



## **PLANNING COMMISSION MEETING**

**Thursday, May 21, 2026, 7:30 PM**

**CITY HALL**

**301 SYCAMORE STREET, BROOKVILLE, OHIO 45309**

[www.brookvilleohio.com](http://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 March 19, 2026 Regular Meeting Minutes
- IV. Special Use Applications**
  - a. O'Brien Burgers - Mobile Food Vendor
- V. Reports**
  - a. Law Director
- VI. Old Business**
- VII. New Business**
- VIII. Adjournment**

Chairperson Ryan Henderson • Mayor Chuck Letner

Members: • Ken Claggett • Tony Ezerski • Dennis Piper • Curt Schreier • Jason Thomas

Brookville Planning Commission  
Regular Meeting  
March 19, 2026

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on March 19, 2026. The meeting was held in the City Council Chambers. The Pledge of Allegiance was recited. Mayor Letner, Members Claggett, Ezerski, Piper, Schreier; Law Director Stephan and Clerk Duncan were present. Member Thomas and Manager Kuntz were absent.

Roll call by Clerk Duncan.

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

Motion by Ezerski, second by Claggett to approve the minutes of the February 19, 2026 Planning Commission Meeting as presented. All yeas, motion carried.

Law Director Stephan reported Louisiana Grill, Home of Bourbon Chicken, has filed a special use application to operate as a Mobile Food Vendor in the McMaken's IGA parking lot at 1 McMaken Lane. Louisiana Grill has previously been approved by Planning Commission to operate as a mobile food vendor at McMaken's IGA, and there have not been any issues with their operation. McMaken's IGA has again authorized Louisiana Grill to operate on their property. Law Director Stephan requested Planning Commission approval of this special use application.

Chairperson Henderson announced he will have to recuse himself from discussion and the vote on the special use permit for Brave Church, as he serves on the operations committee for the church.

Brave Church has submitted a special use application to develop a church campus on a property located on Rona Parkway. The property includes Parcel No. COS 00314 0045 being approximately 7.854 acres and Parcel No. COS 00314 0063 being approximately 1.245 acres. The property is zoned R-3. Churches are a special use in this zoning district. Law Director Stephan outlined the standards set forth in 1163.03(b)(12) for approving a church as a special use in a residential district. The proposed site is approximately 9.1 acres in size. The site will have access to an arterial or collector street in Rona Parkway. The project can comply with the minimum setbacks from residential properties in the area. Law Director Stephan advised the application meets the minimum standards set forth in 1163.03 (b) (12). The project will be done in phases and will require additional zoning and building department approvals prior to the commencement of new construction. Law Director Stephan requested that Planning Commission approve the special use application for the approval for the development of a campus for Brave Church at this site.

Heath Florkey, 70 Church Street, stated he is on the church's operation committee. Mr. Florkey gave a brief presentation of the church project, which will be phased, with compliance with the city's zoning standards ensured.

Pastor Ryan Wysong, 28 S. Clay Street, was also present to answer any questions.

Discussion included the phasing of the project, traffic management and access points for the 9.1-acre property.

Motion by Schreier, second by Ezerski to approve the special use application from Brave Church to develop a church campus on the property located on Parcel No. COS 00314 0045 and Parcel No. COS 00314 0063 on Rona Parkway, subject to the applicant submitting a site plan for each phase of the project for Planning Commission approval. Claggett yea, Ezerski yea, Piper yea, Schreier yea, Letner yea, Henderson abstained. Motion carried with five yeas and one abstention.

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

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Kimberly Duncan, Clerk

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Ryan Henderson, Chairperson

**MEMORANDUM:**

**DATE: MAY 12, 2026**

**TO: CITY OF BROOKVILLE PLANNING COMMISSION**

**FROM: RODNEY L. STEPHAN, LAW DIRECTOR**

**RE: SPECIAL USE-O'BRIEN BURGERS**

O'Brien Burgers has filed a special use application to operate as a Mobile Food Vendor. The vendor will be operating at the City Parking Lot on Arlington Rd.

The property is zoned I-1-Light Industrial District. Under Section 1163.03(b)(26), a mobile food vendor may be approved as a special use in a Light Industrial District.

O'Brien Burgers has previously been approved by Planning Commission to operate as a mobile food vendor at the municipal parking lot, and there have not been any issues with their operation.

It is requested that Planning Commission approve this special use application for O'Brien Burgers.

## ZONING APPLICATION FOR A SPECIAL USE PERMIT

The undersigned hereby applies for a Special Use Permit to be issued solely on the basis of information contained herein and with the knowledge that the falsification of any fact or statement submitted with, or within, this application shall render this application null and void. (PERMIT SHALL EXPIRE IF IT HAS NOT BEGUN WITHIN SIX (6) MONTHS, OR IF DISCONTINUED FOR MORE THAN TWO (2) YEARS.)

1. Applicant O'BRIEN BURGERS/JOSH O'BRIEN Phone # 937-238-6475
2. Applicant address 18 GRAND AVE, DAYTON, OH
3. E-mail JOSHUA O'BRIEN 3362.4404@gmail.com Interest in property \_\_\_\_\_
4. Location or address of property to be affected CITY PARKING LOT - ARLINGTON RD.
5. Legal description ~~\_\_\_\_\_~~
6. Present Zoning classification F-1 Existing PARKING LOT
7. Proposed Special Use MOBILE FOOD VENDOR - O'BRIEN BURGERS

8. In order for a Special Use Permit to be processed the applicant must provide a narrative statement evaluating the effect of elements such as noise, flare, odor, fumes and vibrations on adjoining property; and discussion of the general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the Zoning District Map.

The applicant will operate a mobile food vendor  
IN THE CITY PARKING LOT. THIS APPLICATION IS A  
RENEWAL OF THE EXISTING SPECIAL USE PERMIT.

9. The Planning Commission shall establish beyond a reasonable doubt that both the general standards and the specific requirements pertinent to each special use indicated herein shall be satisfied by the establishment and operation of the proposed special use.

10. Wherever no specific area, frontage and setback requirements are specified in provision for specific special uses, then the area, frontage and setback requirements in the applicable zone shall apply; provided, that the Planning Commission shall be authorized to waive or modify certain requirements as necessary to achieve compatible development with adjacent land areas as well as in the interest of the community in general. The Planning Commission may also impose such additional conditions, guarantees, and safeguards as it deems necessary for the general welfare, for the protection of individual property rights, and for insuring that the intent and objectives of this Ordinance will be observed.

11. Has a previous application been filed for a Special Use Permit? Yes

12. When? 2025 Results? Approved by

Planning Commission

[Signature]  
Signature of Applicant

4-13-2026  
Application Date

DO NOT WRITE BELOW THIS LINE \* FOR OFFICE USE ONLY

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

Approved/Denied Planning Commission \_\_\_\_\_ Approval/Denial date \_\_\_\_\_

Fee (non-refundable) \_\_\_\_\_ Receipt # \_\_\_\_\_ Check # \_\_\_\_\_ Date \_\_\_\_\_