

Brookville Planning Commission
Regular Meeting
January 17, 2019

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on January 17, 2019 in the City Council Chambers. The Pledge of Allegiance was recited. Mayor Seagraves; Members Boose, Claggett, Cordes, Schreier, Sievers; Law Director Stephan, Zoning Officer Snedeker and Clerk Wheeler were present. Manager Burkholder was absent.

Roll Call by Clerk Wheeler.

Chairperson Henderson reminded the Meeting is being recorded.

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

Motion by Cordes, second by Claggett to approve the minutes of the November 15, 2018 Regular Planning Commission Meeting. Motion carried with 6 yeas and 1 abstention. Member Schreier abstained.

Motion by Claggett, second by Seagraves to nominate Ryan Henderson as Chairperson for 2019 and Brent Boose for Vice-Chairperson for 2019. Motion carried with 5 yeas and 2 abstentions. Members Henderson and Boose abstained.

Mayor Seagraves welcomed back Curt Schreier to Planning Commission. He informed Curt did a tremendous job as the Park Board Liaison, but when an opening came up on Planning Commission he was quick to agree to come back. He described Member Schreier's heart and soul is with Planning Commission.

Member Cordes asked if Member Schreier is a liaison or a member?

Law Director Stephan advised Member Schreier is a member.

Mayor Seagraves stated Member Schreier will give Planning Commission updates at Council Meetings.

Law Director Stephan advised the City Charter specifically indicates the Mayor and one Member of Council shall be on Planning Commission.

Member Cordes stated each Board and Commission seems to have different rules.

Zoning Officer Snedeker provided Members with a copy of a Record Plan for McCoy Homes Plat No. 1. He described the existing lot on Westbrook Road is being replaced as a new City lot because the existing legal description for the property is inadequate under Montgomery County regulations and must be correct. He informed in addition, this plat will dedicate right of way along Westbrook Road for future use by the City of Brookville in the event that Westbrook Road is widened and or sidewalks are established in the future. He stated this lot meets all zoning requirements for the City of Brookville and it is requested that Planning Commission approve this Record Plan. He informed this record plan approval has nothing to do with the lot split reason Mr. McCoy came in for at the last Planning Commission Meeting. He stated this is a formality.

Law Director Stephan informed when the property was transferred to McCoy Homes, the deed was marked as an inadequate legal description. He informed they were required to submit a letter from a surveyor that they would correct it and this is correcting it.

Members reviewed the site map and current record plan.

Motion by Schreier, second by Boose to approve the Record Plan for McCoy Homes Plat No. 1. All yeas, motion carried.

Zoning Officer Snedeker reported building permit applications and maintenance violations for December 2018 to mid-January 2019.

Zoning Officer Snedeker informed the lot behind Old Hickory has been sold.

Zoning Officer Snedeker reminded Planning Commission Members that Montgomery County is doing the City's Building Permits in 2019. He stated Members will notice a decrease in Building Permits due to the electrical permits, HVAC, and fire suppression not being recorded in our office but by Montgomery County.

Zoning Officer Snedeker reported he met with Vectren, Miller Gas Line, and Ritter Plumbing on Bare Steel/Cast Iron replacement gas lines and meter relocates for the Market Street area. He informed this project is scheduled to begin around March and most of the work will be done in the alleys. He stated a map is available for anyone who would like to see the area in construction.

Zoning Officer Snedeker informed Matt Balsbaugh, President of B-Concrete, purchased the property located at 449 N. Wolf Creek St. He informed the Mr. Balsbaugh has demoed the house and grubbed out a lot brush along with trees and will be marketing the property for an end user as a build to suit project. He stated he will keep Planning Commission posted.

Zoning Officer Snedeker informed Old Hickory had a few set backs in unforeseen problems with the interior construction, but will hopefully be able to open soon. He reported the lot behind Old Hickory has been sold and will be used for additional parking.

Zoning Officer Snedeker reported he spoke with Steve Butler, Civil Engineer for Giant Dayton, last week. He is hoping to submit construction drawings to Montgomery County Building Department by the end of next month for the new gas station/convenience store/restaurant.

Law Director Stephan had no report.

In Old Business,

Member Schreier suggested keeping up the discussion of various ideas for downtown at the next several future Meetings.

Chairperson Henderson suggested looking into possible rebates or grants that could be used to help with upgrades for the downtown area.

Zoning Officer Snedeker informed DP&L has some residential and business rebates for 2019.

Member Claggett asked if the old two-story house beside the drive thru is empty or if the Historical Society is using it for storage?

Member Boose stated it used to be the genealogy building for the Historical Society.

Zoning Officer Snedeker stated he will have to look into it.

Member Schreier stated the City's budget won't allow for large projects to be done downtown, but hopefully some small ideas could be helpful.

Mayor Seagraves stated he thinks signage would be helpful and inexpensive. He informed signs have been put up at the old fire station on Mulberry Street for public parking, which adds some additional parking.

Zoning Officer Snedeker stated the lot behind Old Hickory being used for parking will make a huge difference.


Zoning Officer Snedeker reported the old Powell eye doctor has been taken over by the hair salon on Market, which will allow for Blue Finery to expand. He informed in the old Driven Fitness building on Market street, a new body builder training facility will be moving in.

Member Boose asked if there would be any interest in blocking Market Street off from Wolf Creek to the bike path and just make it all for pedestrian use?

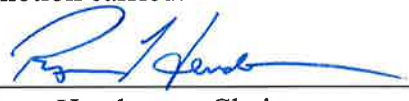
Zoning Officer Snedeker stated the idea has been brought up for temporary events only. He informed signage was brought up to help get people from one end of the street to the other. He stated Cabinets Plus is a great little shop on Wolf Creek at the end of Market Street and they want to draw more traffic into their shop. He informed he is trying to get things cleaned up and has been working with the Lamplighter on making needed improvements. He reported he and Law Director Stephan are currently working on properties with tax liens. He informed there is a new builder wanting to come in to build a few spec homes in the Meadows of Brookville. He stated there is lot of land for sale, but we need a developer to develop it. He stated most of the existing plots are almost gone, which is good. He stated there are a lot of good things coming.

There was no New Business.

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



Meghan Wheeler, Clerk



Ryan Henderson, Chairperson