



PLANNING BOARD MEETING AGENDA

Thursday, March 16, 2023 at 6:00 PM

15 East Franklin Street Bellbrook, Ohio 45305

T (937) 848-4666 | www.cityofbellbrook.org

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES**
 - A. Approval of the February 16, 2023 Meeting Minutes
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - A. ZC 2023-PB-01 Proposed minor change to 4441 W Franklin Street-Additional Parking
- 6. OPEN DISCUSSION**
- 7. ADJOURNMENT**

RECORD OF PROCEEDINGS

Bellbrook Planning Board
February 16, 2023

Item A. Section 3, Item

CALL THE MEETING ORDER:

Mr. Bennet called the meeting of the Bellbrook Planning Board to order at 6:30pm

ROLL CALL:

PRESENT:

Mr. Denny Bennett

Ms. Sarabeth Martin-Hasse

Mr. Ed Stangle

ABSENT:

Dr. Dave VanVeldhuizen

ALSO PRESENT:

Jason Foster, Community Development Administrator

Rob Schommer, City Manager

APPROVAL OF MINUTES:

None

OLD BUSINESS:

NEW BUSINESS:

Election of Officers:

Mr. Bennet opened the floor for nominations of Chair Person.

Mr. Tuttle nominated Mr. Bennet for Chair Person, seconded by Mr. Stangle. There were no other nominations.

Motion to appoint Mr. Bennet as Chair Person.

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

Voting Yea: Mr. Bennet, Ms. Martin-Hasse, Mr. Stangle, Mr. Tuttle

Motion Carries

Mr. Bennet opened the floor for nomination of Vice-Chair Person.

Mr. Stangle nominated Mr. Tuttle, seconded by Ms. Martin-Hasse.

RECORD OF PROCEEDINGS

Bellbrook Planning Board

February 16, 2023

Item A. Section 3, Item

Motion to appoint Mr. Tuttle as Vice Chair Person.

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

Voting Yea: Mr. Bennet, Ms. Martin-Hasse, Mar. Stangle, Mr. Tuttle

Motion Carries

OPEN DISCUSSION:

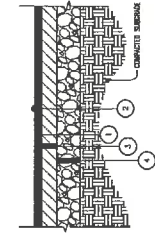
Mr. Foster provided a brief update on current projects within the City.

ADJOURNMENT:

With no further business coming before the Board, Mr. Bennett declared the meeting adjourned at 6:40 pm.

Denny Bennett, Chair Person

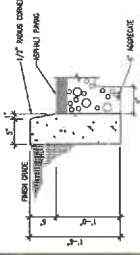
Rob Schommer, Clerk of Council



- 1-1/2" ASPHALT CONCRETE SURFACE COURSE
- 4" CONCRETE INTERMEDIATE COURSE
- 4" CONCRETE BASE COURSE

1 ASPHALT PAVEMENT

NOTE: PROVIDE LOWEST CURB & CONCRETE Joints AS REQUIRED
- REFER TO SPEC SECTION FOR ADDITIONAL REQUIREMENTS



2 CONCRETE HEADER CURB

- 3 CONTRACTOR IS TO ADJUST GRADE ELEVATION TO MATCH FINISH GRADE AND IS TO PROVIDE A SMOOTH TRANSITION.

- 4 ALL PARKING SPACES SHALL BE GRADED TO ALLOW THE RUNOFF TO FLOW TO THE EXISTING DRIVE WITH APPROXIMATELY 2% SLOPE.

- 5 NEW TREES ARE TO MATCH THE EXISTING TREES.

LEGEND

--- PROPERTY LINE

20 ADDITIONAL PARKING SPACES

Revisions:
Date: February 22, 2023

Drug Mart
4441 State Road 725
Bellbrook, OH 45305
February 10, 2023

Site Plan

Project No.

Item A. Section 5, Item



CITY OF BELLBROOK

APPLICATION FOR ZONING AMENDMENT

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305

(937) 848-4666 WWW.CITYOFBELLBROOK.ORGDATE RECEIVED 2 / 24 / 23

STAFF USE

APPLICATION # ZC 2023-PB-01

APPLICANT INFORMATION

PROPERTY OWNER TREIG LLC PHONE NUMBER 937-475-6579OWNER ADDRESS 2290 Lakeview Dr, Dayton Oh 45431APPLICANT NAME Joseph P. Dillon PHONE NUMBER 513-618-8909APPLICANT ADDRESS 308 E. 8th St, Cincinnati, Ohio 45202APPLICANT EMAIL jdillon@bciaep.com

REQUEST INFORMATION

PROPERTY ADDRESS TO BE REZONED 4441 Franklin Rd (SR 725), Bellbrook, Ohio 45305SUBDIVISION _____ LOT NUMBER _____ PARCEL ID L35000200130017900PRESENT ZONING DISTRICT PD-2 PROPOSED ZONING DISTRICT PD-2PRESENT USE Commercial

PROPOSED USE _____

OTHER COMMENTS For Parking Lot addition of 20 spaces in rear of main building.

SEE THE REVERSE OF THIS PAGE FOR ADDITIONAL INFORMATION TO BE INCLUDED WITH AN APPLICATION FOR ZONING AMENDMENT.

I UNDERSTAND THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL FOR ANY ADMINISTRATIVE REVIEW, CONDITIONAL USE PERMIT, VARIANCE, OR EXCEPTION FROM ANY OTHER CITY REGULATIONS WHICH ARE NOT SPECIFICALLY THE SUBJECT OF THIS APPLICATION. I UNDERSTAND THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL OF A BUILDING OCCUPANCY PERMIT. I UNDERSTAND FURTHER THAT I REMAIN RESPONSIBLE FOR SATISFYING REQUIREMENTS OF ANY PRIVATE RESTRICTIONS OR COVENANTS APPURTENANT TO THE PROPERTY.

I CERTIFY THAT I AM THE APPLICANT AND THAT THE INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT THE CITY IS NOT RESPONSIBLE FOR INACCURACIES IN INFORMATION PRESENTED, AND THAT INACCURACIES MAY RESULT IN THE REVOCATION OF THIS ZONING CERTIFICATE AS DETERMINED BY THE CITY. I FURTHER CERTIFY THAT I AM THE OWNER OR PURCHASER (OR OPTION HOLDER) OF THE PROPERTY INVOLVED IN THIS APPLICATION, OR THE LESSEE OR AGENT FULLY AUTHORIZED BY THE OWNER TO MAKE THIS SUBMISSION.

I CERTIFY THAT STATEMENTS MADE TO ME ABOUT THE TIME IT TAKES TO REVIEW AND PROCESS THIS APPLICATION ARE GENERAL. I AM AWARE THAT THE CITY HAS ATTEMPTED TO REQUEST EVERYTHING NECESSARY FOR AN ACCURATE AND COMPLETE REVIEW OF MY PROPOSAL; HOWEVER, AFTER MY APPLICATION HAS BEEN SUBMITTED AND REVIEWED BY CITY STAFF, I UNDERSTAND IT MAY BE NECESSARY FOR THE CITY TO REQUEST ADDITIONAL INFORMATION AND CLARIFICATION.

I HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT ALL THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT.

APPLICANT SIGNATURE _____ DATE / /

OFFICE USE ONLY

| APPLICATION FEE | PAYMENT TYPE | REVIEW AUTHORITY |
|------------------|---|---|
| \$ <u>350.00</u> | CASH <input type="checkbox"/> CHECK <input checked="" type="checkbox"/> # <u>1937</u> | ADMINISTRATIVE, PLANNING BOARD, CITY COUNCIL |
| PLANNING BOARD | MEETING DATE <u>3 / 16 / 23</u> | APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> |
| CITY COUNCIL | MEETING DATE <u> </u> / <u> </u> / <u> </u> | APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> |



To: Planning Board

From: Jason Foster, Community Development Administrator

Date: March 10, 2023

Subject: Staff Report for 2023-PB-01 4441 W Franklin Street

Summary of the Request

The applicant, Brandstetter Carrol, Inc, on behalf of the owner, TREIG, LLC, is proposing the addition of four (4) parallel and sixteen (16) traditional parking spaces to the rear of the property located at 4441 W Franklin Street. With the addition of several new retail and restaurant uses to the Center, the addition of employee parking is necessary. The four (4) parallel spaces are nine (9) feet by twenty-four (24) feet. The sixteen traditional spaces are nine (9) feet by nineteen (19) feet. Both sizes meet the requirements of City Code. In addition, the landscape screening will be adjusted to accommodate the additional parking spaces. The proposed spaces will be graded to drain to the existing catch basins on the property.

Applicant Information

Brandstetter Carrol, Inc on behalf of TREIG, LLC

Current Zoning District

PD-2

Parcel Identification

L35000200130017900

Additional Actions or Next Steps to be taken by the City

Planning Board Review

Applicant's Reason for the Request

Additional parking spaces are needed for employee parking

| |
|---|
| Surrounding Land Use within 1,000 Feet |
| Commercial, Multi-Family Residential |
| Previous Related Development Decisions in the Immediate Area (3-5 Years) |
| N/A |
| Comprehensive Plan Applied to the Geographical Area |
| N/A |
| Existing Public Utilities |
| Water, Sewer, Electric Gas |
| Soil Survey Data |
| N/A |
| Classification of Streets, Traffic Volumes & Direction, Planned Improvements |
| N/A |
| Flood Plain Information |
| N/A |
| Comments from City and County Agencies |
| No comments |
| Supporting Maps & Graphics |
| Attached |
| Staff Recommendation |
| Upon review of the application and supporting documents, staff recommends the approval of the minor change after confirming proper emergency access and setback from property line. |