

Brookville Planning Commission
Regular Meeting
March 7, 2017

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:15 p.m. on March 7, 2017 in the City Council Chambers. The Pledge of Allegiance was recited. Members Bailey, Cantrell, Claggett, and Schreier; Clerk Wheeler, Law Director Stephan, Manager Burkholder and Zoning Officer Snedeker were present. Mayor Seagraves and Member Boose were absent.

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

Law Director Stephan thanked Members for coming in for a Special Meeting tonight. He informed the record plan for the McGregor Subdivision, Section Two is before both Planning Commission and City Council for approval. He provided a copy of the proposed record plan to Planning Commission Members.

Law Director Stephan informed as a part of the Fire Station Project, the City of Brookville will be constructing the extension of Market Street from its current terminus to Upper Lewisburg-Salem Road. The City of Brookville and Beverly McGregor have reached an Agreement to provide for a regional detention area for the McGregor Subdivision that will provide storm water detention for the fire station property owned by the City as well as the portion of the remainder of the McGregor Subdivision owned by Beverly McGregor. He informed the regional detention area will be built as part of the Market Street Extension Project, and the design of the fire station site is dependent upon the establishment of this regional detention area.

Law Director Stephan advised the McGregor Subdivision, Section Two record plan establishes eight new lots along Market Street. The lot designated as the regional detention area will be donated to the City of Brookville by Beverly McGregor, and a detention area will be established by the City of Brookville on this lot. He informed the remainder of the lots that are being platted all exceed the minimum size requirements for GB and I-1 Zoning districts that are the applicable zoning districts for this area.

Law Director Stephan requested Planning Commission approval for the McGregor Subdivision, Section Two.

Member Schreier asked if this detention plan is part of the \$1.9 million road project?

Law Director Stephan informed yes, it includes not only the detention area but we will be doing storm water piping along both sides of the street so that these lots can then tie in in the future. He informed the only area that will not totally be served by the detention area are portions of Lot

2640 which is a light industrial area and that area may have to have some additional detention built onto it in the future.

Member Henderson asked if gas and water will be ran at this time?

Law Director Stephan stated yes, we will be running sanitary sewer and water from their existing locations on Market Street all the way to Upper Lewisburg-Salem Road, which will service the Fire Station Project. He explained water will also be ran along the front of the Fire Station Project Site for future connection of water along Albert Road that will eventually develop a loop all the way from Albert Road to Upper Lewisburg-Salem Road. He stated we will also be extending gas to the new fire station through Vectren. He informed at this time the sidewalks and street lights will not be done but will be developed in the future as the lots develop.

Member Cantrell asked if this is just for the roadway, no street lights or bike paths?

Law Director Stephan advised this is for the roadway and utilities. He stated there will be street lights at the fire station. He informed it will depend a lot on how the bids come in and how much money we might have left over if the bids come in lower than expected. He stated as of right now, we are not doing street lighting immediately along Market Street.

Member Cantrell asked that there will be street lighting for the fire station?

Law Director Stephan stated yes.

Member Cantrell asked if there will be a bike path?

Manager Burkholder stated there may not be enough width to include a bike path, the road will be a three lane road. He informed maybe in the future there could be some dedication made off of the lots for a possible bike path.

Motion by Cantrell, second by Bailey to approve the McGregor Subdivision, Section Two as presented. All yeas, motion carried.

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



Meghan Wheeler, Clerk



Ryan Henderson, Chairperson