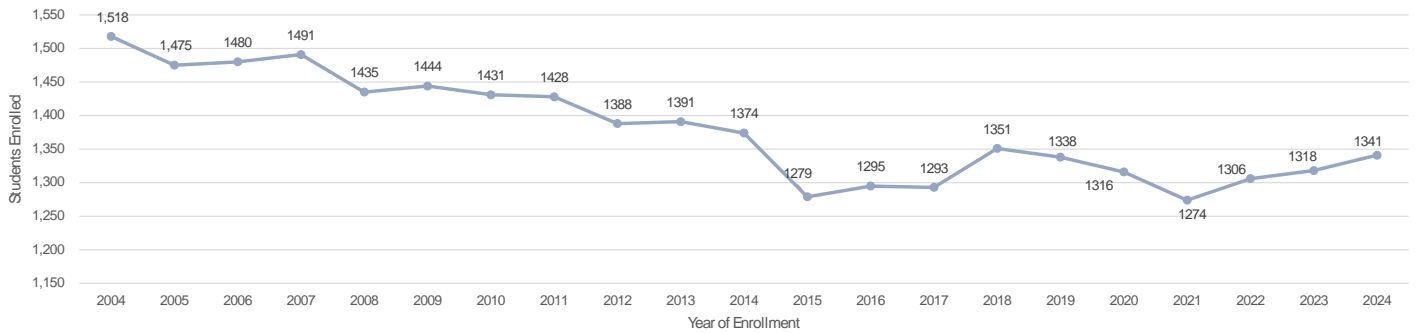
A review of U.S. Census data population and housing trends (see graph above) shows the following local trends:

- Since 1980, the City of Brookville has experienced most of its population and housing growth between 1990 and 2010.
- In the most recent decade from 2010 to 2020, the City experienced modest growth in population (+1.80%) and housing units (3.06%).
- Since 1980, the average household size in the City has decreased (-15.0%) from 2.56 in 1980 to 2.17 to 2020.

Multiple population growth forecast methods project continued incremental population growth in Brookville in 2050. Based on the City's historic growth rate over the past 20 years (0.66% annual growth), the 2050 population is projected to be 7,299. In the alternative, applying Brookville's historic share of Montgomery County's population to a countywide population estimate provided by the State of Ohio results in a slightly more conservative projection, with a 2050 population of 7,159.

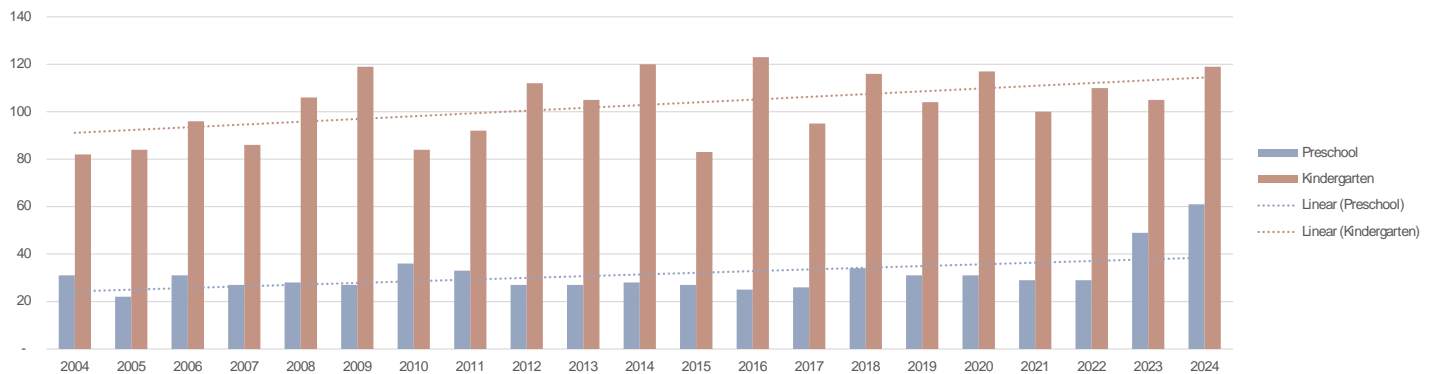
Public Schools Enrollment

Brookville Local Schools: 1-12 Grade Enrollment



- Enrollment was on a steady decline from 2004 until 2015, but has stabilized since
- Recent increase in enrollment since 2021, gaining 67 students in enrollment over a 4-year period
- The largest drop in enrollment in a single year occurred between 2014 and 2015

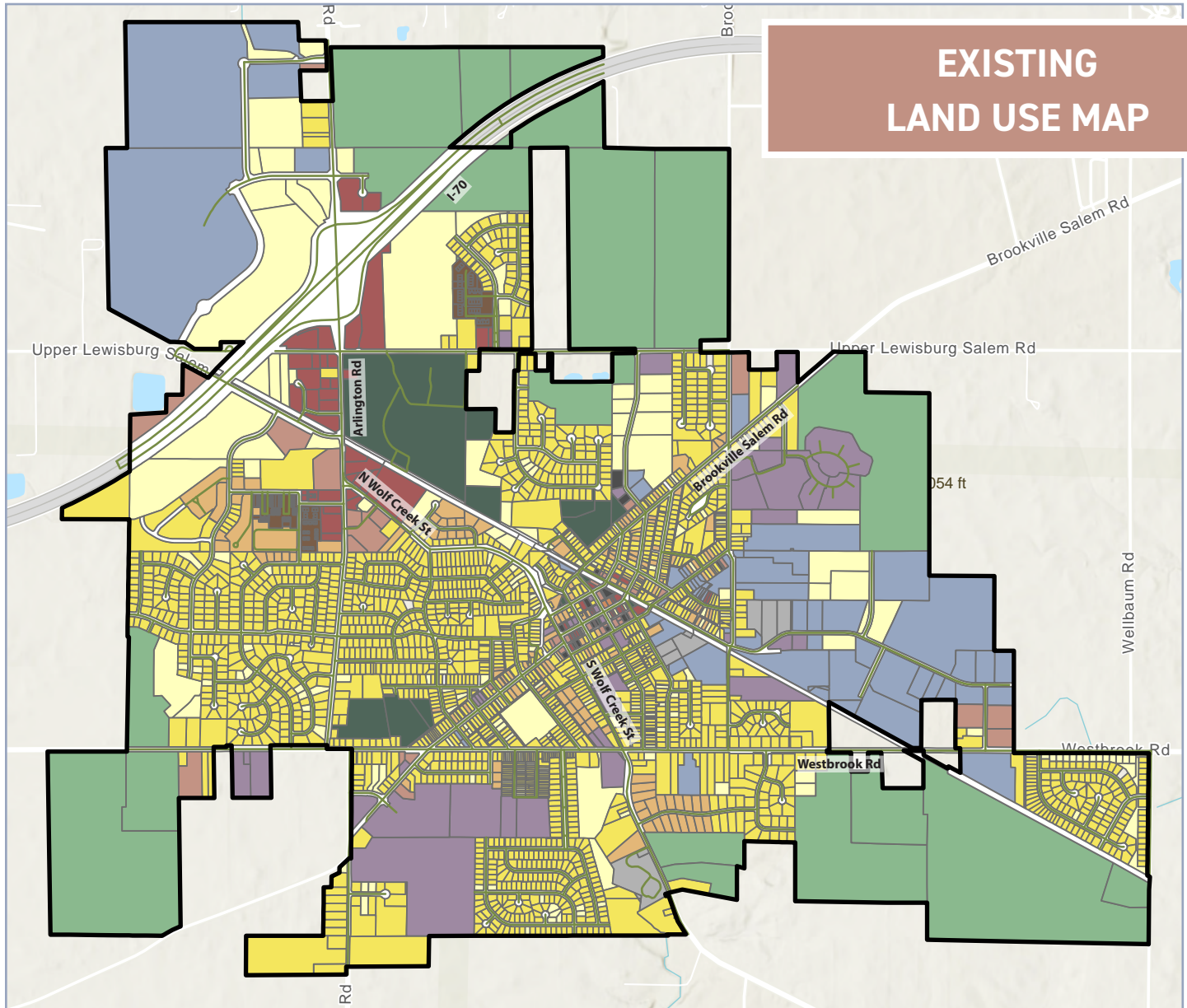
Brookville Local Schools: Kindergarten and 1st Grade Enrollment



- Both kindergarten and preschool enrollment have been slowly increasing since 2004
- Preschools have seen the largest increase in enrollment since 2022, currently at 61 students enrolled
- Upward trends in kindergarten and preschool but downward trends in 1st - 12th grade enrollment could indicate students transferring to other schools throughout their early academic career

Existing Land Use

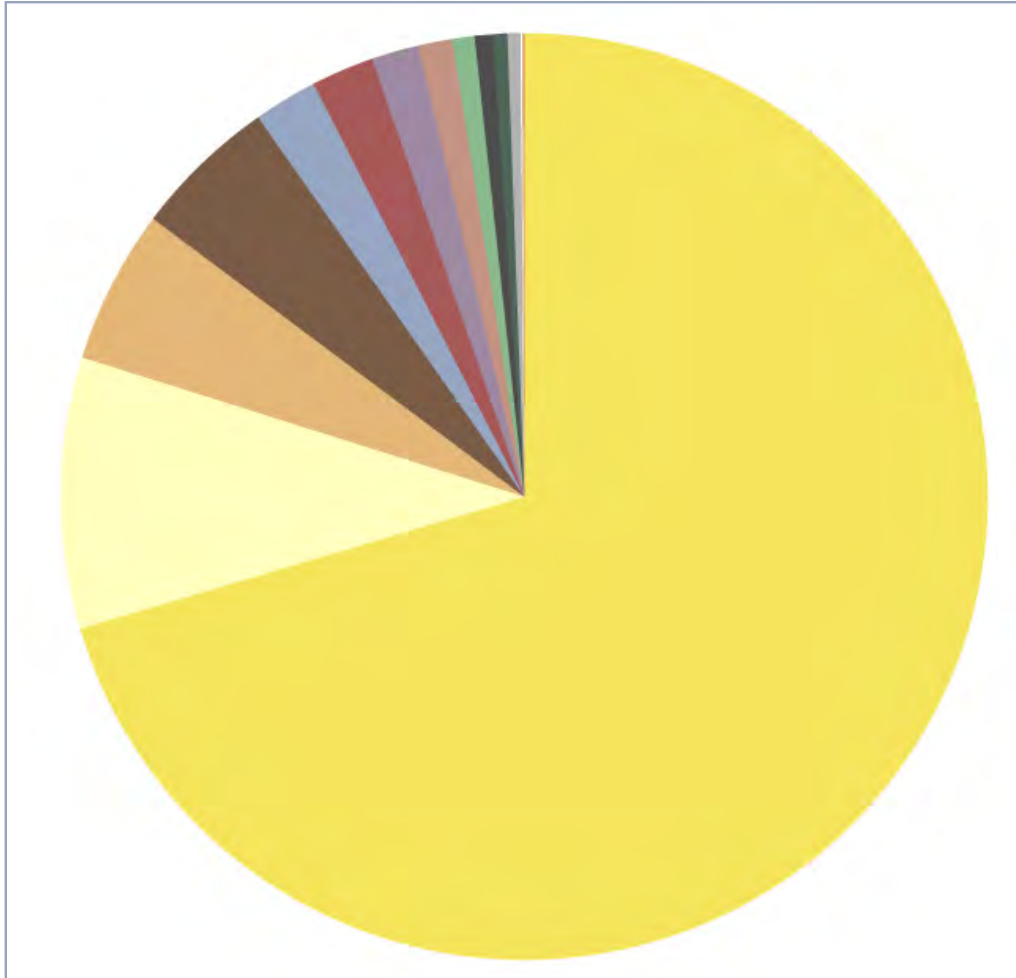
The existing land use map shows the City of Brookville's current uses for parcels. The existing land use is different from a zoning map. A zoning map shows the legal intent of the parcel's use, whereas the existing land use only considers the parcel's current purpose.



- | | | |
|---------------------------|------------------------|-----------|
| Single-Family Residential | Public / Institutional | Mixed-Use |
| Vacant | Commercial | |
| Multi-Family Residential | Agricultural | |
| Condominiums | Parking | |
| Industrial | Recreational | |
| Retail | Utilities | |

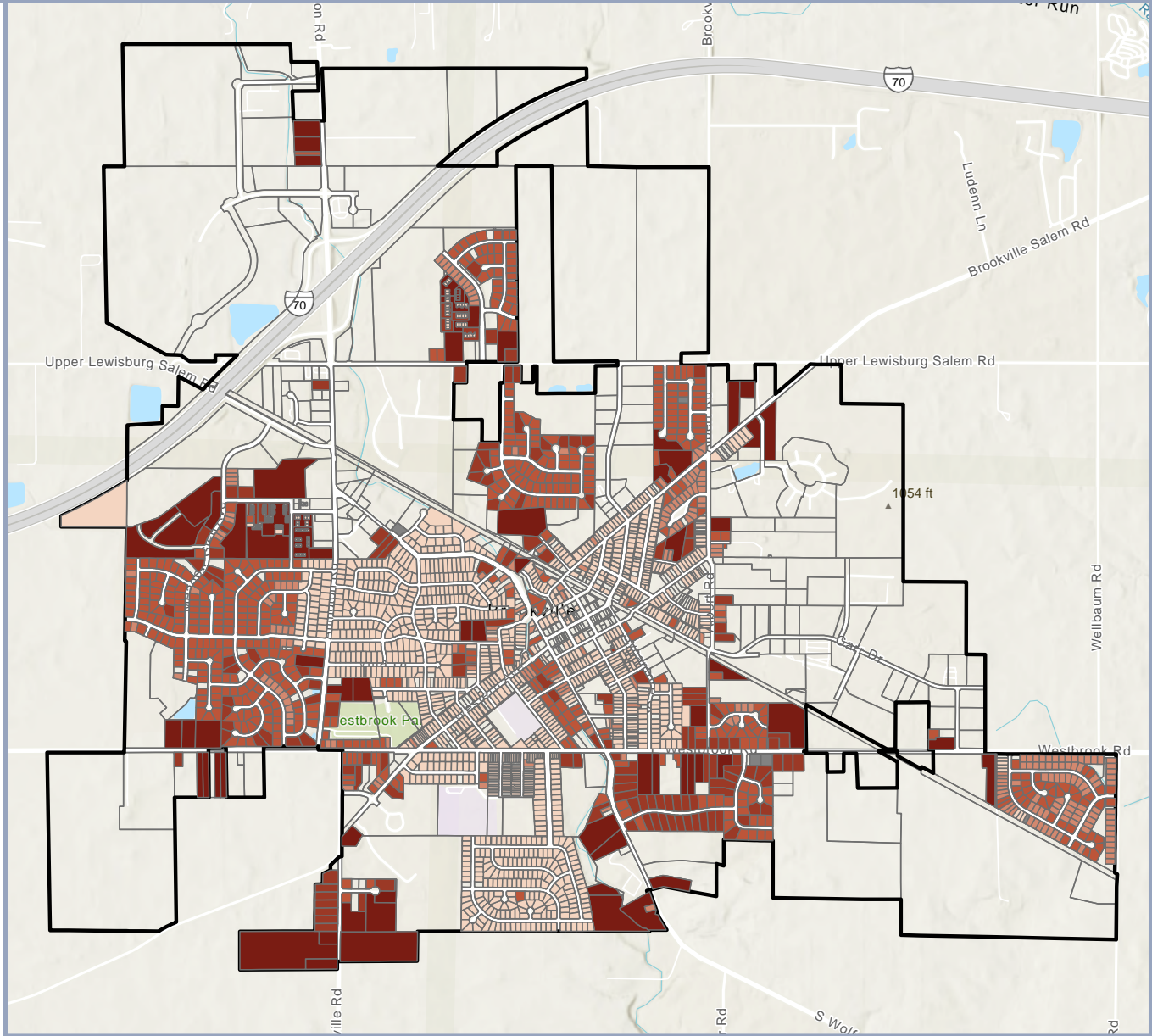
Existing Land Use






Citywide Percentage of Each Land Use



- Single-Family Residential 70.4%
- Vacant 9.5%
- Multi-Family Residential 5.4%
- Condominiums 5.0%
- Industrial 2.2%
- Retail 2.2%
- Public / Institutional 1.6%
- Commercial 1.2%
- Agricultural 0.8%
- Parking 0.6%
- Recreational 0.5%
- Utilities 0.4%
- Mixed-Use 0.1%

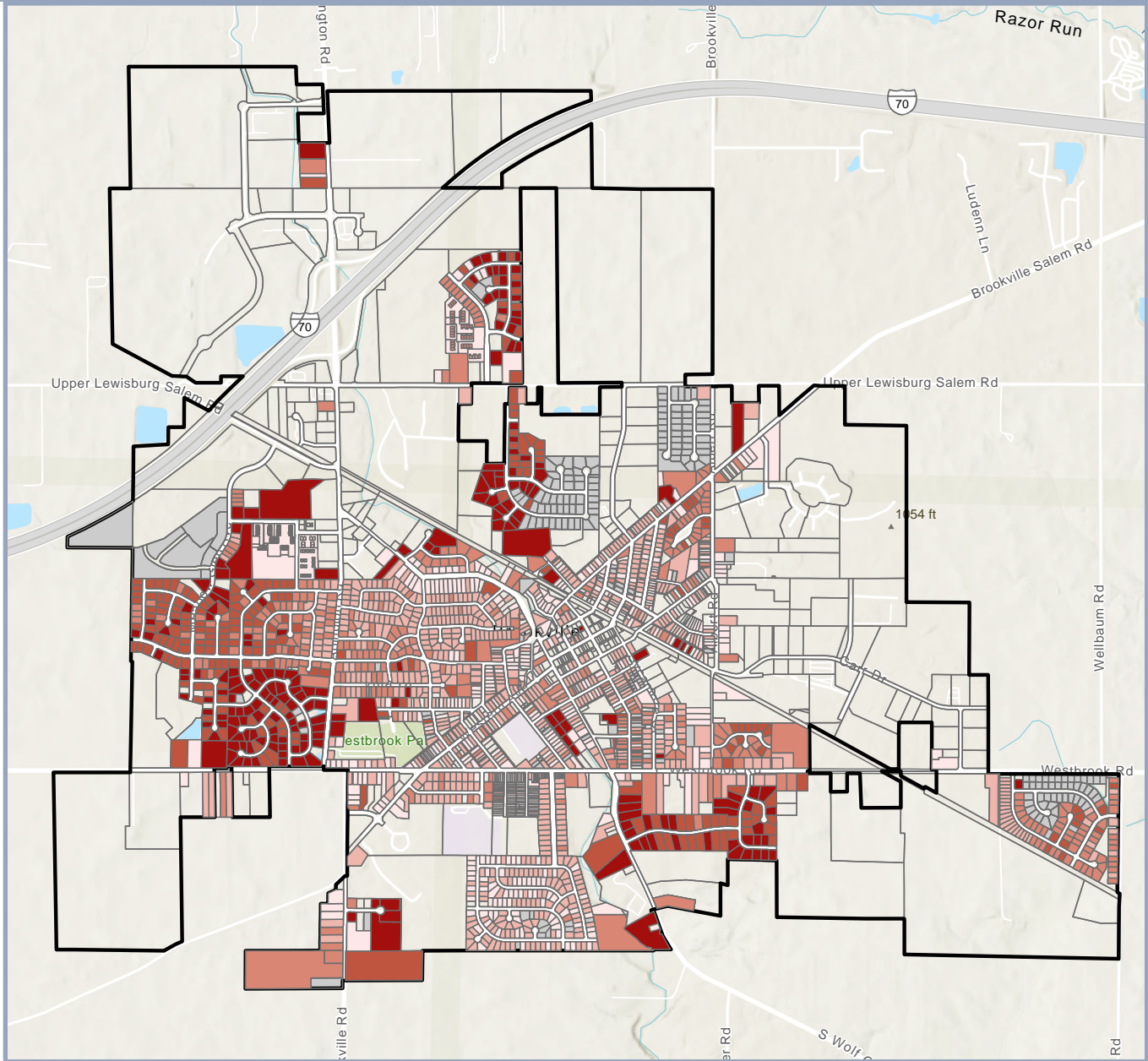
Housing: Lot Sizes



Housing Lot Size		
	Acreage Range	Count
	0 - .167	1418
	.167001 - .25	228
	.25001 - .5	569
	.5001 - 1	148
	1.001 - 15	73

- Highlights:**
- Most housing parcels are less than 1/6th of an acre
 - Smaller parcels exist towards the center and southern portions of Brookville
 - Quarter to half-acre parcels are usually found in newer developments






Housing: Appraisal Values



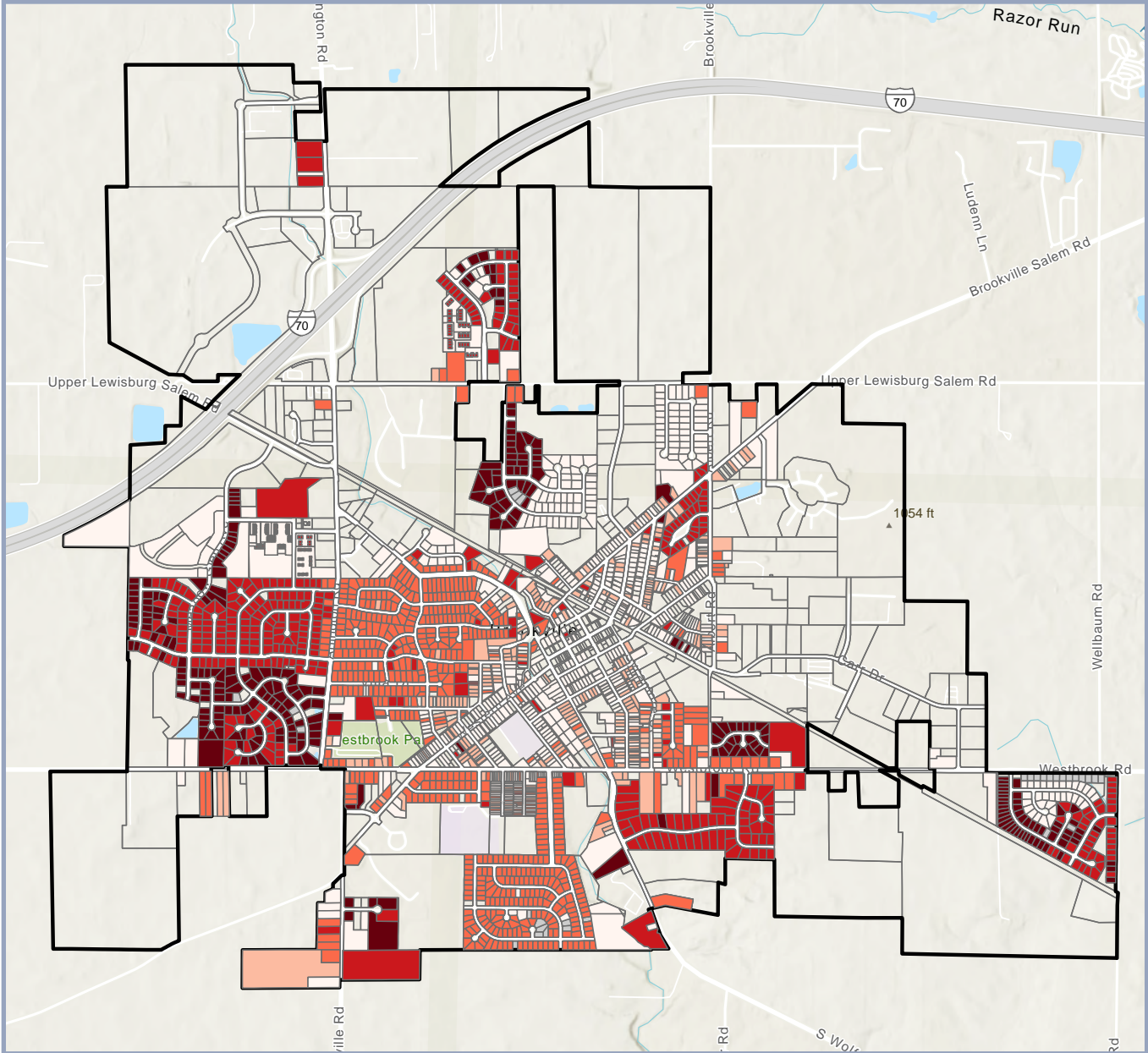
Highlights:

- Higher appraisal values on homes are found where newer development is occurring in the outer ring of Brookville
- Larger parcel sizes correlate with higher home appraisal values

Housing Appraisal Value

	Value Range	Count
	\$0 - \$87,350	524
	\$87,350.01 - \$131,025	769
	\$131,025.01 - \$174,700	387
	\$174,700.01 - \$218,375	226
	\$218,375.01 - \$765,420	219

Housing: Year Built

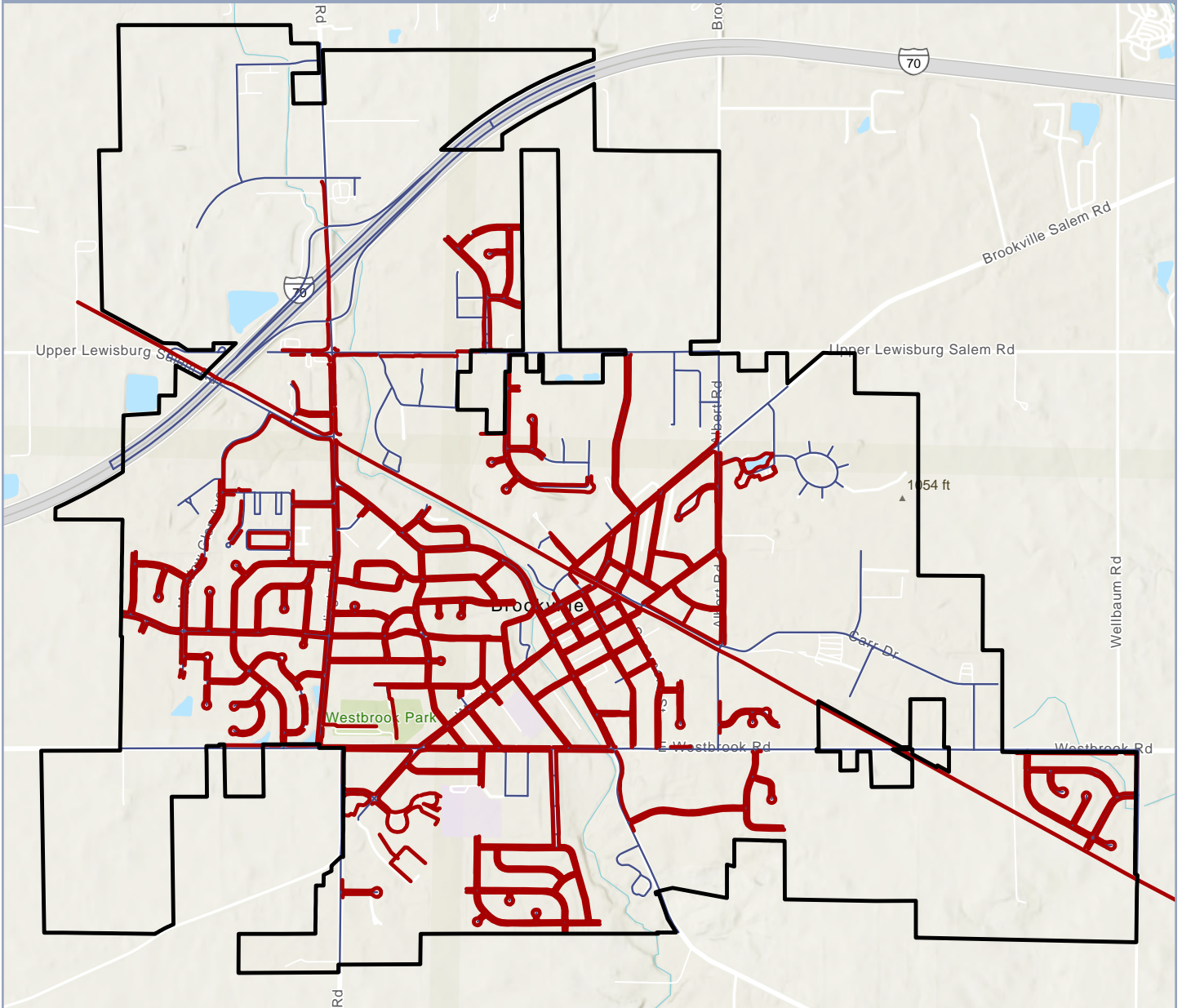


Housing Year Built		
	Year Range	Count
	0 - 1920	719
	1920 - 1950	236
	1950 - 1970	689
	1970 - 2000	493
	2000 - 2025	274

Highlights:

- The oldest homes in Brookville are located toward the center of the city
- Housing developments have been incrementally built from the center of the city and eventually outward to the edges of the city

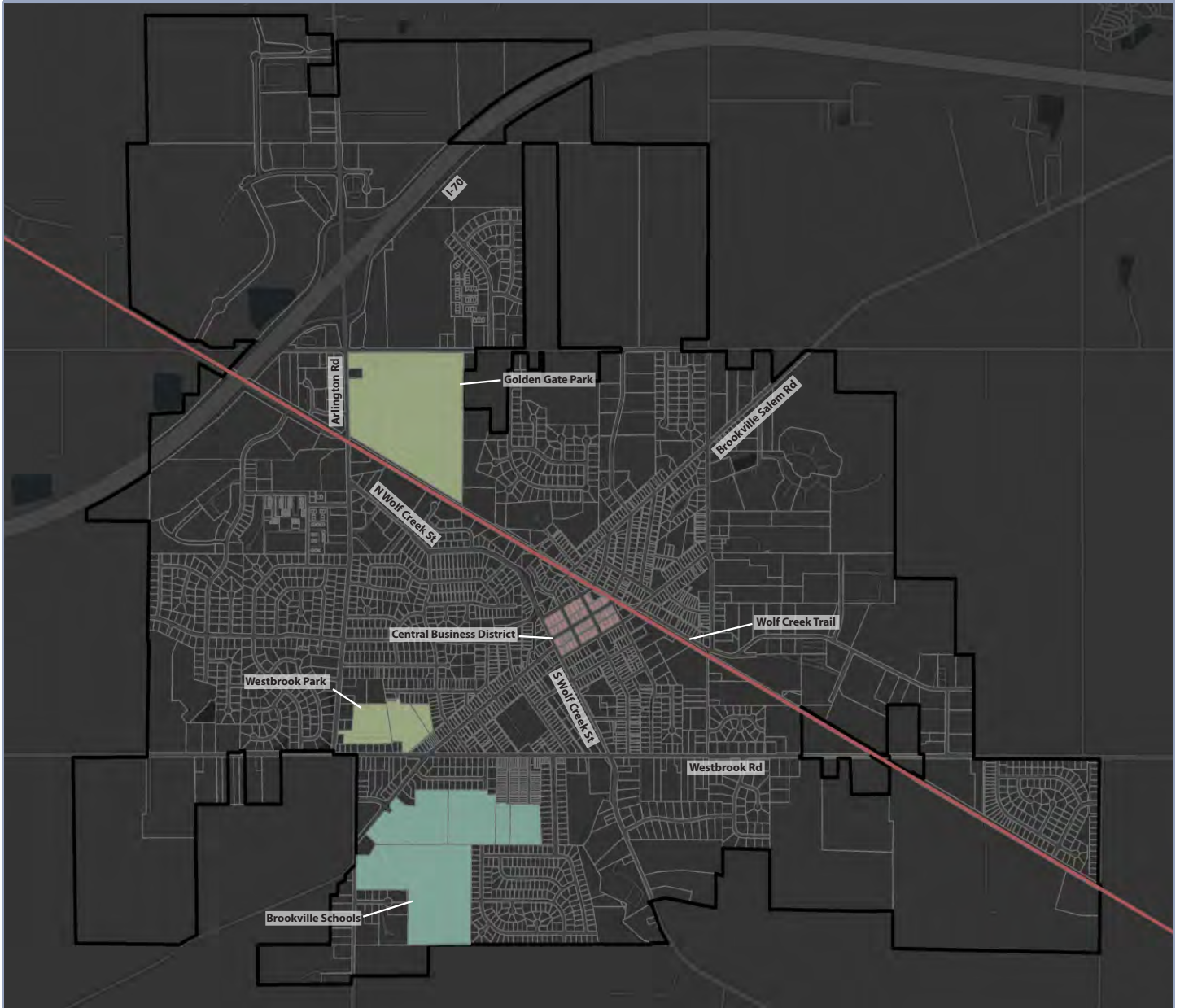
Sidewalk Inventory



Highlights:

- Brookville contains a high volume of sidewalk inventory, making it a mostly walkable city
- The main roads including Brookville Salem Road, East Westbrook Road, Johnsville Brook Road, and Arlington Road lack consistent sidewalks for pedestrian safety
- Industrial sections in the northwest and southeast are missing sidewalks, lacking connectivity to the rest of Brookville's neighborhoods
- The regional bike trail acts as an additional pedestrian connectivity tool throughout the center of the city

Community Assets

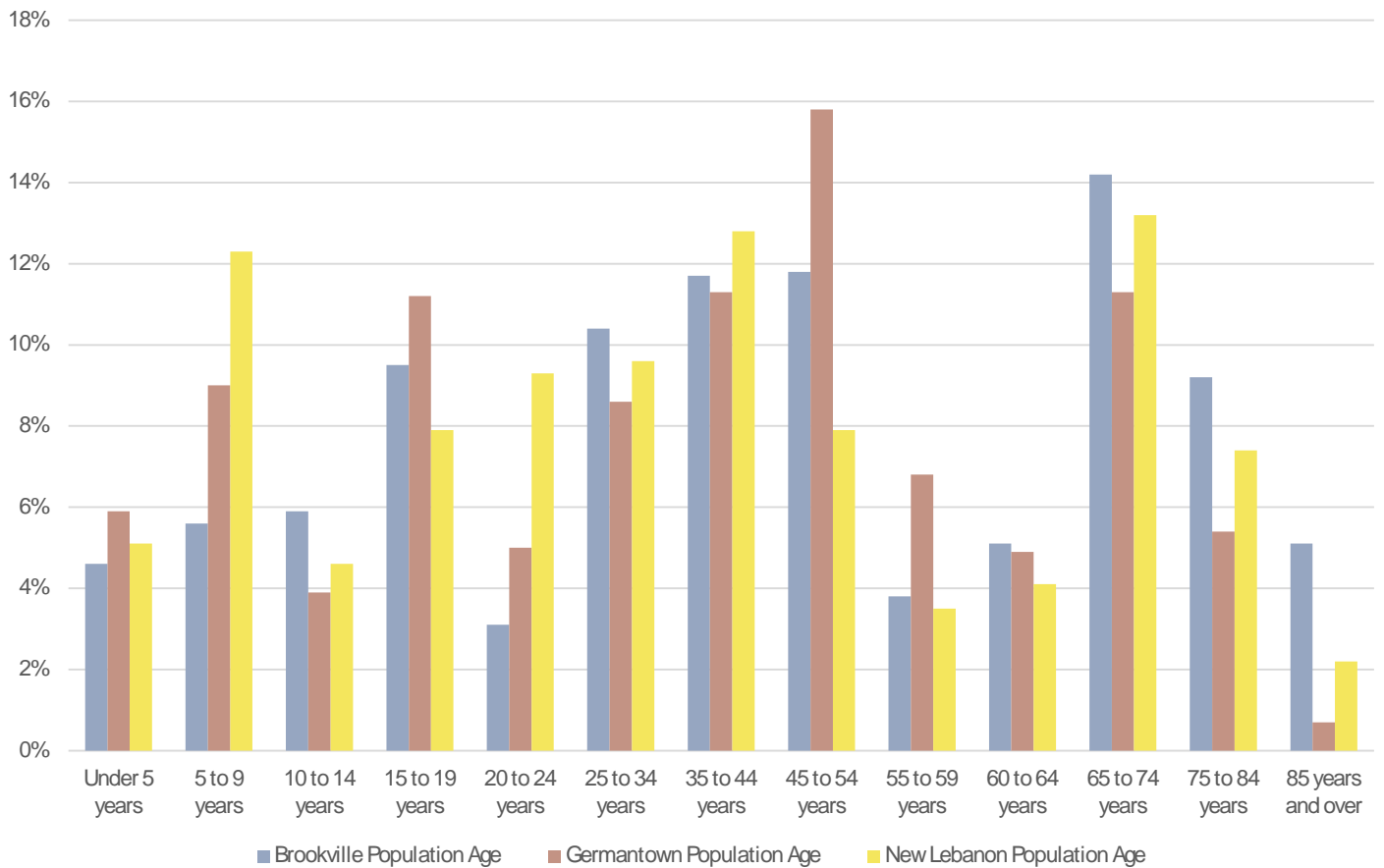


Highlights:

- Golden Gate Park north of the regional bike trail and Westbrook Park south of the bike trail provide greenspace connectivity to most of the neighborhood
- Regional bike trail serves as a valuable connector between Golden Gate Park and the historic Central Business District



Population by Age



Highlights:

- Brookville’s highest population age is between 65 and 74 years old
- Brookville’s lowest population age falls between 20 to 24 years old, further investigation must be performed to determine if this is caused by students in college or moving elsewhere for employment opportunities
- New Lebanon and Germantown retain a much higher percentage of individuals between 20 and 24, also contain a lower percentage of population over 75 years old than Brookville
- The majority of Brookville’s population is between 25 and 54 years old
- 15 to 19 year olds in Brookville currently make up nearly 10% of the population: a further decline into the 20 to 24 years range may support the anecdotal assumption of students leaving for college or young adults leaving the city for different employment opportunities

Total Population:

Brookville:

6,234

Germantown:

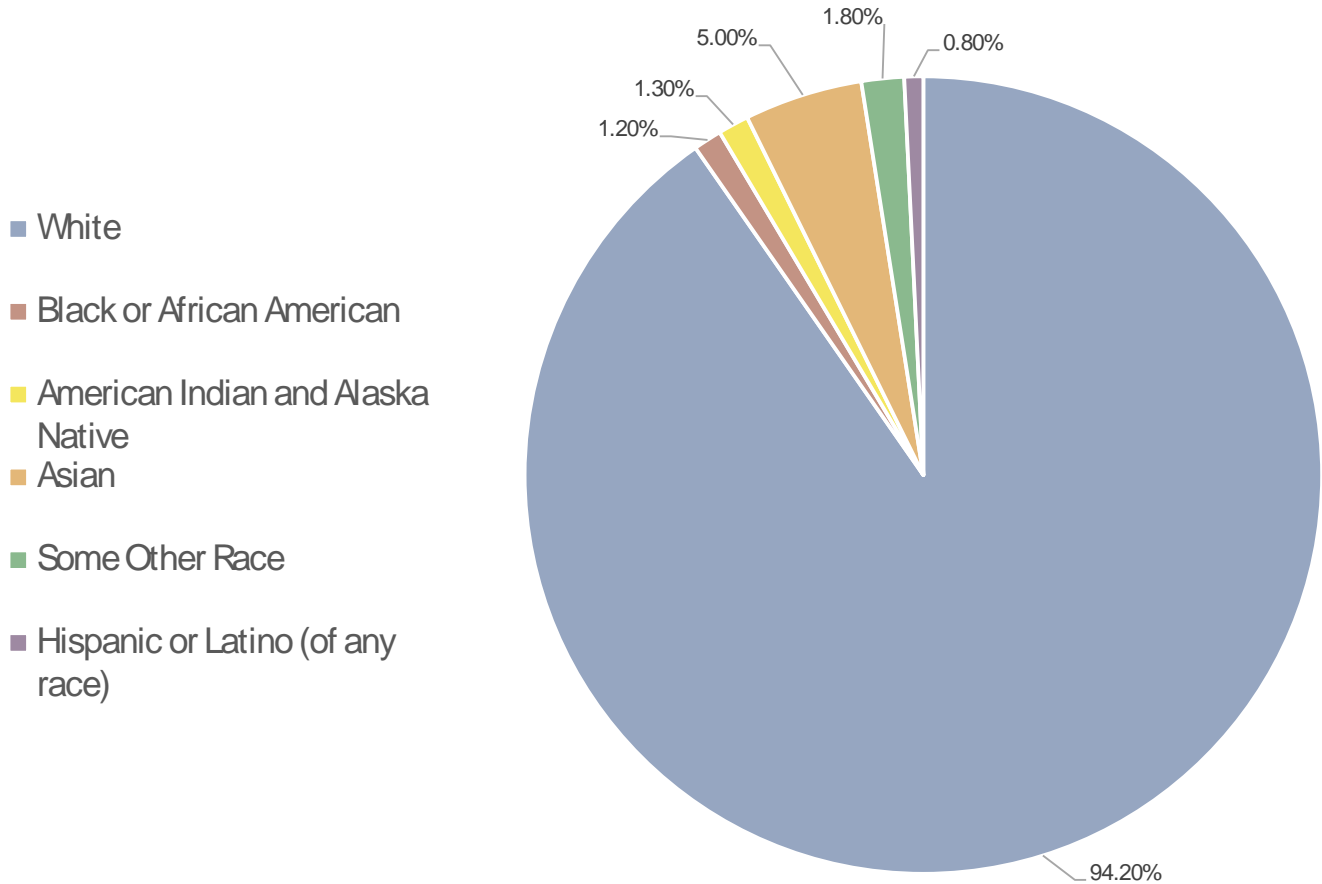
5,796

New Lebanon:

3,768

Demographics: Race

Brookville Population Demographics: Race

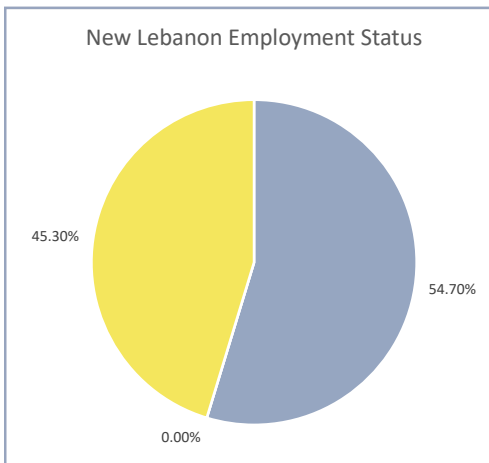
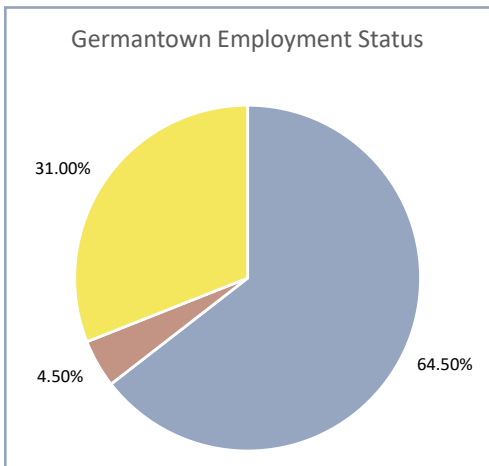
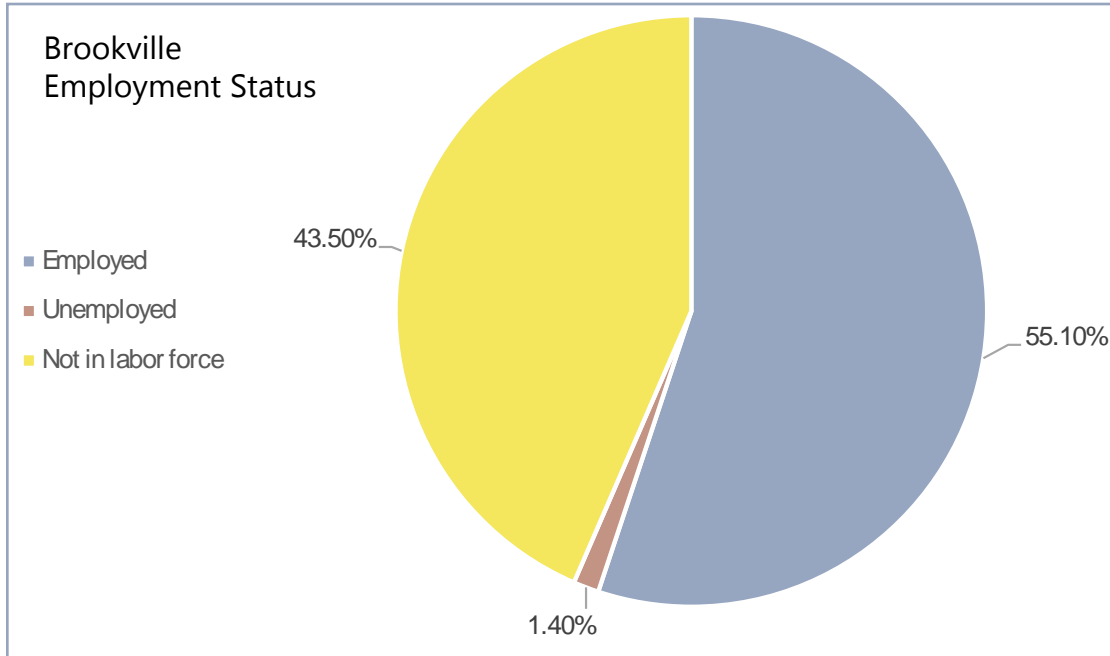


Highlights:

- The majority of Brookville’s population is White, making up over 94% of the population
- The second-highest racial demographic in Brookville is Asian at 5%
- Black or African American, American Indian and Alaska Native, Other Races, and Hispanic or Latino each make up less than 2% of the population

Note: Totals are over 100% for this chart due to individuals identifying with multiple races

Employment Status



Highlights:

- Brookville’s employed population makes up the majority of the population at 55%
- Although Brookville’s unemployment (currently at 1.4%) is between Germantown’s 4.5% and New Lebanon’s 0% unemployment (likely an inaccurate estimate within margins of error), the city is still almost 2% lower than the national average
- Germantown holds the highest employment percentage, making up 64.5% of its population
- Besides New Lebanon’s 0% unemployment, the employed and not in labor force mix is similar to Brookville’s

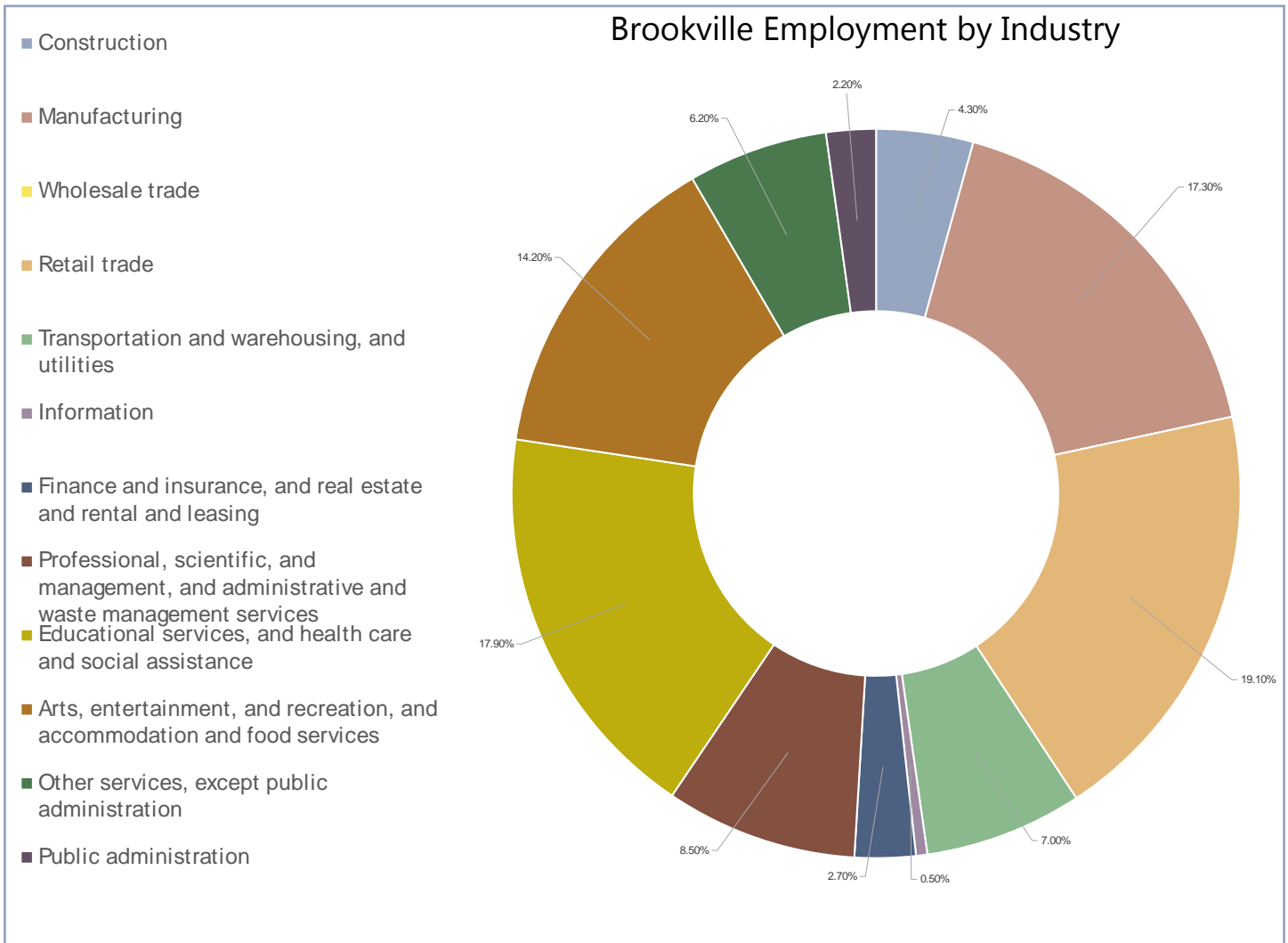
Populations 16 Years & Over:

Brookville:
5,103

Germantown:
4,508

New Lebanon:
2,837

Employment by Industry



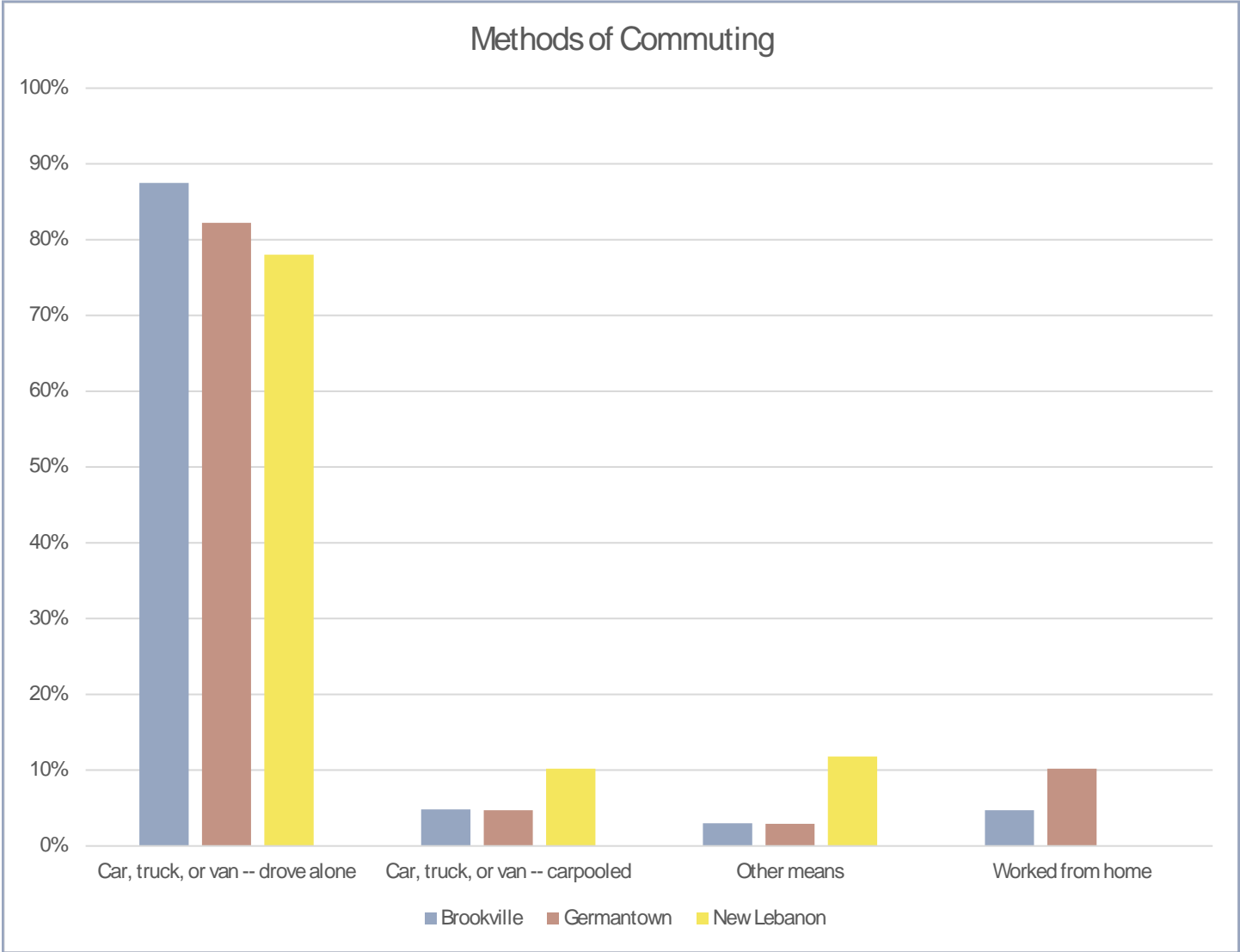
Highlights:

- Brookville’s major employment industries include retail trade at over 19%, manufacturing at over 17%, education services, health care, and social assistance at nearly 18%, and arts, entertainment, recreation, accommodation, and food services at over 14%, making up a combined total of over 68% of the labor force
- The information and finance, insurance, and real estate sectors make up less than 5% of the population
- Construction is less than 5% of the population’s industry of occupation, indicating new development is most likely not performed by the local workforce

Population Employed 16 Years & Over:

Brookville:
2,810

Commuting



Highlights:

- Brookville, Germantown, and New Lebanon share similar commuting trends, all exceeding the national average in commuters driving alone to work
- Although Brookville has a higher work from home rate than New Lebanon, it is still lower than the national average (approximately 12%)

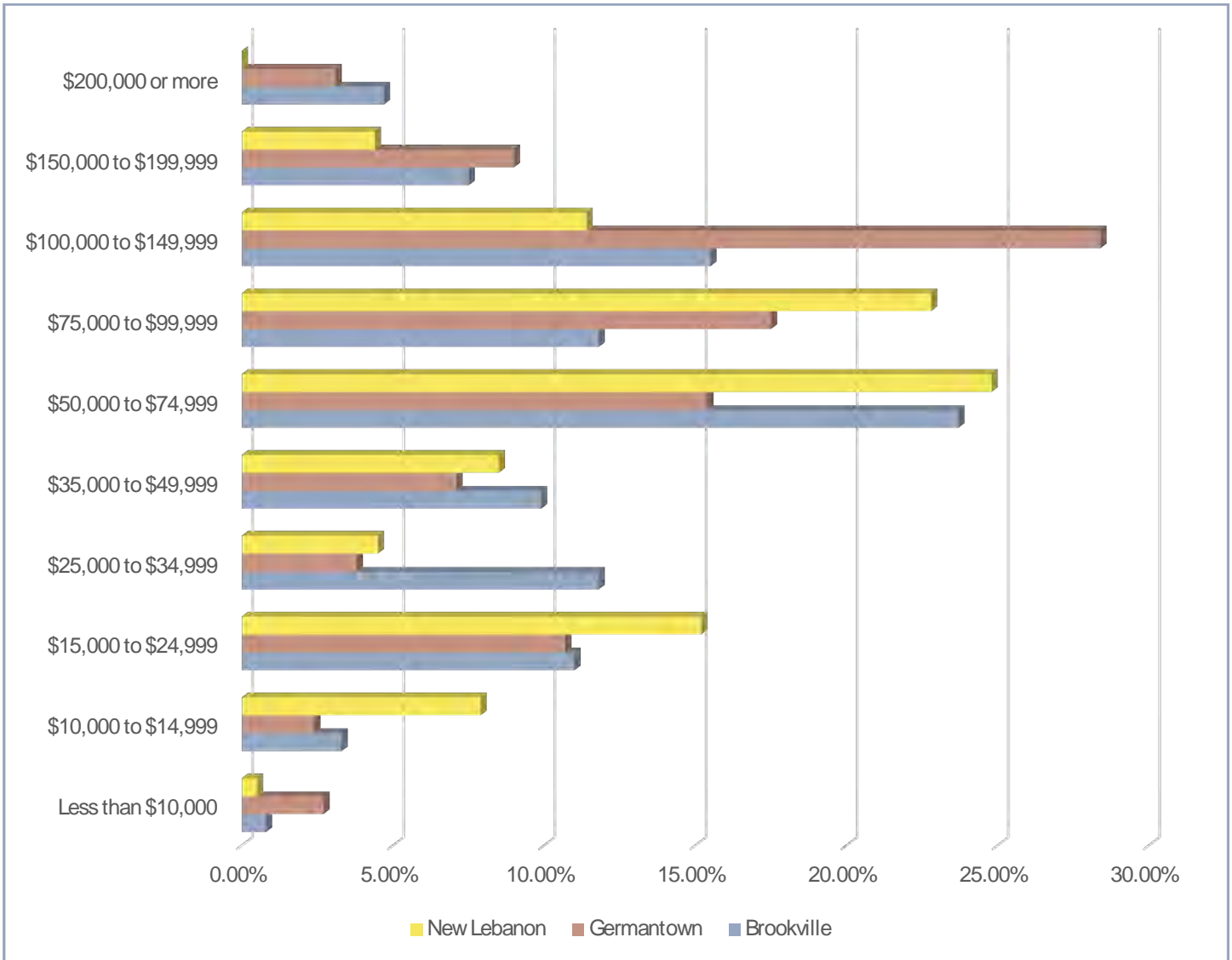
Workers 16 Years & Over:

Brookville:
2,765

Germantown:
2,630

New Lebanon:
1,530

Household Income



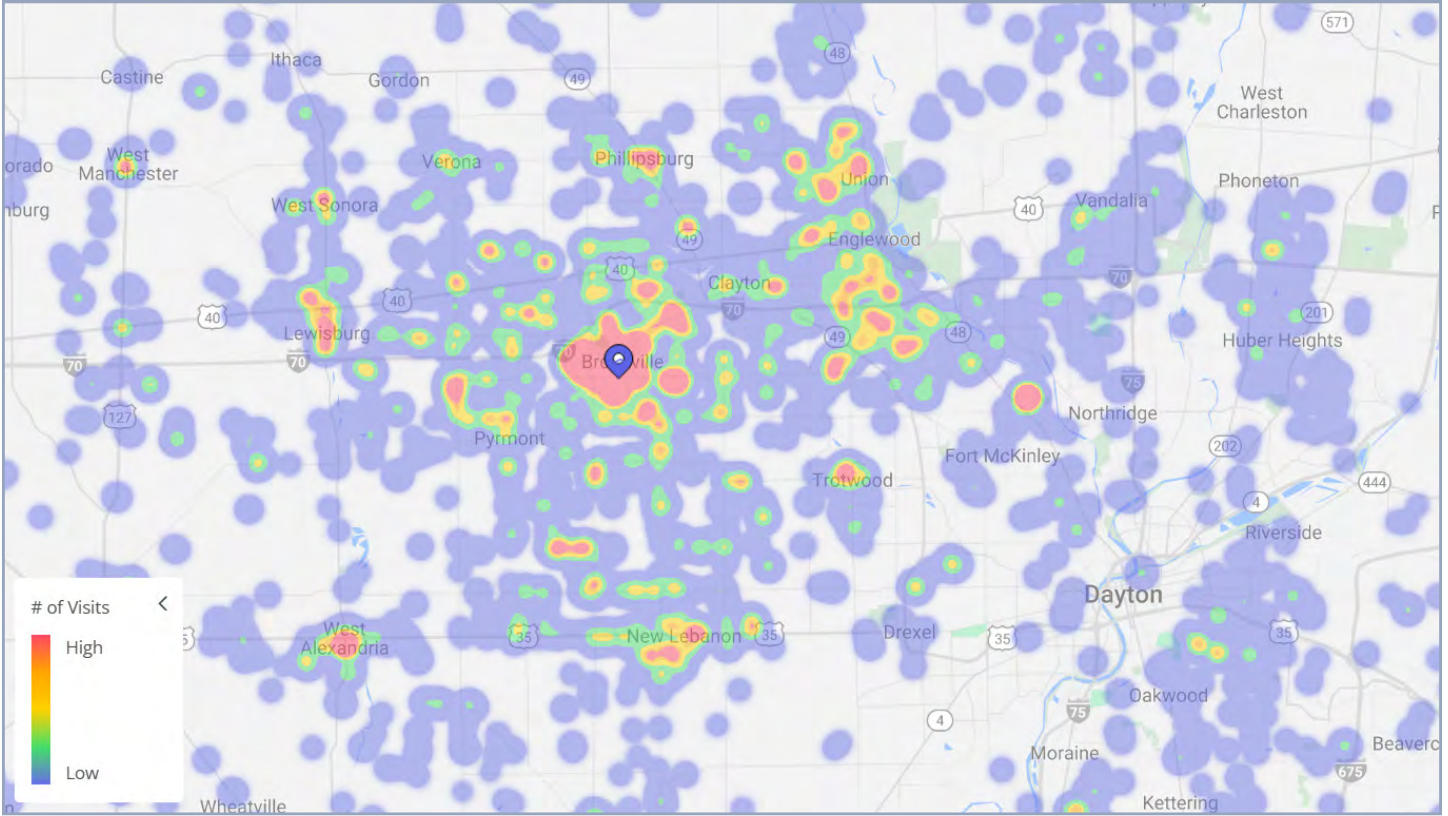
Highlights:

- Over a quarter of Brookville’s population has a household income of over \$100,000, while another quarter of the population is between \$50,000 and \$74,999
- Brookville currently sits between Germantown and New Lebanon in median household income
- Over 40% of Germantown’s population has a household income over \$100,000

Total Households: Median Income:

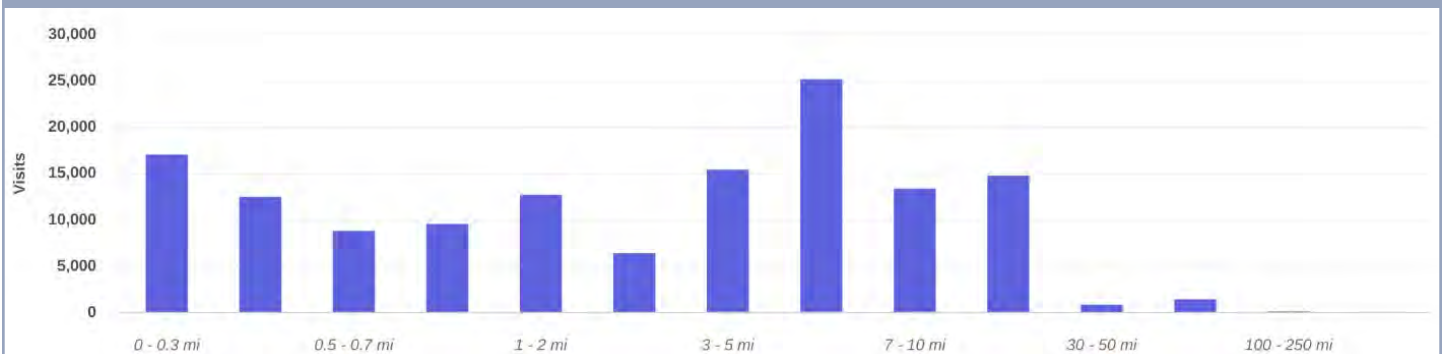
<i>Brookville:</i> 2,483	<i>Brookville:</i> \$78,538
<i>Germantown:</i> 2,261	<i>Germantown:</i> \$84,307
<i>New Lebanon:</i> 1,432	<i>New Lebanon:</i> \$64,286

Downtown Brookville Visitors: Place of Residence



Placer.ai cellphone tracking data reveals that Downtown Brookville’s true trade area is comprised primarily of local visitors. Almost half of the frequent shoppers in Downtown Brookville (44.6%) are City residents. Most visits come from individuals residing within six miles of Brookville’s Central Business District. This data indicates that Brookville will be most successful in tailoring retail development to meet the local needs of residents in Brookville and adjacent townships.

Downtown Brookville Visitors: Distance Traveled



Housing Attainability

Appraised Home Values: City of Brookville		
Value Range	Number of Homes	Percent of Homes
\$0 - \$87,350	524	25%
\$87,350 - \$131,025	769	36%
\$131,025 - \$174,700	387	18%
\$174,700 - \$218,375	226	11%
\$218,375 - \$765,420	219	10%



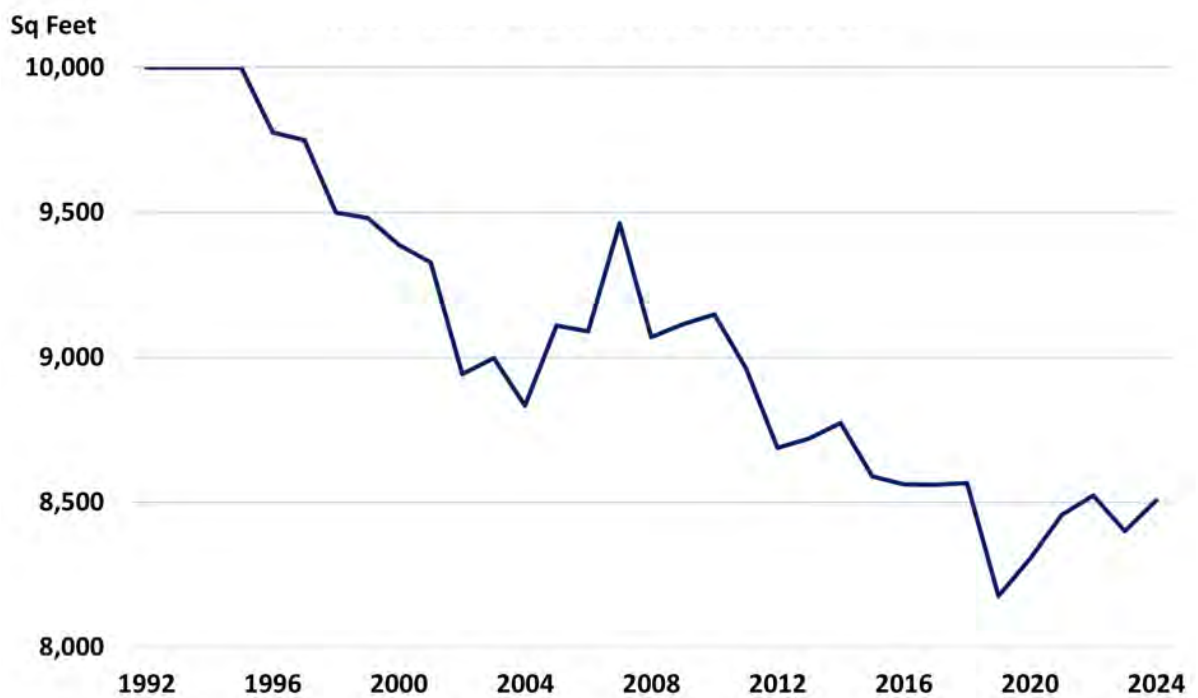
Homes in the Harper Creek subdivision, with prices starting from the mid \$200Ks, are in the Top Ten Percentile by appraised value citywide. Based on the City’s median household income of approximately \$60K per year, an average-earning household in the City could afford a home appraised at around \$200K. This indicates that public preferences for larger lot sizes and higher quality building materials must be balanced with financial attainability for local residents.

Housing

Several national housing trends, highlighted below and on the next two pages, are illustrative of the types of densities of residential subdivisions that are being developed around the region in outlying areas like Brookville.

NATIONAL TRENDS

National Median Lot Size New Single-Family Detached Homes Sold



Source: Census of Construction, US Census Bureau

Decreasing Residential Lot Sizes

- The national median lot size of a new single-family detached home sold in 2024 is 8,506 square feet, or just under one-fifth of an acre. This is slightly larger but statistically not different from the lowest on record median of 8,177 square feet set a year before the COVID-19 pandemic.
- The steadily rising share of smaller lots “reflects unprecedented lot shortages confronted by home builders and their attempts to make new homes more affordable,” according to Natalia Siniavskaia, assistant vice president for housing policy research at the National Association of Home Builders (NAHB).

Housing

NATIONAL TRENDS

Market Preferences: Housing Types

- National median home size decreased from over 2,500 SF in 2015 to 2,150 SF in 2024
- Baby Boomers over age 65 will account for 20% of US population in 2030
- Millennials, like Boomers, enjoy walkable communities with live, work, play environment
- Nationally, market starting to respond to demand for **"Missing Middle Housing"** (see below)

Source: National Association of Home Builders



Missing-Middle-Housing.com is powered by Opticos Design. Illustration © 2015 Opticos Design, Inc.



Housing

NATIONAL TRENDS

Market Preferences: Open Space



- **Marketability:** 85% of Americans identify proximity to parks and open space as an important factor in deciding where to live
- **Property Values:** A premium for homes near parks can extend three blocks and start at 20%, declining as the distance from the park increases
- **Walkability:** 88% of Americans feel having amenities within walking distance increases quality of life

Source: National Association of Realtors

City Finances

MUNICIPAL FINANCE

City Tax Revenue

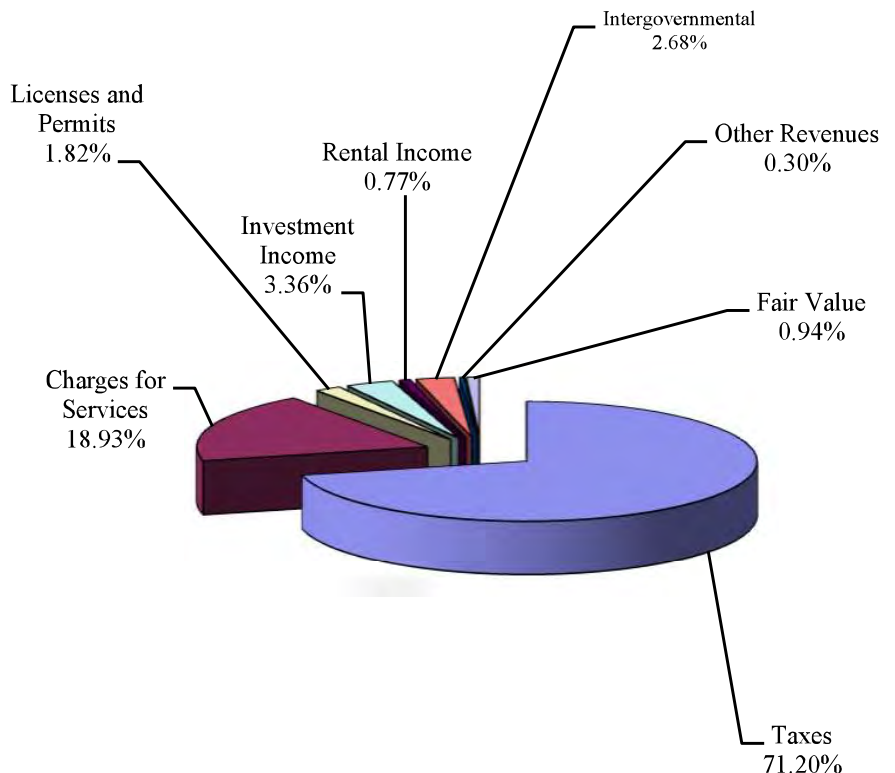
The City of Brookville receives municipal tax revenue from two primary sources:

- 1. Income Tax** - The City imposes a 2.00% tax on income earned in the City. In Ohio, income is taxed first where it is earned. For residents paying income tax in another community, the City credits up to 2.00% paid elsewhere. Income tax collections include taxes from withholdings, taxes from individuals, and taxes from net profits. Local income tax collections totaled \$3,998,181 in 2023.
- 2. Property Tax** - Property tax receipts for the City totaled \$214,247 in 2023. The vast majority of property tax collected from City residents goes toward public schools and various county levies. Less than 2% of residential property tax collected goes to the City.

Those two sources combined for 71% of the City’s total revenue in 2023. The graph to the right provides a detailed breakdown of City revenues by source in 2023.

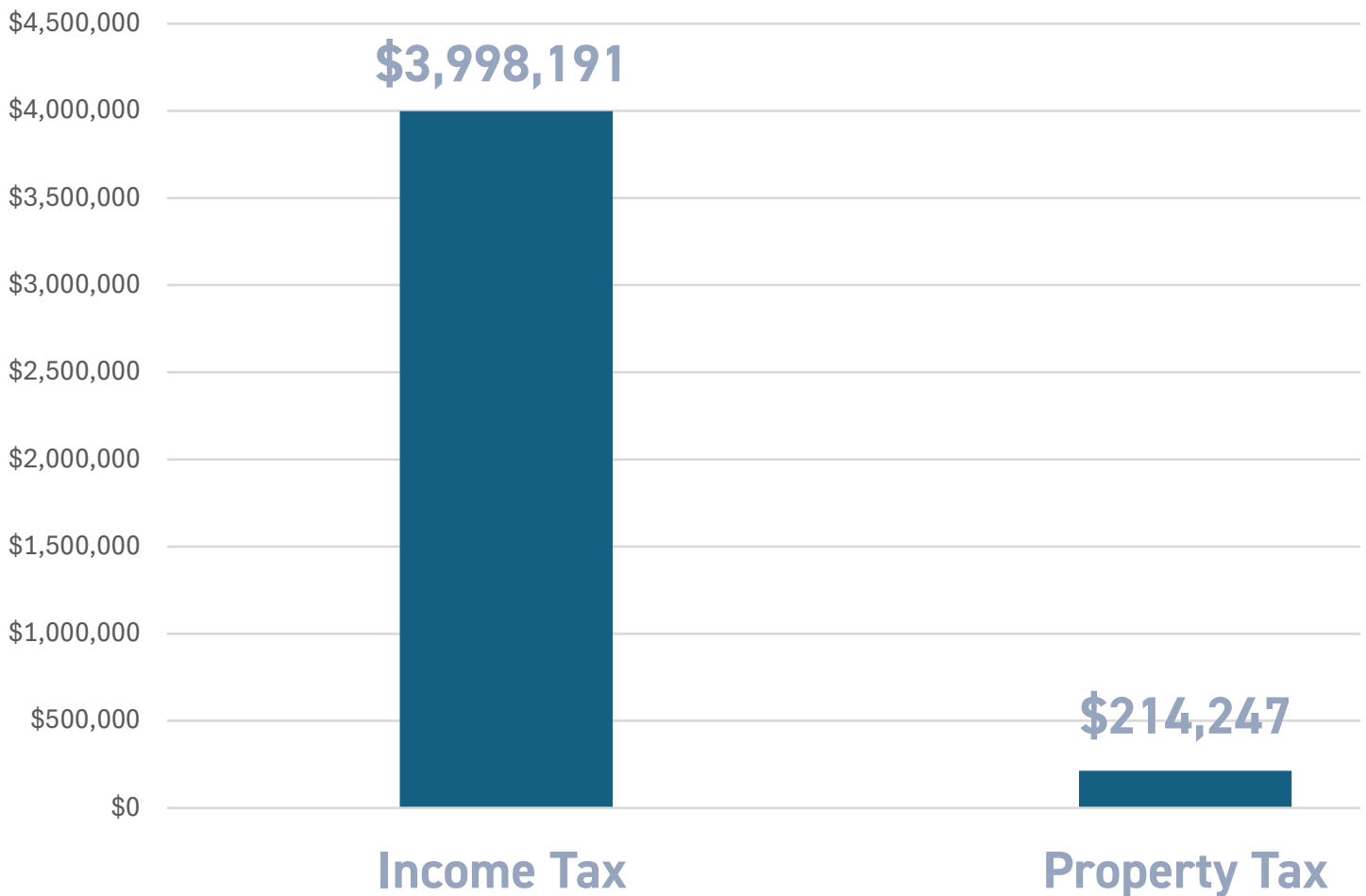
Given the low percentage of property tax being collected by the City, the City relies heavily on local income tax revenue to fund its operations. As such it is important for the City to maintain a strong employment base in the commercial and industrial districts to maintain and enhance the high quality of life in Brookville without increasing the tax burden on its residents.

City of Brookville
2023 Revenue by
Source



Municipal Tax Revenue

City of Brookville 2023 Municipal Revenue Comparison Income Tax vs Property Tax



Employer-Household Dynamics

STRENGTHENING THE TAX BASE

As discussed previously, the City’s municipal tax base is almost completely dependent on its ability to collect income tax. It is therefore in the City’s best interest to see that undeveloped and/or underdeveloped land, both within its corporation limits and in strategic adjacent areas, is put to its most appropriate use in order to maximize local revenues. Efforts should be made to enhance and develop the economic base of the community’s industrial parks and business districts.



235

LIVE & WORK IN BROOKVILLE



1,486

WORK IN BROOKVILLE,
BUT LIVE ELSEWHERE



2,002

LIVE IN BROOKVILLE,
BUT WORK ELSEWHERE

Not Just a Bedroom Community!

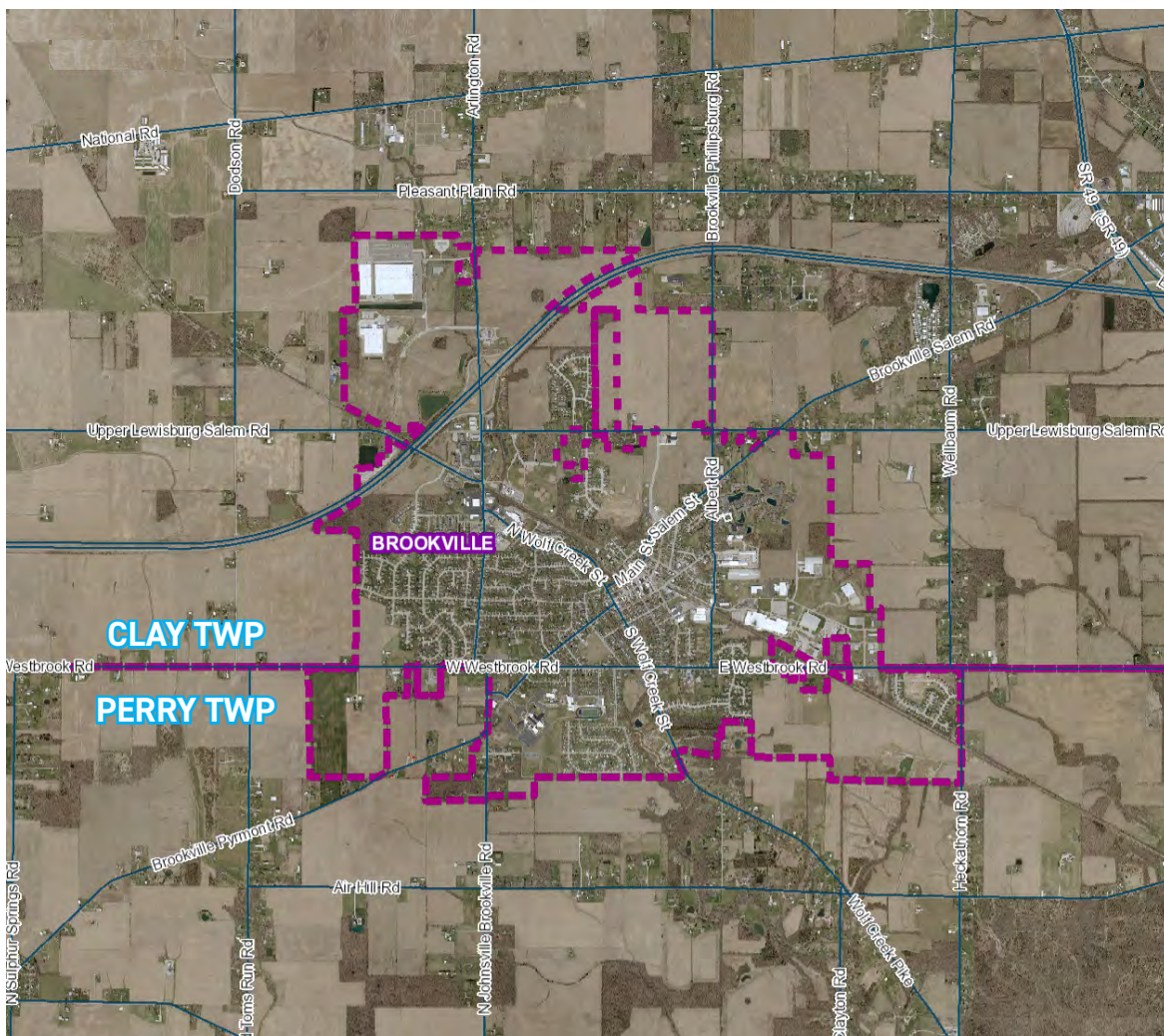
Workers employed in Brookville are outnumbered by Brookville residents employed outside the City by 1.34 to 1. While the City is a net exporter of workforce, there is a strong employment base within the City’s industrial parks and business districts. It is critical to retain and attract employers within the City limits, as residents who work outside the City are credited for up to 2.0% earnings tax paid to another municipality.

Annexation & Tax Revenue

Type II Annexation

The City of Brookville has utilized a process known as Type II Annexation when annexing property from Clay Township and Perry Township. This type of annexation results in the following financial impacts on local government revenue streams:

- **Property Tax:** Under Type II Annexation, the Township land annexed remains subject to the Township’s real property taxes, and the Township retains its property tax revenue.
- **Income Tax:** The land annexed is now subject to the City’s local income tax rate (2.0%). In Ohio, income is taxed first where it is earned. For residents paying income tax in another community, the City credits up to 2.00% paid elsewhere.



Regional Economy

Target Industry Sectors

The City of Brookville is easily accessible from Interstate 70 within the Greater Dayton economic development ecosystem. This Miami Valley metro area is served by Dayton Development Coalition (DDC), one of seven JobsOhio Network Partners in the state. DDC has identified four “Core Industries” for the region:

DAYTON DEVELOPMENT COALITION (DDC): Core Industries



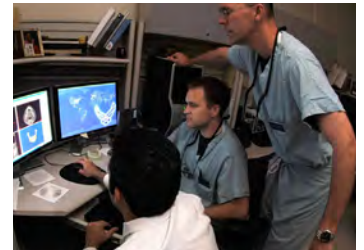
Advanced
Manufacturing



Aerospace & Defense



Agriculture & Food
Processing



Healthcare



Automotive



Technology



Logistics & Distribution



Military Federal

Given that Brookville has ample economic development opportunities along the Interstate 70 corridor, the City’s efforts to expand the municipal tax base should be coordinated with regional partners such as DDC (site selection and marketing), Dayton/Montgomery County Port Authority, and Montgomery County Development Department’s BusinessFirst! program (site readiness and development finance).

Competitive Industries

A review of Bureau of Labor Statistics location quotient (LQ) data for the Dayton Metropolitan Statistical Area (MSA) provides a detailed look at some of the most competitive industry sectors regionally. The table on the next page shows industry sectors in the Dayton MSA ranked from highest to lowest by their wages LQ as shown in the far right column.

Location quotients are ratios that allow an area’s distribution of employment by industry, ownership, and size class to be compared to a reference area’s distribution. The U.S. is used as the reference area for all LQs within the files. The reference industry is always the all-industry, all-ownerships total for the local area, and for the nation.

If an LQ is equal to 1.0, then the industry has the same share of its area employment as it does in the nation. An LQ greater than 1.0 indicates an industry with a greater share of the local area employment than is the case nationwide. While LQ data is not available at the municipal level, this regional analysis provides some additional insight into what industries are most viable in Brookville and potential targets in business attraction efforts.

COMPETITIVE REGIONAL INDUSTRIES

2023 Census of Employment and Wages - Dayton OH MSA

Top 10 NAICS Industry Sub Sectors by Employment Location Quotient (LQ)

Rank	NAICS Industry Sub Sector	Annual Establishments	Annual Average Employment	Total Annual Wages	Annual Average Employment Location Quotient
1	NAICS 315 Apparel manufacturing	5	665	\$37,625,417	3.13
2	NAICS 333 Machinery manufacturing	161	7,816	573,172,176	2.89
3	NAICS 327 Nonmetallic mineral product manufacturing	40	2,654	163,322,224	2.65
4	NAICS 332 Fabricated metal product manufacturing	275	6,836	429,282,657	1.97
5	NAICS 622 Hospitals	54	18,655	1,219,796,525	1.47
6	NAICS 336 Transportation equipment manufacturing	73	5,814	465,618,129	1.37
7	NAICS 459 Sporting goods, hobby, musical instrument, book, and miscellaneous retailers	440	4,938	140,468,853	1.36
8	NAICS 623 Nursing and residential care facilities	262	10,087	402,089,121	1.33
9	NAICS 621 Ambulatory health care services	1,655	24,407	1,961,396,787	1.20
10	NAICS 484 Truck transportation	272	4,303	295,707,761	1.15

Source: Bureau of Labor Statistics

COMPETITIVE REGIONAL INDUSTRIES

2023 Census of Employment and Wages - Dayton OH MSA

Top 10 NAICS 4-digit Industries by Employment Location Quotient (LQ)

Rank	NAICS 4-digit Industry	Annual Establishments	Annual Average Employment	Total Annual Wages	Annual Average Employment Location Quotient
1	NAICS 3335 Metalworking machinery manufacturing	85	3,374	\$223,813,498	8.71
2	NAICS 3326 Spring and wire product manufacturing	13	427	21,697,745	4.43
3	NAICS 3152 Cut and sew apparel manufacturing	5	665	37,625,417	4.04
4	NAICS 6112 Junior colleges	9	162	8,235,632	3.36
5	NAICS 4582 Shoe retailers	33	1,326	48,035,860	3.18
6	NAICS 3327 Machine shops; turned product; and screw, nut, and bolt manufacturing	144	2,320	148,877,592	2.85
7	NAICS 4593 Florists	34	341	8,460,917	2.34
8	NAICS 3323 Architectural and structural metals manufacturing	42	2,142	136,629,667	2.19
9	NAICS 4595 Used merchandise retailers	72	1,002	21,408,681	2.06
10	NAICS 6219 Other ambulatory health care services	30	1,713	93,959,293	2.04
11	NAICS 6231 Nursing care facilities (skilled nursing facilities)	72	6,559	272,146,040	1.92
12	NAICS 4238 Machinery, equipment, and supplies merchant wholesalers	194	3,278	275,503,906	1.79
13	NAICS 3255 Paint, coating, and adhesive manufacturing	6	281	17,584,716	1.78
14	NAICS 3372 Office furniture (including fixtures) manufacturing	12	413	30,731,618	1.73
15	NAICS 3364 Aerospace product and parts manufacturing	31	2,198	234,671,784	1.70
16	NAICS 5415 Computer systems design and related services	840	10,002	1,072,082,868	1.69
17	NAICS 5417 Scientific research and development services	135	3,761	425,021,826	1.69
18	NAICS 8123 Drycleaning and laundry services	46	1,033	45,481,441	1.67
19	NAICS 4599 Other miscellaneous retailers	161	1,923	72,407,534	1.65
20	NAICS 7113 Promoters of performing arts, sports, and similar events	18	643	24,908,065	1.63

Source: Bureau of Labor Statistics

COMPETITIVE REGIONAL INDUSTRIES

2023 Census of Employment and Wages - Dayton OH MSA

Top 10 NAICS 5-digit Industries by Employment Location Quotient (LQ)

Rank	NAICS 5-digit Industry	Annual Establishments	Annual Average Employment	Total Annual Wages	Annual Average Employment Location Quotient
1	NAICS 32791 Abrasive product manufacturing	5	415	\$22,607,187	17.57
2	NAICS 33351 Metalworking machinery manufacturing	85	3,374	223,813,498	8.71
3	NAICS 33261 Spring and wire product manufacturing	13	427	21,697,745	4.43
4	NAICS 32222 Paper bag and coated and treated paper manufacturing	9	524	36,078,231	4.02
5	NAICS 33599 All other electrical equipment and component manufacturing	6	428	37,316,312	3.86
6	NAICS 42386 Transportation equipment and supplies (except motor vehicle) merchant wholesalers	14	335	42,363,271	3.65
7	NAICS 61121 Junior colleges	9	162	8,235,632	3.36
8	NAICS 42381 Construction and mining (except oil well) machinery and equipment merchant wholesalers	11	791	45,997,406	3.21
9	NAICS 45821 Shoe retailers	33	1,326	48,035,860	3.18
10	NAICS 33399 All other general purpose machinery manufacturing	22	960	77,086,504	2.78
11	NAICS 81233 Linen and uniform supply	8	803	40,642,266	2.64
12	NAICS 42411 Printing and writing paper merchant wholesalers	6	74	11,662,404	2.63
13	NAICS 51319 Other publishers	12	301	31,416,712	2.50
14	NAICS 45931 Florists	34	341	8,460,917	2.34
15	NAICS 71212 Historical sites	4	77	2,410,027	2.26
16	NAICS 42383 Industrial machinery and equipment merchant wholesalers	117	1,745	154,265,450	2.14
17	NAICS 33632 Motor vehicle electrical and electronic equipment manufacturing	6	312	21,922,008	2.13
18	NAICS 45951 Used merchandise retailers	72	1,002	21,408,681	2.06
19	NAICS 54143 Graphic design services	36	277	19,918,390	2.00
20	NAICS 62311 Nursing care facilities (skilled nursing facilities)	72	6,559	272,146,040	1.92

Source: Bureau of Labor Statistics



CH 3 RECOMMENDATIONS

Balanced Growth

The Comprehensive Land Use Plan recognizes the importance of balancing residential growth with nonresidential growth. While residential neighborhoods will always be the backbone of Brookville, careful consideration must be given to providing a fiscally sustainable mix of land uses to support the high quality of public and safety services that residents have come to expect.

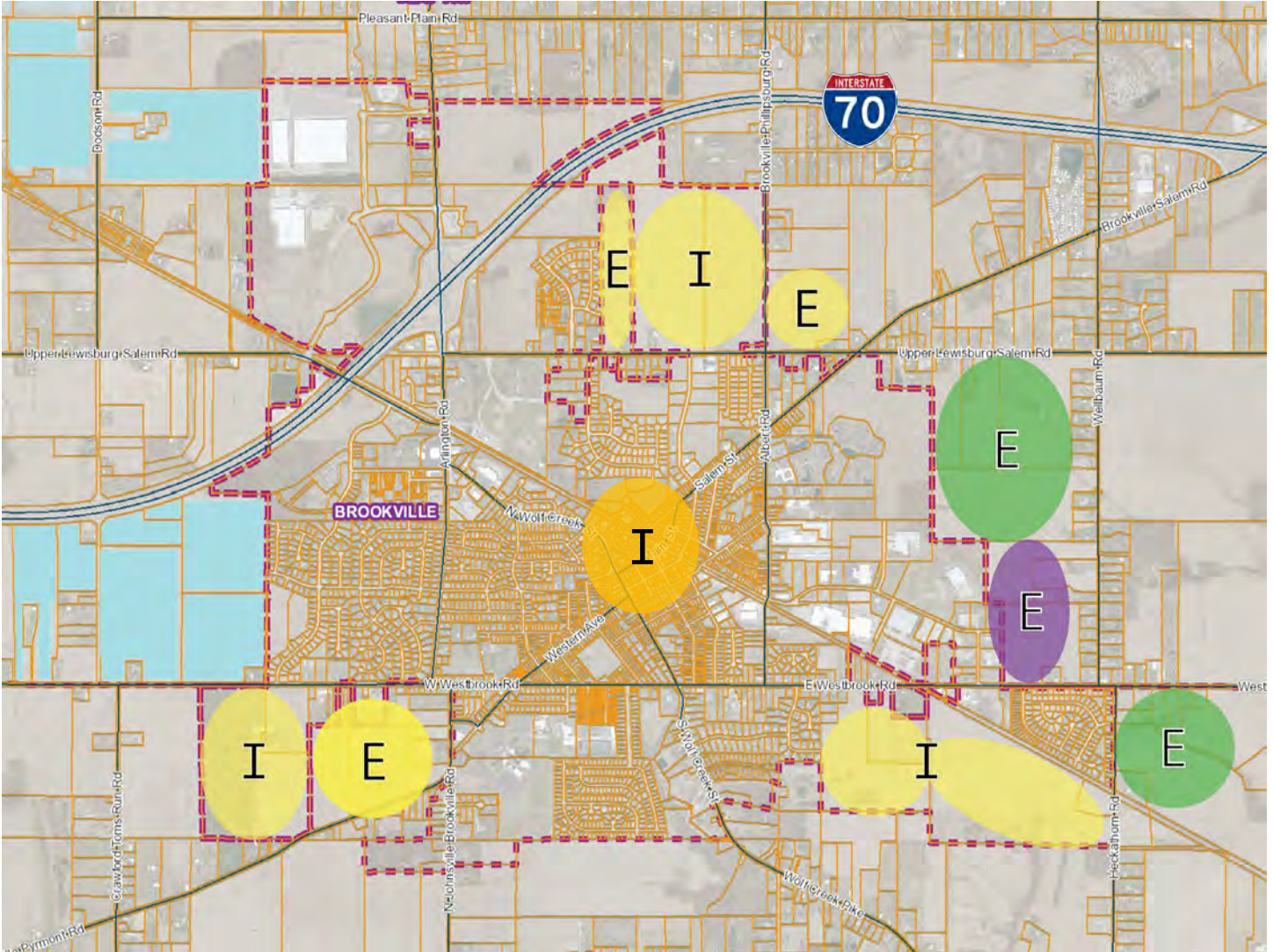
Generally, residential development of the type traditionally constructed in cities costs more to provide services than it generates in revenue. One way to offset the costs of residential development is to enact municipal impact fees to financially support the provision of public works, improvements, and facilities required to accommodate new development. Impact fees are discussed in Chapter 4 as a potential tool to offset development costs for the City.


Another way to increase revenue in cities is to diversify the types of land uses and development that occur. Fiscal impact analysis generally demonstrates that office and industrial development have a positive fiscal impact for municipal governments, especially for communities like Brookville that impose a municipal income tax, but credit their residents for local income tax paid to another community. Balanced growth that includes both residential and nonresidential components is important for multiple reasons including, but not limited to the following:


- Balanced growth promotes fiscal sustainability for the City by providing higher revenue-generating uses in conjunction with negative revenue-generating land uses. This helps offset the cost of providing services and infrastructure to all new development.
- Balanced growth provides locations for services and jobs for the residents of the City in a convenient location. This reduces energy consumption and time required for travel, thereby improving the quality of life in the City.
- Balanced growth can promote walkable neighborhoods with amenities, services, jobs and homes all within an easily walkable distance. This reduces dependency on automobiles for everyday activities and needs and increases the health of residents.





Future Land Use: Growth Areas




 Neighborhood Residential
(1/5 to 1/2 acre lots)

 Conservation Development
(1/2+ acre residential lots
with open space buffer)

 Mixed-Use & Transitional
Residential Overlay

 Employment Zone
(Flex / Light Industrial)

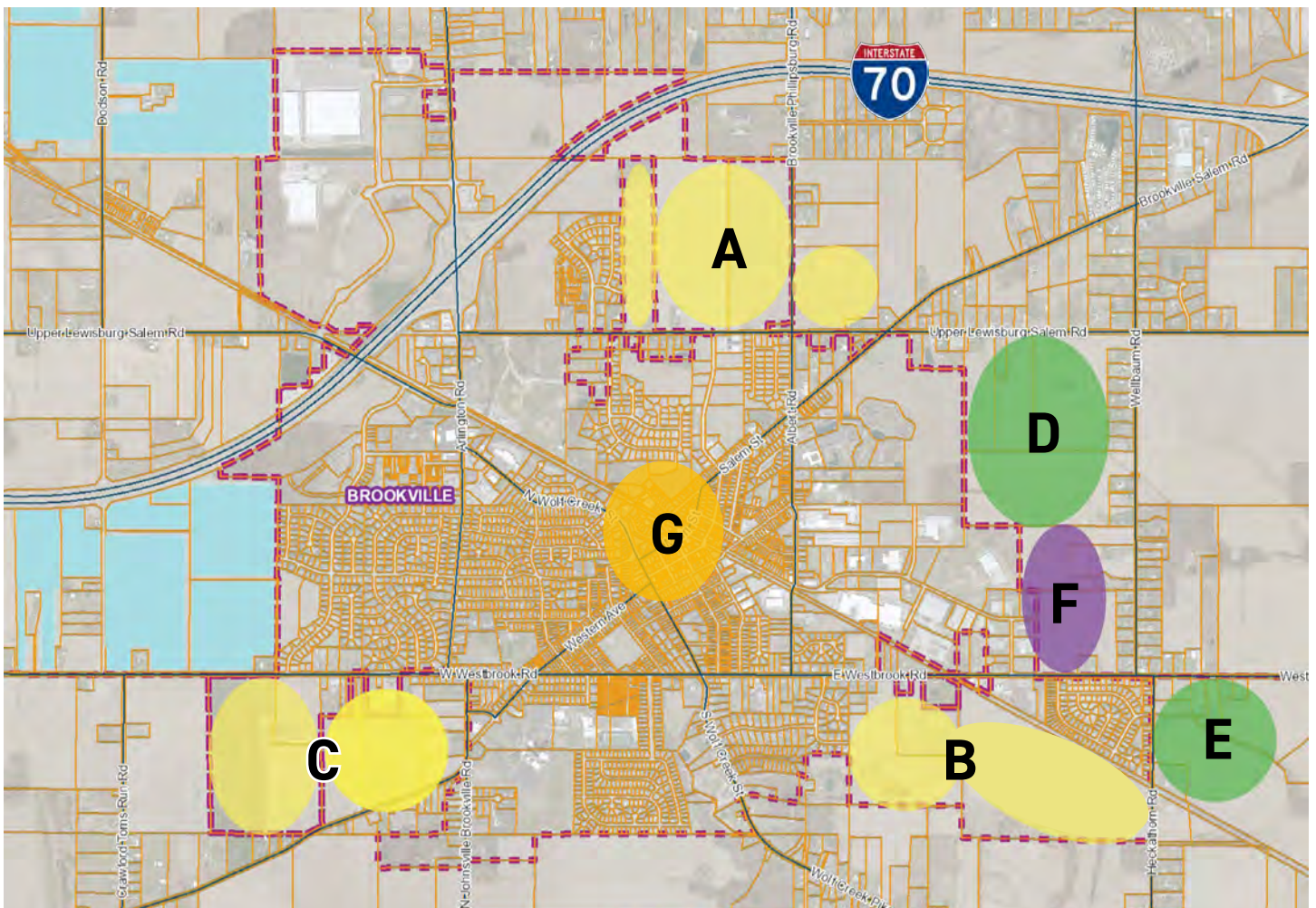
 Preserved Farmland

I Incorporated

E Extraterritorial Jurisdiction

Growth Areas Summary

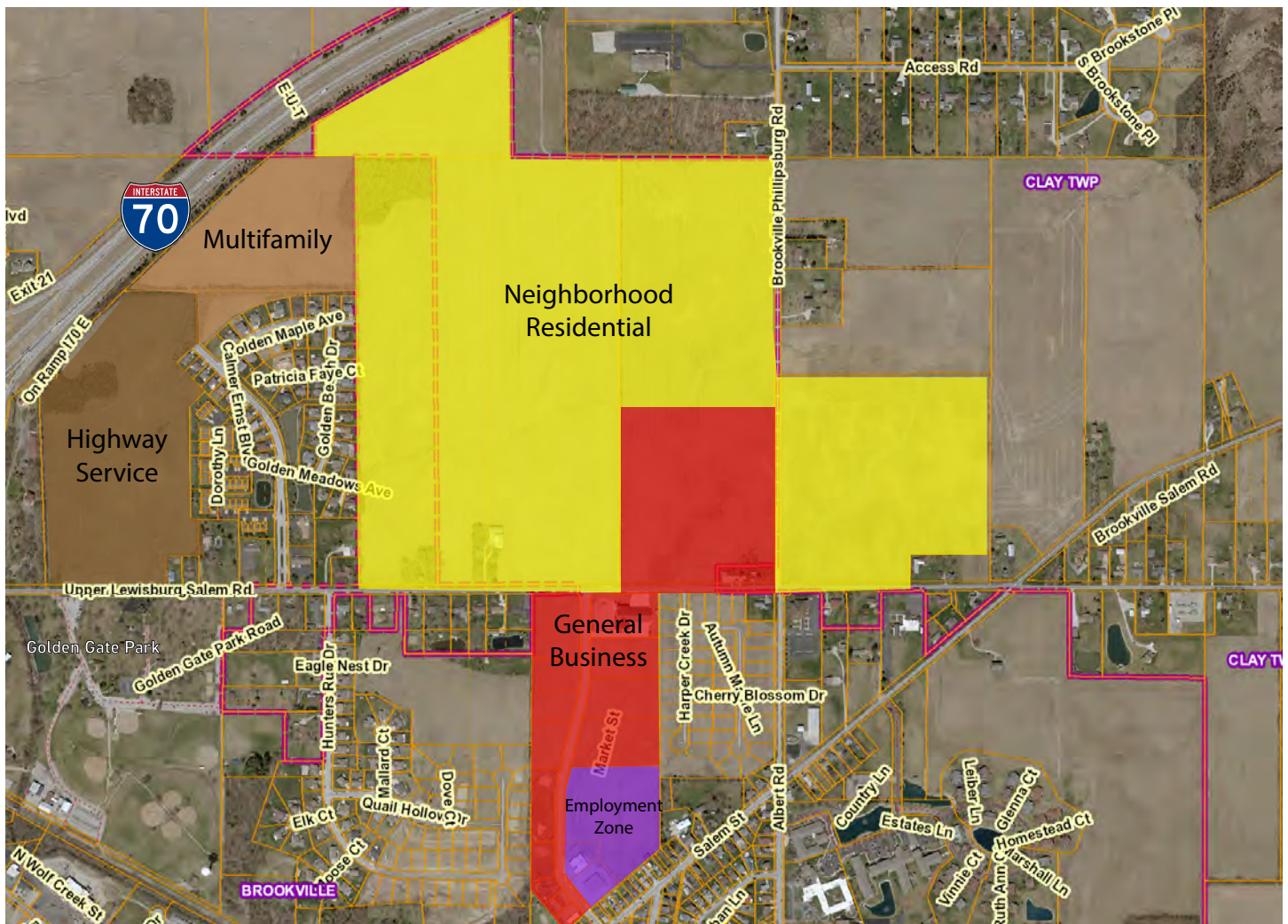
Type	Location		Political Subdivision	Description
Neighborhood Residential	A	Northern Gateway	Brookville & Clay Township	Lots ranging from 1/5 to 1/2 acre targeted towards young families
	B	Trail's Edge	Brookville	
	C	Campus District	Brookville & Perry Township	
Conservation Development	D	Eastern Estates	Clay Township	Larger lots (1/2 acre & up) with greenspace buffers
	E	Wolf Creek Trail Reserve	Perry Township	
Employment Zone	F	Carr Drive Extension	Clay Township	Flex / Light Industrial
Transitional Residential Overlay	G	Town Center	Brookville	Infill townhomes or mixed-use (living above ground floor retail)



Neighborhood Residential

Northern Gateway:

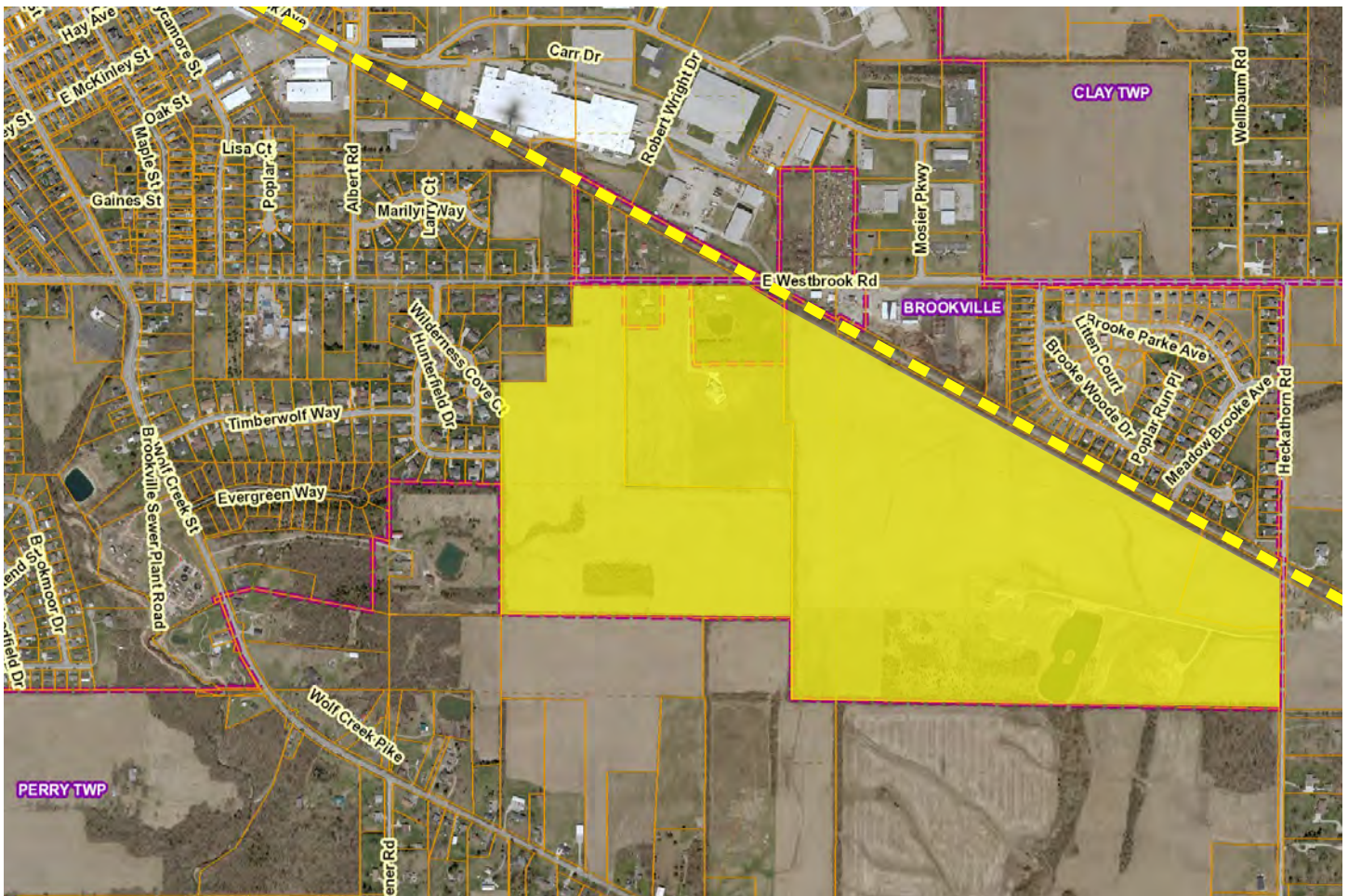
- Housing Type: Single-Family Detached
- Lot Sizes: 0.25 to 0.50 acre
- Architectural Considerations: demonstrate a diversity of building designs to avoid monotony in the design of structures within any planned development
- Key Attributes:
 - Proximity to Arlington Road and SR 49 interchanges for regional commutes
 - Sidewalk connectivity to Golden Gate Park and Market Street



Neighborhood Residential

Trail's Edge:

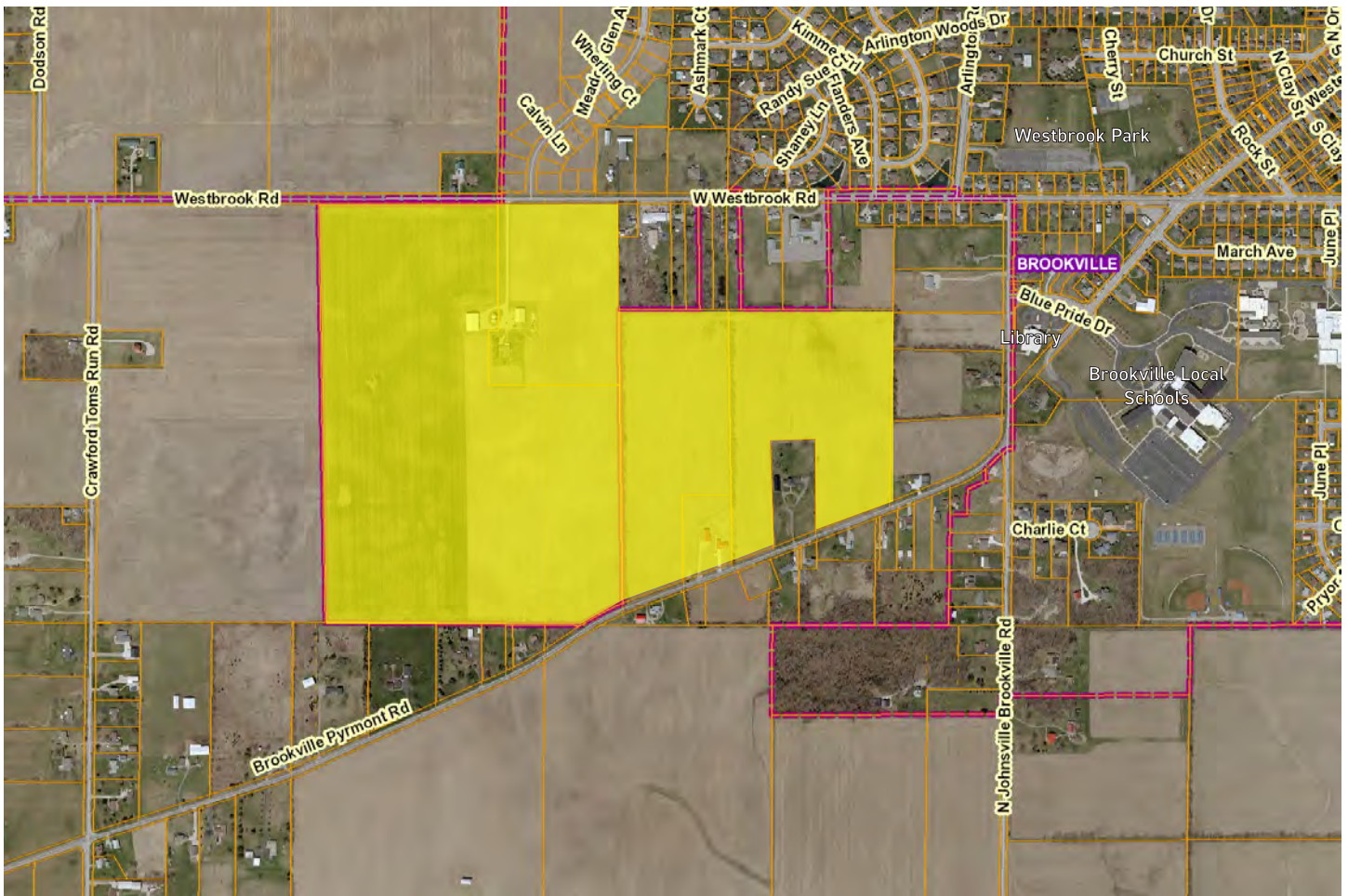
- Housing Type: Single-Family Detached
- Lot Sizes: 0.25 to 0.50 acre
- Architectural Considerations: demonstrate a diversity of building designs to avoid monotony in the design of structures within any planned development
- Key Attributes:
 - Extension of existing neighborhood street grid east into future development
 - Connectivity to Market District and Miami Valley regional trail network via Wolf Creek Trail



Neighborhood Residential

Campus District:

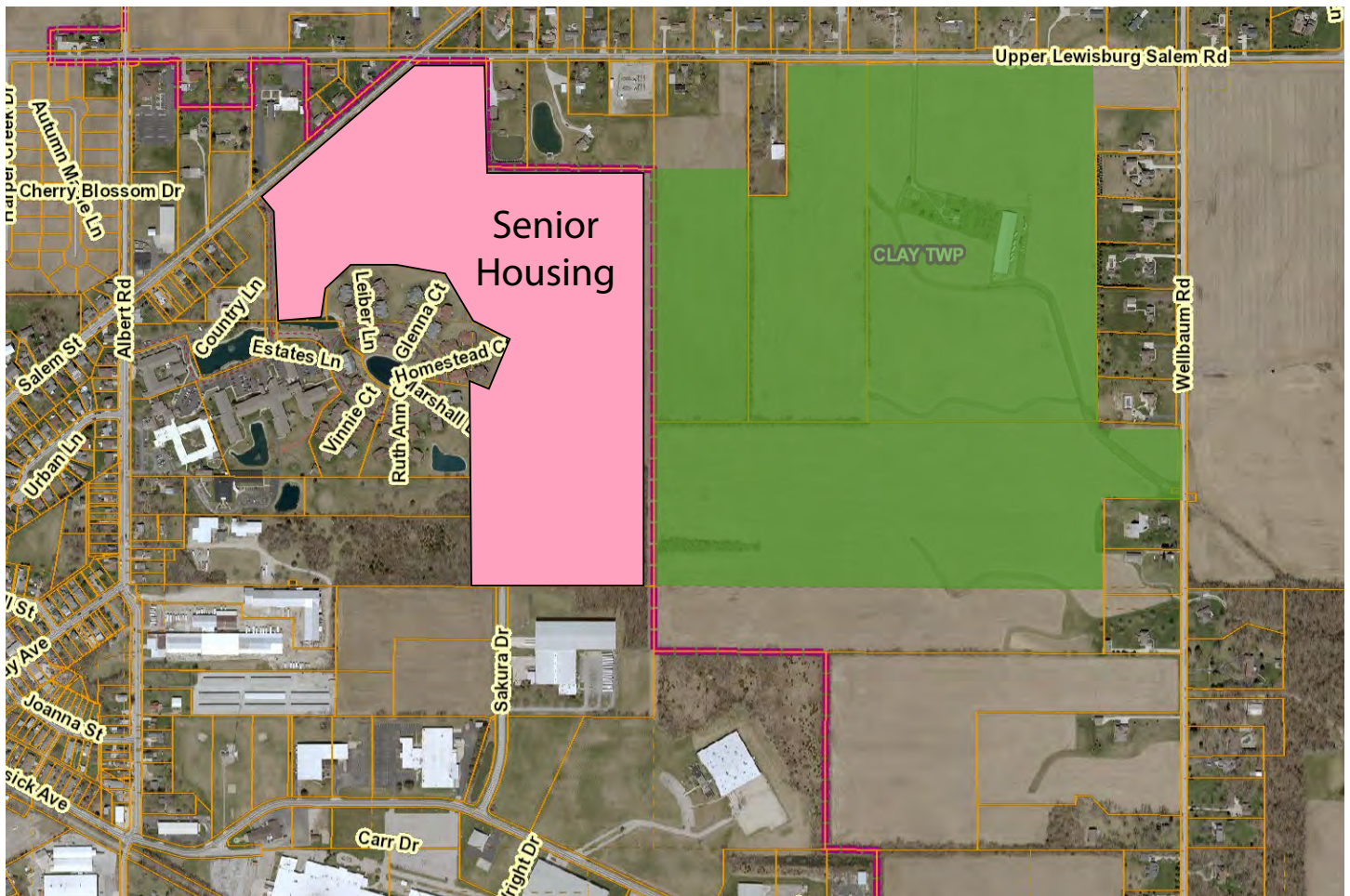
- Housing Type: Single-Family Detached
- Lot Sizes: 0.25 to 0.50 acre
- Architectural Considerations: demonstrate a diversity of building designs to avoid monotony in the design of structures within any planned development
- Key Attributes:
 - Highly desirable location for young families with walkable access to Brookville Local Schools campus, Dayton Metro Library - Brookville Branch, and Westbrook Park



Conservation Development

Eastern Estates:

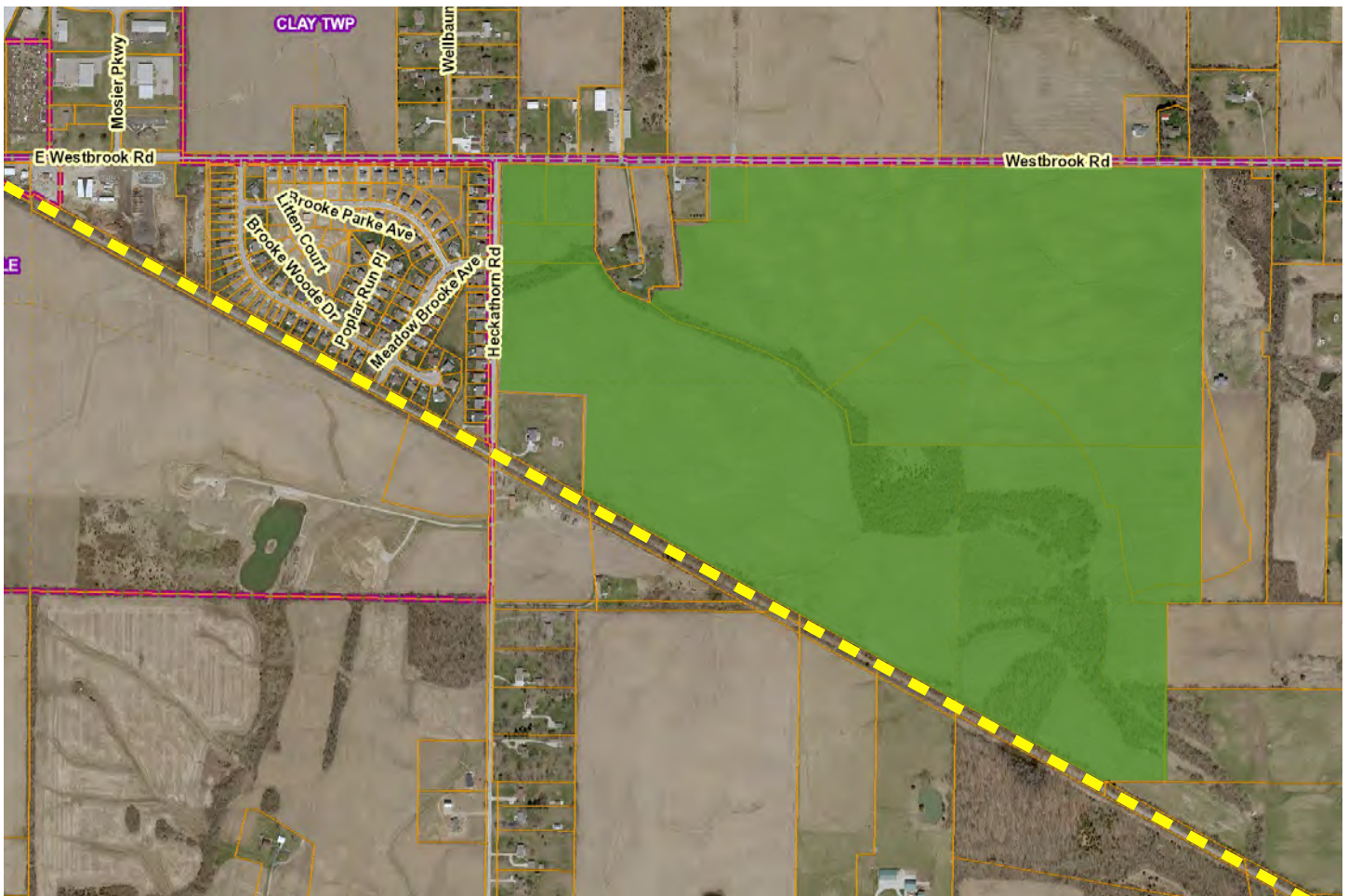
- Housing Type: Single-Family Detached
- Lot Sizes: 0.50 acre and larger with open space requirements
- Architectural Considerations: higher percentage of premium building facade materials (e.g. brick, stone, or material simulating either)
- Key Attributes:
 - Greenspace buffer from denser senior housing and employment zone serving as a joint recreational amenity for residents and workforce



Conservation Development

Wolf Creek Trail Reserve:

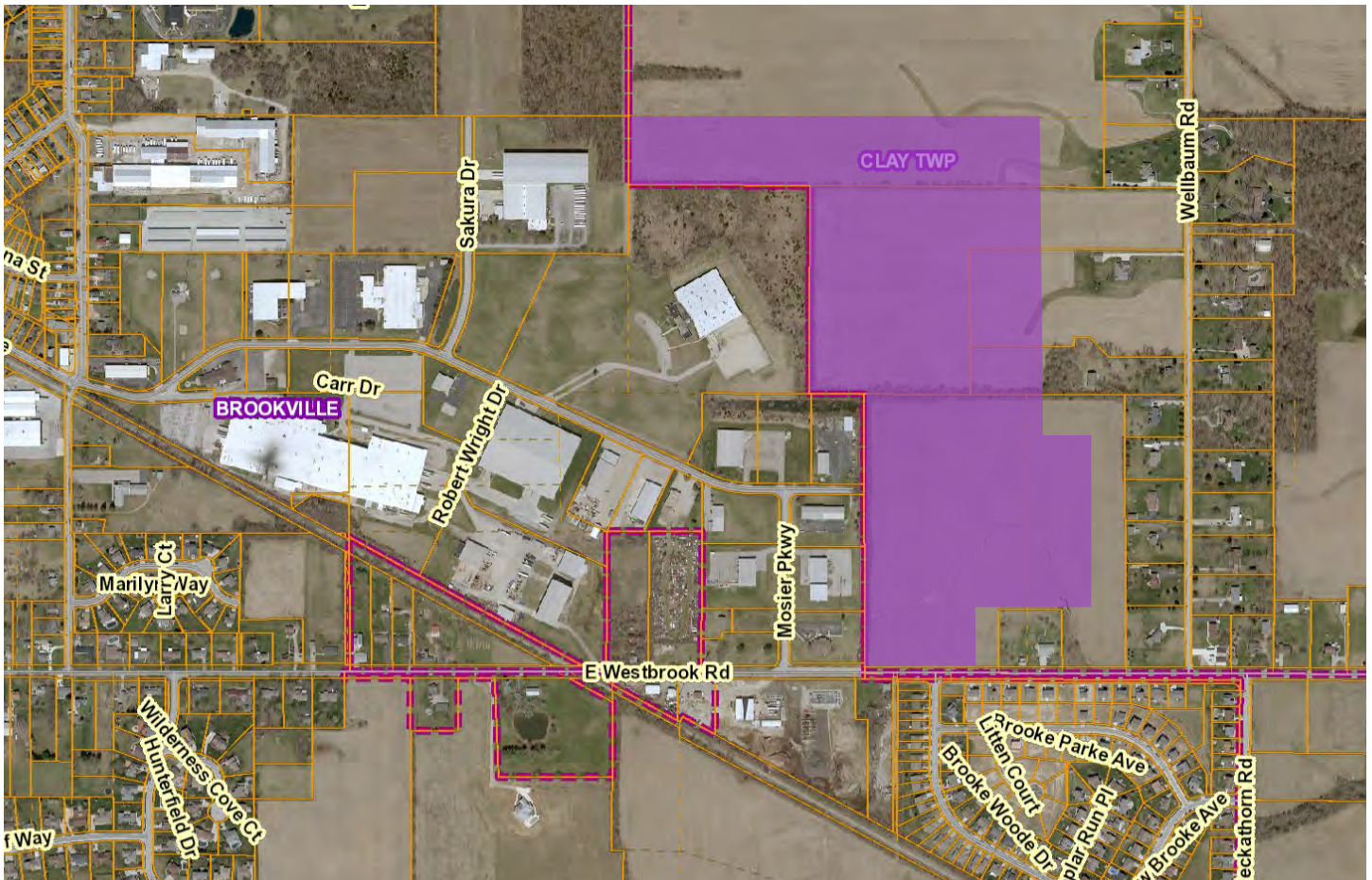
- Housing Type: Single-Family Detached
- Lot Sizes: 0.50 acre and larger with open space requirements
- Architectural Considerations: higher percentage of premium building facade materials (e.g. brick, stone, or material simulating either)
- Key Attributes:
 - Trail spur into planned development along edge of preserved Poplar Run riparian corridor
 - Connectivity to Market District and Miami Valley regional trail network via Wolf Creek Trail



Employment Zone

Carr Drive Extension:

- Development Type: Flex-Industrial
- Lot Sizes: Variable, but smaller light industry with emphasis on attracting smaller employers that are less reliant on high volumes of heavy freight traffic
- Planning Considerations:
 - Open space with plantings and/or earth mounding to provide a buffer from residences along Wellbaum Road to the east
 - Greenspace buffer from denser senior housing and existing/future single-family residences serving as a joint recreational amenity for the local workforce



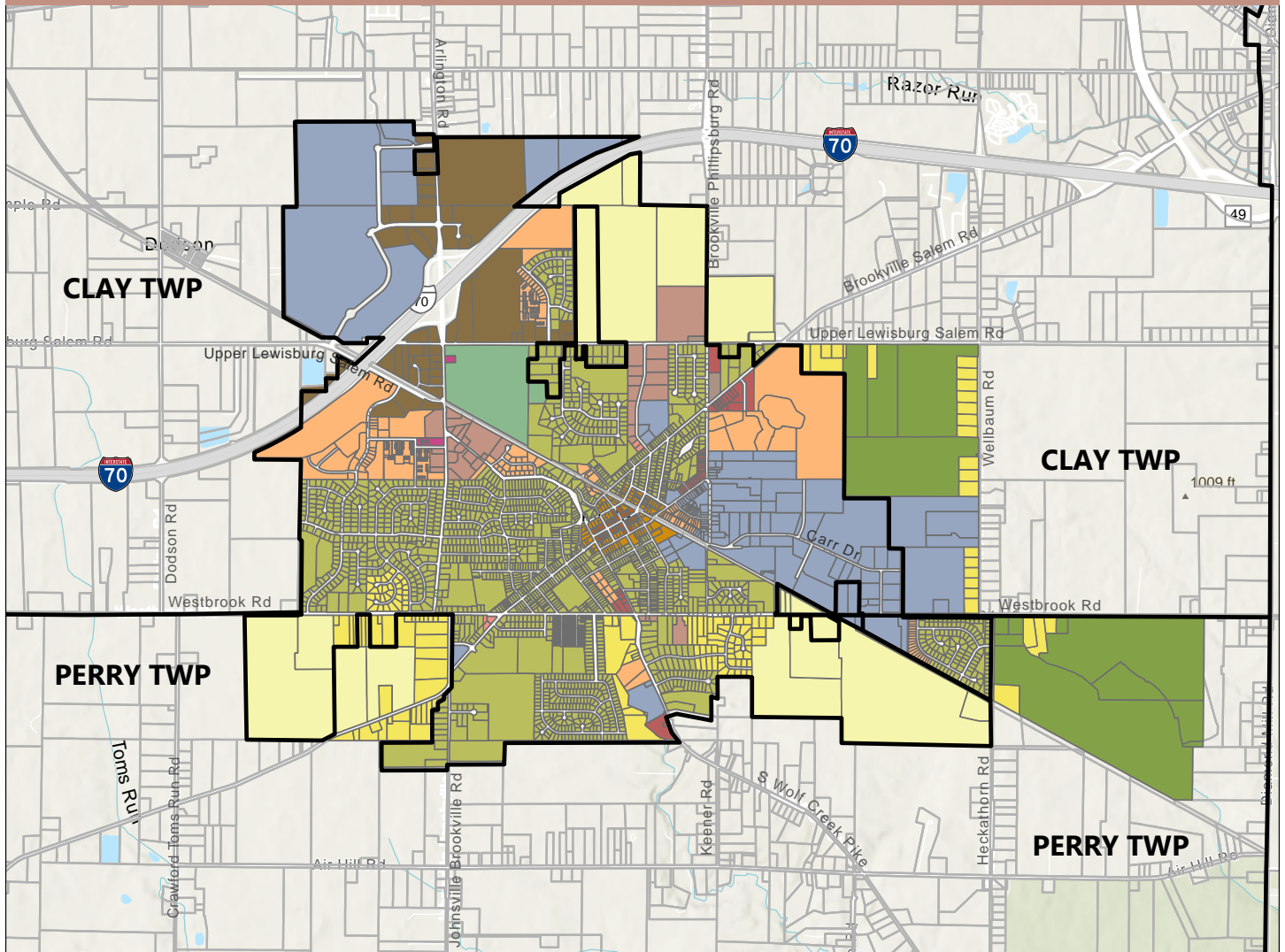
Transitional Residential Overlay

Town Center:

- Development Type: Single-Family Attached (Townhomes) or Mixed-Use (housing over retail)
- Lot Sizes: Variable
- Planning Considerations:
 - Strategic, incremental investment to support the continued revitalization and vibrancy of the existing business district
 - Increase local business foot traffic through infill duplex, triplex, quadplex, and mixed-use on vacant lots and future demolitions of blighted or functionally obsolete buildings
 - **Mixed-Use:** Ground floor retail required as part of any future residential uses along Market Street east of Wolf Creek Trail and Mulberry Street between Hay Ave and Main Street
 - Minimal front setbacks to activate sidewalks and encourage walkability
 - Off-street parking is not required



FUTURE LAND USE MAP



- Jurisdiction Boundaries
- Parcel Lines
- Conservation Development
(Lots 1/2 acre & over w/greenspace)
- Convenience Business
- Employment Zone (Flex/Light Industry)
- General Business
- Highway Service
- Multi-Family Residential
- Neighborhood Residential
(Lots 1/5 to 1/2 acre)
- Office Residential
- Office Service
- Open Space
- Planned Commercial
- Suburban Residential
(Lots over 1/2 acre)
- Town Center: Mixed Use
(Residential/office over retail)
- Town Center: Transitional
Residential Overlay (Mix of Businesses
and townhomes)
- Urban Residential
(Lots less than 1/5 acre)

Recommendations

Theme	Focus Area	Recommendations	Potential Implementation Tools
PRIORITY THEME Balanced Growth Strategy	Economic Development	Ensure future land use allows for the expansion of existing industrial parks and adjacent areas where infrastructure capacity exists or can be expanded Partner with Dayton Development Corporation and Montgomery County in site readiness and marketing efforts for catalytic development Support the revitalization of existing commercial business districts, including the potential for financial incentives	Joint Economic Development District (JEDD) Community Improvement Corporation (CIC) Downtown Redevelopment District (DRD) Special Improvement District (SID)
	Infrastructure	Maintain a state of good repair for existing transportation and utility infrastructure Pursue outside funding assistance and utilize innovative finance tools to offset the City's "out of pocket" costs on major capital projects Continue to ensure the City has adequate infrastructure capacity and maintenance responsibility for annexed territory by providing a municipal services resolution in accordance with ORC 709.023(C)	Federal/MPO and State funding sources Tax Increment Financing (TIF)
	Housing	Encourage a mix of attainable housing for residents, especially "missing middle" housing for young professionals entering the market and seniors looking to downsize and "age in place" Integrate the preservation of open space and ecologically-sensitive areas (e.g. riparian corridors) in outlying development areas around the growth boundary	Conversation Development Architectural Standards Farmland Preservation Tools

Recommendations

Theme	Focus Area	Recommendations	Potential Implementation Tools
SUPPORTING THEME Quality of Place	Parks & Civic Spaces	Require new developments to incorporate open space and recreational amenities Partner with existing community anchors (e.g. library) to host civic groups and enhance local programming	DRD Impact Fees
	Public Safety Services	Ensure that proposed developments are able to be adequately serviced by municipal police and fire/EMS services	Impact Fees
	Trail Town Connections	Leverage connectivity to the regional trail system to support local businesses through new and enhanced trail connections Evaluate the use of underutilized pavement and right-of-way for potential pedestrian/bicycle space as part of future infrastructure capital projects	Federal/MPO & State funding sources

Community Partnerships & Programming

Dayton Metro Library Brookville Branch has a Community Room available for reservation which seats 50 people classroom style. The City should promote the use of already available civic spaces like the library to foster community spirit and collaboration.





CH 4 IMPLEMENTATION TOOLKITS

Toolkits by Plan Theme

Tools for Implementation

This final chapter of the Comprehensive Land Use Plan provides details on a series of “Implementation Toolkits” highlighting some of the conversation programs, regulatory tools, and innovative finance mechanisms most applicable to implementing the vision in various Concept Areas.

Pages 88-89 conclude with a summary of implementation monitoring moving forward.



Housing

Strategic Infill, Expansion & Conservation

PAGES 64-71

- Conservation Development
- Rural-themed Architectural Standards
- “Greenbelt” - Land Conservation Tools



Infrastructure

PAGES 72-74

- Impact Fees
- Stormwater Management



Economic Development

Industrial Parks & Commercial Districts

PAGES 75-84

- Community Improvement Corporation (CIC)
- Joint Economic Development District (JEDD)
- Downtown Redevelopment District (DRD) / Innovation District

Citywide: Quality of Place

PAGES 85-87

- Trail Connections

Housing: Conservation Development

Conservation Development

Conservation Development is a development technique that allows design and layout of an entire development parcel, to conserve resources while allowing development to occur at the same density as the underlying zoning. Conservation development can be designed to meet a range of goals including conserving open space, conserving natural and cultural resources, creating amenities attractive to buyers, and creating a new neighborhood that is an asset to the community. In many cases, concentrating development on just a portion of a development tract can minimize the cost of providing and maintaining public services and utilities.

Conservation development is a technique that applies to transitional areas, those that we know are going to develop, but where we would like to balance the impact of the development with the protection of water and other resources, including maintaining rural community character.

Conservation Development regulations are to:

- Provide for permanent protection of the open space, including provisions for maintenance and capital improvements
- Be designed to minimize fragmentation of open space, and to ensure adequate access to the open space by the residents/users of the site
- Include requirements for the developer to demonstrate that the highest quality resources on the site were evaluated and are protected via the open space; primary conservation areas (wetlands, streams, and floodplains)
- Designate a minimum project size to ensure a viable open space result and the support of a viable homeowner's association
- Include minimum criteria for homeowners' associations, and for bylaw provisions to support the conservation development concept
- Define that a minimum open space requirement must be included for various lot sizes
- Define perimeter setbacks that meet the underlying zoning requirements at a minimum.



Conventional Development
(map: Community Planning Program, CSU)



Conservation Development
(map: Community Planning Program, CSU)

Housing: Conservation Development

Sample Conservation Development:

Weatherstone - West Vincent Twp., Chester County, PA



Pre-Development
Natural Resources

Post-Development
Site Plan avoiding
Natural Resources



Housing: Architectural Standards



Create a rural-themed architectural standard

The city should consider implementing a rural-themed architectural standard as part of any potential future zoning regulations in transitional areas adjacent to neighboring rural townships.

Rural-themed architectural standards would permit community-scaled mixed-use development within the Smart Growth area, but with an aesthetic that is consistent with the City's small-town, rural charm. Standards should regulate the character and style of buildings, such as the proportion of windows, building materials, colors, trim design, and even the vertical and horizontal division of materials. Jerome Village, a planned community in Union County, Ohio, is an example of a new development that has implemented a rural architectural theme.



SMALL TOWN MIXED-USE DEVELOPMENT

Case Study: Firestone Farms, Columbiana, OH

Firestone Farms in Columbiana, Ohio, is an example of a small-scale mixed-use development with rural themes. The development is located on the edge of the City and has a small retail area with a community space and a variety of housing options.



The development is located on the edge of the City, along two rural roadways on what was a farm, typical of a potential gateway development site in Brookville.



The Barn at Firestone Farms is a premier banquet and event center that maintains the rural character of the development.



The Courtyard (illustrated above) hosts outdoor concerts, movie nights, and seasonal events, featuring a stage and two outdoor big screens.

Retail: The TownCenter

TownCenter at Firestone Farms is a unique outdoor shopping, dining, and business destination in a relaxed yet sophisticated 1930s Harvey S. Firestone-inspired environment. The development offers multiple local retail options, a brewery, and restaurants. The development is themed with a rural aesthetic and is scaled (two stories maximum), which aligns with Brookville's desire to avoid sprawling urban development. Existing half houses and barns were incorporated into the development to enhance the rural character.

Residential

Firestone Farms offers a small community feeling overlooking The Links at Firestone Farms Golf Course. The development offers a variety of neighborhoods and housing types (single-family, cluster, and townhome) with variable price ranges and settings. The Residents Community Center houses a large party room with kitchen, lounge area with fireplace, exercise room with flat screen TV and a beautiful in-ground heated pool. All housing development is located behind the retail TownCenter area.

Smart Growth: Greenbelt

FARMLAND PRESERVATION TOOLS

Several incentives are available to private property owners to preserve farmland in perpetuity, including agricultural easements and agricultural security areas, which are discussed on the next three pages that follow. While these programs are not a course of action the City itself would pursue, they are valuable tools that can be deployed at the discretion of individual property owners.

Many landowners in Clay Township to the north and east of the City have voluntarily entered their land into easements for farmland and open space preservation. Property owners to the south and east of the City could potentially preserve their properties, in effect creating a greenbelt around Brookville between the already preserved parcels (in blue) and Sycamore State Park (in green).

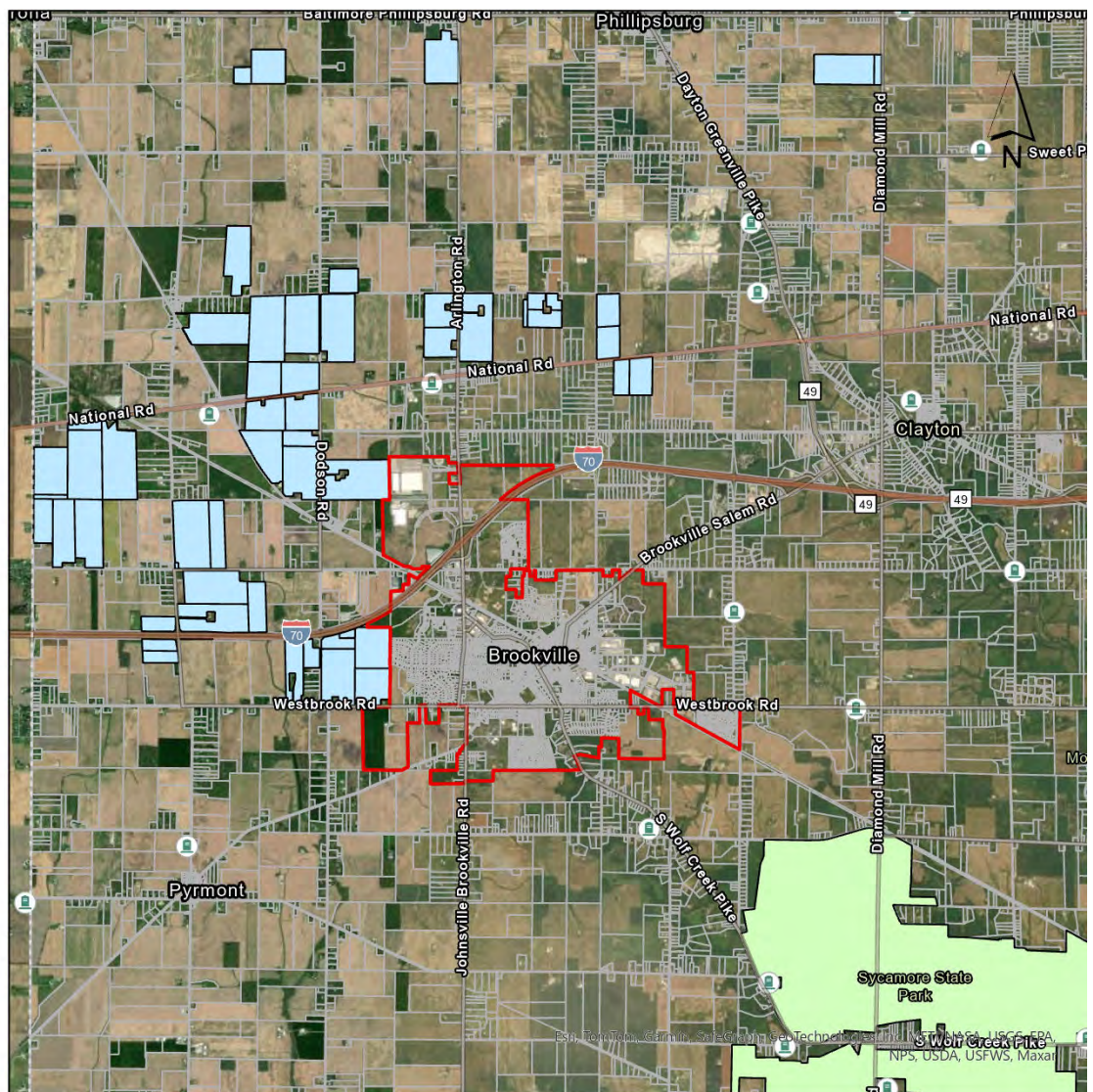


Preserved Farmland
Clay Township

Legend

- Brookville Corporation
- Cemetery
- Preserved Farmland
- Sycamore State Park
- Parcels

0 0.5 1 2
Miles
1 inch equals 4,933 feet



4/9/2025

Smart Growth: Greenbelt

Clean Ohio Local Agricultural Easement Purchase Program

The Clean Ohio Local Agricultural Easement Purchase Program (LAEPP) provides funding to farmland owners for placing an agricultural easement on their property. Monies are issued for up to 75 percent of the appraised value of a farm's development rights. A payment cap has been set at \$2,000 per acre, with a maximum of \$500,000 per farm. All easement transactions are recorded on the property deed and transfer with the land to successive owners.

Funds from the purchase of these easements are invested in the local economy by the landowners who use them by expanding their farming operations, purchasing new equipment, reducing debt, adding conservation practices, planning for retirement, sending their children to college or for other purposes. When the state purchases a farmland easement, the proceeds are plowed into Ohio's economy.

Requirements:

The following requirements must be met by the farmland and the owner at the time of application submission:

- The farm must be enrolled in CAUV and the Agricultural District Program through the county auditor's office.
- The farm must be a minimum of 40 acres unless the farm is adjacent to a preserved farm, then it must be a minimum of 25 acres.
- NOTE: Farms that are 10-24 acres and also share a substantial border with permanently protected land compatible with agriculture must submit a written request with supporting documentation before eligibility for application can be determined.
- The farmland owner must certify that the property does not contain hazardous substances.
- The farmland owner must have been in compliance with state and federal agricultural laws for the past five years.
- The farmland owner must have possession of the clear title to the applicant property.
- The local sponsor must agree to share monitoring and enforcement responsibilities.
- A minimum of 25 percent of the points-based appraised value of the agricultural easement must be provided either in cash match by the local sponsor, donation by the landowner, or a combination of donation and cash match.

Smart Growth: Greenbelt



Agricultural Easement Donation Program (AEDP)

The Agricultural Easement Donation Program (AEDP) is a tool for landowners to protect their farms' soils, natural resource features, and scenic open space.

It provides landowners the opportunity to donate the easement rights on viable farmland to the Ohio Department of Agriculture (ODA). The department assures the land remains in agricultural use forever. The standard cost for services needed to secure the easement (i.e., title examination, title policy, escrow, closing and recordation) are covered by ODA. All easement transactions are permanent. They are recorded on the property deed and will transfer with the land to successive owners.

Requirements:

To be eligible for the program, the land must meet the following criteria:

- The applicant farm must be enrolled in CAUV and the Agricultural District Program through the county auditor's office.
- The farm must be a minimum of 40 acres unless the farm is adjacent to a preserved farm, then it must be a minimum of 25 acres.
- Any liens or mortgages on the farm must be subordinated to the easement.
- The farmland owner must certify that the property does not contain hazardous substances.
- The farmland owner must have been in compliance with state and federal agricultural laws for the past five years.
- The farmland owner must have possession of clear title to the applicant property.

Smart Growth: Greenbelt

Agricultural Security Area Program

The Agricultural Security Area (ASA) Program is a tool that promotes agricultural retention by creating special areas in which agriculture is encouraged and protected. ASAs provide certain benefits to farmers, including protection from non-agricultural development, a critical mass of land to help keep farming viable, and possible tax benefits for investing in agricultural real property. The ASA program authorizes one or more landowners, with at least 500 acres of contiguous farmland, to request enrollment into an ASA for a 10-year period from the boards of county commissioners and township trustees.

Eligible landowners, who individually or collectively own 500 or more contiguous acres of farmland, must submit an application to both the boards of county commissioners and township trustees requesting enrollment in an ASA for 10 years.

As an attachment, a map must be prepared identifying the proposed ASA boundaries, parcel numbers of the land, and names and locations of all waterways, utility rights-of-way, and roadways. The map must show any existing residential, recreational, commercial, or industrial facilities that are situated on the land or within 500 feet of the perimeter of the boundary of the proposed ASA.

The commissioners or trustees may hold separate or joint public hearings prior to approving or rejecting an application. Approval of an ASA requires passing a resolution by the trustees and commissioners.

Requirements

To be eligible for the program, the following criteria must be met:

- The ASA must consist of at least 500 contiguous acres of farmland.
- The land must be in the unincorporated area of the county or counties.
- Landowners must be enrolled in the CAUV tax program and enrolled in the Agricultural District Program.
- Landowners must be using "best management practices."
- Landowners must not have any civil or criminal actions in violation of Ohio or U.S. environmental law in the 10 years prior to the date of application.

If the ASA straddles more than one township or more than one county, an ASA application must be submitted to and approved by each county's board of commissioners and/or township trustees.

Infrastructure: Impact Fees

Overview

Development Impact Fees are one-time charges applied to new developments. Their goal is to raise revenue for the construction or expansion of capital facilities located outside the boundaries of the new development that benefit the contributing development. Impact fees are assessed and dedicated principally for the provision of additional/non-existing water and sewer systems, roads, libraries and parks and recreation facilities made necessary by the presence of new residents in the area. Impact fees should only be utilized when a connection can be made between the impact of new development and the need for new infrastructure to accommodate that development.

Some specific examples of valid use of impact fees include, but are not limited to:

- Road construction (including signage, signalization)
- Sanitary sewer
- Parks, bike paths, and trails
- Construction or expansion of governmental facilities
- Public services structures (i.e. police, fire, EMS)
- Libraries
- Solid waste
- Equipment (mowers, trucks, plows)
- Vehicles, such as police, fire, and EMS.

On the other hand, the following are prohibited:

- Expenditures related to the operation, repair, and maintenance of public facilities (e.g. parks, libraries, and schools)
- The operational and/or personnel costs associated with the provision of public facilities
- Paying fees for any standard periodic expenditure necessary to maintain existing facilities
- The addition of new services

An impact fee must meet three constitutional tests. First, the fees must meet a substantive due process test, where the local government has the authority to assess, collect and spend impact fees for a determined public facility. Ohio courts have consistently held that the Home Rule Amendment gives municipalities the authority to impose exactions, including impact fees, provided the municipality is not statutorily forbidden from doing so, and the fees meet constitutional standards. A municipality's specific authority to impose impact fees is generally derived from a local ordinance. The manner of assessment, collection, and expenditure must clearly qualify the payment as a fee and not a tax.

A sample development schedule which includes impact fees from the City of Pickerington, a suburb of Columbus, is shown for illustrative purposes on the next page.

Sample Development Fee Schedule:

City of Pickerington - Fairfield County

Building Department
2025 Single Family Homes Residential Fee Schedule
(Effective 1/1/2025)

Building Department

Plan Examination	\$ 180.00	
Blanket Approval	\$ 1,250.00	**This does not include Plumbing**
Final Certificate of Occupancy	\$ 75.00	
BBS 1% Fee	<u>\$ 15.05</u>	
Total	\$ 1,520.05	

Municipal Fees

*Sewer Capacity	\$ 7,031.92
*Sewer Inspection	\$ 40.00
Storm Water	\$ 1,184.14
Urban Forestry	\$ 722.46
Water Capacity	\$ 5,569.82
Water Meter	\$ 357.60
Water Inspection	<u>\$ 40.00</u>
Total	\$14,945.94

Impact Fees (as of 7/1/09)

Government	\$ 539.16
Parks	\$ 1,737.81
Police	\$ 804.30
Street	\$ 784.24
Admin. Fee	<u>\$ 77.31</u>
Total	\$ 3,942.82

Total **\$20,408.81**

Planning & Zoning

Zoning Certificate	\$ 150.00
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Please note, this is the minimum cost. Study the Building Department Single Family Fee Schedule to familiarize yourself with possible additional fees. For example:

- Resubmittal fee - \$100.00 plus 1% BBS (\$101.00)
- Foundation Start - \$100.00 plus 1% BBS (\$101.00)
- Re-inspection fee \$80.00 plus 1% BBS (\$80.80)

Separate Plumbing permits are required. Plumbing inspections are done by the Franklin County Board of Health

Infrastructure: Stormwater Management

STORMWATER BEST PRACTICES

Beyond reducing flooding and improving water quality, the City of Brookville should encourage the installation of sustainable stormwater systems to:

- Reduce urban heat island effects through evaporation of infiltrated water and through shade provided by urban forests
- Improve air quality through increases in vegetation to filter pollutants, as well as indirectly from lowering temperatures (smog forms more easily at higher temperatures)
- Absorb carbon, because vegetation uses carbon dioxide as part of photosynthesis
- Provide urban recreational and open space

Sustainable Stormwater Inspirations

Below are samples of potential stormwater management treatments that future local Zoning Codes could require in accordance with low impact development principles:



Bioswales



Tree Trenches



Rain Gardens



Permeable Pavement

Economic Development: Catalytic Partnerships



IMPLEMENTATION TOOLKIT: Joint Economic Development District (JEDD)

Facilitating Partnerships

Potential for a Joint Economic Development District (JEDD) between the City of Brookville and Clayton Township could be explored in unincorporated areas north of the city limits in the vicinity of Interstate 70. A JEDD could potentially be implemented in a mutually beneficial manner to facilitate improvements in infrastructure and public services to facilitate the growth of both communities' tax bases by:

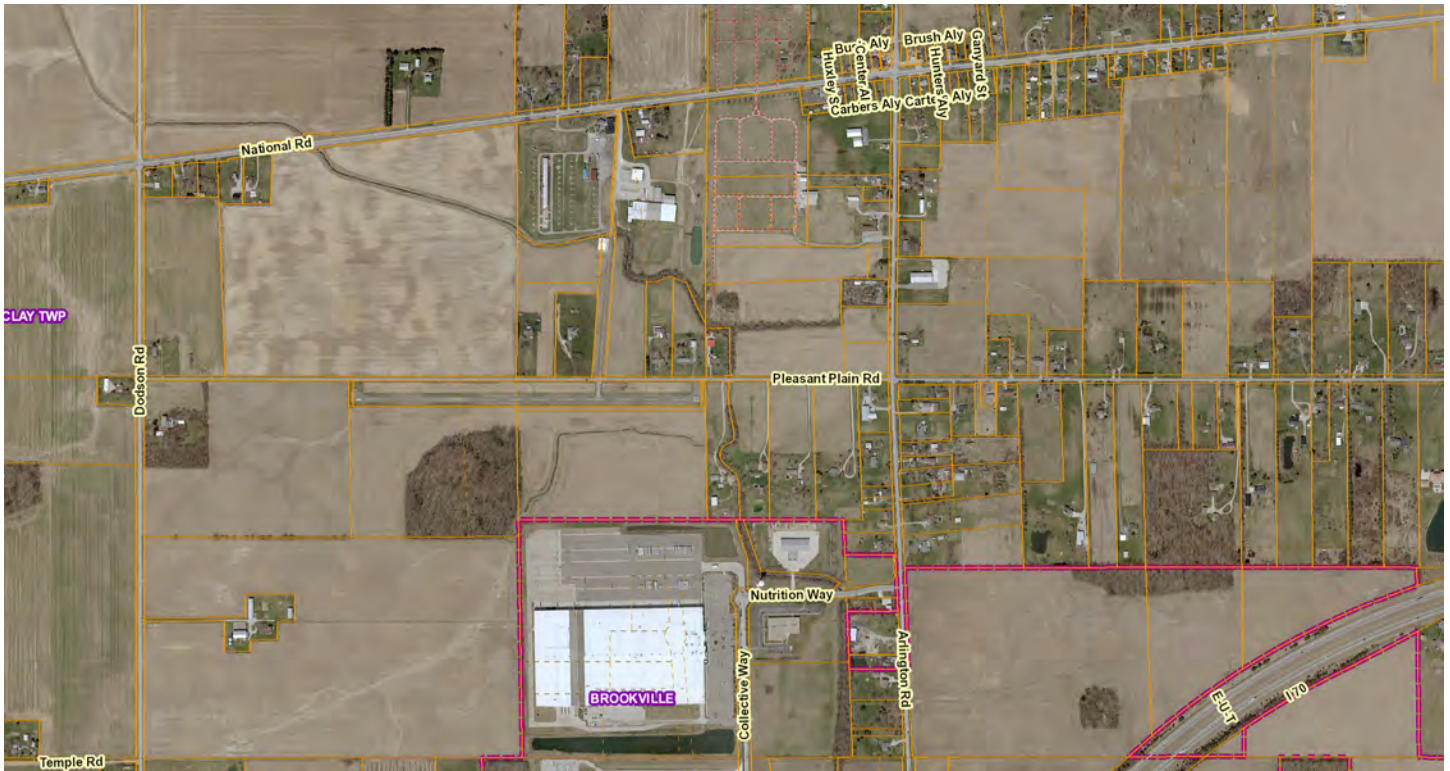
- Extending utility infrastructure (i.e. sewer service);
- Upgrading roadways to better accommodate truck freight and workforce commuters;
- Providing shared emergency response and public safety services; and
- Offering technical staff expertise for planning, zoning, legal services, and marketing.

To create a JEDD, there must first be a public inspection of the contract and the economic development plan for the JEDD, which consists of a schedule of the new, expanded or additional services, facilities or improvements to be provided, and a schedule for the collection of any income tax to be levied within the JEDD. There must also be a description of the area to be included within the JEDD, including a map. Next, a public hearing must be held to promote public discussion of the contract and the JEDD. Each contracting party must then adopt legislation approving the contract. Finally, the contract must be executed.

Business owners located in a proposed JEDD area may "opt out" of the JEDD by filing an action in a court of common pleas on or before six months after the effective date of the JEDD contract. The owner must show: (1) that it operated within the JEDD area before the effective date of the JEDD contract; (2) that it did not sign a petition in support of the JEDD; and (3) that neither the business nor its employees has derived or will derive any material benefit from the new, expanded, or additional services, facilities, or improvements described in the economic development plan for the district, or the material benefit that has, or will be, derived is negligible in comparison to the income tax revenue generated from the net profits of the business and the income of employees of the business." The Court of Common Pleas must render a decision within 60 days of receiving the complaint, unless the parties agree to a longer period of time.

Potential JEDD:

City of Brookville & Clay Township
North Employment Zone Expansion



NOTE: JEDDs exclude residential parcels unless part of a mixed-use development



JEDD Case Study:

City of Middletown, City of Mason & Liberty Township (Butler County/Warren County)

- Partnering with the Cities of Middletown and Mason.
- The JEDD contract calls for the levy of a 1.5% income tax on individual earnings as well as business net profits derived from businesses and employees within the JEDD.
- The City of Middletown will provide the tax collection. The JEDD contract calls for the City of Mason to provide for the improvement and construction of such roads that provide an improved transportation network to and from the JEDD area - this helps with transportation flow within the region as a whole.
- City income tax and JEDD tax follow the same rules with respect to reciprocity. If a city (where the employee lives) allows credit for other city tax paid, it must allow credit for JEDD tax paid. This is required by Ohio Revised Code 718.16.
- The contract is a voluntary JEDD which requires support from 51% of the property and 51% of the business owners in the JEDD area - which numbers approximately 200 combined.
- Approximately 685 acres are included in the JEDD area ,which is currently zoned for General Business Districts and Office Districts.
- 40-year agreement with entities coming together to decide if they want to extend another 10 years.
- JEDD Board includes a Liberty Township representative, an Employee representative, a business owner representative, and a Mason / Middletown representative. These four choose a chairperson.
- An anti-annexation agreement includes comprehensive anti-annexation covenants for the entirety of Liberty Township for the life of the JEDD.

Economic Development: Site Assembly & Readiness

CATALYTIC DEVELOPMENT SITES

Industrial Parks

- The city should continue to work with the Dayton Development Coalition and Montgomery County Development Department's BusinessFirst! program to market commercial/industrial sites to prospective corporate site selectors.
- Should target development site efforts, the city should consider taking a more active role in the development of the site, possibly by authorizing a Port Authority or Community Improvement Corporation (CIC) to procure a developer with the requisite track record to bring the project to fruition. A sample flowchart for a "CIC as developer" public-private partnership (P3) model is shown on the next page.

Economic Development Toolkit

Community Improvement Corporation (CIC)

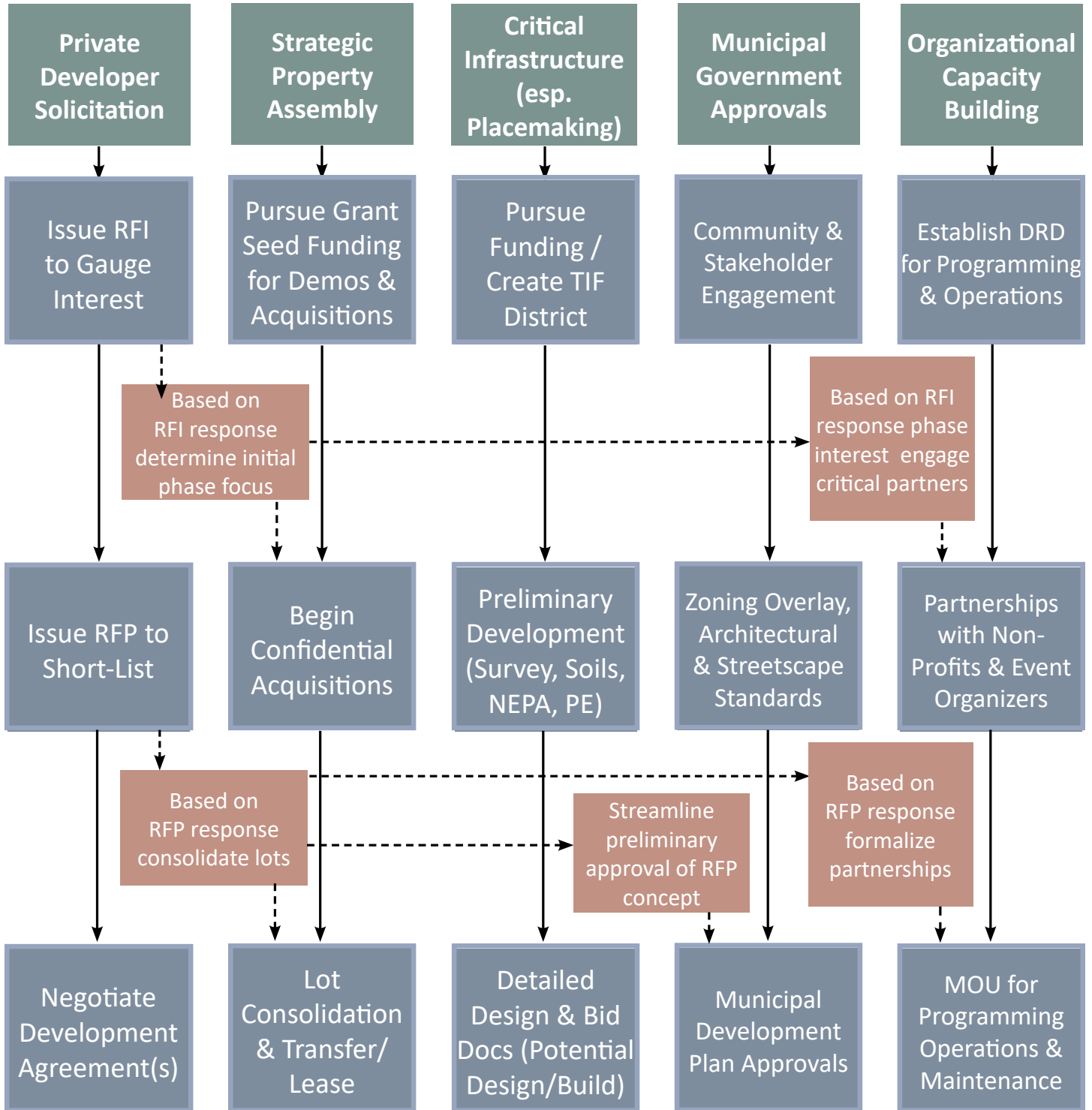
A Community Improvement Corporation (CIC) is an Ohio non-profit corporation created under Chapters 1702 and 1724 of the Ohio Revised Code. A CIC board of directors may have any number of members, but if the CIC is a designated agent for a municipality, then at least 40% of the board members must be elected or appointed officials of the political subdivision.

CICs have the ability to:

- Acquire property
- Acquire property from political subdivisions without public sale requirements
- Sell or lease property
- Sell or lease property owned by a political subdivision as an agent and on behalf of such political subdivision without complying with public sale requirements
 - Such a sale or lease may be below fair market value
 - Are not required to comply with competitive bidding laws
- Borrow money as any corporation would
- Issue unvoted revenue bonds secured by a mortgage or lease of the property and by a pledge of the revenues of the CIC
- Enter into an agreement with a political subdivision to lease or purchase property in connection with the political issuance of industrial or economic development bonds

P3 Development Process

DEVELOPMENT PROCESS FLOWCHART



Economic Development: Incentive Toolkit



IMPLEMENTATION TOOLKIT: Downtown Redevelopment District (DRD)

STOREFRONT REINVESTMENT

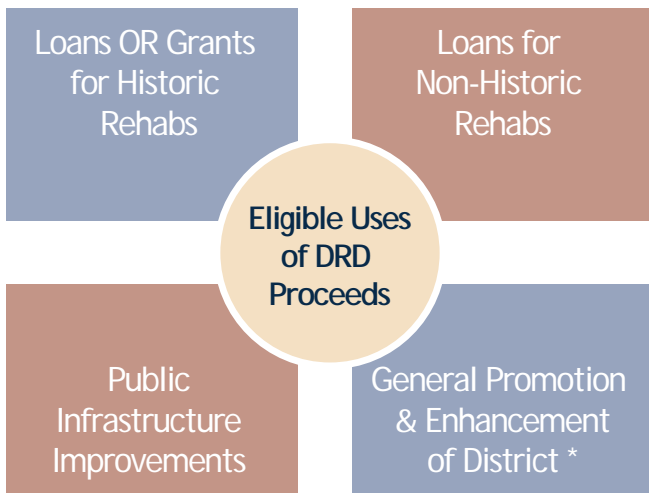
In 2016 Ohio General Assembly enacted House Bill 233, enabling municipalities to create Downtown Redevelopment Districts (DRDs). A DRD functions similarly to a Tax Increment Financing (TIF) District, but offers municipalities additional options in funding projects and programs with DRD proceeds, including building rehabilitations and marketing of the district.

Property owners within the DRD make service Payments in Lieu of Taxes (PILOTs) on a tax exemption up to 70% of the increased value of real property over the course of the 10-year DRD period. A DRD may have a 30-year term with approval by the local school board.

SPARKING INNOVATION

A municipality can identify a contiguous part or all of a DRD as an Innovation District. An Innovation District must be equipped with a high-speed broadband network capable of download speeds of 100 Gbps. DRD proceeds within an Innovation District may be used for loans or grants to qualified businesses (i.e. tech or R&D) or to incubators and accelerators that provide services to qualified businesses.

Qualified businesses are those primarily engaged in (1) Research and Development, (2) Technology Transfer, (3) Bio-Technology, (4) Information Technology, or (5) application of new technologies.



* Limited to 20% of revenue from exempted property taxes

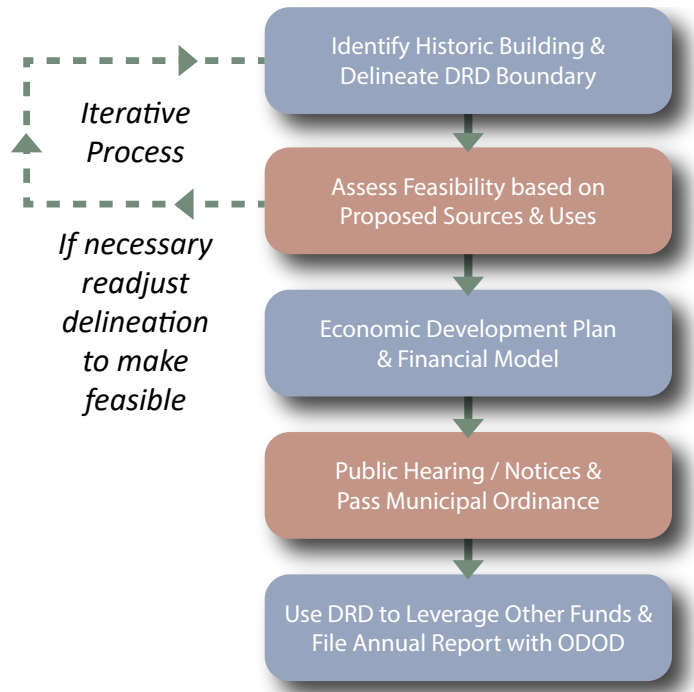
DRD Requirements

ORC 5709.45 to 5709.47

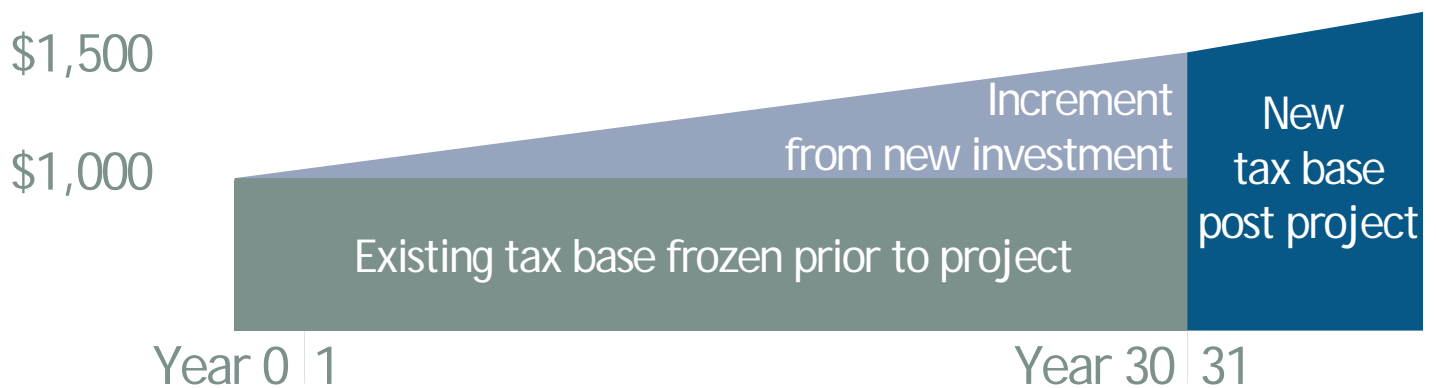
The name Downtown Redevelopment District is in itself misleading. A DRD does not have to be located in a Central Business District or a densely populated area. The only requirements in delineating a DRD are that it must:

- Be located within a municipality;
- Be no more than 10 acres of contiguous area; and
- Include one historic building (as defined by O.R.C. 149.311) that is or will be rehabilitated.

A DRD must not be comprised exclusively of residential uses. In addition, a DRD may not be comprised of any parcels that are part of an active TIF District.



Basic DRD Example



Potential DRD: Market Street Revitalization



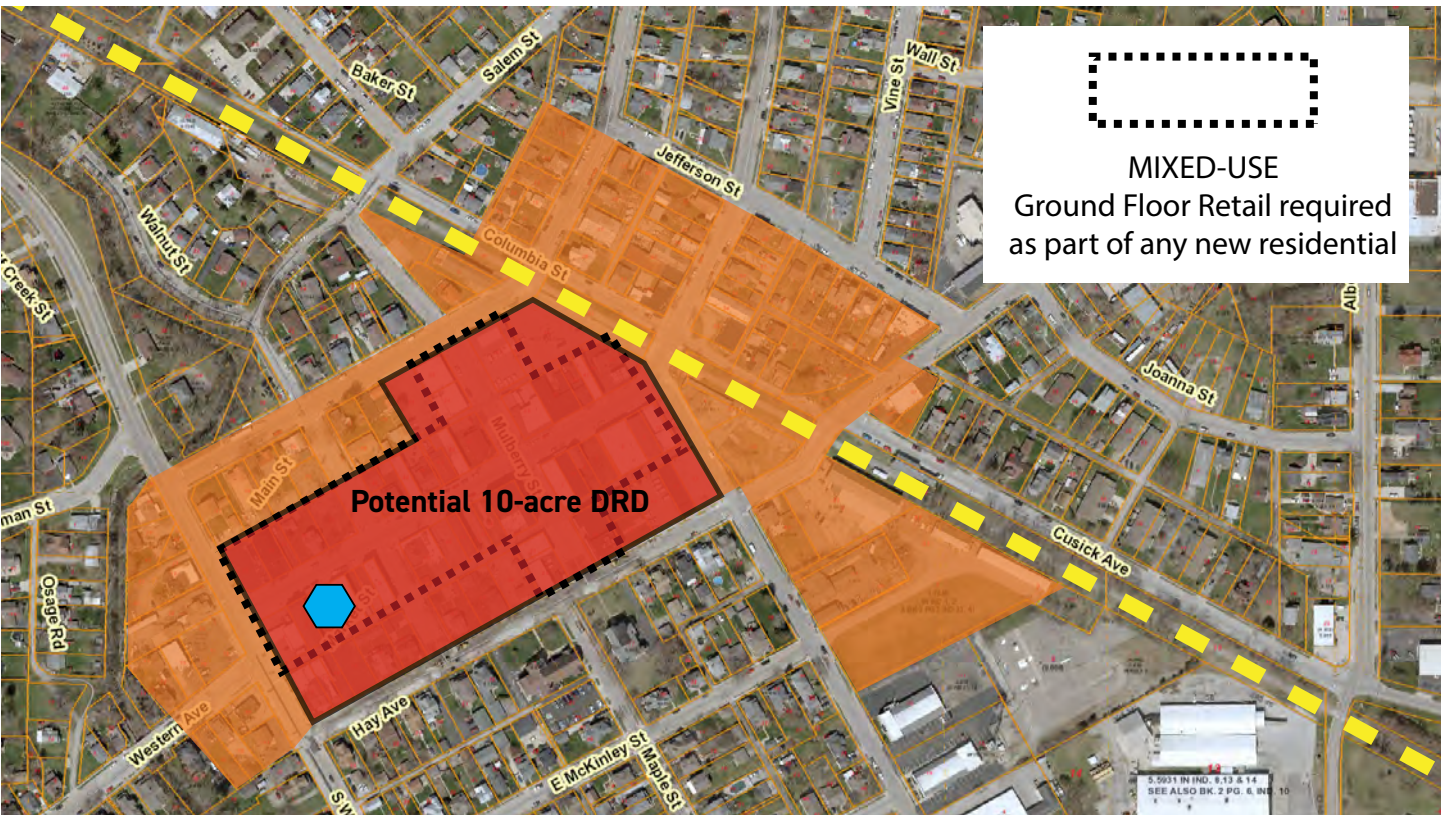
A potential DRD could be implemented in Brookville using the Samuel Splitter House, listed on the National Register of Historic Places (NRHP), as the qualifying historic building anchoring the district.

A hypothetical maximum 10-acre district could encompass most of the Market Street District as shown in the map below. Public right-of-ways are not counted towards the 10-acre DRD area limit. While parcels in a DRD must be contiguous, they need to only be connected by a right-of-way.



Samuel Splitter House (NRHP)

Potential DRD Historic Building Anchor



Economic Development: Incentive Toolkit

VIBRANT MARKET STREET



IMPLEMENTATION TOOLKIT: Special Improvement District (SID)

OVERVIEW

A SID is an economic development tool that allows private property owners in a self-defined area to establish a program for services or improvements aimed at the economic enhancement of the area. The area can be any size, as long as it is contiguous.

The SID enables a community, neighborhood, or business district to tax itself for specific improvements and services. Property owners can pay for the program with assessments on all properties in the given area.

The concept originated in the 1970s and is also known as Business Improvement Districts, Special Services Areas, and Community Improvement Districts. SIDs are governed by private, nonprofit corporations created by the private property owners. The board that runs the corporation is made up of the property owners as well.

BENEFITS

Since their inception, many studies have been conducted on SIDs, by both nonprofit and academic organizations. These studies show that SIDs increase tourism, increase quality of life for residents, reduce crime, and raise property values within their designated areas.

SIDs create sustainable funding streams for the community and allow property owners to dictate how funding is spent on a yearly basis. SIDs improve cleanliness and safety and allow organizations to be nimble and put resources to work where they are needed most. With no additional financial burden to local governments, SIDs can capture the energy of motivated property owners wanting to improve their community and can provide at-large benefits to everyone involved in the community.

Economic Development: Incentive Toolkit

VIBRANT MARKET STREET

HOW TO CREATE A SID

To create a SID, private property owners must make a petition to their City Council who will in turn create the SID.

To pass in Ohio, the petition must include signatures from owners that represent at least 60% of the front footage along all public streets of the given district, OR owners representing 75% of the land area. After meeting this criteria, the petition must be approved by City Council.

At that point, all eligible property owners will be assessed and provided improvement services. The only exemptions from SID assessments are government-owned properties and churches. These properties can however, contribute voluntarily.

SERVICES

The property owners who make up the board of trustees are in complete control of decisions made about the SID. They guide the implementation of a plan for public services and improvements that benefit the SID, which is typically submitted with the petition to create the SID. The plan may describe how the SID will hire employees and professional services, contract for insurance, and purchase or lease office space and office equipment.

The improvements and public services described in the plan may range from lighting, signage, and parking lots, to capital improvements, landscaping, and snow removal. Other potential services include communication with local police, graffiti removal, homeless outreach case workers, litter removal, safety vigilance, special duty police, sidewalk sweeping, and visitor ambassadors.

REQUIREMENTS

In Ohio, a SID is required to hold both a meeting and an election every year. Additionally, written reports must be provided to member property owners annually. After 10 years, a SID is automatically terminated. In order for a SID to continue, property owners must repeat the process of circulating and signing another petition.

SIDS IN THE STATE

Currently, there are over 1,000 SIDs in the United States. 23 of which exist in Ohio, a state relatively new to the game. With that said, only two SIDs in the state have chosen not to reauthorize their organization at the end of their Plan for Services. This shows just how valuable property owners throughout the state are finding their SID.

Quality of Place

Bicycle & Pedestrian Connectivity

Building the Business Case for Parks and Trails

Enhanced Property Values and Increased Tax Revenue

While the City of Brookville has always prudently prioritized community needs (e.g. essential services) over wants (e.g. community enhancements), the provision of recreational amenities can yield tangible economic benefits to residents and taxpayers. Studies have shown that parks and trails have a positive impact on nearby residential property values. All things being equal, most people are willing to pay more for a home close to a nice park or trail. The property value added by park and trail areas is separate from the direct use value gained by accessing the recreational amenity as property values increase even if the resident never visits the park or trail.

Property value is affected primarily by two factors: the distance from, and the quality of, the park or trail. While proximate value can be measured up to 2,000 feet from a park or trail, most of the value is within the first 500 feet.

In addition to increasing property values, the provision of trail networks and park areas attracts visitors both locally and regionally, bringing outside dollars into the local Brookville economy, as many recreational users will inevitably support local businesses during their trips. Imagining future trail connections across the City to the Wolf Creek Trail and the larger Miami Valley network of 350-plus miles of paved trails poses substantial economic benefits to the community.

Economic Impact of Recreation: Case Study

According to a 2015 report by the National Recreation and Park Association entitled "The Economic Impact of Local Parks" the Great Parks of Hamilton County recreational facilities are a major driver for economic activity. Key findings from the economic impact assessment of their Winton Woods parks included:

- Operations spending by the park agency generated Economic Activity of \$20,129,632, Labor Income of \$7,045,012, and employment of 191.
- Capital spending by the park agency generated Economic Activity of \$1,710,652, Labor Income of \$575,384, and employment of 11.
- Total economic impact of the park generated: Economic Activity \$21,840,284, Labor Income of \$7,620,396, and employment of 202.

Quality of Place

Bicycle & Pedestrian Connectivity

Benefits of Trails

Increased Property Values

The Little Miami Scenic Trail in Southwest Ohio saw a \$7 increase per foot closer to trail up to a 1-mile distance. Homes ½-mile from the trail sold for 9% less than those directly adjacent to the trail.

Public Health

Trails and greenways create healthy recreation and transportation opportunities by providing people of all ages with attractive, safe, accessible and low- or no-cost places to cycle, walk, hike, jog or skate. Trails help people of all ages incorporate exercise into their daily routines by connecting them with places they want or need to go. Communities that encourage physical activity by making use of the linear corridors can see a significant effect on public health and wellness.

“Eyes on the Street”

Contrary to some perceptions, trails have been proven to reduce neighborhood crime and trespassing, with more visibility and community activity proven to serve as a deterrent to criminal activity.

Market Preferences

Trails and walkable communities are often desired by homebuyers who are seeking to live in close proximity to recreational opportunities. The National Association of Home Realtors survey ranked trails as the second most important community amenity out of a list of 18 choices.



Quality of Place

Bicycle & Pedestrian Connectivity



IMPLEMENTATION TOOLKIT: Active Transportation Funding

The City of Brookville should regularly track available funding opportunities to implement Comprehensive Land Use Plan initiatives. Several potential funding avenues are available to leverage outside funding assistance to design and construct active transportation enhancements, including:

Funding Source	Description
Ohio Department of Natural Resources (ODNR) Clean Ohio Trails Fund	ODNR Clean Ohio Trails program is available annually and funds non-motorized trail connections of regional significance. The program requires a 25% local match. Typical maximum awards are \$500,000.
MVRPC Transportation Alternatives (TA)	MVRPC TA funding is available annually for transportation projects that enhance bicycle and pedestrian connectivity. The source of funds is federal and requires a 20% local (non-federal) match. The funding allocation recently increased with the Bipartisan Infrastructure Law.
Bipartisan Infrastructure Law	The federal Bipartisan Infrastructure Law includes numerous programs for multimodal transportation infrastructure enhancements including Safe Streets and Roads for All (SS4A).
Ohio Environmental Protection Agency (OEPA)	OEPA has recently had multiple rounds of funding available for EV charging stations through the Diesel Mitigation Trust Fund (DMTF).
Tax Increment Financing (TIF)	TIF is an economic development tool that enables local governments, including municipalities, to finance public infrastructure improvements and, in select circumstances, privately owned economic development projects and residential projects by capturing the future increase in property value of real property.

Implementing the Vision

PRIORITIZE INVESTMENTS



PROJECT PRIORITIZATION

Administration and City Council should meet after adoption of the Plan to prioritize near-term and longer-term projects based on current financial considerations, funding opportunities, market demand, and partner interest.

LEVERAGE



IMPLEMENTING THE VISION

Each month Planning Commission should have a recurring agenda item to discuss Plan Implementation and capitalize on the latest opportunities to advance strategic initiatives and leverage public-private investment.

UPDATE DEVELOPMENT REGULATIONS



ZONING CODE UPDATE

A holistic review and rewrite of the City's Zoning Code is encouraged post-Plan adoption in order to establish the regulatory framework that ensures future development complies with the vision of the Plan. Interim amendments to the existing Zoning Code may be warranted in priority development areas.

MONITOR & RECALIBRATE



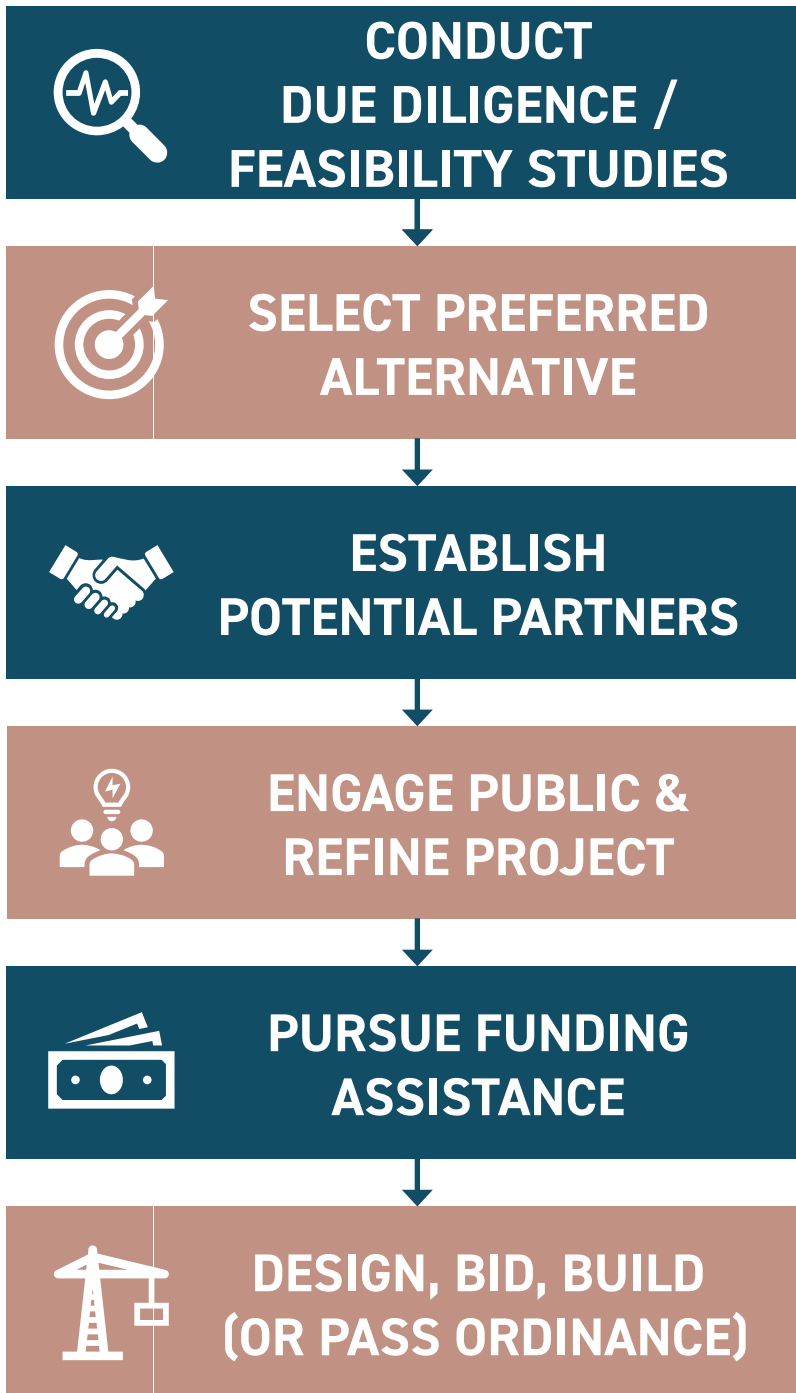
MONITORING SUCCESS

City Council should conduct quarterly reviews of progress made towards implementing the Plan. The following questions should frame this discussion:

- Did we achieve the goals we set out to?
- What went well?
- What were the challenges?
- What improvements should we make and how?

Based on the quarterly reviews, reprioritization of projects and adjustments to implementation strategies may be necessary.

Implementing the Vision



FROM VISION TO REALITY

It is important to understand that the Comprehensive Land Use Plan is only a starting point in the identification of various improvements and initiatives that will each undergo their own respective project development processes.

The flowchart to the left provides a high-level overview of a hypothetical project and the steps that may need to be taken to implement it. While each project is unique, most if not all will require additional study and refinement. Most importantly, as feasible projects are confirmed and advanced, the public will be reengaged in the iterative process of determining a final course of action. For capital improvements, this means input on proposed details such as project limits, accessibility, and design features. For a zoning amendment, this would include an opportunity to share feedback on proposed regulations relative to permitted/conditional uses, district boundaries, and density.

As the City moves forward in implementing the vision, projects will be developed based on current priorities and financial considerations. Ultimately, the Comprehensive Land Use Plan will serve as a guiding document that Administration and City Council can reference and leverage as they continue to maintain and enhance Brookville as a desirable community for residents, workers, and visitors.