



## VILLAGE REVIEW BOARD MEETING AGENDA

**Tuesday, June 06, 2023 at 6:00 PM**

15 East Franklin Street Bellbrook, Ohio 45305

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1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF THE MINUTES**
  - A. Approval of the February 7, 2023 Meeting Minutes
4. **OLD BUSINESS**
5. **NEW BUSINESS**
  - A. VRB 23-01 New Construction building located at 91 W Franklin Street
6. **OPEN DISCUSSION**
7. **ADJOURNMENT**

# RECORD OF PROCEEDINGS

Bellbrook Village Review Board

February 7, 2023

Item A. Section 3, Item

## **CALL THE MEETING ORDER:**

Mr. Camp called the meeting of the Bellbrook Village Review Board to order at 6:00pm

## **ROLL CALL:**

Mr. Thad Camp  
Mrs. Jacqueline Greenwood  
Mr. Jefferson Seguin  
Mrs. Lakeisha Taylor

Absent:

Mr. Jeff Owens

## **ALSO PRESENT:**

Jason Foster, Community Development Administrator  
Rob Schommer, City Manager

## **APPROVAL OF MINUTES:**

None

## **OLD BUSINESS:**

None

## **NEW BUSINESS:**

Mr. Schommer spoke on the election of officers for the Chair and Vice Chair positions. He noted the board would take nominations, then call a vote and the highest vote getter would get the appointment. Same process for Vice Chair.

Nominations for Chair (VRB)

Mrs. Greenwood nominated herself, Seconded by Mrs. Taylor.

Mr. Camp asked if there were any other nominations for the Chair on the Village Review Board.

Mrs. Taylor motioned to Appoint Mrs. Greenwood to Chair, Seconded by Mr. Camp

Motion to Appoint Mrs. Greenwood

Voting Yea: Mr. Camp, Mrs. Greenwood, Mr. Seguin, Mrs. Taylor.

Motion Carries

# RECORD OF PROCEEDINGS

Bellbrook Village Review Board

February 7, 2023

Item A. Section 3, Item

## Nominations for Vice Chair (VRB)

Mrs. Taylor nominated herself, Seconded by Mrs. Greenwood.

Mr. Camp asked if there were any other nominations for the Vice Chair on the Village Review Board.

Mr. Camp closed the floor for nominations.

Mr. Camp made a Motion to Appoint Mrs. Taylor to Vice Chair (VRB), Seconded Mrs. Greenwood

Voting Yea: Mr. Camp, Mrs. Greenwood, Mr. Seguin, Mrs. Taylor.

Motion Carries

## OPEN DISCUSSION:

Mrs. Greenwood asked when the zoning books would be available.

Mr. Foster stated as soon as they are provided from the Attorney. Current Zoning books will be available at the next meeting.

Mrs. Taylor asked about Dollar General closing and why. Mr. Foster states there are stores closing throughout the region and has no additional information.

Mrs. Greenwood asked about the property directly across the street from Dollar General. Mr. Foster replied as it has been purchased and a financial advisor is moving in.

Mr. Foster gave updates on the Sugarcreek Brewing Company noting they are through the permitting process with the county. The owners are currently working inside and desire to be open in the summer.

Mr. Schommer spoke on the large-scale projects downtown including the shared use path and roadways in Bellbrook. He noted the project are being completed with local tax dollars and grants. Bidding for the projects should start in late Summer for the walkability, street scape, and the repaving of downtown.

Mrs. Greenwood asked if a portion of a sidewalk needs replaced, is this done by the city or a side contractor. Mr. Schommer replied, it would depend on the project size and work.

Mrs. Greenwood asked about Murals going in downtown. Mr. Schommer stated he was not aware of any

Mrs. Greenwood asked if the Museum will be done for the festival. Mr. Schommer replied, yes. It is complete.

## ADJOURNMENT:

With no further business coming before the Board, Mrs. Greenwood declared the meeting adjourned at 6:27 pm.

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Jacqueline Greenwood, Chair Person

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Rob Schommer, Clerk of Council



To: Village Review Board  
 From: Jason Foster, Community Development Administrator  
 Date: May 31, 2023  
 Subject: Staff Report for VRB 23-01 91 W Franklin Street

### Summary of the Request

The applicant, Doug Short, owner of 91 W Franklin Street, is proposing the construction of a new 7,358 square foot storage building at 91 W Franklin Street. The building measures 52 feet in width and 141.5 feet in length. The construction of the building will be stick built, finished with vinyl siding on the south, east, and west sides, and a combination of vinyl siding and stone on the north side facing W Franklin Street. The garage doors are proposed to be residential style doors to be in unison with the existing building on the property.

The Village Review Board should consider the recommendation of splitting the lot to create clear separation of the uses on the property.

### Applicant Information

Doug Short, Owner

### Current Zoning District

B-4, Central Business District

### Parcel Identification

L35000100020008200

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

The Village Review Board will make a recommendation, the applicant then applies to the Planning Board.

### Applicant's Reason for the Request

The applicant wishes to construct the addition for the storage of classic automobiles
<b>Surrounding Land Use within 1,000 Feet</b>
Commercial, single-family residential, multi-family residential
<b>Previous Related Development Decisions in the Immediate Area (3-5 Years)</b>
N/A
<b>Comprehensive Plan Applied to the Geographical Area</b>
The Comprehensive Plan encourages development in the Old Village District.
<b>Existing Public Utilities</b>
Water, Gas, Electric, Sanitary Sewer
<b>Soil Survey Data</b>
N/A
<b>Classification of Streets, Traffic Volumes &amp; Direction, Planned Improvements</b>
The applicant plans to use existing curb cuts to access the property.
<b>Flood Plain Information</b>
N/A
<b>Comments from City and County Agencies</b>
The City Engineer has reviewed the entirety of the project and had no issue.
<b>Supporting Maps &amp; Graphics</b>
See attached
<b>Staff Recommendation</b>
Staff recommends the Village Review Board consider the project.

