



PLANNING BOARD MEETING AGENDA
Thursday, February 20, 2025 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 January 16, 2025, Planning Board Meeting Minutes
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. PB 25-01: Proposed Lot Reconfiguration (Re-Plat) of Parcel IDs L35-0001-0003-0-0007-00 (4050 Upper Bellbrook Road) & L35-0001-0003-0-0016-00
6. **OPEN DISCUSSION**
7. **ADJOURNMENT**

RECORD OF PROCEEDINGS

Planning Board
January 16, 2025

Item A. Section 3, Item

CALL TO ORDER:

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

ROLL CALL:

PRESENT

Mr. Denny Bennett

Mr. Kyle Boehmer

Dr. William Dahling

Mr. Tim Tuttle

Dr. David Van Veldhuizen

ALSO PRESENT

Rob Schommer, City Manager

Michaela Grant, Community Development Administrator

APPROVAL OF THE MINUTES:

Mr. Bennett asked if anyone had any corrections to the October 10, 2024, Planning Board meeting minutes. Dr. Dahling addressed an error and requested to amend his statement regarding the City's land use and that "he [Dr. Dahling] doesn't feel that the plan promotes the health and welfare of the general community," implying that the City land use plan is not of value. His statement was regarding the redevelopment plan. The minutes were requested to be re-worded to reflect Dr. Dahling's statement regarding the redevelopment plan. Mr. Bennett declared that the October 10, 2024, minutes were approved as amended.

OLD BUSINESS:

None

NEW BUSINESS:

Nomination of Chairperson

Mr. Dahling nominated Mr. Bennett; Mr. Tuttle seconded the nomination. With no more nominations, Mr. Bennett closed the nominations, and Board members voted by ballots. Mr. Bennett was nominated as Chairperson and approved.

Nomination of Vice Chairperson

Dr. Dahling nominated Mr. Boehmer, Mr. Tuttle and Dr. Van Veldhuizen seconded the nomination. With no more nominations, Mr. Bennett closed the nominations, and Board members voted by ballots. Mr. Boehmer was nominated as Vice Chairperson and approved.

RECORD OF PROCEEDINGS

Planning Board
January 16, 2025

Item A. Section 3, Item

Mr. Bennett stated that the next business is the discussion of the updates to the Board and Commissions Orientation Handbook regarding Board and Commissions rules. Ms. Grant explained the update process. Mr. Tuttle brought up the 2-term limit for the Planning Board and that City Council might consider changing it, as there is a concern with losing good and reliable Board members to the term limit. Mr. Bennett agreed with Mr. Tuttle's opinion. Mr. Schommer advised that the Planning Board is a Charter-created board and that the term limit requirement is within the Charter, and any change would require a Charter change, which is outside the bounds of the Boards and Commissions Orientation Handbook changes.

OPEN DISCUSSION:

City Council Member Mr. Greenwood, 42 South West Street, stated he appreciated all the Planning Board members and thanked them for their service, noting former Board member Ed Stangel's service. He stated that finding people to perform in these civic roles is hard. He noted that, as a Council Member, they will look into the 2-term limit. Mr. Greenwood also mentioned the ongoing issues with the former Sugar Creek Elementary building and the Bellbrook-Sugar Creek School Board.

ADJOURNMENT:

With no further business coming before the Board, Mr. Bennett declared the meeting adjourned at 6:20 pm.

Denny Bennett, Chairperson

Rob Schommer, Clerk of Council



To: Planning Board
From: Michaela Grant, Community Development Administrator
Date: February 19, 2025
Subject: Staff Report for PB 25-01: Proposed Lot Reconfiguration (Re-Plat) of Parcel IDs L35-0001-0003-0-0007-00 (4050 Upper Bellbrook Road) & L35-0001-0003-0-0016-00

Summary of the Request

The applicants, David and Tobi Wood and Justin and Allie Beers, are seeking approval for the reconfiguration of two lots with Parcel IDs L35-0001-0003-0-0007-00 (4050 Upper Bellbrook Road) and L35-0001-0003-0-0016-00, which currently encompass a total of 1.884 acres and 0.929 acres, respectively.

The applicants' request is to reconfigure the lots to change the size and boundaries, essentially transferring 0.993 acres of land from L35-0001-0003-0-0007-00 (4050 Upper Bellbrook Road) to L35-0001-0003-0-0016-00. The proposed reconfiguration would result in Tract I (L35-0001-0003-0-0007-00/4050 Upper Bellbrook Road), measuring 0.891 acres, and Tract II (L35-0001-0003-0-0016-00), measuring 1.922 acres. The intended purpose of this reconfiguration is to facilitate the future establishment of a new single-family residence.

It is important to note that approving this lot reconfiguration would result in a zoning violation under the Bellbrook Zoning Code. Specifically, the presence of an accessory structure (barn) as the sole building on a lot zoned R-1B would constitute a violation. Accessory structures are not permitted to be the standalone structure in the R-1B zoning district and would require the presence of a principal structure (e.g., a house).

To address and rectify the zoning violation, the approval of this lot reconfiguration will require the applicants to begin construction of a new single-family residence, fully compliant with the parcel's zoning district, within 24 (twenty-four) months of approval; otherwise, it will result in a violation of the Bellbrook Zoning Code. Failure to commence construction within this timeframe will result in the violation of the Bellbrook Zoning Code, and subsequent enforcement actions may be taken.

Applicant Information

David and Tobi Wood, Owners
Justin and Allie Beers, Applicants
Thomas K. Marsh (McDougall-Marsh Land Surveyors), Surveyor

Current Zoning District

Both parcels are zoned R-1B One-Family Residential.

Parcel Identification

L35-0001-0003-0-0007-00 (4050 Upper Bellbrook Road)
L35-0001-0003-0-0016-00



Additional Actions or Next Steps to be taken by the City

If the proposed lot reconfiguration is approved, the applicants will record the lot reconfiguration with Greene County.

Applicant's Reason for the Request

The applicants seek to reconfigure the lots to facilitate the construction of a new single-family residential property on proposed Tract II.

Surrounding Land Use within 1,000 Feet

The surrounding land uses within 1,000 feet include various Residential (PD-1, R-1A, R-1B, R-3).

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

N/A

Comprehensive Plan Applied to the Geographical Area

The Comprehensive Plan encourages single-family development on vacant land.

Existing Public Utilities

All public utilities are on site.

Soil Survey Data

N/A

Classification of Streets, Traffic Volumes & Direction, Planned Improvements

N/A

Flood Plain Information

Neither parcel is within the flood plain (Zone X, unshaded).



Comments from City and County Agencies
N/A
Supporting Maps & Graphics
Supporting documents are attached.
Staff Recommendation
Staff recommends that the Planning Board considers the submitted request.



CITY OF BELLBROOK

SUBDIVISION

LOT SPLIT/COMBINATION

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305

(937) 848-4666 WWW.CITYOFBELLBROOK.ORG

DATE RECEIVED 1 / 21 / 2025 STAFF USE APPLICATION # 2025-005

APPLICANT INFORMATION

NAME OF SUBDIVISION _____ SECTION, TOWN, RANGE, 2-2-6 mrs
LOCATION 4050 UPPER BELLBROOK P.D. DEED BOOK NO. 1.R.2022⁰⁰³904 PG. 04
SUBDIVIDER NAME David & Tori WOOD (Justin Beers) PHONE _____ NUMBER _____

ADDRESS(SUBDIVIDER) 4050 UPPERBELLBROOK ROAD
EMAIL(SUBDIVIDER) Alliew117@gmail.com (Alley Beers)
NAME OF ENGINEER/SURVEYOR Thomas K. Maresh PHONE NUMBER 937-847-2660
ADDRESS(ENG./SUR.) 8529 Byers Rd. Miamisburg, OHIO 45324
EMAIL(ENG./SUR.) mcdougallmaresh@wdh.vr.com

REQUEST INFORMATION

NUMBER OF LOTS 2 ARE THERE PUBLIC UTILITIES? GAS ELECTRIC WATER
SANITARY SEWER STORM SEWER
IS THERE AREA IN THE FLOOD PLAIN? no
IS THE AREA SUBJECT TO PERIODIC FLOODING? no
IS THERE A FEDERAL LAND PROGRAM INVOLVED? no
PROPOSED USE OF SPLIT/COMBINATION Residential (New home)
OTHER COMMENTS _____

I HEREBY CERTIFY THAT THE INFORMATION AND STATEMENTS GIVEN ON THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT COMPLETING THIS APPLICATION DOES NOT GRANT APPROVAL OF THE PROPOSED LOT SPLIT AND/OR COMBINATION, I UNDERSTAND THAT IT IS THE DUTY OF THE PLANNING BOARD AND CITY COUNCIL TO DO SO.

surveyor
OWNER/ENGINEER SIGNATURE Thomas K. Maresh DATE 01 / 20 / 2025

OFFICE USE ONLY		
FEE <u>\$ 250.00</u>	PAYMENT TYPE CASH <input checked="" type="checkbox"/> CHECK <input type="checkbox"/> # _____	REVIEW AUTHORITY COUNCIL <input checked="" type="checkbox"/> PB <input checked="" type="checkbox"/>
FIRE DEPT APPROVAL <input type="checkbox"/>	SERVICE DEPT APPROVAL <input type="checkbox"/>	POLICE DEPT APPROVAL <input type="checkbox"/>
APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>	STAFF SIGNATURE <u>Michelle Frost</u>	DATE <u>1 / 21 / 2025</u>
APPROVED-CONDITIONS <input type="checkbox"/>		

ADDITIONAL INFORMATION

1. Provide an electronic copy of the proposed lot split/combination as well as (3) three paper copies unless advised otherwise by the zoning administrator.
2. All fees and documentation must be submitted before the proposal can go before the specified boards.

RECORD PLAN ITEMS

- A. The name of the subdivision, its location by section, town, range, township, county and state, the scale, the date and the north point;
- B. The names and locations of adjoining subdivisions and the locations and ownership of adjoining un-subdivided property;
- C. All plat boundaries with lengths of courses to hundredths of a foot and bearings to half minutes. Error of closure shall not exceed one: ten thousand (1:10,000);
- D. Bearings and distances to the nearest established street, municipal, township, county or section lines or other recognized permanent reference monuments, which shall be accurately described and located on the plat;
- E. The exact layout, including street and alley lines with names, bearings, angles of intersection and widths; lengths of all arcs, radii, internal angles, points of curvature and tangent bearings; and all easements for rights-of-way provided for public utilities and any limitations on such easements;
- F. All lot numbers and lot lines, with accurate dimensions to hundredths of a foot, with bearings or angles to the street line;
- G. An accurate outline of all property which is offered for dedication for public use or reserved for the common use of the property owners, with the purpose indicated thereon;
- H. Dimensions of building setback lines;
- I. Covenants and Restrictions shown on the plat and in the proper form for recording;
- J. Certification by a registered engineer or surveyor that the plat represents a survey made by said engineer or surveyor and that all monuments shown thereon actually exist and that their location, size and material are correctly shown; and
- K. An acknowledgement by the owners of their adoption of the plat and the dedication of the streets and other public ways.

ENFORCEMENT**1. Enforcement**

No person shall record any plat or subdivide any land by deed or other instrument, or start construction of any permanent building or fixture in the City of Bellbrook, Ohio, in violation of the Subdivision Regulations. In the event of such violation or evidence of intention to commit a violation against the City of Bellbrook or the owner(s) of contiguous property, in addition to any other remedies, as provided by law, may institute a suit for injunction to prevent or terminate such violation.

2. Penalties

Violation of the provisions of these Subdivision Regulations shall be punishable in accordance with the provisions of Section 711.102 of the Revised Code of the State of Ohio with right of recovery by the City of Bellbrook.

GREENE COUNTY SURVEYOR'S RECORD No. _____, PAGE _____

Item A. Section 5, Item

BEARINGS BASED ON THE SOUTH LINE OF LOT 65 (P.C. 33, P.GS. 78-88) AS SHOWN ON RIDGEWOOD, SECTION THREE-B AS RECORDED IN P.C. 34, P.GS. 78-88.



- Monument Legend**
- ⊗ Indicates 5/8" iron pin found (unless otherwise noted)
 - Indicates 3/8" iron pin set
 - ⊕ Indicates 1/2" iron pin found
 - ⊙ Indicates 1/2" iron pin set
 - ⊠ Indicates MAG nail found (unless otherwise noted)
 - ⊡ Indicates MAG nail set
 - ⊓ Indicates Concrete Monument found
 - ⊔ Indicates Concrete Monument set
 - ⊕ Indicates Railroad Spikes found

REFERENCES
 DEED: DAVID R. WOOD & TOBI L. WOOD - I.R. 2022003904;
 PLAT: RIDGEWOOD, SEC. THREE-B - P.C. 34, P.G. 78-88

SURVEY NOTES:

1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN HEREON WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 3/8" REBAR WITH PLASTIC CAP STAMPED "MARSH 7/23".
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

APPROVED GREENE COUNTY ENGINEER

By _____ Date _____

APPROVED BY: _____ DATE _____

ZONING _____

BY: OR VILLAGE _____ DATE _____

I certify that this plat of survey was prepared in accordance with Ohio Administrative Code Chapter 4733-37 standards for boundary surveys. Plat of Survey was made under my direct supervision and based on actual field survey in December 2024. All monumentation is or to be set as shown.

McDougall - Marsh Land Surveyors

THOMAS K. MARSH, P.S. No. 7133

BY: THOMAS K. MARSH, P.S. No. 7133

DATE: _____

Prepared by:
McDougall - Marsh
 Land Surveyors
 6628 Byers Road, Minnaburg, Ohio 46342
 Tel: 937-647-2980 - Fax: 937-647-2870
 www.mcdougallmarsh.com



PRELIMINARY

Big Tree (R/W VARIES) Road

McHenry (50' R/W) Court

Upper Bellbrook (66' R/W) Road

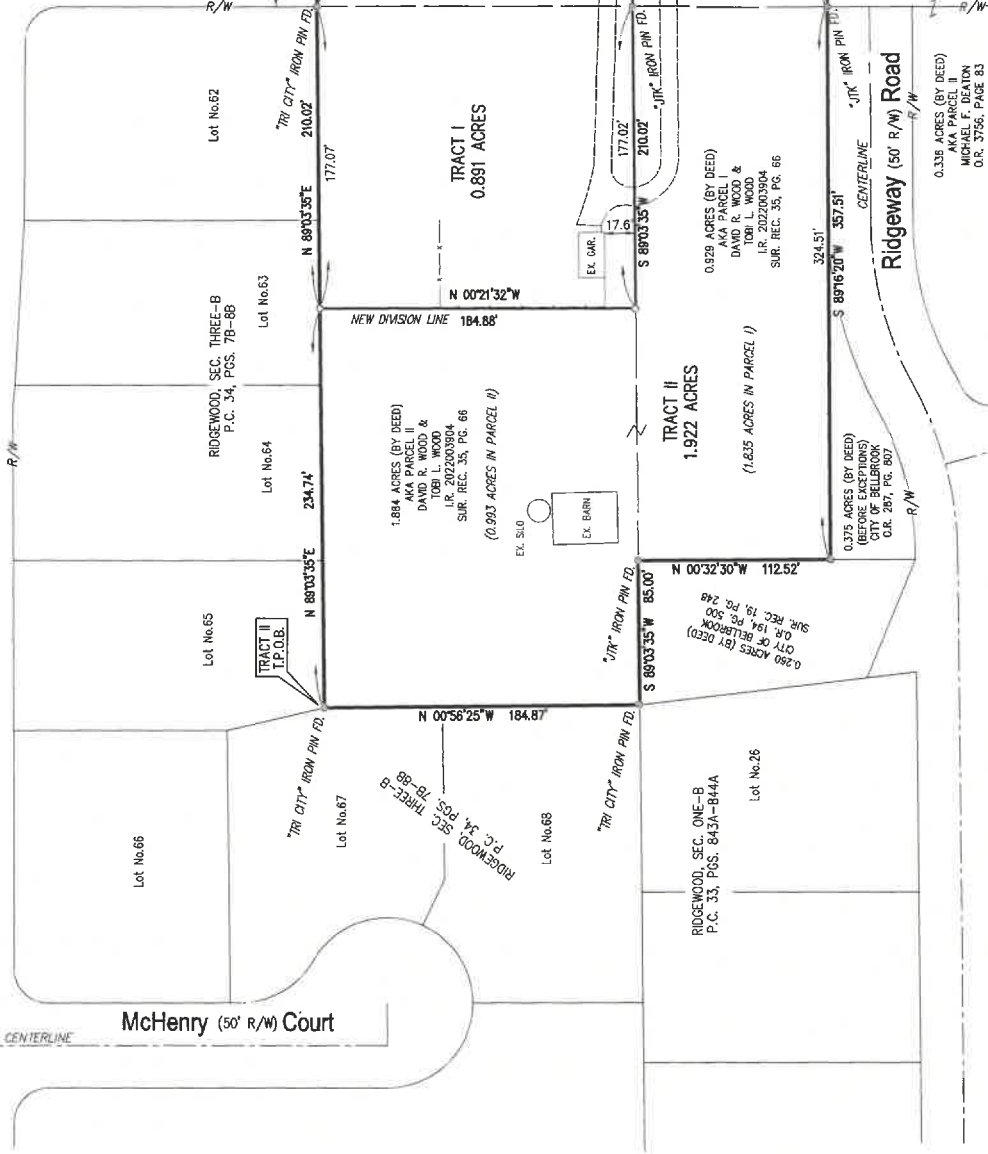
Ridgeway (50' R/W) Road

SEC. 36, TOWN 3, RANGE 6
 SEC. 2, TOWN 2, RANGE 6

CENTERLINE

CENTERLINE

CENTERLINE



GRANTOR DAVID R. WOOD & TOBI L. WOOD

GRANTEE _____

LOCATION Section 2, Town 2, Range 6

or Survey No. CITY OF BELLBROOK

GREENE COUNTY, OHIO

DATE DECEMBER 2024

SCALE: 1" = 40'

MD040.dwg SURVEY HORIZONTAL Jan 02 2025 - 12:25:22pm Kevin



McDougall - Marsh
Land Surveyors

8529 Byers Road, Miamisburg, Ohio 45342
 Tel: 937-847-2660 - Fax 937-847-2670

0.891 acres
Tract I

Situate in Section 2, Town 2, Range 6, M.R.s., City of Bellbrook, Greene County, Ohio. Being 0.891 acres of a 1.884 acre parcel (by deed), AKA Parcel II, conveyed to David R. Wood and Tobi L. Wood by I.R. 2022003904 of the Deed Records of Greene County, Ohio, and being a tract of land more particularly described as follows:

All of the Plats and Deeds referenced hereon, are recorded in the Plat and Deed Records of Greene County, Ohio.

Beginning at a Mag nail set at the southeast corner of Ridgewood Section Three – B as recorded in Plat Cabinet 34, Pages 7B-8B and in the centerline of Upper Bellbrook Road (having a width of 66 feet) and being the **True Point of Beginning**:

Thence, from said **True Point of Beginning**, S 00°21'32"E, with the centerline of said Upper Bellbrook Road, for a distance of 184.88 feet to a Mag nail set at the northeast corner of a 0.929 acre parcel (by deed), AKA Parcel I, conveyed to David R. Wood and Tobi L. Wood by I.R. 2022003904:

Thence, S 89°03'35"W, with the north line of said 0.929 acre parcel, passing a "JTK" iron pin found at a distance of 33.00 feet, for a total distance of 210.02 feet to a 5/8" iron pin set for a new corner:

Thence, N 00°21'32"W, with a new division line through said 1.884 acre parcel, for a distance of 184.88 feet to a 5/8" iron pin set for a new corner on the south line of Lot 63 of said Ridgewood Section Three – B:

Thence, N 89°03'35"E, with the south line of said Ridgewood Section Three – B, passing a "Tri City" iron pin found at a distance of 177.07 feet, for a total distance of 210.02 feet to the **True Point of Beginning**, Containing 0.891 acres of which 0.140 acres are in the right of way of said Upper Bellbrook Road. Subject to all legal conditions, easements and right-of-ways pertaining to the premises herein described. This description prepared by McDougall - Marsh Land Surveyors. Based on a field survey made by same in December 2024, under the direct supervision of Thomas K. Marsh P.S. #7735. All iron pins set are 30" x 5/8" capped "Marsh 7735." Bearings are based on the south line of Lot 65 of Ridgewood Section Three-B (N 89°03'35"E) of the Plat Records of Greene County, Ohio. Survey recorded in the Greene County Engineer's Survey Record Volume ____, Page ____.

Thomas K. Marsh P.S. #7735

Date:



McDougall - Marsh
Land Surveyors

8529 Byers Road, Miamisburg, Ohio 45342
 Tel: 937-847-2660 - Fax 937-847-2670

1.922 acres
Tract II

Situate in Section 2, Town 2, Range 6, M.R.s., City of Bellbrook, Greene County, Ohio. Being all of a 0.929 acre parcel (by deed), AKA Parcel I, conveyed to David R. Wood and Tobi L. Wood by I.R. 2022003904 and 0.993 acres of a 1.884 acre parcel (by deed), AKA Parcel II, conveyed to David R. Wood and Tobi L. Wood by I.R. 2022003904 of the Deed Records of Greene County, Ohio, and being a tract of land more particularly described as follows:

All of the Plats and Deeds referenced hereon, are recorded in the Plat and Deed Records of Greene County, Ohio.

Beginning at a “Tri City“ iron pin found at the southwest corner of Lot 65 and an easterly corner of Lot 67 of Ridgewood Section Three – B as recorded in Plat Cabinet 34, Pages 7B-8B and being the ***True Point of Beginning***:

Thence, from said ***True Point of Beginning***, N 89°03’35”E, with the south line of said Ridgewood Section Three – B, for a distance of 234.74 feet to a 5/8” iron pin set for a new corner in the south line of Lot 63 of said Ridgewood Section Three – B:

Thence, S 00°21’32”E, with a new division line through said 1.884 acre parcel, for a distance of 184.88 feet to a 5/8” iron pin set for a new corner on the north line of said 0.929 acre parcel:

Thence, N 89°16’20”E, with the north line of said 0.929 acre parcel, passing a “JTK” iron pin found at a distance of 177.02 feet, for a total distance of 210.02 feet to a Mag nail set at the northeast corner of said 0.929 acre parcel, the southeast corner of said 1.884 acre parcel and in the centerline of Upper Bellbrook Road (having a width of 66 feet):

Thence, S 00°21’32”E, with the centerline of said Upper Bellbrook Road, for a distance of 113.85 feet to a Mag nail set at the northeast corner of a 0.336 acre parcel (by deed) conveyed to Michael F. Deaton by O.R. 3756, Page 83:

Thence, S 89°16’20”W, with the north line of said 0.336 acre parcel, the north right of way line of Ridgeway Road (having a width of 50 feet) and the north line of a 0.375 acre parcel (by deed) conveyed to City of Bellbrook by O.R. 287, Page 807, passing a “JTK” iron pin found at a distance of 33.00 feet, for a total distance of 357.51 feet to a 5/8” iron pin found at the northwest corner of said 0.375 acre parcel and on the east line of a 0.260 acre parcel (by deed) conveyed to City of Bellbrook by O.R. 194, Page 500:

Thence, N 00°32’30”W, with the east line of said 0.260 acre parcel, for a distance of 112.52 feet to a “JTK” iron pin found at the northeast corner of said 0.260 acre parcel:

Payment For

Utility Billing

Permit - type: Lot Reconfiguration

JAN 1

Item A. Section 5, Item

Name

Beers

Service Address

4050 Upper Bellbrook Rd.

Payment Type

Cash

Check - #:

Amount Paid

\$250.00

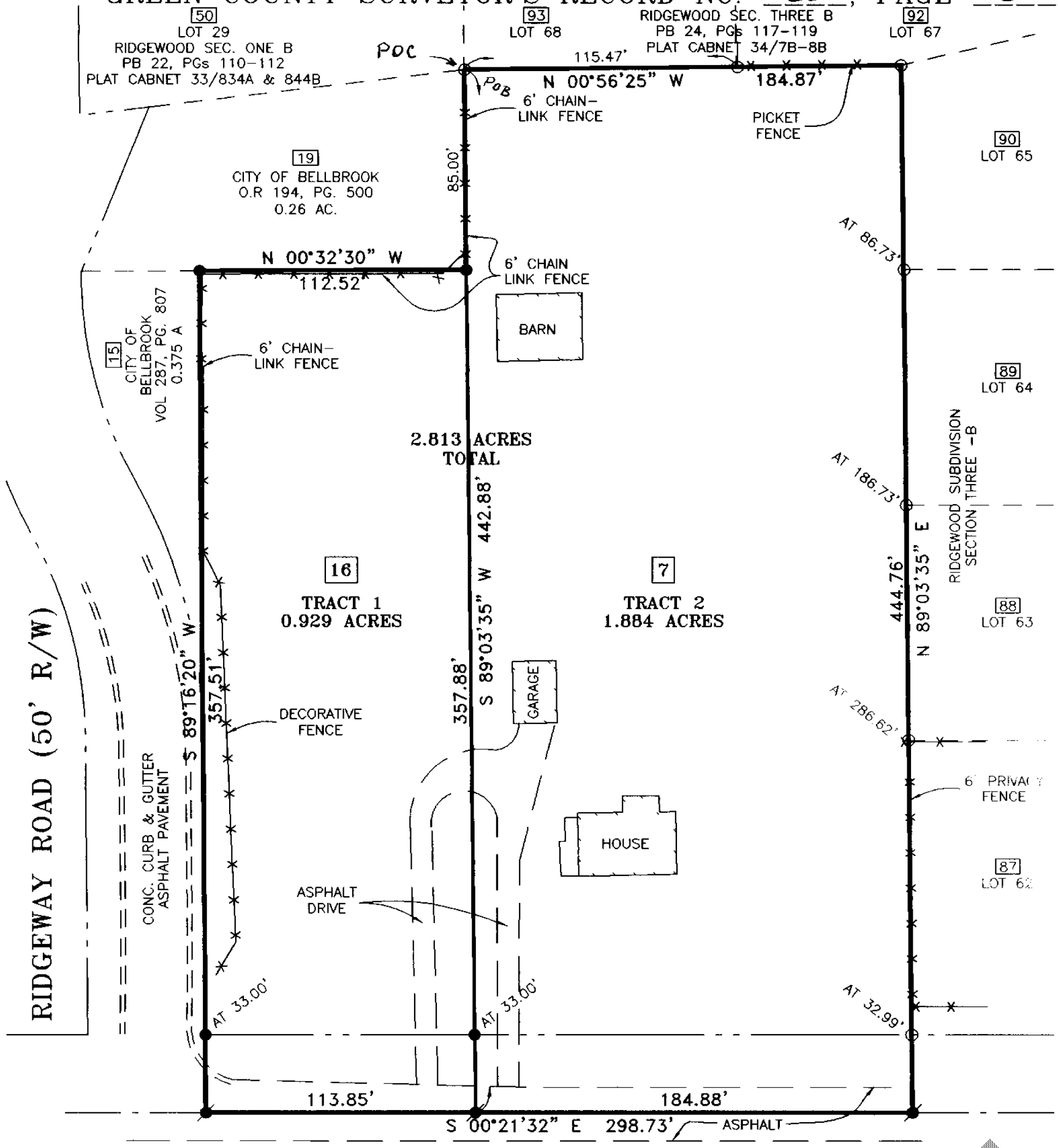
Date Paid

1/17/2025

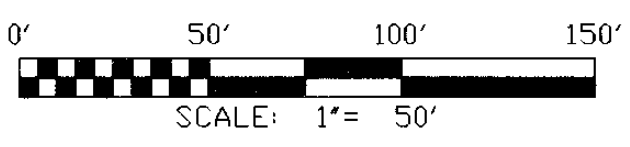




Item A, Section 5, Item



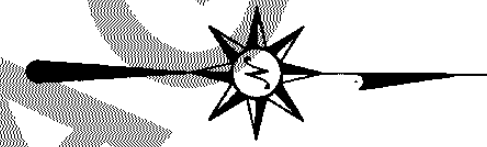
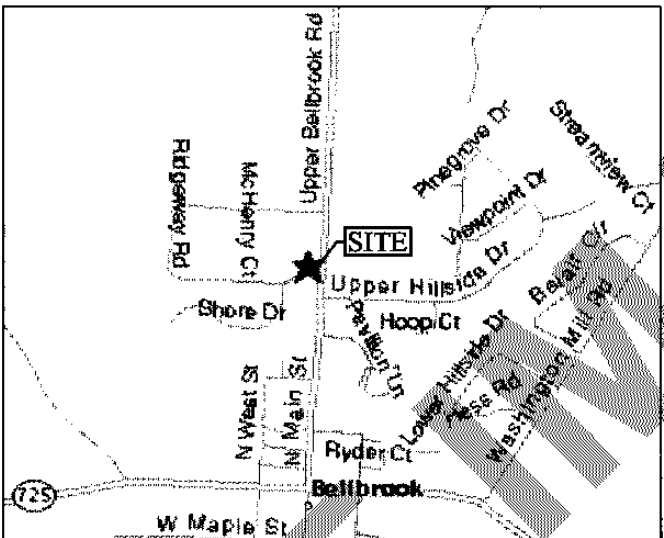
NORTH MAIN STREET (66' R/W) (UPPER BELLBROOK ROAD)



NOTE: BEARINGS USED ARE BASED ON NAD 83 COORDINATE VALUES FOR THE "GREENE COUNTY HORIZONTAL CONTROL NETWORK" AND COUNTY GPS MAPPING.

MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE LABELED.

DEEDS & SURVEY RECORDS AS NOTED ON DRAWING ARE SOURCE DATA FOR THIS SURVEY.



- LEGEND**
STANDARD SYMBOLS THAT MAY APPEAR ON THIS DRAWING:
- IP FOUND - 1/2"
 - IP SET - 1/2"
 - MAG NAIL SET

SURVEYED BY: **TIMOTHY KING, PE-PS**
 REG. SURVEYOR No. 6549
 APPROVED GREENE COUNTY ENGINEER

DATE: **9-11-03**

BY: **DMB**

APPROVED BY:

ZONING: _____ DATE: _____

RPCC, CITY, OR VILLAGE: _____ DATE: _____

VICINITY MAP
(no scale)

J. TIMOTHY KING
S-6549
REGISTERED SURVEYOR

9/9/03

GRANTOR : THE ESTATE OF VERA McHENRY

GRANTEE : _____

LOCATION
SECTION 2 , TOWN 2 , RANGE 6

OR SURVEY No. _____

CITY OF BELLBROOK
SUGARCREEK TOWNSHIP
GREENE COUNTY, OHIO

DATE 9/9/03
03-10518

09-09-2003 2:54 pm Z:\MCHENRY-VERNA\MCHENRY.DWG

City of Bellbrook
State of Ohio

Planning Board Decision Record PB 25-01

WHEREAS, on January 21, 2025, the applicants, David and Tobi Wood and Justin and Allie Beers, requested the lot reconfiguration of Parcel IDs L35-0001-0003-0-0007-00 (4050 Upper Bellbrook Road) and L35-0001-0003-0-0016-00 (Planning Board Case PB 25-01); and

WHEREAS, the requesting application indicates the properties at Parcel IDs L35-0001-0003-0-0007-00 (4050 Upper Bellbrook Road) and L35-0001-0003-0-0016-00 are two separate lots, currently measuring 1.884 acres and 0.929 acres, respectively; and

WHEREAS, the requesting application indicates that the proposed lot reconfiguration creates Tracts I (L35-0001-0003-0-0007-00), measuring 0.891 acres and Tract II (L35-0001-0003-0-0016-00), measuring 1.922 acres; and

WHEREAS, the requesting application indicates the proposed use of the lot reconfiguration is the future establishment of a new single-family residence; and

WHEREAS, the approval of this lot reconfiguration would create a zoning violation of the Bellbrook Zoning Code in the form of an accessory structure (barn) being the lone structure on a lot zoned R-1B; and

WHEREAS, to address and rectify the zoning violation, the approval of this lot reconfiguration will require the applicants to begin construction of a new single-family residence, fully compliant with the parcel’s zoning district, within 24 (twenty-four) months of approval; otherwise, it will result in a violation of the Bellbrook Zoning Code. Failure to commence construction within this timeframe will result in the violation of the Bellbrook Zoning Code, and subsequent enforcement actions may be taken; and

WHEREAS, Articles 20 and 21 of the Bellbrook Zoning Code give the Planning Board authority to make a decision on the proposed lot reconfiguration for the properties at Parcel IDs L35-0001-0003-0-0007-00 (4050 Upper Bellbrook Road) and L35-0001-0003-0-0016-00; and

WHEREAS, on February 20, 2025, the City of Bellbrook Planning Board met in an open, public forum and fully discussed the details of the applicant’s request per Planning Board Case PB 25-01.

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 proposed lot reconfiguration for the properties at Parcel IDs L35-0001-0003-0-0007-00 (4050 Upper Bellbrook Road) and L35-0001-0003-0-0016-00 (Planning Board Case PB 25-01) in accordance with the Staff Report and attachments hereto dated February 19, 2025, with the following stipulations:

- a. The applicants shall begin construction of a new single-family residence, fully

PLANNING BOARD DECISION RECORD

Item A. Section 5, Item

Decision No. PB 25-01

February 20, 2025

compliant with the parcel's zoning district, within 24 (twenty-four) months of approval; otherwise, it will result in a violation of the Bellbrook Zoning Code.

- b. The lot reconfiguration must be recorded with the Greene County, Ohio Tax Map Department and/or Recorder within one year of approval.

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: _____ SECONDED BY: _____

Roll call vote showed ___ Yeas and ___ Nays.

Motion to approve is _____ this 20th day of February 2025.

AUTHENTICATION:

Denny Bennett, Planning Board Chairperson

Rob Schommer, Clerk/Secretary