



PLANNING COMMISSION MEETING

Thursday, April 23, 2020, 7:30 PM

VIRTUAL MEETING

(937) 833-2135

www.brookvilleohio.com

Attend Online: <https://meetingsamer9.webex.com/meetingsamer9/j.php?MTID=mbe6ee8792336bdb8e9116b736d73a632>

Meeting Number (access code): 624 973 811 **Password:** dcDdmriV434

By phone: +1-408-418-9388 United States Toll **Access code:** 624 973 811

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 February 20, 2020 Meeting Minutes

IV. Zoning Application #4128 to add to Special Use #SU18-01

- a. John Ritter - Hoop Style Structure - 10402 Westbrook Road

V. Reports

- a. Zoning Officer
- b. Law Director

VI. Old Business

VII. New Business

VIII. Adjournment

Chairperson Ryan Henderson • Mayor Chuck Letner
Members: • Brent Boose • Curt Schreier • Ken Claggett • Don Cordes • Jessi Sievers

Brookville Planning Commission
Regular Meeting
February 20, 2020

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on February 20, 2020 in the City Council Chambers. The Pledge of Allegiance was recited. Mayor Letner; Members Claggett, Cordes, Schreier and Sievers; City Manager Keaton, Zoning Officer Snedeker, Law Director Stephan and Clerk Duncan were present. Member Boose was absent.

Chairperson Henderson announced the Meeting is being recorded.

Roll call by Clerk Duncan.

Zoning Officer Snedeker requested to amend the Agenda to add permit applications MS #20-01 and MS #20-02. Zoning Officer Snedeker advised these additions to the Agenda were held up by the engineer's drawings.

Motion by Schreier, second by Letner to approve the Agenda as amended. All yeas, motion carried.

Motion by Letner, second by Cordes to approve the Minutes of the January 16, 2020 Regular Planning Commission Meeting. All yeas, motion carried.

Zoning Officer Snedeker announce Ryan Reed, of DDC Management, is present tonight to present an Easy Living Concept development on Upper Lewisburg Salem Road and Albert Road.

Ryan Reed, of DDC Management, advised he is present tonight to present a concept for a single-family residential development with 69 lots on 18.37 acres located at Upper Lewisburg Salem Road and Albert Road. Mr. Reed stated DDC Management is the developer, not the home builder. The company contracts and purchases land, puts in the infrastructure and then sells to production or custom home builders. In this instance, the discussions with some production builders are for a single family or lifestyle product, which caters to empty nesters or individuals that want low maintenance. Mr. Reed stated a lifestyle product takes care of the yard maintenance, grass mowing, snow removal and things along those lines. Mr. Reed advised the proposed development would have 50' lots with 25' front and rear yard setbacks and 5' side yard setbacks.

Member Schreier inquired whether there is a Homeowner's Association (HOA) that takes care of the maintenance on the properties?

Mr. Reed replied that is correct, DDC Management maintains the HOA until all the lots are sold and then turns it over to the homeowners.

Mr. Reed stated they would have to work with the City to connect with the sanitary line that services the fire house to service the proposed homes.

Chairperson Henderson asked Zoning Officer Snedeker if there is adequate depth there to get across to the sanitary sewer main?

Zoning Officer Snedeker stated Service Superintendent Homan is researching this and he has yet to hear back from him. Zoning Officer Snedeker stated Market Street is pretty deep and estimated it to be 12-14'. Zoning Officer Snedeker advised staff has also discussed the possibility of an easement there to put in sidewalk. Zoning Officer Snedeker stated he is glad to see the developer is proposing two egresses.

Chairperson Henderson stated in planning and development one of the things they try to achieve is open area. DDC Management has done a nice job of maximizing use of the whole 18 acres. Member Henderson asked how they plan to address open area?

Mr. Reed stated at the concept stage they have tried to maximize the space as best as possible but when they get into the actual final engineering and start looking at easements and where utilities need to be run, that usually ends up having to lose a few lots and that creates open space.

Chairperson Henderson inquired whether the area across the front is a 50' offset, as our PUD requires a 50' inset around the perimeter?

Mr. Reed confirmed that is correct.

Zoning Officer Snedeker stated they spoke before about putting sidewalks in on Albert Road.

Mr. Reed stated they can look at putting in the sidewalks; especially if it will give access to the bike path.

Member Claggett stated this subdivision is not even close to meeting the minimum requirements for R1-B Zoning.

Mr. Reed replied the intent is for this property to be rezoned for Planned Unit Development (PUD).

Chairperson Henderson stated this would allow for 50 ft frontage. The idea behind PUD is to alternate clusters of homes with open area.

Member Schreier stated the side setback of 5' is pretty tight together, there is the option of 5' or 10' and then 1,150 versus 1,200 square feet because right now our current zoning is 1,400, 1,600 and 1,800 square feet. A 1,200 square foot home would tie in close and under the PUD is flexible but 1,150 square feet is pretty small. Member Schreier asked if the intent was two or three bedroom homes?

Mr. Reed replied right now the design is 10' between buildings. The lifestyle product they are looking at is typically a smaller footprint without a second story and may or may not have a basement. They are still working with the builder to determine what that might be.

Chairperson Henderson asked Mr. Reed if he foresees the lot quantity changing to accommodate larger lots or is the count the driving force?

Mr. Reed replied there are no plans to make the lots larger.

Tom McCoy, of McCoy Homes, inquired whether the proposed side yard setbacks meet the fire code?

Mr. Reed replied typically in the Dayton area, the 5' setback on each side yard has met the fire code, but they will certainly review it during the engineering phase to make sure they meet fire safety standards.

Member Schreier asked if the lot sizes would allow for 7.5' for a total of 15' or even 10' for a total of 20' between homes or would this really infringe on the frontage and how the lots are laid out?

Mr. Reed replied when they move to the large setbacks they end up losing lots and they are looking at the economics of the project.

Mr. Reed stated it is their hope that the City would be open to residential TIF's as they have done in other communities. Mr. Reed stated the typical TIF's structure used in other municipalities does not require the City to put up any money, the City issues the TIF's or the Port Authority does, and as taxes come in from the residents, they are used to pay back the infrastructure. It is usually a combo of City, County millage and a portion of the school millage.

Lance Oaks, of DDC Management, stated if the City were to issue the TIF, the company would put all the funds necessary into escrow and they would be the one funding the work.

Member Schreier asked in their other developments, in a community our size, what is the typical build out time to complete the development?

Mr. Reed replied if they started this time next year, he would expect it to take about three years from start to finish.

Chairperson Henderson asked if the infrastructure and paving would be done in phases?

Mr. Reed replied it will all be done at one time.

Member Claggett asked if there will be sidewalks on both sides of the street and if there will be on-street parking?

Mr. Reed replied yes to both questions.

Member Claggett asked if the streets would be wide enough to allow parking on both sides?

Mr. Reed replied no, the streets will only be wide enough to allow parking on one side.

Chairperson Henderson asked if Members had any other questions or thoughts, stating Planning Commission's job is to give feedback for a Public Hearing which is the next step in the process.

Law Director Stephan advised if DDC Management decides to apply they will need to submit an application and a Preliminary Site Plan for Planning Commission and Staff review. There would then be a Public Hearing with Planning Commission and then a second Public Hearing with Planning Commission and City Council. This would be a re-zoning process from R1-B Planned Development to Planned Residential District. After the re-zoning process they would submit a Subdivision Plat, final engineering drawings and construction drawings for the street.

Member Clagget asked if residents would have a monthly fee for snow removal and other maintenance?

Mr. Reed replied if they go with the lifestyle product there is a capital contribution when the homeowner closes followed by an annual assessment fee for general maintenance for signage landscaping in front of road, pond, sidewalks. If they went to the lifestyle where there is grass cutting and snow removal there would be an additional fee which would be a quarterly or biannual fee.

Mr. Oaks stated they were attracted to Brookville for several reasons. The first is because it is such a nice community, second there is a low inventory of lots for single family homes and third there are a number of jobs coming to the area with the GM plant coming in. Mr. Oaks stated they need the density of the site to make the economics of the deal work which is why they are asking for the TIFF from the City. Mr. Oaks stated they looked at several other communities but they feel Brookville is the best fit. Mr. Oaks stated they will make a determination soon whether the lifestyle product or single family home product makes more sense.

Chairperson Henderson stated he thinks it is great concept overall and he is looking forward to working with DDC Management.

Zoning Officer Snedeker stated Rick Posey, of K-4 Architecture & Design, is here to request a Special Use Permit for a bank and drive-thru facility in a GB Zoning District located at 425 Rona Parkway.

Rick Posey, of K-4 Architecture & Design, reported Freedom First Credit Union, a small credit union with branches in Dayton and Eaton, Ohio would like to open a branch at 425 Rona Parkway, which is the site of the old library. Mr. Posey advised they evaluated whether they could use the existing building or any portion of it to open a new branch but there was no way to make a drive-thru work with the current building placement. Mr. Posey stated the size of the building was also three times what they really needed so the plan entails removal of the existing building, but keeping the two existing curb cuts off of Rona Parkway. Mr. Posey reported Freedom First is under contract and will close on the property soon contingent upon Planning Commission approval of the project and federal and state approval for the credit union to expand into a different county. Mr. Posey stated they would like to look at an egress to the adjoining property. Mr. Posey stated the Special Use application is to allow a drive-thru. The proposed pylon sign does not require a variance placed 10' off the Arlington Road property line and 16' south of Rona Parkway property line. Mr. Posey

stated the proposed facility is 2,150 square feet with three employees to start with and a maximum of five employees in the future. Mr. Posey stated the number of required parking spots based on the size of the building with five employees is 16 parking spots. Mr. Posey state the maximum number of spots they can put on the lot is 15. They are requesting relief from requirement of 16 parking spots with consideration that on-street parking is available on Rona Parkway. All the prescribed front, side and rear yard setbacks are met. There is a proposed canopy over the drive-thru lanes but the drive-thru is well back of the side yard setback to the south not anywhere near the setbacks on the west or north side.

Chairperson Henderson asked in relation to the current library building, will the facade of the new building be in the same spot?

Mr. Reed replied the face of the existing building comes back farther and is a little closer to the street.

Chairperson Henderson commented it is a good looking building.

Mr. Reed provided a rendering of the proposed building showing it is constructed of masonry with a standing seam metal roof.

Member Schreier commented having the ingress and egress off Rona Parkway will prevent any traffic problems on Arlington Road, especially during certain times of the day.

Mayor Letner stated he did not see any problem with using Rona Parkway for the 16th parking spot as Rona Parkway was always lined with cars when the library had events in the past.

Motion by Claggett, second by Cordes to approve Special Use #20-02 for 425 Rona Parkway, with the Site Plan as presented and to allow the variance on the number of required parking spaces as requested. All yeas, motion carried.

Zoning Officer Snedeker reported Tom McCoy, of McCoy Homes is present to request a Minor Subdivision Lot Split that would be done in two phases.

Law Director Stephan reported that the first subdivision application is a request to replat Wenger Woods Subdivision Lot 2392. Samuel and Carol Stewart have purchased Lot 2392. This subdivision record plan would take existing Lot 2392 and add .275 acres from Lot 1758, creating a new lot known as Lot 2653. Law Director Stephan stated the lot meets all subdivision requirements and approval is subject to an amendment to the covenants signed by a majority of the owners of Wenger Woods. This same type of amendment was done when the Via's added property to their lot. Law Directors Stephan stated their intent is to build a single family house on the existing lot and retain the additional acreage as wooded area.

Law Director Stephan stated that the second subdivision request McCoy Homes Record plan, is to replat the remainder of Lot 1758, with three lots created: Lot 2654 which is 0.433 acres, Lot 2655 which is 0.461 acres, and Lot 2656 which is 1.845 acres. These lots would be lots owned by McCoy Homes and developed for single family housing. Law Director Stephan asked that these

subdivisions both be approved by Planning Commission, subject to approval by City Council. This McCoy Homes Record plan would also be subject to approval by the City Engineer as there will be an extension of sanitary sewer for the development and there will be roadway dedicated along Brookville Johnsville Road.

Mayor Letner asked how the sanitary will run?

Law Director Stephan replied the sanitary will run to the south between Lot #2392 and the lot easement created in the back side of the new Lots 2354 and 2655. It will be available to serve all three lots.

Mayor Letner inquired about the current sanitary line, asking if it runs out to Charlie Court and towards the school?

Mr. McCoy replied no, there is a manhole where the wetlands are that runs all the way down the property line. There is also a sanitary line that stops about 80' back from Johnsville Brookville Road and runs down the center of Charlie Court, which is the one he is planning to tie into. Mr. McCoy stated there should be plenty of fall as it is about 5-6 feet deep back in the woods.

Member Claggett asked if the lots that border Johnsville Brookville Road will have sidewalks at the beginning or later along Johnsville Brookville Road?

Mr. McCoy replied he has no idea. At this point no he does not think any sidewalks are required there. He stated he does not know what the City requires on all that stuff. Mr. McCoy stated he knows at one time when he put Charlie Court in, he had sidewalks across there with the curb and all that. Mr. McCoy stated being that it is not a subdivision, he had not addressed that. He stated he was just going to leave it as regular lots like what is down the street on the other side as it is not a subdivision.

Mayor Letner inquired whether Mr. McCoy plans to use same system that is on Charlie Court about the stormwater runoff?

Mr. McCoy replied there is a catch basin, but all the storm water is just going to be retained on the lots. He doesn't think there will be enough storm water coming off the houses to go back in. Mr. McCoy stated there were some issues with the storm sewer when Tim Via put his property in. Mr. McCoy said he thinks they have enough to carry whatever they wanted to do back there but he is not for sure. Mr. McCoy stated he knows all the water goes into the wetlands, but he would have to have that looked into as to whether he needs to tie into the storm sewer system. Mr. McCoy asked Zoning Officer Snedeker if he remembers what Tim Via's issues were when he built on Charlie Court?

Zoning Officer Snedeker stated in all fairness it would be best to tie into the storm sewer system as it is in a utility easement now.

Mayor Letner stated these woods retain a lot of water and for mosquito purposes it would be best to tie into the storm sewer.

Mr. McCoy stated he knows he will have to bring some dirt back in on the back of the lots and try to get that cleaned up because he does not like mosquitoes either.

Member Schreier commented it does not look like Lot 2656 could ever be subdivided because of the boundaries.

McCoy stated he had no plans to subdivide it.

Law Director Stephan stated approval of Wenger Woods Lot 2392 Record Plan (MS #20-01) is subject to an amendment to the covenants signed by a majority of the property owners of Wenger Woods.

Motion by Cordes, second by Claggett to approve the Wenger Woods Lot 2392 Record Plan, subject to approval of an amendment to the covenants of Wenger Woods approving this record plan. All yeas, motion carried.

Law Director Stephan stated the land within McCoy Homes Record Plan (MS #20-02) is not part of Wenger Woods and the property owners of Wenger Woods do not have to approve an amendment to the covenants of Wenger Woods.

Chairperson Henderson stated there is an easement tied to it where the sanitary is.

Motion by Schreier, second by Claggett to approve the McCoy Homes Record Plan establishing Lots 2654, 2655, and 2656, subject to approval by the City Engineer. All yeas, motion carried.

Zoning Officer Snedeker reported What's the Scoop Ice Cream shop is scheduled to open the first week of March. DMAX has invited Council and staff to attend the ceremonial setting of the last support beam tomorrow. Zoning Officer Snedeker commented the BP/Hardees is open for business.

Claggett asked what is going on the lot at 449 N. Wolf Creek Street?

Zoning Officer Snedeker replied the owner, Matt Balsbaugh, is clearing the trees and brush to get it ready to put up for sale.

Member Claggett thanked City Staff and Law Director Stephan for all the hard work they put in to get BP to rebuild on their lot. It is a very attractive building.

City Manager Keaton had no report.

Law Director Stephan had no report.

There was no Old Business.

There was no New Business.

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

Kimberly Duncan, Clerk

Ryan Henderson, Chairperson

City of Brookville

Memo

Date: September 14, 2018
To: Chairperson and Planning Commission
From: Jim Snedeker, Zoning Officer
RE: Special Use # SU18-01 for Parcel L54 00514 0001

John Ritter owner operator of Ritter Plumbing located at 354 Carr Dr. is here to request a Special Use in I-1. This request is for the expansion of his current business. Under Chapter 1163 for Special Use: (11) Yards of general contractors engaged in building or heavy construction; building materials storage and sales along with 1163: (12) Machinery and heavy equipment rental, sales, and storage in I-1 Light industrial. The property is located on E. Westbrook Road across from the entry to Mosier Pkwy and west of Smitty's Salvage. The proposed use is for topsoil processing and storage along with storing some of Ritter's Plumbing machinery. The City of Brookville is welcome to dispose of the leaves and chipping they collect to be processed along with the top soil. Mr. Ritter's plans are to repair the fence, paint the existing buildings, along with hook up to city sewer and water to enhance the property. Site plan is attached:

Thank You,

Jim Snedeker

Brookville Planning Commission
Regular Meeting
September 20, 2018

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on September 20, 2018 in the City Council Chambers. The Pledge of Allegiance was recited. Mayor Seagraves; Members Boose, Claggett, Cordes and Sievers; Law Director Stephan and Zoning Officer Snedeker were present. Member Cantrell; Manager Burkholder and Clerk Wheeler were absent.

Roll Call by Chairperson Henderson.

Chairperson Henderson reminded the Meeting is being recorded.

Motion by Claggett, second by Cordes to approve the Agenda as presented. All yeas, motion carried.

Motion by Sievers, second by Seagraves to approve the minutes of the May 17, 2018 Regular Planning Commission Meeting. All yeas, motion carried.

Zoning Officer Snedeker informed John Ritter, owner/operator of Ritter Plumbing located at 354 Carr Drive is here to request a Special Use in I-1. He explained this request is for the expansion of the current business and the property is located on East Westbrook Road across from the entry to Mosier Parkway and west of Smitty's Salvage. He informed the proposed use is for topsoil processing and storage along with storing some of Ritter's Plumbing machinery. Zoning Officer Snedeker informed Mr. Ritter has stated that the City of Brookville is welcome to dispose of the leaves and chipping collected to be processed along with the top soil. He informed Mr. Ritter's plans are to repair the fence, paint the existing buildings, along with hook up to the City sewer and water to enhance the property. He provided a site plan to Members.

Member Claggett asked what is topsoil processing?

Mr. Ritter informed it is basically topsoil that all of the sticks and rocks have been removed from.

Member Claggett asked if it will be for retail sales?

Mr. Ritter informed mainly their own use.

Chairperson Henderson asked how the drainage flows?

Zoning Officer Snedeker informed it drains toward the bike path, there is a culvert in the area that unloads a lot of water from the Mosier Parkway area.

Chairperson Henderson asked how high the top soil piles will be?

Mr. Ritter stated approximately 10 feet or less.

Chairperson Henderson asked what type of equipment will be stored on the property?

Mr. Ritter informed extra backhoes or dump trucks, especially during the winter months. He informed the equipment will be stored inside the garage or fenced in area.

Member Boose asked if Mr. Ritter plans to keep all of the existing buildings on the property?

Mr. Ritter stated yes, he would like to paint the buildings and make some needed minor repairs to the roof.

Mayor Seagraves thanked Mr. Ritter for all his business does and for being in Brookville.

Law Director Stephan advised that the Special Use Application does not include retail sales of topsoil. Law Director advised that if Mr. Ritter would like to have retail sales in the future, he will have to come back to Planning Commission for approval because parking would have to be established for retail sales. He also advised Planning Commission that the Special Use application proposes to maintain the current gravel driveway, and that Planning Commission would need to approve maintaining the gravel driveway because the Zoning Code requires pavement or concrete for driveways.

Mayor Seagraves stated this will be a nice improvement on Westbrook Road, which is a main thoroughfare for our City.

Discussion on gravel and asphalt.

Motion by Seagraves, second by Claggett to approve the Special Use Permit in I-1 for Ritter Plumbing located at 10402 Westbrook Road for top soil processing and equipment storage, with no retail sales and maintaining the current gravel driveway. All yeas, motion carried.

Zoning Officer Snedeker provided Members with his report of Zoning violations for August and September 2018.

Zoning Officer Snedeker informed Bruns Reality has contacted him and K's Restaurant is for sale.

Zoning Officer Snedeker reported the former Applewood Log Homes is up for sale. He stated he has already been contacted by a few realtors asking what they could do with the property. He stated this is something for everyone to be thinking about for ideas of what could be done with

City of Brookville

"A Proud and Progressive Community"

Application #SU 18-01

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 USE HAS NOT BEGUN WITHIN SIX (6) MONTHS, OR IF DISCONTINUED FOR MORE THAN TWO (2) YEARS.)**

1. Applicant Ritter Plumbing Co Inc

2. Applicant address 354 Carr Dr

3. Phone (Hm) NA (Bus) 833-6514 Interest in property _____

4. Location or address of property to be affected 10402 West Brook Rd

5. Legal description Parcel ID L54 00514 0001 1802

6. Present Zoning classification I 1 Existing I 1

7. Proposed Special Use Topsoil Processing, Expansion of Ritter Plumbing Equipment & Material Storage

8. In order for a **SPECIAL USE PERMIT** to be processed, applicant must provide a narrative statement evaluating the effect of such elements as noise, glare, 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 use that we are applying for will have minimal impact on adjoining properties. Topsoil processor is very quiet, no odor, fumes or vibration. Our plan is to build a grass covered mound buffer on east side of property and along westbrook east of existing driveway.

301 Sycamore St. • PO Box 10 • Brookville, Ohio 45309-0010 • PH. (937) 833-2135 FAX (937) 833-3347

we plan to clean up existing lot, repair fence and paint block building. we would also plan to hook up to City water and sewer. we feel that all this would very much enhance this property compared to adjoining properties.

Memo

Date: April 17, 2020
To: Chairperson and Planning Commission
From: Jim Snedeker, Zoning Officer
RE: Zoning Application to add to Special Use # SU18-01

John Ritter owner operator of Ritter Plumbing located at 354 Carr Dr. would like to add a 54' X 120' Hoop Style Structure to the property located on E. Westbrook Road. The structure will help keep his invention dry in the rainy season. The building was not on the original Special Use Permit that was applied for in September 12, 2018.

Thank You,

Jim Snedeker

Application

No 4128

CITY OF BROOKVILLE

301 Sycamore St., P.O. Box 10, Brookville, Ohio 45309-0010 • Phone (937) 833-2135



APPLICATION FOR A ZONING COMPLIANCE PERMIT

The undersigned applies for a Zoning Compliance Permit for the following use; said 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. An application will be denied if all required information is not provided within three (3) months from the date of the application. (Permit shall expire if work has not begun within six (6) months, and completed within eighteen (18) months.)

A. Single family _____ B. Multi-family _____ C. Business ☒ D. Industrial ☒ E. Sign ☒

F. Accessory use ☒ G. Temp. use _____ H. Certificate of Occupancy _____ I. Other _____

1. Name of applicant John Ritter Ritter Plumbing Co Inc
Address of applicant 354 Carr Dr.

Home phone _____ Business phone 937-833-6514 Interest in property _____

2. Location, address, or legal description of property to be affected 10402 Westbrook Rd.

3. Present zoning classification F-1 Existing use Topsoil Processing & Material Storage

4. Proposed use request (If proposed use is a business or industry, describe nature of use).
54' x 120' Clear Span Fabric Structure To Keep Topsoil Dry - 12' x 16' Accessory Structure

5. In order to be processed for all new construction, the applicant must provide two (2) copies of a plot plan showing all of the following which apply, and would be helpful in arriving at a decision on this application. Provide one (1) copy of a plot plan for all accessory uses.

- The exact dimensions and shape of lot.
- The exact location and dimensions of existing buildings.
- The exact location and dimensions of all proposed buildings. (APPROVED GRADING PLANS MUST BE FOLLOWED.)
- The exact location and dimensions of all proposed accessory structures.
(ALL FENCES REQUIRE THAT POSTS ARE RETAINED INSIDE THE PERIMETER OF THE FENCE.)
- The location and width of all proposed points of ingress and egress.
- The location, number, and dimensions of all proposed off-street parking and loading spaces.
- The location and type of lighting which will be used to illuminate areas of proposed parking, loading, and traffic circulation.
- The location and types of landscaping proposed.
- The location and dimensions of all proposed outdoor storage facilities for fuel, raw materials, and/or waste products.
- The location and dimensions of all proposed signs.
- The location and identification of all proposed or existing easements.
- The exact location and dimensions of proposed swimming pool and/or fences.

6. Has application been filed on above before? _____ When? _____ Results? _____

Signature of applicant John Ritter Application date 4-16-2020

DO NOT WRITE BELOW THIS LINE • FOR OFFICE USE ONLY

Building permit # _____ Water tap permit # _____ Sewer tap permit # _____

Approved/Denied _____ Approval/Denial date _____

Fee 75.00 (Non-refundable) Receipt number 70643 Date 4/20/2020



6' Tall Buffer

465.73'

220'

58'

120'

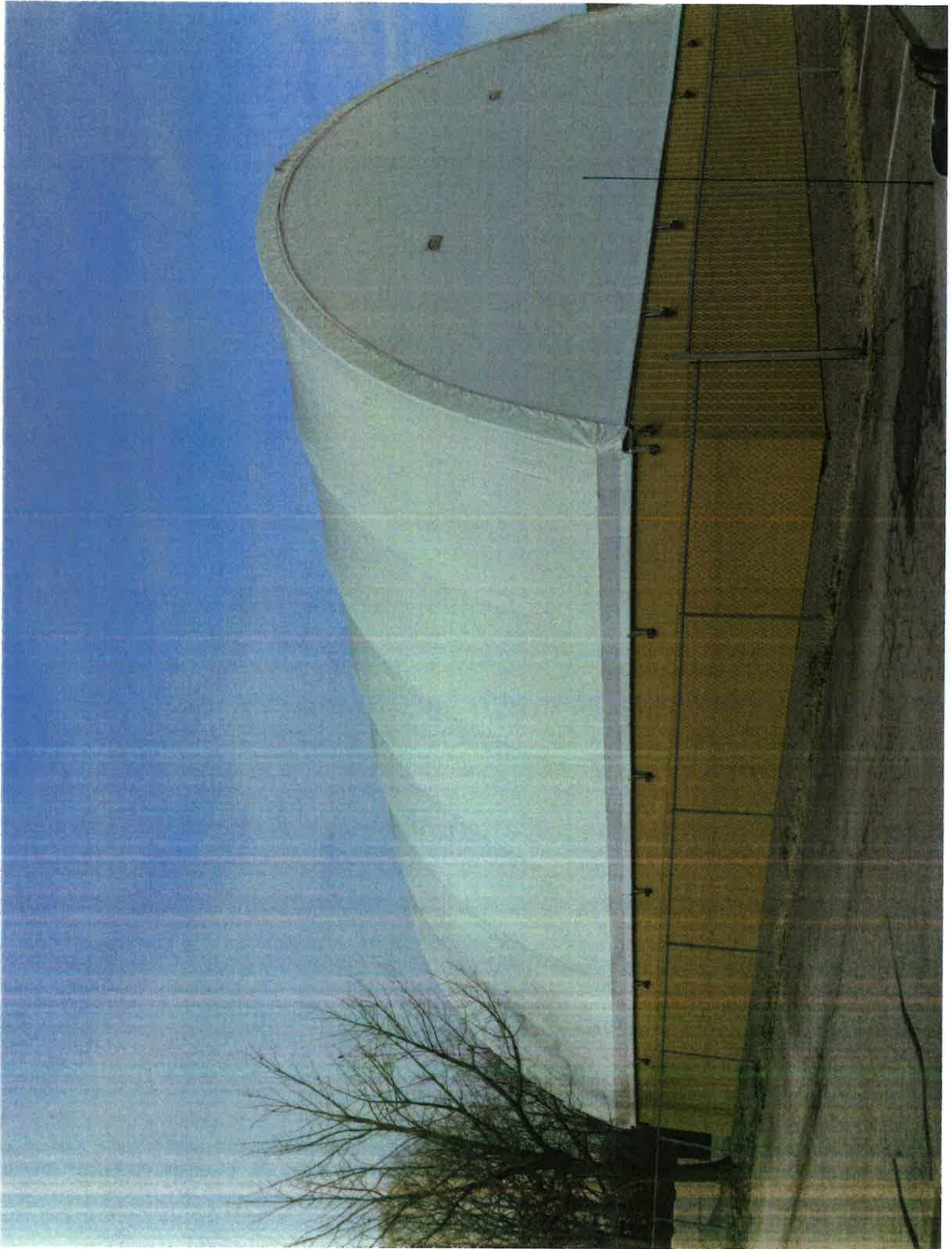
54'

50'

821.14'

166.31'

10532





	A	B	C	D	E	F	G	H	I	J	K	L
31	ZONING & BUILDING PERMITS FOR APRIL 2020											
32	Zoning & Building Permits for April 2020											
33	Date	Address	Application	Name	Zoning District #	Special Use	Subdivision Map/Amendment	Zoning Approved/Revised/Conditional	Building #	Building Construction	CD	Map, Permit Information
34	4/3/2020	211 Mount St.	230 sq. ft. accessory building	Tutill	4120			4/16/2020				
35	4/6/2020	681 Kimmel Trail	SFD 2,563 sq. ft. slab	Derlinger & Sons	4121			4/16/2020				
36	4/7/2020	172 Doyle Ave	Replace 6' privacy after tornado	REC Constition	RB-37			4/7/2020				
37	4/9/2020	36 S. Clay St.	6' privacy fence	Duke	4122			4/9/2020				
38	4/16/2020	300 Mallard Court	14'X12' shed 168 sq. ft.	Chambers	4123			4/16/2020				
39	4/16/2020	287 Foothill Dr.	6' Privacy fence	Rediger	4125			4/16/2020				
40	4/17/2020	600 Albert Rd.	6' commercial fence	Eagle Fence	4124			4/17/2020				
41	4/17/2020	315 S. Wolf Creek St.	10'X12' shed	Cook	4126			4/17/2020				
42	4/20/2020	10402 E. Westbrook Rd.	4' black coated chain link fence	Morrell	4127			4/20/2020				
43	4/20/2020		54'X120 Hoop structure & 12'X14' accessory	Ritter	4128							

	A	B	C	D	E	F	G	H	I	J	K	L
7	ZONING & BUILDING PERMITS FOR FEBRUARY 2020											
8	Date	Address	Application	Name	Zoning Permit #	Special Use	Subdivision Map/Minor	Zoning Approved/ Denied	Building # Residential Commercial	Building Completion Date	C/O	Misc. Permit Information
9	2/5/2020	850 Hunters Run	14X14 Sun Room	Harlow Builders	4111			R-2-5-20				
10	2/11/2020	230 Market St	C/O Ice Cream Shop Whats The Scoop	Brown	4112			C-2-11-20				
11	2/11/2020	136 June Place	Replace patio after tornado	Boyd	RB-33							
12	2/13/2020	464 N Wolf Creek St	Adding sign to existing post	Miller	4113							
13	2/14/2020	425 Rona Pkwy	Special Use for Bank & drive through	K4 Architecture		SU20-02		C-2-13-20				
14	2/14/2020	C05 00109 0020 18 acre lot	Preapplication for Planned Development	DDC Management								
15	ZONING & BUILDING PERMITS FOR MARCH 2020											
16	Date	Address	Application	Name	Zoning Permit #	Special Use	Subdivision Map/Minor	Zoning Approved/ Denied	Building # Residential Commercial	Building Completion Date	C/O	Misc. Permit Information
17	3/3/2020	172 Doyle Ave.	Rebuild shed damaged from tornado	Bruns	RB-34			3/3/2020				
18												
19	3/4/2020	248 Crosswell Ave.	Rebuild home & garage damaged by tornado	Balsbaugh	RB-36			3/4/2020				
20	3/4/2020	630 Albert Rd	Privacy fence	Swedland	4115			3/5/2020				
21	3/6/2020	215 Crosswell Ave.	Relocate 8X10 shed	Cox	4116			3/6/2020				
22	3/6/2020	216 Charlie Court	SFD 2674 sq. ft. slab	Derlinger & Sons	4114			3/6/2020				

CODE VIOLATIONS FOR APRIL 2020											
APRIL	Address	Name	Zoning	Property	Vehicle	RV	Junk	Weeds	Date 1st Notice	MC Court	Violation # Description
4/2/2020	93 Terrace Park Blvd	Garber		X					4-2-20-4-16-20		P-20029 Discarded furniture in front yard
4/2/2020	82 Terrace Park Blvd	Howett		X					4-2-20-4-16-20		P-20030 Unsanitary yard waste at the curb
4/13/2020	363 Leisure Dr.	Deninger		X					4-13-20-4-30-20		P-20031 Trash, boxes, and unused items in visible yard area
4/13/2020	137 N. Wolf Creek St.	Harniel			X				4-13-20-4-30-20		V-20032 Unlicensed vehicle in drive
4/15/2020	225 Cusick Ave.	Downing		X					4-15-20-4-30-20		P-20033 Trash not contain
4/16/2020	21 Walnut St.	Corder		X					4-16-20-4-30-20		Z-20034 Boat blocking sidewalk
4/16/2020	99 Terrace Park Blvd	Fields		X					4-16-20-4-30-20		P-20035 Discarded furniture at the curb
4/16/2020	160 Bayview Ave.	Bell		X	X				4-16-20-4-30-20		V-20036 Vehicle on jacks in visible yard area
4/16/2020	103 Ankara Ave.	Hudson/Allen						X	4-16-20-4-24-20		G-20037 Tall grass violation
4/16/2020	63 Terrace Park Blvd	Myers						X	4-16-20-4-24-20		G-20038 Tall grass violation
4/17/2020	572 W. Westbrook Rd	Whitnrie		X					4-17-20-5-22-20		P-20039 Dead shrubs, trees, and combustible material on premises
4/17/2020	363 Leisure Dr. Apt 3	Haines		X					4-17-20-4-30-20		P-20040 Trash, unsightly boxes and unused items in visible yard
4/20/2020	521 Salem St.	Henson						X	4-20-20-4-27-20		G-20041 Tall grass violation

CODE VIOLATIONS FOR FEBRUARY 2021										
FEB	Address	Name	Zoning	Property	Vehicle	RV	Junk	Weeds	MC Court	Violation # Description
2/3/2020	242 Foothill Dr.	Comp		X						P-20013 Structural defect, TV dish and antenna detached from house
2/3/2020	118 June Place	Conner		X						P-20014 Unsightly trash, boxes & household goods in visible yard
2/4/2020	485 Arlington Rd	Windham		X						P-20015 Dilapidated sign
2/11/2020	301 Maple St	Tompson/Shue			X					V-20016 License expired & inoperable on premises
2/11/2020	420 main St	Bennett			X					V-20017 License expired & inoperable on premises
2/13/2020	6 Hull Ct	Angel		X						P-20018 Unsightly carpet scraps in visible yard area
2/13/2020	331 Albert Rd	Puterbaugh		XX						P-20019 Unsightly trash & furniture in yard, peeling paint on the garage
2/13/2020	254 Crosswell Ave.	Bradham		XX						P-20020 Mattress and springs in visible yard
2/24/2020	356 Leisure Dr. Apt 4	Hummel		X						P-20021 Unsightly trash, household equipment and furniture in visible yard
2/25/2020	464 N Wolf Creek St.	Miller/Landise	X							Z-20022 Special Use violation, vehicles for sale in customers parking area
CODE VIOLATIONS FOR MARCH 2020										
MARCH	Address	Name	Zoning	Property	Vehicle	RV	Junk	Weeds	MC Court	Violation # Description
3/4/2020	Lot 2654 Johnsville-Brookville	McCoy		X						P-20023 Dumping debris in water way
3/11/2020	16 Walnut St.	Weils		X						P-20024 People living there with no running water
3/12/2020	16 Walnut St.	Weils		XX	XXX					P-20024 Unsightly trash, waste, junk, household equipment in visible yard
3/12/2020	415 Western Ave	Douglas		X						P-20025 Yard debris at the curb
3/12/2020	429 W Westbrook	Bushman/Garret		X						P-20026 Yard debris at the curb