

Brookville Planning Commission
Regular Meeting
November 20, 2025

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

Roll call by Clerk Duncan.

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

Motion by Claggett, second by Schreier to approve the minutes of the August 21, 2025 Planning Commission Meeting as presented. All yeas, motion carried.

Law Director Stephan reported 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 which will be the location of the Brookhaven Expansion Project. 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. The site plan is in compliance with the requirements of the R-3 zoning on this property. City staff has recommended that a traffic impact study be conducted to review the intersection of Brookville-Salem Road 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 approve this plan subject to completion of the Traffic Impact Study and compliance with the recommendations of the Traffic Impact Study. Law Director Stephan advised Jeff Puthoff, of Choice One Engineering and Ken Prunier, Brookhaven Board Member are present to answer any questions.

Discussion followed.

Motion by Claggett, second by Letner to approve the Brookhaven Expansion Phase 1 Record Plan as presented. All yeas, motion carried.

Motion by Claggett, second by Schreier to approve the Brookhaven Expansion Phase 1 Site Plan as presented, subject to the completion of the traffic impact study and compliance with its recommendations. All yeas, motion carried.

Law Director Stephan announced Envision Group is here to present the Draft Comprehensive Land Use Plan Update.

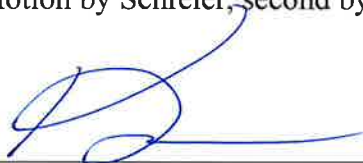
Manager Kuntz thanked everyone from the community who participated in the Comprehensive Land Use Plan Update, including citizens and business stakeholders, who helped shape this plan to show smart, sustainable growth while maintaining our rural, small-town charm.

Emil Liszniansky, of Envision Group LLC presented the Draft Comprehensive Land Use Plan Update. The goal of the plan was to aim for balanced growth with input from various stakeholders, reflecting community feedback throughout the process. Highlights of the presentation showed that the older parts of town feature smaller lot sizes, typically under .17 acres and new residential lots on the outskirts of town are larger, affecting community character and density. National trends show a shift towards smaller lots due to affordability and changing preferences among younger generations. Housing values in Brookville are rising, enhancing the tax base rather than being a burden. The plan includes conservation development areas, which aim to balance growth with preserving natural spaces and managing density effectively. Mr. Liszniansky emphasized that community input during the plan process has shaped growth strategies, emphasizing the importance of public engagement in planning processes.

Discussion followed. Member Schreier commented the median income of Brookville residents is inconsistent in several places in the report and requested clarification. Member Schreier also requested Envision clarify lot size ranges for new development.

Motion by Schreier, second by Claggett to send the draft plan to City Council for formal adoption after evaluation of suggested small edits. All yeas, motion carried.

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



Kimberly Duncan, Clerk



Ryan Henderson, Chairperson