

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.

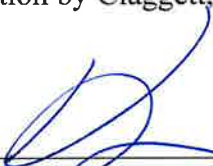
Heath Florkey, 70 Church Street, stated he is on the church's operation committee. Mr. Florkey gave a brief presentation of the church project, which will be phased, with compliance with the city's zoning standards ensured.

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.



Kimberly Duncan, Clerk



Ryan Henderson, Chairperson