

Brookville Planning Commission
Regular Meeting
February 21, 2019

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on February 21, 2019 in the City Council Chambers. The Pledge of Allegiance was recited. Members Boose, Schreier, Sievers; Manager Burkholder, Law Director Stephan, Zoning Officer Snedeker and Clerk Wheeler were present. Members Claggett, Cordes and Seagraves were absent.

Roll Call by Clerk Wheeler.

Chairperson Henderson reminded the Meeting is being recorded.

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

Motion by Boose, second by Sievers to approve the minutes of the January 17, 2019 Regular Planning Commission Meeting. All yeas, motion carried.

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

Zoning Officer Snedeker informed an architect has submitted plans to Montgomery County Building Department for exterior and interior renovations to Wendy's on Upper Lewisburg Salem Road and construction will probably begin soon.

Zoning Officer Snedeker provided Members with a folder of proposed ideas on a map for Market Street. He asked Members to think about possible ideas for a map to list the businesses and attractions on Market Street and the downtown area and then discuss at the next Planning Commission Meeting. He stated he is still working on the best way to put together the index for the map. He informed he has a meeting scheduled for next week with Miami Valley Regional Planning Commission (MVRPC) to discuss ideas and see how they might be able to help.

Zoning Officer Snedeker suggested if this idea goes well, then something similar could be done on Arlington Road also.

Member Henderson suggested whatever is done on Market Street should match what is done on Arlington Road in the future.

Member Schreier suggested listing the hours of the businesses on the map.

Member Boose suggested listing a phone number for each location on the map.

Zoning Officer Snedeker informed he thought this type of map would make for a good hands on visual for people, especially for visitors to our area. He stated he would also like to include information on the train depot on Market Street or at least have a sign in front of the train that lists their hours.

Manager Burkholder asked if the Chamber has an app that lists all the businesses in the City. He suggested looking into some type of app that lists all of the businesses in the area.

Member Schreier suggested a link to the Chamber of Commerce.

Member Sievers stated not all the businesses are Chamber Members.

Member Boose asked what type of attention will be paid to the sign? For example color, or lights.

Zoning Officer Snedeker stated he thinks something needs to be done to get attention, so people know it is there, but also not too costly.

Member Boose stated in order for the sign to really be utilized it will need lighting.

Zoning Officer Snedeker stated if the old wooden sign were to be re done and moved from Powell Park closer to the Market Street bike path area then there is a street light right there and it seems to be a high traffic area. He stated Powell Park does not get as utilized as it should.

Manager Burkholder reported there has not been a lot of movement on the Strategic Plan, it has kind of taken the back burner with everything that has gone on recently. He informed City Council Members have requested to have discussion on the future of the Fire Station #1 building. He informed Saturday, June 1 the City will hold a public auction at Station #1 to sell surplus items. He informed Staff will inventory all the items prior the auction.

Member Boose asked if the City will move forward with the Land Use Plan?

Manager Burkholder informed it will depend on funding. He informed Staff will look into a possible grant for the project, but even if awarded we would still have to contribute a percentage of the cost. He stated Council did pass a \$300,000 deficit budget for 2019 and the General Fund is hurting the most.

Manager Burkholder reported the City is putting together a Blue Ribbon Committee and is looking for 10-15 individuals to serve on the committee. He stated anyone interested can submit a letter of interest and resume. He informed Staff is still finalizing their mission and goals.

Manager Burkholder informed the City is working with two Capstone students from the Wright State University and they will be organizing three Focus Groups. He explained these Focus Groups will help guide us towards a community survey and the data collected should also hopefully be helpful when the Strategic Plan is done. He stated the Strategic Plan is an important priority that will give the City focus.

Chairperson Henderson stated community input is important.

Manager Burkholder agreed. He stated he feels the community input is a very important tool.

Member Schreier stated a big focus needs to be on getting a good understanding out there of what the needs are, where do we need to go and how are we going to get there. He stated there are a lot of people right now that have concerns on the storm water issue. He stated it is a tough topic and it impacts a lot of people. He informed at the last Council Meeting Council Members discussed having Montgomery County Soil and Water come back to a Council Meeting to give an update.

Manager Burkholder informed the Montgomery County Commissioners have approved a grant for funding to help with the start of the log jam removal along Wolf Creek. He described the project will get started with drones being flown along the creek to map the area of the creek. He stated he is excited on the storm water issue that progress is being made because it is not a quick process.

Law Director Stephan had no report.

In Old Business,

Member Boose asked if Zoning Officer Snedeker has gotten any feedback from the businesses on signage?

Zoning Officer Snedeker informed talk about signage started with the businesses. He informed the businesses want something to list what is on Market Street from one end to the other.

Manager Burkholder suggested a sign at new Market Street stating the businesses on Old Market Street.

Chairperson Henderson stated there should be consistency with signage throughout the City.

Zoning Officer Snedeker agreed. He suggested reaching out to the Holiday Inn Express also because people on the bike path may be looking for a place to stay overnight and the hotel gets people from out of town all of the time.

Member Boose stated it would be nice to know what Holiday Inn puts in their rooms as far as local places to eat or things to do.

Zoning Officer Snedeker asked should the old Market Street area be called downtown or uptown?

Discussion on downtown or uptown.

Member Boose asked the status of the old BP Station?

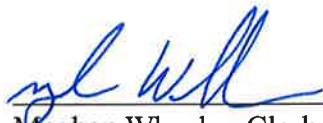
Law Director Stephan informed Giant Dayton requested a D1 liquor permit and Council waived a hearing for the permit. He stated they seem to still be moving forward and it is a good sign they have taken the step forward for the Liquor Permit.

In New Business,

Chairperson Henderson asked what's happening with the lot by the car wash?

Zoning Officer Snedeker informed the lot was purchased by Matt Balsbaugh, the old house has been demolished and is currently flooded from the rain, but he plans for it to be a build to suit situation. He stated it is currently delayed by weather.

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



Meghan Wheeler, Clerk



Ryan Henderson, Chairperson