



PLANNING BOARD MEETING AGENDA

Thursday, January 15, 2026 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 December 18, 2025, Planning Board Meeting Minutes
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - A. Nomination and Selection of Chairperson
 - Nomination and Selection of Vice Chairperson
- 6. OPEN DISCUSSION**
- 7. ADJOURNMENT**

RECORD OF PROCEEDINGS

Planning Board
December 18, 2025

Item A. Section 3, Item

1. CALL TO ORDER

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

2. ROLL CALL

PRESENT

Mr. Denny Bennett

Mr. Kyle Boehmer

Mr. Tim Tuttle

ABSENT

Dr. William Dahling

3. APPROVAL OF THE MINUTES

A. Approval of the June 26, 2025 meeting minutes.

Mr. Bennett asked if anyone had any corrections to the minutes. Hearing none, the minutes were approved.

4. OLD BUSINESS

5. NEW BUSINESS

A. 2025-PB-04

Rezoning from A-1 to - O-1 - 3900 W. Franklin St.

Mr. Bennet introduced the Planning Board Case 2025-PB-04

Miss Spaugy read the staff report describing the request for rezoning of the property from Agricultural to Office.

Mr. Bennett opened the public hearing.

Mr. Bennett asked if anyone present wished to speak regarding the rezoning case.

Andrew Brewer spoke about concerns he has about the rezoning including drainage.

Jacqueline Viox spoke about concerns of the rezoning and provided a letter to submit for the record.

Dr. Tyler Lanning provided an explanation of his project.

Mr. Bennet asked if anyone present wanted to speak for or against the rezoning.

Motion to approve 2025-PB-04

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

Voting Yea: Mr. Bennett, Mr. Boehmer, Mr. Tuttle

6. OPEN DISCUSSION

7. ADJOURNMENT

Denny Bennett, Chairperson

RECORD OF PROCEEDINGS

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Item A. Section 3, Item

Rob Schommer, Clerk of Council