

Brookville Planning Commission
Regular Meeting
March 15, 2018

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on March 15, 2018 in the City Council Chambers. The Pledge of Allegiance was recited. Mayor Seagraves; Members Boose, Cantrell, Claggett, Cordes and Sievers; Law Director Stephan, Zoning Officer Snedeker, Manager Burkholder and Clerk Wheeler were present.

Roll Call by Clerk Wheeler.

Chairperson Henderson reminded the Meeting is being recorded.

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

Motion by Claggett, second by Seagraves to approve the minutes of the February 15, 2018 Regular Planning Commission Meeting. Motion carried with five yeas and two abstentions. Members Cantrell and Sievers abstained.

Zoning Officer Snedeker informed Karen Wombold is the owner of an 18 acre parcel that borders Upper Lewisburg Salem Road and Albert Road. He provided Members with a map. He informed the property is currently zoned (C) Conservation with very limited permitted uses and Ms. Wombold would like to change the zoning of the land to be a more suitable zoning classification for the area that would benefit the City.

Law Director Stephan informed Ms. Wombold would like to start with residential, but is looking for some direction. He informed Staff is looking for an initial recommendation from Planning Commission to take to City Council, a Public Hearing would be held and then it would come back to Planning Commission for the final recommendation before going back to Council for the final two readings.

Member Boose asked if people would really want to build houses around the firehouse?

Law Director Stephan informed it was discussed with the land owner, the possibility of office and or business use or potentially looking at commercial use for the entire property. He stated it can be hard to predict future development.

Mayor Seagraves asked what gives us the best flexibility?

Law Director Stephan informed we could do planned residential which would give a lot of flexibility on the residential side or planned commercial, which would give a number of choices on the business side or could do a mixture of both.

Member Cordes asked if the land owner would plan to divide the land or plan for a road through the lot?

Zoning Officer Snedeker informed the land owner had discussed the sale of her land with a residential builder but decided not to move forward with it because she would like to have the zoning changed first. He informed the landowner would like to make the City of Brookville happy with however the land develops.

Member Cantrell stated there are a lot of residences already there, and the residents might not want commercial lots so close to their homes.

Member Henderson stated he agrees and thinks it should be zoned R1b.

Member Boose stated he thinks the residential makes sense as to what would be along the street front along Albert and Upper Lewisburg, but depending on how the land is parceled would really dictate what would make sense.

Zoning Officer Snedeker informed the land owner wants to sell all 18 acres at once and not divide.

Member Cantrell stated with Planned Development, it could be changed later down the road.

Law Director Stephan explained if zoned R1b with Planned Development overlay then it would have a basic zoning category of R1B but would have Planned Development over it, which would mean someone who comes in with a project would still have to go through the Planned Development process and have specific criteria to work with. He stated this would be more marketable to a potential buyer and give us greater control on what develops.

Member Cantrell stated she thinks we would want the Planned Development.

Law Director Stephan informed if a plan meets the basic R1B requirements of a certain lot size and square footage then they have a right to build provided a proper subdivision, but there isn't much control over appearance. The Planned Development would give Planning Commission a chance to weigh in on appearance, materials, landscaping etc.

Member Boose asked if zoned a residential district instead of a commercial district, would it tie the landowner's hands as far as only a buyer who wants to build residential homes?

Law Director Stephan informed she plans to market it as residential and already has the land for sale, but if someone showed up and wanted to do business use, then it would come back to Planning Commission and then City Council.

Member Claggett asked why General Business (GB) or Community Center District isn't being considered? He stated if he were building a house, he wouldn't want businesses in his backyard.

Member Henderson stated the new trend seems to be the mixing of residential and business because people want to walk and be close to things.

Member Boose stated he wouldn't want to build a house so close to a fire station.

Member Cantrell stated she thinks since the lot is already surrounded by residential, it should be residential.

Member Claggett stated with GB or Community Center District there are a lot more options of what could be built.

Zoning Officer Snedeker informed right now the C zoning classification is holding off buyers because of the limitations of that zoning classification.

Member Cantrell asked who has approached her more, business or residential?

Zoning Officer Snedeker informed the only approach she has received has been residential.

Law Director Stephan informed the land owner is a long term resident of Brookville and did express her love for the community and stated she did have some concerns with having too small of homes on the property and would like to see nicer, larger homes on the land.

Discussion on surrounding residences to the land for sale.

Manager Burkholder stated no developer is going to purchase the land as currently zoned C, the land owner would have more options if zoned R1B. He stated a lot will depend and be influenced by what happens on the new Market Street. He stated he is a fan of the Planned Unit Development because that will give City Council and Planning Commission more authority to control the quality of the development and from conversations with the land owner, that seems to be what she would like also.

Member Claggett asked if it could it be Planned Unit Development and still bring in businesses?

Law Director Stephan informed that our planned development overlay residential and commercial districts are technically separate. We could add a mixed use planned development

district to our code. He informed if we used Planned Commercial District, there can be a residential element in that zoning district.

Member Cantrell stated it could depend on what takes off on the new Market Street extension, whether restaurants or shops develop.

Law Director Stephan stated there could be a walkability feature from residences to the businesses.

Member Henderson stated that is how he pictures it because walkability is important.

Member Cantrell agreed.

Manager Burkholder stated conceptually it was discussed for connectivity from old Market Street to the new Market Street, which is why the sidewalks were put in along new Market Street. He stated once we get into planning for the Strategic Plan plan, that will make for a good discussion on what our overall vision is for the area. He informed at some point, Upper Lewisburg Salem Road is going to require some attention.

Member Boose stated if developed as residential, residents are going to put up fences in their backyards if there are business right behind their homes.

Member Henderson stated with Planned Development, developers will have to take the detention pond into consideration and maybe it could be a green space.

Manager Burkholder informed when the detention pond was put in, the water shed had to be looked at for the area zoned C and in the preliminary talks it was discussed the land zoned C, might need a small detention pond.

Member Claggett reminded the lot is only 18 acres and if you put in larger houses and streets there really isn't a lot of space.

Law Director Stephan stated hopefully both property owners could coordinate a walk way to connect the residential and business areas.

Motion by Cantrell, second by Seagraves to re-zone Lots 1743 and 1744 to R1B residential with Planned Development overlay. Motion carried with 4 yeas, 2 nays and 1 abstention. Members Boose and Claggett voted nay; Member Cordes abstained.

Law Director Stephan stated he will present an Ordinance to City Council and then a Public Hearing for community input will be scheduled.

Zoning Officer Snedeker provided Members with his report of Zoning violations for February and March 2018.

Zoning Officer Snedeker reported he has received four Site Seekers since Monday, we were only eligible for one though. He informed he did submit our information and hopefully we will get a visit.

Zoning Officer Snedeker offered a tour of his office or demonstration on the GIS to the new Commission Members, to help them see how he operates.

Zoning Officer Snedeker reported he recently spoke with Stephen Butler, of Community Civil Engineers, for an update on the work at the old BP Station on Triggs Road. He informed the engineering side of the project will be finished up soon and from there will go to the Architect hired by Giant Oil of Dayton. Zoning Officer Snedeker informed they are hoping to be pushing dirt, late spring early summer. He informed the soil borings are done, which was part of what's taken so long in this process.

Zoning Officer Snedeker informed he and Detective Swigart met with Montgomery County Municipal Court Judge James Piergies. He informed it was a great Meeting to hopefully help with stricter fines for a handful of repeat offenders. He stated he would like to get the message out to possibly help cut down on zoning violations.

Manager Burkholder stated he fully supports Zoning Officer Snedeker with enforcement issues.

Manager Burkholder informed the last Planning Commission Meeting was very informative and helped get everyone up to date. He informed he would like to give the new Members a chance to review the information on the Strategic Plan. He reported City Council has discussed a Council retreat and Community Survey and Staff is currently obtaining estimates for these projects.

Manager Burkholder reported the Arlington Road Bridge is down, the firehouse is almost complete, equipment has been purchased for the EOC Grant and the water tower bid was awarded. He informed there are a lot of projects currently going on. He informed he will be forwarding his Manager Report to all Boards and Commissions Members from now on. He reported he attended a conference last week and the hot topic was the biggest challenge all communities face being social media.

Manager Burkholder stated if anyone has any questions to call him. He welcomed the new Planning Commission Members.

Law Director Stephan had no report.

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Law Director Stephan had no report.

There was no Old Business.

There was no New Business.

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



Meghan Wheeler, Clerk



Ryan Henderson, Chairperson