



## **PLANNING BOARD MEETING AGENDA**

**Thursday, May 19, 2022 at 6:00 PM**

15 East Franklin Street Bellbrook, Ohio 45305

T (937) 848-4666 | [www.cityofbellbrook.org](http://www.cityofbellbrook.org)

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- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES**
  - A. Approval of Minutes from the March 24, 2022 Planning Board Meeting
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
  - A. PB 22-04 Proposed Lot Split of 46 E. Franklin Street. Parcel Number L35000100060012000
  - B. PB 22-05 Proposed Re-zoning and Development Plan for 31 S. East Street
- 6. OPEN DISCUSSION**
- 7. ADJOURNMENT**

# RECORD OF PROCEEDINGS

Bellbrook Planning Board  
March 24, 2022

Item A. Section 3, Item

## **CALL THE MEETING ORDER:**

Mr. Thompson called the meeting of the Bellbrook Planning Board to order at 6:00pm

## **ROLL CALL:**

### **PRESENT**

Mr. Denny Bennett

Mr. Ed Stangel

Mr. Mitchell Thompson

Mr. Tim Tuttle

## **ALSO PRESENT:**

Jason Foster, Community Development Administrator

Rob Schommer, City Manager

## **APPROVAL OF MINUTES:**

Mr. Thompson asked if any member had comments or corrections to the minutes of the February 17, 2022 meeting.

Motion to approve the February 17 meeting minutes

Motion made by Mr. Bennett, Seconded by Mr. Stangel.

Voting Yea: Mr. Bennett, Mr. Stangel, Mr. Thompson, Mr. Tuttle

Motion Passed.

## **OLD BUSINESS:**

None

## **NEW BUSINESS:**

### **PB 22-03 Zoning Code Update**

Mr. Foster presented reviewed changes the the Zoning Code and noted each section there were recommended changes as noted in the attached staff report.

Mr. Tuttle asked about the noted square footage in section 15, asking what was the source and is it enough. Mr. Foster stated he researched several cities and these measurements seemed to be the standard.

Mr. Tuttle asked if the storage requirement in Section 18.05 meant after a certain time, a resident would be required to get a temporary storage unit. Mr. Foster indicated it did, with the purpose to limit a

# RECORD OF PROCEEDINGS

Bellbrook Planning Board

March 24, 2022

Item A. Section 3, Item

temporary storage unit from becoming a permanent shed. Mr. Tuttle was concerned if there was a possible problem created for a resident and should there be an exception. Mr. Foster asked if it would be appropriate to write in discretionary language allowing approval by the City Manager to allow an appeal for a permitted temporary storage unit. Mr. Tuttle and others agreed it would be appropriate. Mr. Tuttle then noted a word change and Mr. Foster made note and the correction.

Mr. Thompson noted section 17.03 and asked if the proposed language circumvented the Comprehensive Plan. Mr. Tuttle stated he felt the language should not be out and the board would be able to follow the plan.

Mr. Thompson stated the concern having it in ink, it would be possible for future Boards to leave the Comprehensive Plan shelved. By removing it, it requires review of the Plan. Mr. Tuttle agreed applicants should not be able to go to the Planning Board to get around the Comprehensive Plan.

Mr. Thompson also stated a temporary storage unit should have a definition. Mr. foster noted it is in the definitions code Article 3 but named wrong. Correction will be made.

A motion to approve the submitted change to the Property Maintenance Code as reflected in the March 24, 2022 Staff Report.

Motion made by Mr. Bennett, Seconded by Mr. Tuttle.

Voting Yea: Mr. Bennett, Mr. Stangel, Mr. Thompson, Mr. Tuttle

## **OPEN DISCUSSION:**

None

## **ADJOURNMENT:**

With no further business coming before the Board, Mr. Thompson declared the meeting adjourned at 6:50 pm.

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Mitchell Thompson, Chair Person

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Rob Schommer, Clerk of Council



GENERAL DEED WARRANTY

13930

Victor A. Lawrence, married, Grantor of Montgomery County, Ohio for valuable consideration paid, grants with general warranty covenants to Victorian Bellbrook, L.L.C., an Ohio limited liability company, whose tax mailing address is 46 East Franklin Street, Bellbrook, Ohio 45305, the following real property:

situate in the City of Bellbrook, County of Greene and State of Ohio, and bounded and described as follows:

Being a part of Section 32, Town 3, Range 6 lying within the corporate limits of the City of Bellbrook. Beginning at the intersection of East Street and Franklin Streets; thence N. 10 poles and 5-1/2 links to the middle of the end of Alley No. 5; thence E. 132 feet; thence S. 10 poles and 5-1/2 links to the center of the road leading from Bellbrook to Spring Valley; thence W. 132 feet to the place of beginning, containing one-half (1/2) acre, more or less.

Also known as 46 East Franklin Street, Bellbrook, Ohio 45305.

Excepting all taxes, assessments and reassessments due and payable after the December 2000 installment.

Grantor's wife, Donna M. Lawrence, hereby releases all dower rights in and to the real property.

Prior Deed Reference: Volume 112, Page 293, of the Deed Records of Greene County, Ohio.

IN WITNESS WHEREOF, this General Warranty Deed has been executed at Dayton, Ohio, this 22 day of April, 2002

Signed and acknowledged

Barbara Penwell

Victor A. Lawrence  
Victor A. Lawrence

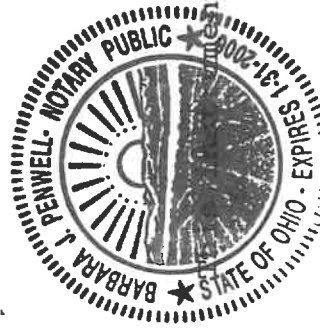
Michelle Fredrick

Donna M. Lawrence  
Donna M. Lawrence

STATE OF OHIO, COUNTY OF MONTGOMERY, ss:

BE IT REMEMBERED, that on this 22 day of April 2002, before me, a notary public in and for said state, personally came Victor A. Lawrence and Donna M. Lawrence who acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.



Document prepared by:

William A. Rogers, Jr.  
Attorney at Law  
2160 Kettering Tower  
Dayton, OH 45423

Barbara Penwell  
Notary Public

Greene County Engineer's Tax Map Dept.  
Description Check  
X Legally Sufficient As Described  
Legally Sufficient With Corrections Noted  
Legally Insufficient New Survey Required  
Date: 4-24-02  
List 135 BK 1 PG 6 PAR 120  
Post 1722 PG 295



To: Planning Board

From: Jason Foster, Community Development Administrator

Date: May 19, 2022

Subject: Staff Report for Proposed Lot Split at 46 E. Franklin St.

### Summary of the Request

The applicant, Victorian Bellbrook, is requesting the approval of a lot split at 46 E. Franklin St., parcel number L35000100060012000. The proposal takes the existing lot and creates two equally sized commercial lots. Both will be 66 feet in width and 168.63 feet in depth.

### Applicant Information

Victorian Bellbrook LLC, owner

### Current Zoning District

B-4 Commercial

### Parcel Identification

L35000100060012000

### Additional Actions or Next Steps to be taken by the City

If approved, the applicant will have the property survey recorded with Greene County

### Applicant's Reason for the Request

The applicant wishes to split the lot in order to create an additional lot for development.

### Surrounding Land Use within 1,000 Feet

B-4, R-1A, R-1B, R-3

### Previous Related Development Decisions in the Immediate Area (3-5 Years)

The Village Review Board and The Board of Zoning Appeals approved the construction of an accessory building at 46 E. Franklin St. This request is in lieu of that approval. If approved, the previously approved building will not be built, and the lot will be for sale.

### Comprehensive Plan Applied to the Geographical Area

The Comprehensive Plan encourages new development in the Old Village District

### Existing Public Utilities

Water, natural gas, electric, and sanitary sewer exist on the property

### Soil Survey Data

N/A

### Classification of Streets, Traffic Volumes & Direction, Planned Improvements

N/A

### Flood Plain Information

The property in question is not located in the floodplain

### Comments from City and County Agencies

No City or County agency had a comment regarding this request

### Supporting Maps & Graphics

See presentation

### Staff Recommendation

Staff recommends the approval of the lot split

# PLANNING BOARD DECISION RECORD

Item A. Section 5, Item

Resolution No. PB 22-04

May 19, 2022

## City of Bellbrook State of Ohio

### Planning Board Decision Record PB 22-04

WHEREAS, on April 18, 2022, the applicant, Victorian Bellbrook, LLC, requested a two-way split of the existing lot at 46 E. Franklin Street (Planning Board Case PB 22-04); and

WHEREAS, on May 17, 2022 the City of Bellbrook Planning Board did meet in an open, public forum and fully discuss the details of the request of the applicant

**NOW, THEREFORE, BE IT RESOLVED** by the City of Bellbrook Planning Board that:

Section 1. There was a valid motion placed on the floor to approve the request made by the applicant, Victorian Bellbrook, LLC for a two-way split into individual sixty-six feet wide lots at the site of 46 E. Franklin Street (Planning Board Case PB 22-04) in accordance with the recommendation of the Staff Report dated May 17, 2022 with the following notes:

- A. A storm sewer easement for the existing storm sewer on the property shall be recorded along with the lot recordings as substantially noted in Exhibit A of this Decision Record
- B. An Official Survey of the property denoting the split lots shall be completed and submitted to the City for inclusion in this planning record prior to recording of the lots.

Section 2. That it is found and determined that all formal actions of the Planning Board relating to the adoption of this Decision Record Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including §121.22 of the Revised Code of the State of Ohio.

MOTION STATED BY: \_\_\_\_\_ and SECONDED BY: \_\_\_\_\_

Roll call vote showed \_\_\_\_\_ Yeas; \_\_\_\_\_ Nays.

Motion to approve is ADOPTED this \_\_\_\_ day of \_\_\_\_, 2022

AUTHENTICATION:

\_\_\_\_\_  
Mitchell Thompson, Planning Board Chair

\_\_\_\_\_  
Rob Schommer, Clerk/Secretary



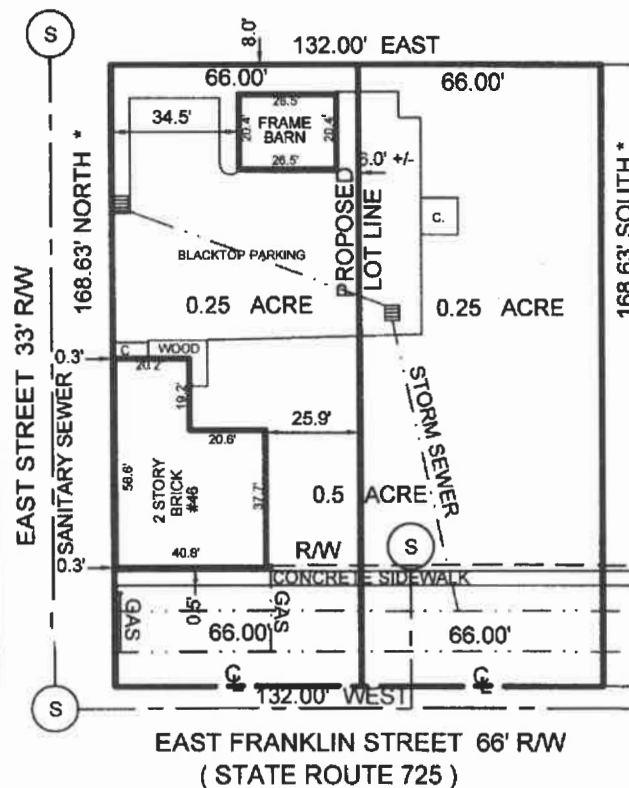
# SITE PLAN

## PROPOSED LOT SPLIT

STREET ADDRESS: 46 EAST FRANKLIN STREET  
 CITY: BELLBROOK  
 COUNTY: GREENE  
 STATE: OHIO  
 ACREAGE: 0.5 ACRE  
 SECTION: 32  
 TOWN & RANGE : T-3, R-6

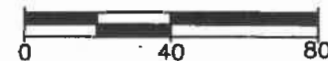
5606 BUNNELL HILL ROAD  
 LEBANON, OHIO 45036  
 PHONE 937-603-2875  
 hitman1965@gmail.com

RYDER COURT 50' RW



\*UTILITY LOCATIONS ARE BASED UPON  
 MARKINGS AND MAPS PROVIDED BY OTHERS  
 THE SURVEYOR ASSUMES NO LIABILITY  
 FOR MISLOCATED OR UNIDENTIFIED UTILITIES  
 ON THIS DRAWING.

By: *Henry L. Toedtman*  
 Henry L. Toedtman P.S. No. OHIO 7937



SCALE	1" = 40'	DRAWN	H.L.T.	CHECKED	H.L.T.
DATE	03/31/2022	JOB NO.	22-03-018		

Henry L. Toedtman  
 Land Surveyor



# Bellbrook Lions Club

P.O.Box 111

Bellbrook, Ohio 45305

27 April 2022

City of Bellbrook  
Village Review Board  
15 East Franklin Street  
Bellbrook, Ohio 45305

Board Members,

The Bellbrook Lions Club is requesting permission to build a storage building over an existing concrete slab at 31 South East Street. Once the building is constructed, it will provide inside storage for all festival equipment eliminating the need for the 3 commercial semi-truck trailers. We would also store several of our small food trailers inside which would have a positive impact on the surrounding area.

The building will be of post frame construction with painted steel panels with a lifespan of over 50 years. The colors of the building will be of earth tones with all doors painted to match the subtle scheme of the building. The 42'x104' building will have 14' high exterior walls with a 4x12 pitch roof adding 7'8" for a total height of 21'8". The building will be built over an existing slab of 39'x97' which would increase the footprint 585 sq.ft. This would create little additional surface water run off. With this type of construction, very little ground surface will be disturbed. Any ground that is disturbed will be restored to pre-construction condition.

Sincerely,

A handwritten signature in black ink, appearing to read 'John J. Dorn Jr.', is written over a horizontal line.

John J. Dorn Jr.

**Ballbrook Zoning Districts**

- A-1 AGRICULTURAL
- B-3 NEIGHBORHOOD BUSINESS
- B-4 CENTRAL BUSINESS DISTRICT
- O-1 OFFICE BUILDING
- PD-1 PLANNED RESIDENTIAL
- PD-2 PLANNED BUSINESS
- R-1A ONE-FAMILY RESIDENTIAL
- R-1AA ONE-FAMILY RESIDENTIAL
- R-1B ONE-FAMILY RESIDENTIAL
- R-2 TWO-FAMILY RESIDENTIAL
- R-3 MULTI-FAMILY RESIDENTIAL
- 100-YEAR FLOOD PLAIN





Description Check  
Greene County Engineer's Tax Map Dept.

☒ Legally Sufficient As Described  
☐ Legally Sufficient With Corrections Noted  
☐ Legally Insufficient, New Survey Required

Date: 5/9/17 By: [Signature]  
Par ID Dist 135 BK 2 PG 5 PAR 71

0.6730 Ac  
on [Signature]

MM#89

**LOUIS A. GREEN AND ASSOCIATES**  
**Land Planners-Surveyors-Engineers**



**Louis A. Green, P.S.**  
**5820 STATE ROUTE 734, JAMESTOWN, OHIO 45335**  
**Phone 937-675-6400**  
**greenresources@att.net**

**LEGAL DESCRIPTION OF PART OF THE BOARD OF EDUCATION  
OF SUGARCREEK TOWNSHIP LAND TO BE CONVEYED TO THE  
BELLBROOK LIONS CLUB**

Located in Section 32, Town 3, Range 6, City of Bellbrook, Greene County, Ohio,  
and being further described as follows:

Beginning at an iron pin set at the intersection of the south right-of-way line of East Franklin Street with the east right-of-way line of South East Street, said pin also being the northwest corner of the Bellbrook United Methodist Church Plat, as recorded in Plat Cabinet 34, Slide 613A, of the Plat Records of Greene County, Ohio, thence in a southwardly direction with said east right-of-way line of South East Street on a bearing of south no degrees thirty minutes no seconds (00°30'00") west for a distance of three hundred two and 02/100 (302.02) feet to a P.K. spike set at the southwest corner of said Bellbrook United Methodist Church Plat and northwest corner of land conveyed to the Board of Education of Sugarcreek Township, by deed recorded in Volume 131, Page 301 of the Deed Records of Greene County, Ohio, this course passes an iron pin found at 289.75 feet;

Thence in an eastwardly direction with the south line of said Bellbrook United Methodist Church Plat and north line of said Board of Education of Sugarcreek Township land for the following three courses:

- 1) North eighty-nine degrees twenty-seven minutes forty-eight seconds ( $89^{\circ}27'48''$ ) east for a distance of one hundred twenty and 06/100 (120.06) feet to a P.K. Spike set;
- 2) Thence in a northwardly direction on a bearing of north no degrees fifty-seven minutes thirty-six seconds ( $00^{\circ}57'36''$ ) east for a distance of four and 28/100 (4.28) feet to a P.K. Spike set, and;
- 3) Thence in an eastwardly direction becoming the south line of land conveyed to Kenneth McDaniel, by deed recorded in Volume 3011, Page 601, of the Official Records of Greene County, Ohio, on a bearing of south eighty-nine degrees eight minutes thirty seven seconds ( $89^{\circ}08'37''$ ) east for a distance of one hundred seventy-two and 84/100 (172.84) feet to an iron pin set at the true point of beginning for the land herein described;

Thence continuing in an eastwardly direction with the south line of said McDaniel land, becoming the south line of land conveyed to Ronald E. Browning, by deed recorded in Volume 2547, Page 863, of said Official Records, and also the south line of land conveyed to Ashley R. and Dustin L. Fugate, by deed recorded in Volume 3702, Page 779, of said Official Records, and following an existing 10' chain link fence, on a bearing of south eighty-seven degrees fifty-seven minutes thirty-four seconds ( $87^{\circ}57'34''$ ) east for a distance of three hundred seventeen and 97/100 (317.97) feet to a 3" steel fence corner post;

Thence in a southwardly direction following an existing 10' chain line fence on a bearing of south one degree fifty-two minutes twenty-one seconds ( $01^{\circ}52'21''$ ) east for a distance of eighty-four and 59/100 (84.59) feet to a 3" steel fence corner post;

Thence in a westwardly direction following said 10' chain line fence on a bearing of south eighty-nine degrees twenty minutes seven seconds ( $89^{\circ}20'07''$ ) west for a distance of three hundred nineteen and 37/100 (319.37) feet to a P.K. Spike set;

Thence in a northwardly direction on a bearing of north no degrees forty minutes forty-eight seconds ( $00^{\circ}40'48''$ ) west for a distance of ninety-nine and 58/100 (99.58)

Greene County  
Ohio

feet to the true point of beginning and containing 6730/10,000 (0.6730) acres (29,317 sq. ft.) and being subject to all easements and restrictions of record.

EoC  
1:349605

Also conveyed with the above described tract is an easement for ingress/egress running from South East Street to the west line of the above described 0.3224 acre tract, said easement being further describes as follows: Beginning at an iron pin set at the intersection of the south right-of-way line of East Franklin Street with the east right-of-way line of South East Street, said pin also being the northwest corner of the Bellbrook United Methodist Church Plat, as recorded in Plat Cabinet 34, Slide 613A, of the Plat Records of Greene County, Ohio, thence in a southwardly direction with said east right-of-way line of South East Street on a bearing of south no degrees thirty minutes no seconds (00°30'00") east for a distance of three hundred thirty-four and 64/100 (334.64) feet to a P.K. spike set on the true point of beginning for the centerline of the easement herein described, said easement being ten and no/100 (10.00) feet in width adjacent to and five and no/100 (5.00) feet on either side of the following three courses;

- 1) South eighty-nine degrees thirty minutes no seconds (89°30'00") east for a distance of one hundred thirty and no/100 (130.00) feet;
- 2) South sixty-nine degrees fifty-six minutes seven seconds (69°56'07") east for a distance of sixty-nine and 24/100 (69.24) feet to a point, and;
- 3) South eighty-nine degrees eight minutes thirty-seven seconds (89°08'37") east for a distance of one hundred three and 35/100 (103.35) feet to the point of terminus of said centerline

The reference bearing for this survey is North 00°30'00" East which is the bearing for South East Street as determined by the Bellbrook United Methodist Church Plat as recorded in Plat Cabinet 34, Slide 613A of the Plat Records of Greene County, Ohio.

The above tract is out of land conveyed to the Board of Education of Sugarcreek Township by deed recorded in Volume 131, Page 301, of the Deed Records of Greene County, Ohio.

The above description is based on a field survey conducted by Louis A. Green, Registered Surveyor No. 6147, completed May 4, 2017.

Survey No. 6147  
Greene County, Ohio  
Record No. 45-184

LSA



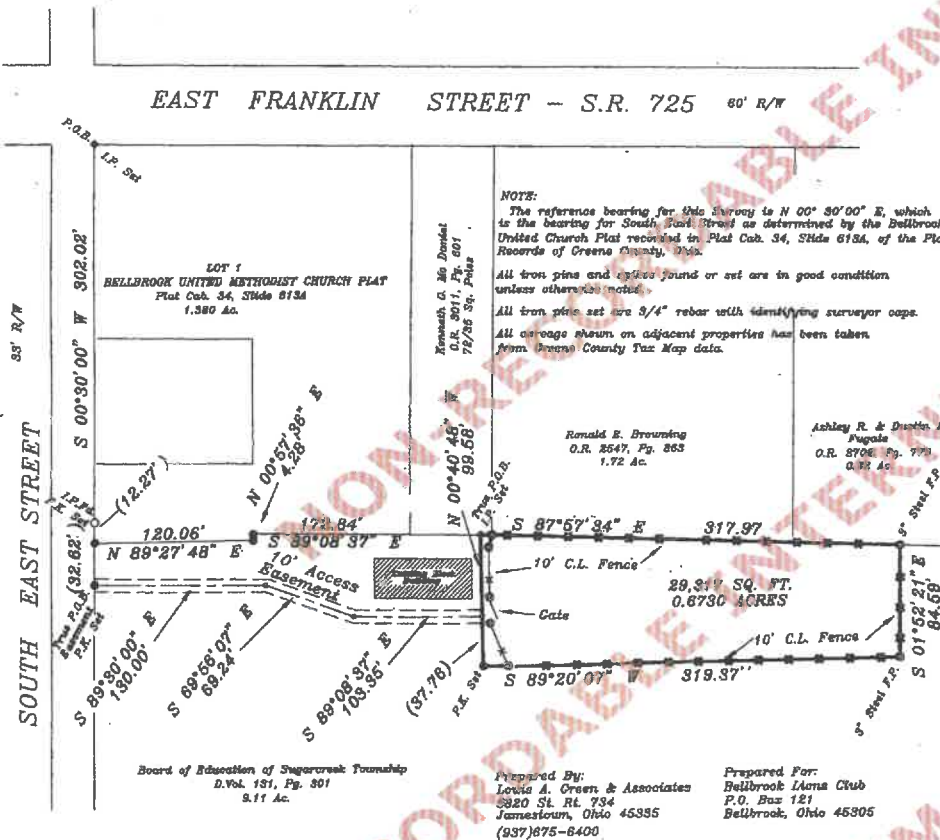
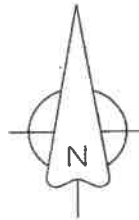
Legend

- ◆ Iron Pin Set
- P.K. Spike Set
- ⊙ 3" Steel C.L. Fence Post
- Existing 10' C.L. Fence

Graphic Scale



Scale 1" = 80'



SURVEYED BY: [Signature]  
 REC. SURVEYOR NO. 6147

APPROVED GREENE COUNTY ENGINEER  
 By: [Signature] Date 5/17

APPROVED BY: [Signature]  
 ZONING R-2 DATE 6-17  
 RPCC, CITY, OR VILLAGE: [Signature] DATE



GRANTOR Bd. of Ed. of Sugarcreek Twp.  
 GRANTEE Bellbrook Lions Club

LOCATION  
 Section 32, Town 3, Range 6  
 or Survey No. \_\_\_\_\_  
 City of Bellbrook TOWNSHIP  
 GREENE COUNTY, OHIO  
 DATE May 4, 2017



## Bellbrook Lion's Storage Building Plot Plan 1

Red Boundary lines indicate the property lines of the parcel

Blue area indicates the easement included in the deed continuing out to South East Street

Location of 3 electrical 200 amp service panels





## Bellbrook Lion's Storage Building Plot Plan 2

\*Building Site over existing concrete slab

Access Easement described in the attached survey

Topography lines illustrate existing elevations and drainage flow



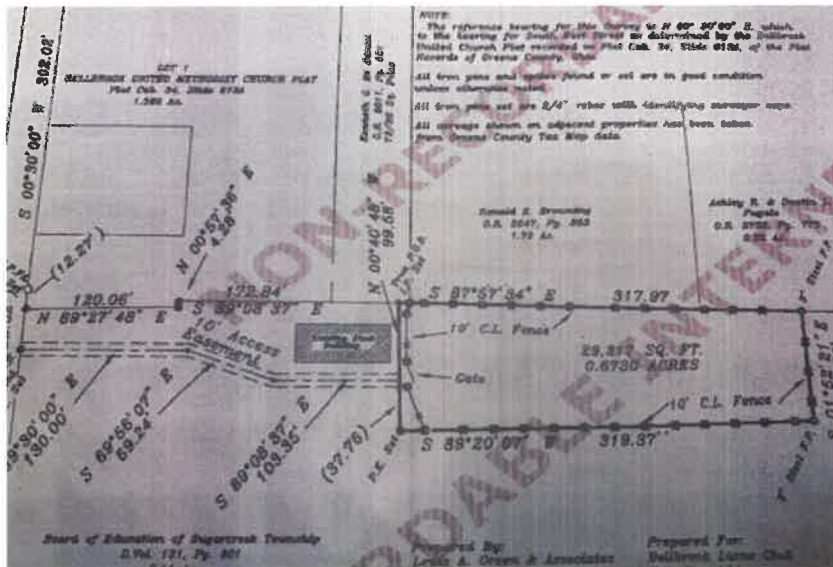


The building (42'x104'=4368 sq ft) will be built over an existing concrete slab (39'x97'=3783 sq ft). There will be an increase of 585 sq ft which will create very little surface water run off. A blue arrow in the drawing indicates the direction of run off.



## Other Pictures of reference:

Item B. Section 5, Item



Deeded access easement drawing to South Street



39'x97' Existing Concrete Slab. Looking from the west end of the property.



Rear yard 10' high fence with a Natural Barrier of large trees, bushes and other growth.

**MENARDS**

Date: Apr 7, 2022 10:59:19 AM  
 Store: FAIRBORN  
 1277 E DAYTON YLW SPGS RD  
 FAIRBORN, OH 45324  
 Ph: 937-318-2831

**Design #: 336952576666****Estimated price: \$58,528.37 \***

\*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

**How to purchase at the store**

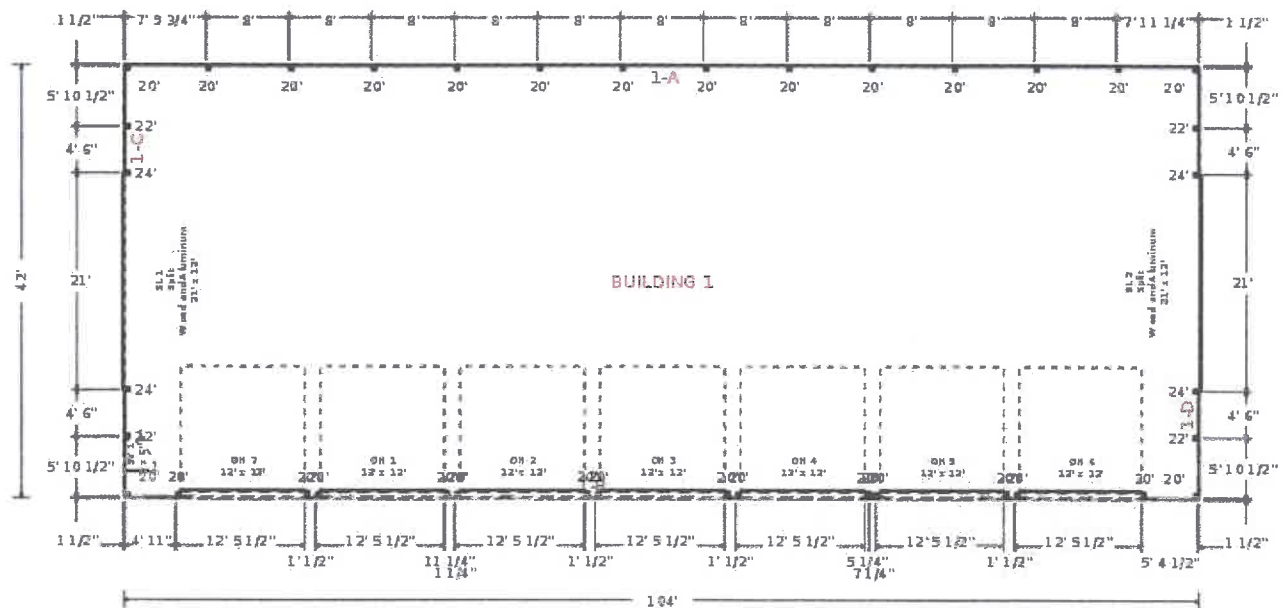
1. Take this packet to any Menards store.
2. Have a building materials team member enter the design number into The Post Frame Request Form on the Midwest Manufacturing website.
3. Apply the design to System V to create the SOCs.
4. Take the SOCs to the register and pay.

**How to recall and purchase a saved design at home**

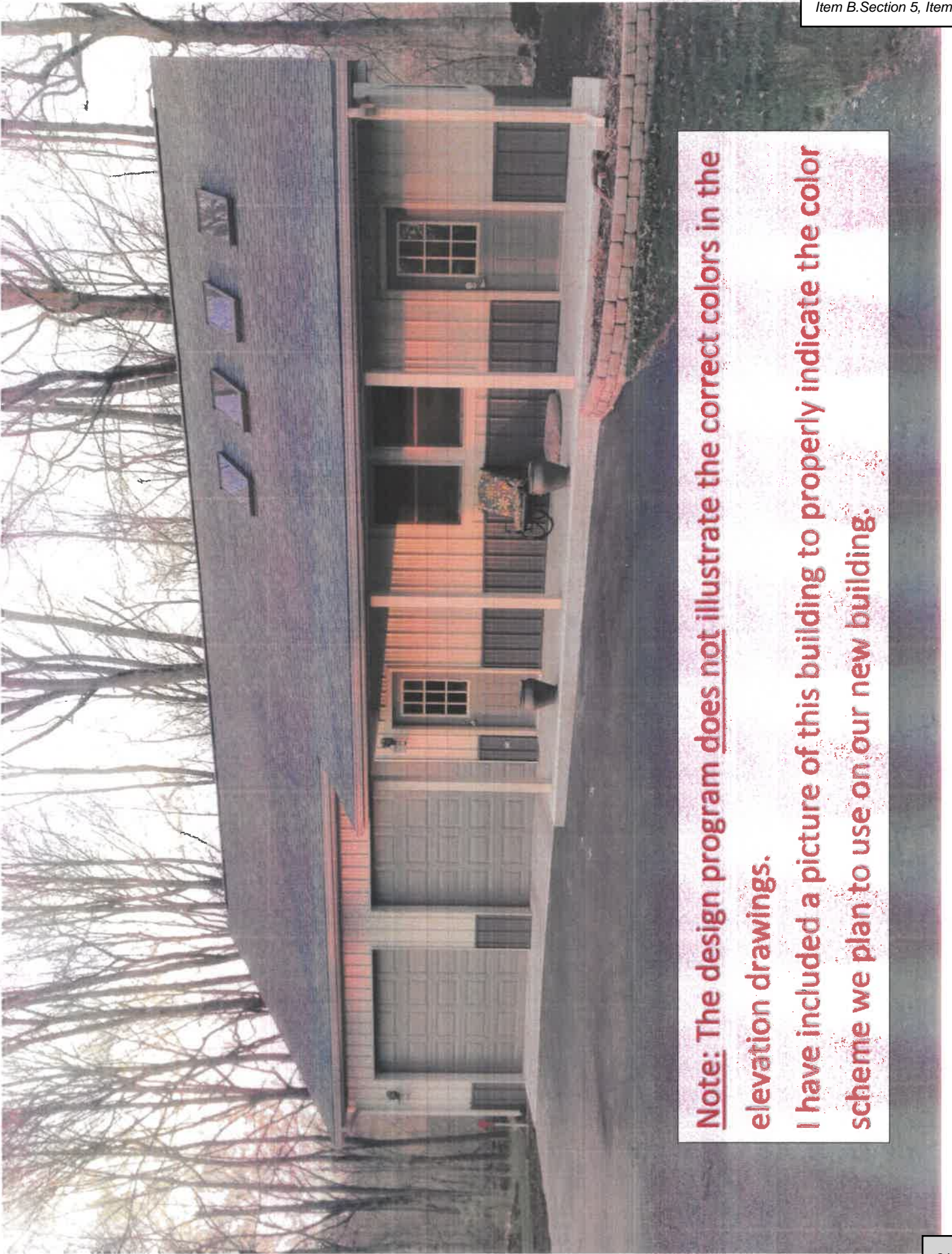
1. Go to Menards.com.
2. Log into your account.
3. Go to Saved Designs under the Welcome Login menu.
4. Select the saved design to load back into the estimator.
5. Add your building to the cart and purchase.

**FLOOR PLAN**

# 39' x 97' Existing Concrete Slab



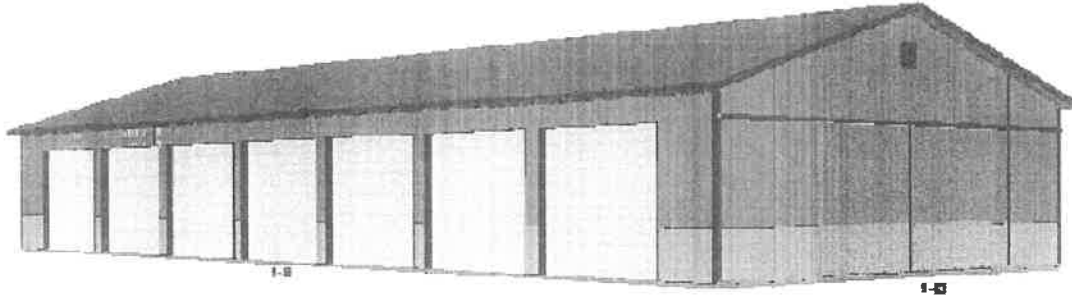
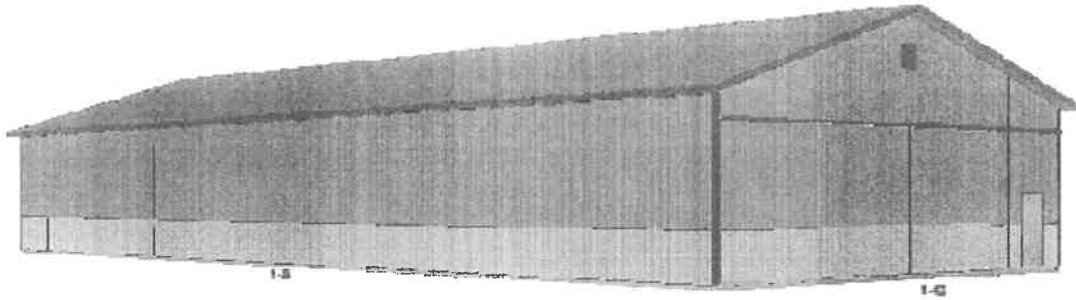




**Note:** The design program **does not** illustrate the correct colors in the elevation drawings.

I have included a picture of this building to properly indicate the color scheme we plan to use on our new building.

Elevation Views



## Congratulations, you have taken the first step towards making your new post frame building a reality!

- You have selected Menards to provide you with superior products produced by Midwest Manufacturing that will meet your needs. For a more detailed look at these premium products select one of the links below or visit us on the web at [www.midwestmanufacturing.com](http://www.midwestmanufacturing.com).

**Premium Steel Panels** - Pro-Rib and Premium Pro-Rib steel panels are your best options for steel panels in the market.

- Steel Panels are Grade 80 (full hard steel).
- Prepaint zinc phosphate coating for superior paint adhesion - available in multiple colors.
- Pro-Rib features a limited 40 year paint warranty.
- Premium Pro-Rib has a limited lifetime paint warranty.
- All painted panels are ENERGY STAR rated, using a Cool Chemistry paint system.
- Pro-Rib and Premium Pro-Rib panels are UL Certified for Wind Uplift UL 580, Fire Resistance UL 790, Impact Resistance of Roof UL 2218.
- Pro-Rib and Premium Pro-Rib panels are IRC and IBC compliant.

**Engineered Trusses** - Post frame trusses are specifically engineered to meet your application and geographic location.

- All Midwest Manufacturing trusses can be supplied with engineered sealed prints.
- TPI approved and third party inspected.

**Laminated Columns** - Designed to replace standard treated posts as vertical supports in Post Frame Construction.

- Columns 20' or less are treated full length.
- Lifetime Warranty against rot and decay.
- Columns over 20' in length are reinforced with 20 gauge stainless steel plates at each splice location.
- Lower portion of columns treated for in ground use.
- Rivet Clinch Nails provide superior holding power.
- Columns provide superior truss to pole connection.

**Pressure Treated Lumber** - All treated post and grade board used in your building will safely and effectively resist decay.

- Treated to AWPA compliance.
- Post and grade board offer a lifetime warranty against rotting and decay.

\*Delivery charge is not included in price. Items ordered to complete your building from vendors other than Midwest Manufacturing are not available for pickup from the plant.

### Building Information

1. Building Use:	Code Exempt
2. Width:	42 ft
3. Length:	104 ft
4. Inside Clear Height:	14 ft
5. Floor Finish:	Concrete
6. Floor Thickness:	4 in
7. Post Foundation:	Post Embedded
8. Post Embedment Depth:	4 ft
9. Footing Pad Size:	14 in x 4 in

### Wall Information

1. Post Type:	Posts
2. Post Spacing:	8 ft
3. Girt Type:	Flat
4. Exterior Wall Panel:	Pro-Rib
5. Exterior Wall Color:	Pinewood
6. Wainscot Size:	48 in
7. Wainscot Color:	Galvanized
8. Sidewall B Wainscot:	Yes
9. Sidewall A Wainscot:	Yes
10. Trim Color:	Light Gray
11. Endwall D Wainscot:	Yes
12. Endwall C Wainscot:	Yes
13. Sidewall A Eave Light:	None
14. Sidewall B eave light:	None
15. Wall Fastener Location:	In the Flat
16. Bottom Trim:	Yes
17. Gradeboard Type:	2x8 Treated Gradeboard

### Interior Finish

1. Wall Insulation Type:	None
2. Wall Liner Type:	None
3. Roof Condensation Control:	None

### Roof Information

1. Pitch:	4/12
2. Truss Spacing:	8 ft
3. Roof Type:	Pro-Rib
4. Roof Color:	Beige
5. Ridge Options:	Universal Ridge Cap
6. Roof Fastener Location:	On the Rib
7. Endwall Overhangs:	1 ft
8. Sidewall Overhangs:	1 ft
9. Fascia Size:	6 in Fascia
10. Soffit Color:	Beige
11. Skylight Size:	None
12. Ridge Vent Quantity:	None
13. Ceiling Liner Type:	None
14. Purlin Placement:	On Edge
15. Ceiling Insulation Type:	None

### Accessories

1. Outside Closure Strip:	Standard
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	18"x24"
4. Gable Vent Quantity:	2
5. Gable Vent Color:	Light Gray
6. Cupola Size:	None
7. Gutters:	No
8. End Cap:	No
9. Mini Print:	Hardcopy and E-mail



## Doors & Windows

Name	Size	Wall
Overhead Door	12' x 12'	1-B
Overhead Door	12' x 12'	1-B
Overhead Door	12' x 12'	1-B
Overhead Door	12' x 12'	1-B
Overhead Door	12' x 12'	1-B
Overhead Door	12' x 12'	1-B
Overhead Door	12' x 12'	1-B
Service Door	36"x80"	1-C
Sliding Door	21'x12'	1-C
Sliding Door	21'x12'	1-D

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

JTR00495924

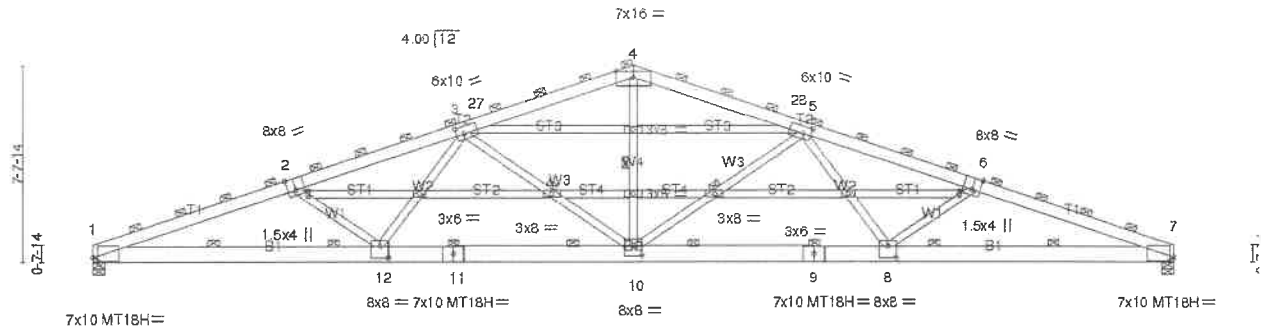
P428E

Auto Reference Optional

Midwest Manufacturing Eau Claire, WI 54703

7:40 s Nov 10 2015 MITek Industries, Inc. Wed Dec 21 13:23:02 2016 Page 1  
ID:vu7i??QW9ZvRi7qjY?2Hly7S4N-KMZJ8sYmzV?yWjOCasOV?zLC\_5gcZRhtOCcZ?y8k0

0-0-0 2-6-0 2-7-12 5-1-12 7-10-2 6-6-13 14-5-3 5-3-13 21-0-0 6-6-13 27-5-13 6-6-13 34-1-10 7-10-2 42-0-0  
Scale = 80



0-0-0 2-6-0 2-7-12 5-1-12 6-0-0 11-1-12 9-10-4 21-0-0 9-10-4 30-10-4 11-1-12 42-0-0

Plate Offsets (X,Y) [1:0-2-0,0-1-13], [2:0-3-12,Edge], [3:0-3-10,0-3-8], [5:0-3-10,0-3-8], [6:0-3-12,Edge], [7:0-2-0,0-1-13], [8:0-4-0,0-5-8], [10:0-4-0,0-4-8], [12:0-4-0-5-8]

LOADING (psf)	SPACING	CSI	DEFL.	in (loc)	Vdefl	L/d	PLATES	GRIP
TCLL (roof) 20.0	9-0-0	TC 0.89	Vert(LL)	-0.69	8-10	>726	MT20	197/144
Snow (Ps/Pg) 11.3/20.0	Plate Grip DOL 1.15	BC 0.86	Vert(CT)	-0.87	8-10	>578	MT18H	244/190
TCDL 4.0	Lumber DOL 1.15	WB 0.86	Horz(CT)	0.22	7	n/a		
BCLL 0.0	Rep Stress Incr NO	(Matrix-M)						
BCDL 1.0	Code IBC2015/TP12014						Weight: 308 lb	FT = 2

**LUMBER-**

TOP CHORD 2x6 SPF 2100F 1.8E \*Except\*  
T1: 2x6 SP 2400F 2.0E  
BOT CHORD 2x8 SP 2400F 2.0E  
WEBS 2x4 SPF Stud \*Except\*  
W3,W4: 2x4 SPF No.2  
OTHERS 2x4 SPF Stud

**BRACING-**

TOP CHORD 2-0-0 oc purlins (2-3-0 max.).  
BOT CHORD 5-0-0 oc bracing.  
WEBS 1 Row at midpt 3-10, 4-10, 5-10

**REACTIONS.** (lb/size) 1=3089/0-5-8 (min. 0-3-15), 7=3089/0-5-8 (min. 0-3-15)  
Max Horz 1=463(LC 12)  
Max Uplift 1=2175(LC 8), 7=2175(LC 9)  
Max Grav 1=4725(LC 2), 7=4725(LC 2)

**FORCES.** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD 1-2=11839/5329, 2-3=10550/4813, 3-27=7690/3412, 4-27=7286/3462,  
4-28=7286/3463, 5-28=7690/3412, 5-6=10550/4815, 6-7=11839/5331  
BOT CHORD 1-12=5141/11019, 11-12=3941/9127, 10-11=3941/9127, 9-10=3601/9127,  
8-9=3601/9127, 7-8=4803/11019  
WEBS 2-12=1596/1064, 3-12=684/1433, 3-10=2696/1628, 4-10=1466/3253,  
5-10=2696/1630, 5-8=686/1433, 6-8=1596/1065

**JOINT STRESS INDEX**

1 = 0.99, 2 = 0.87, 3 = 0.50, 4 = 0.95, 5 = 0.50, 6 = 0.87, 7 = 0.99, 8 = 0.53, 9 = 0.86, 10 = 0.80, 11 = 0.86, 12 = 0.53, 13 = 0.79, 14 = 0.59, 15 = 0.72, 16 = 0.25,  
17 = 0.72, 18 = 0.59, 19 = 0.79 and 20 = 0.25

Continued on page 2

JTRE00485324

P42SE

GABLE

Job Reference (optional)

Midwest Manufacturing, Eau Claire, WI 54703

7:40:13 Nov 13 2015 MITek Industries, Inc. Wed Dec 21 13:29:02 2016 Page 2  
ID: vJ7P7QWzZvRt7qjY2Hly7S4N-KMZJ8sYmzV7yWjQcasOV7zLC\_5gcZRhtfCtZ7y6k0**NOTES- (15)**

- 1) Unbalanced roof live loads have been considered for this design.
- 2) Wind: ASCE 7-10; Vult=105mph (3-second gust) Vasc=83mph. TCCL=3.0psf, BCDL=1.0psf; h=25ft; Cat. I; Exp C; enclosed; MWFRS (envelope) gable end zone, cantilever left and right exposed, end vertical left and right exposed, Lumber DOL=1.60 plate grip DOL=1.60 (Actual dead loads used per ANSI/TPI-1)
- 3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI-1.
- 4) TCCL: ASCE 7-10; Pr=20.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=20.0 psf (ground snow); Ps=11.3 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category I; Exp C; Fully Exp.; Ct=1.2; Unobstructed slippery surface
- 5) Roof design snow load has been reduced to account for slope.
- 6) Unbalanced snow loads have been considered for this design.
- 7) The bottom chord dead load shown is sufficient only to cover the truss weight itself and does not allow for any additional load to be added to the bottom chord.
- 8) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- 9) All plates are MT20 plates unless otherwise indicated.
- 10) Horizontal gable studs spaced at 2'-6" oc.
- 11) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 12) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 2175 lb uplift at joint 1 and 2175 lb uplift at joint 7.
- 13) This truss is designed in accordance with the 2015 International Building Code section 2306.1 and referenced standard ANSI/TPI-1.
- 14) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.
- 15) Plate Approval Numbers: ESR-1988 and ESR-1352.

**LOAD CASE(S)** Standard

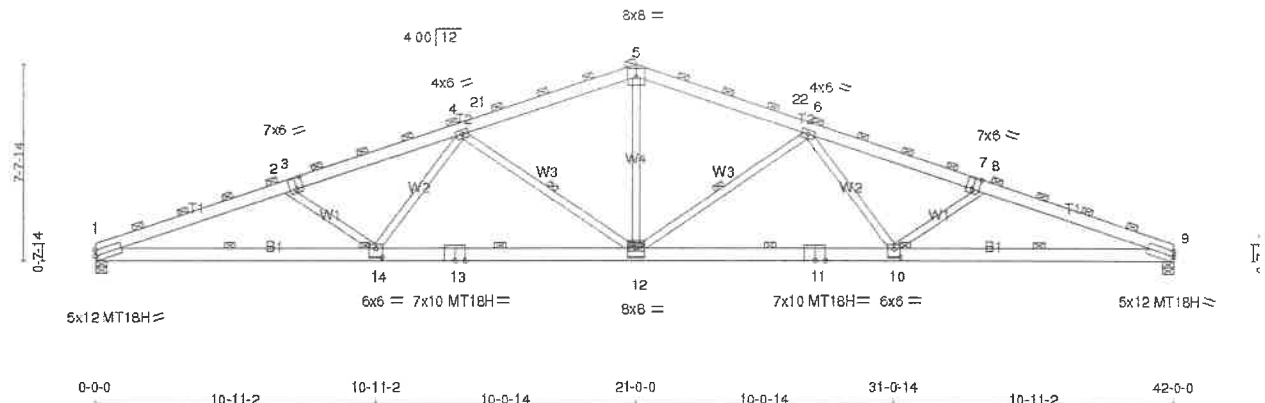
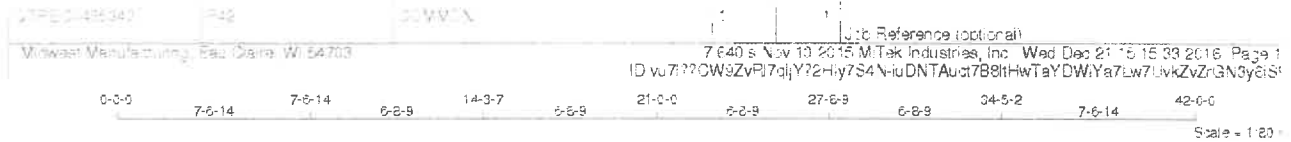


Plate Offsets (X,Y)		[3:0-3-0-0-5-4]		[7:0-3-0-0-5-4]		[10:0-3-0-0-4-0]		[14:0-3-0-0-4-0]	
<b>LOADING (psf)</b>		<b>SPACING</b>		<b>CSI</b>		<b>DEFL.</b>		<b>PLATES</b>	
TCLL (roof)	20.0	8-0-0		TC 0.82		in (loc) l/def		MT20	
Snow (Ps/Pg)	11.3/20.0	Plate Grip DOL 1.15		BC 0.78		Vert(LL) -0.75 10-12 >676 240		MT18H	
TCDL	4.0	Lumber DOL 1.15		WB 0.80		Vert(CT) -0.94 10-12 >536 180			
BCLL	0.0	Rep Stress Incr NO		(Matrix-M)		Horz(CT) 0.28 9 n/a n/a		Weight: 203 lb FT = 2	
BCDL	1.0	Code IBC2015/TPI2014							

**LUMBER-**  
 TOP CHORD 2x6 SPF 2100F 1.8E  
 BOT CHORD 2x6 SPF 2100F 1.8E  
 WEBS 2x4 SPF Stud "Except"  
 W3,W4: 2x4 SPF No.2

**BRACING-**  
 TOP CHORD 2-0-0 oc purlins (2-5-8 max.).  
 BOT CHORD 5-6-0 oc bracing.  
 WEBS 1 Row at midpt 4-12, 6-12

**REACTIONS.** (lb/size) 1=2745/0-5-8 (min. 0-5-5), 9=2745/0-5-8 (min. 0-5-5)  
 Max Horz 1=-244(LC 13)  
 Max Uplift 1=-1175(LC 8), 9=-1175(LC 9)  
 Max Grav 1=4200(LC 2), 9=4200(LC 2)

**FORCES.** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.  
 TOP CHORD 1-2=-10493/2909, 2-3=-9320/2561, 3-4=-9291/2614, 4-21=-6806/1877,  
 5-21=-6439/1922, 5-22=-6439/1922, 6-22=-6806/1877, 6-7=-9291/2615,  
 7-8=-9320/2562, 8-9=-10493/2911  
 BOT CHORD 1-14=-2772/9743, 13-14=-2113/8110, 12-13=-2113/8110, 11-12=-1944/8110,  
 10-11=-1944/8110, 9-10=-2605/9743  
 WEBS 2-14=-1413/606, 4-14=-316/1245, 4-12=-2423/910, 5-12=-794/2867,  
 6-12=-2423/910, 6-10=-318/1245, 8-10=-1413/607

#### JOINT STRESS INDEX

1 = 0.82, 2 = 0.00, 3 = 0.71, 4 = 0.65, 5 = 0.78, 6 = 0.65, 7 = 0.71, 8 = 0.00, 9 = 0.82, 10 = 0.63, 11 = 0.78, 12 = 0.62, 13 = 0.78 and 14 = 0.63

#### NOTES- (13)

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-10; Vu11=105mph (3-second gust) Vsd=83mph; TCDL=3.0psf; BCDL=1.0psf; h=25ft; Cat. I; Exp C; enclosed; MWFRS (envelope); cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.60

Consult with Designer (Actual dead loads used per ANSI/TPI-1)

QTRF00425042

P42

COMMON

Job Reference (optional)

Midwest Manufacturing, Eau Claire, WI 54703

7840 s Nov 10 2015 Mitek Industries, Inc Wed Dec 21 15:33 2016 Page 2  
ID:vu71?2CW2ZvR7qjY?2Hly7S4N-iuDNtAuct7B8itHwTaYDW:Ya7Lw7UvkZvZrGN3y0iS**NOTES- (13)**

- 3) TOLL: ASCE 7-10: Pr=20.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=20.0 psf (ground snow); Ps=11.3 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category I; Exp C; Fully Exp.; Ct=1.2; Unobstructed slippery surface
- 4) Roof design snow load has been reduced to account for slope.
- 5) Unbalanced snow loads have been considered for this design.
- 6) The bottom chord dead load shown is sufficient only to cover the truss weight itself and does not allow for any additional load to be added to the bottom chord.
- 7) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- 8) All plates are MT20 plates unless otherwise indicated.
- 9) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 10) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) except (j1=1b) 1=1175, 9=1175.
- 11) This truss is designed in accordance with the 2015 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
- 12) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.
- 13) Plate Approval Numbers: ESR-1988 and ESR-1352.

**LOAD CASE(S)** Standard



To: Planning Board

From: Jason Foster, Community Development Administrator

Date: May 19, 2022

Subject: Staff Report for Proposed Rezoning and Development Plan at 31 S. East St.

### Summary of the Request

The applicant, the Bellbrook Lion's Club, is requesting the re-zoning and development plan for the property located at 31 S. East St. The property is currently zoned R-1B. The applicant wishes to rezone the property to PD-2, planned business, to construct a 4,368 square foot building. The proposed building will be used to store the Club's festival items. With the new building, the Lion's Club would be able to remove the several semi-trailers currently residing on the property.

### Applicant Information

The Bellbrook Lion's Club

### Current Zoning District

R-1B

### Parcel Identification

L35000200050008900

### Additional Actions or Next Steps to be taken by the City

The recommendation of Planning Board will be presented to City Council for final approval.

### Applicant's Reason for the Request

The applicant wishes to re-zone to PD-2 from R-1B to allow the construction of a storage building to manage the items and structures for the Lion's Club festival. The applicant also wishes to remove the semi-trailers from the property to organize and clean up the lot.

<b>Surrounding Land Use within 1,000 Feet</b>
B-4, R-1A, R-1B, A
<b>Previous Related Development Decisions in the Immediate Area (3-5 Years)</b>
The Village Review Board heard the case for the storage building at its May meeting
<b>Comprehensive Plan Applied to the Geographical Area</b>
The comprehensive plan encourages new development in the old village district.
<b>Existing Public Utilities</b>
N/A
<b>Soil Survey Data</b>
N/A
<b>Classification of Streets, Traffic Volumes &amp; Direction, Planned Improvements</b>
N/A
<b>Flood Plain Information</b>
N/A
<b>Comments from City and County Agencies</b>
No other City or County agency had comment
<b>Supporting Maps &amp; Graphics</b>
See attached presentation
<b>Staff Recommendation</b>
Staff recommends the approval the re-zoning from R-1B to PD-2 and the approval of the development plan to construct a 4,368 square foot storage building.

# PLANNING BOARD DECISION RECORD

Item B. Section 5, Item

Resolution No. PB 22-05

May 19, 2022

## City of Bellbrook State of Ohio

### Planning Board Decision Record PB 22-05

WHEREAS, on April 27, 2022, the applicant, the Bellbrook Lion's Club, requested the re-zoning and a development plan for 31 S. East Street (Planning Board Case PB 22-05); and

WHEREAS, the applicant desires to construct a 4,368 square foot building on the site thereby needing a re-zoning from R-1B to PD-2; and

WHEREAS, the Village Review Board reviewed the application during a regular open meeting on May 11, 2022 and through formal motion approved a recommendation for approval of this rezoning and development plan; and

WHEREAS, on May 19, 2022 the City of Bellbrook Planning Board did meet in an open, public forum and fully discuss the details of the request of the applicant

**NOW, THEREFORE, BE IT RESOLVED** by the City of Bellbrook Planning Board that:

Section 1. There was a valid motion placed on the floor to approve the request for re-zoning of 31 S. East Street from R-1B to PD-2 and approval of the submitted development plan made by the applicant, Bellbrook Lion's Club (Planning Board Case PB 22-05).

Section 2. That it is found and determined that all formal actions of the Planning Board relating to the adoption of this Decision Record Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including §121.22 of the Revised Code of the State of Ohio.

MOTION STATED BY: \_\_\_\_\_ and SECONDED BY: \_\_\_\_\_

Roll call vote showed \_\_\_\_\_ Yeas; \_\_\_\_\_ Nays.

Motion to approve is ADOPTED this \_\_\_\_ day of \_\_\_\_, 2022

AUTHENTICATION:

\_\_\_\_\_  
Mitchell Thompson, Planning Board Chair

\_\_\_\_\_  
Rob Schommer, Clerk/Secretary