



VILLAGE REVIEW BOARD MEETING AGENDA

Tuesday, August 02, 2022 at 6:00 PM

15 East Franklin Street Bellbrook, Ohio 45305

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1. OATH OF OFFICE

A. Mayor Schweller to conduct swearing in and Oath of Office for Mr. Jefferson Seguin

2. CALL TO ORDER

3. ROLL CALL

4. APPROVAL OF THE MINUTES

A. Approval of Minutes from the May 11, 2022 VRB Meeting

5. OLD BUSINESS

6. NEW BUSINESS

A. VRB 22-05 Addition to Main Building at 21 N. Main Street

7. OPEN DISCUSSION

8. ADJOURNMENT

RECORD OF PROCEEDINGS

Village Review Board Meeting
May 11, 2022

Item A. Section 4, Item

CALL THE MEETING TO ORDER:

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

ROLL CALL:

PRESENT

Mr. Jeff Owens
Mrs. LaKisha Taylor
Mr. Thad Camp

ABSENT:

Mrs. Greenwood

ALSO PRESENT:

Mr. Jason Foster
Rob Schommer

APPROVAL OF MINUTES:

Mr. Camp asked if anyone had comments or corrections to the minutes of the March 1, 2022, meeting. Hearing none, the minutes were declared to be approved.

OLD BUSINESS:

None

NEW BUSINESS:

VRB 22-04 - New Construction Building at 31 South East Street

Mr. Foster introduced the applicant, the Bellbrook Lyons Club and provided a description of the project. The applicant desires to construct a new building at 31 South East Street which will be used for storage to clean up the property and items stored outside. The site has been reviewed and it is recommended by staff for the Board to recommend the Planning Board approve a re-zoning for the project,

Mr. Owens asked if the building would be multi color as shown in the documents, and Mr. Foster stated it would be two toned as noted.

Mr. Greg Sparks with the Lyons Club noted the photo shows a multi-tone color with the only difference being the roof. It will not be asphalt roof, it will be metal.

Mr. Owens asked if the trailers will be moved inside with all the new storage, and Mr. Sparked noted the

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Item A. Section 4, Item

large trailers would no longer be needed for storage once the building was constructed.

Mr. Owens asked if the concrete slab will remain and Mr. Sparks stated that is where the building will be placed.

Motion to recommend to the Planning Board approval of rezoning for the project.

Motion made by Mrs. Taylor, Seconded by Mr. Owens.

Voting Yea: Mr. Camp, Mr. Owens, Mrs. Taylor

Motion Carries

ADJOURNMENT:

Hearing no further business coming before the Council, Mayor Schweller declared the meeting adjourned at 6:30pm

Thad Camp, Chair

Robert Schommer, Clerk of Council



To: Village Review Board
 From: Jason Foster, Community Development Administrator
 Date: July 18, 2022
 Subject: Staff Report for VRB 22-05 21 N Main Street

Summary of the Request

The applicant, Victorian Bellbrook LLC, is requesting a recommendation for the construction of a 1,440 square foot addition at 21 N. Main Street. The addition will be added to the east facing wall of the existing building and be finished with wood siding. The addition meets all mandatory standards set forth in Section 4.3.1 of Article 14 of the Zoning Code.

Applicant Information

Victorian Bellbrook LLC

Current Zoning District

B-4, Central Business District

Parcel Identification

L35000100060009900

Additional Actions or Next Steps to be taken by the City

The Village Review Board will make a recommendation, then the City will issue permits for the addition.

Applicant's Reason for the Request

The applicant wishes to construct the addition for a workshop and storage space. This project is in lieu of the previously approved project at 46 E Franklin Street.

Surrounding Land Use within 1,000 Feet

Commercial, single-family residential, multi-family residential
Previous Related Development Decisions in the Immediate Area (3-5 Years)
N/A
Comprehensive Plan Applied to the Geographical Area
The Comprehensive Plan encourages development in the Old Village District.
Existing Public Utilities
Water, Gas, Electric, Sanitary Sewer
Soil Survey Data
N/A
Classification of Streets, Traffic Volumes & Direction, Planned Improvements
The applicant plans to use existing curb cuts to access the property.
Flood Plain Information
N/A
Comments from City and County Agencies
The City Engineer has reviewed the entirety of the project and had no issue.
Supporting Maps & Graphics
See attached
Staff Recommendation
Staff recommends a favorable recommendation from the Board to allow the construction of a 1,440 square foot addition at 21 N. Main Street.

Subject Project: #21 N Main St

Project Description: Workshop Addition

Building Materials: Poured and finished concrete floor

Pole barn construction with Metal roof, painted clapboard siding

Windows: Double pane, double sash vinyl with screen

Restroom: one

Heat: Single hanging gas forced air

A/C: Tbd

Doors: 3 Overhead, 2 on South wall facing, one on East wall, facing parking lot.

The unit will be connected to the main structure on the West face of the addition.

The existing fence facing the alley will be modified as necessary to accommodate the new entryway to the property.

The existing parking lot will service both the current residence and the workshop as today.

Start Date: September 15-22 2022, completion October 1, 2022

Customized Property Map



Item A. Section 6, Item

This is an aerial map of a commercial area, likely a parking lot or industrial zone. The map shows several rectangular parcels outlined in yellow, with a central parcel outlined in red. The red-outlined parcel is a large, irregularly shaped area with dimensions 168.87, 79.91, 79.86, and 52.43. The yellow-outlined parcels have various dimensions labeled along their boundaries. The map also shows streets: N Main St at the bottom, N East St at the top, and Ryder Ct on the right. There are several buildings, parking spaces with cars, and a large area of bare trees in the center. The dimensions are labeled in white text on the map.







DRAWINGS PROVIDED BY:

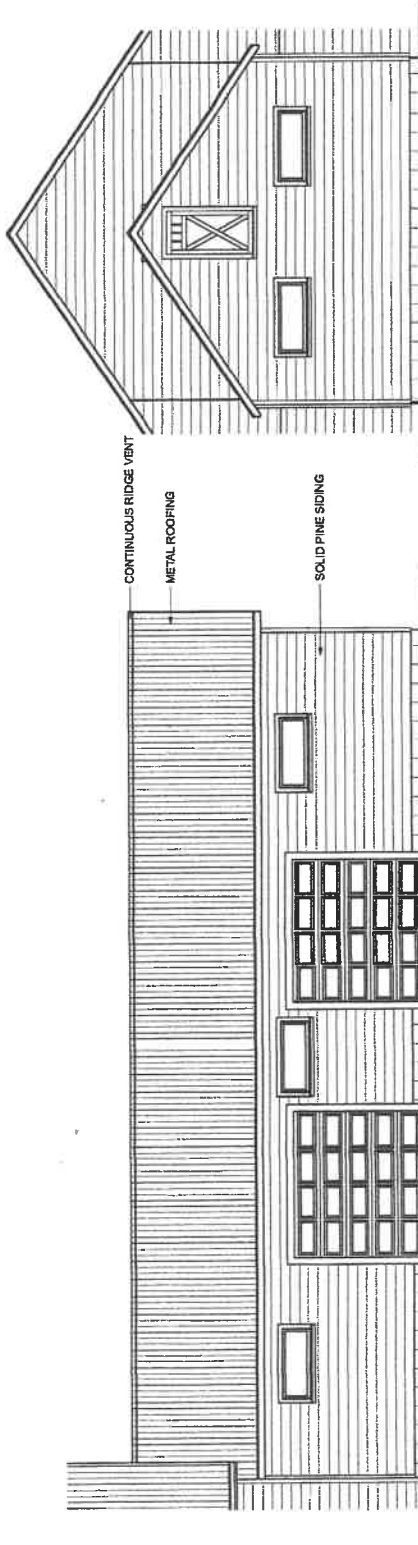
ELEVATIONS

Dwight Bartlett
21 N Main St
Bellbrook, OH 45305

REVISED:
7/21/2022

DRAWN BY:
SW

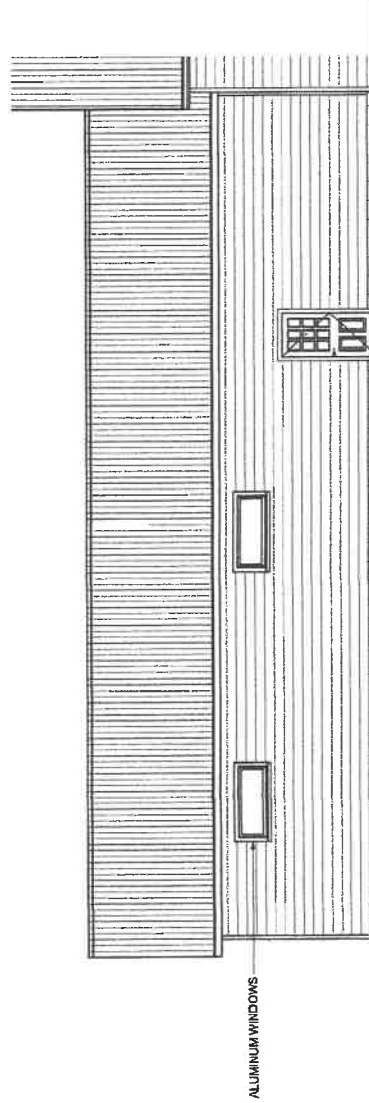
Item A. Section 6, Item



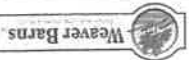
STEEL INSULATED GARAGE DOORS

FRONT EXTERIOR ELEVATION
1/4" SCALE

RIGHT EXTERIOR ELEVATION
1/4" SCALE



REAR EXTERIOR ELEVATION
1/4" SCALE



DRAWINGS PROVIDED BY:

FOUNDATION PLAN

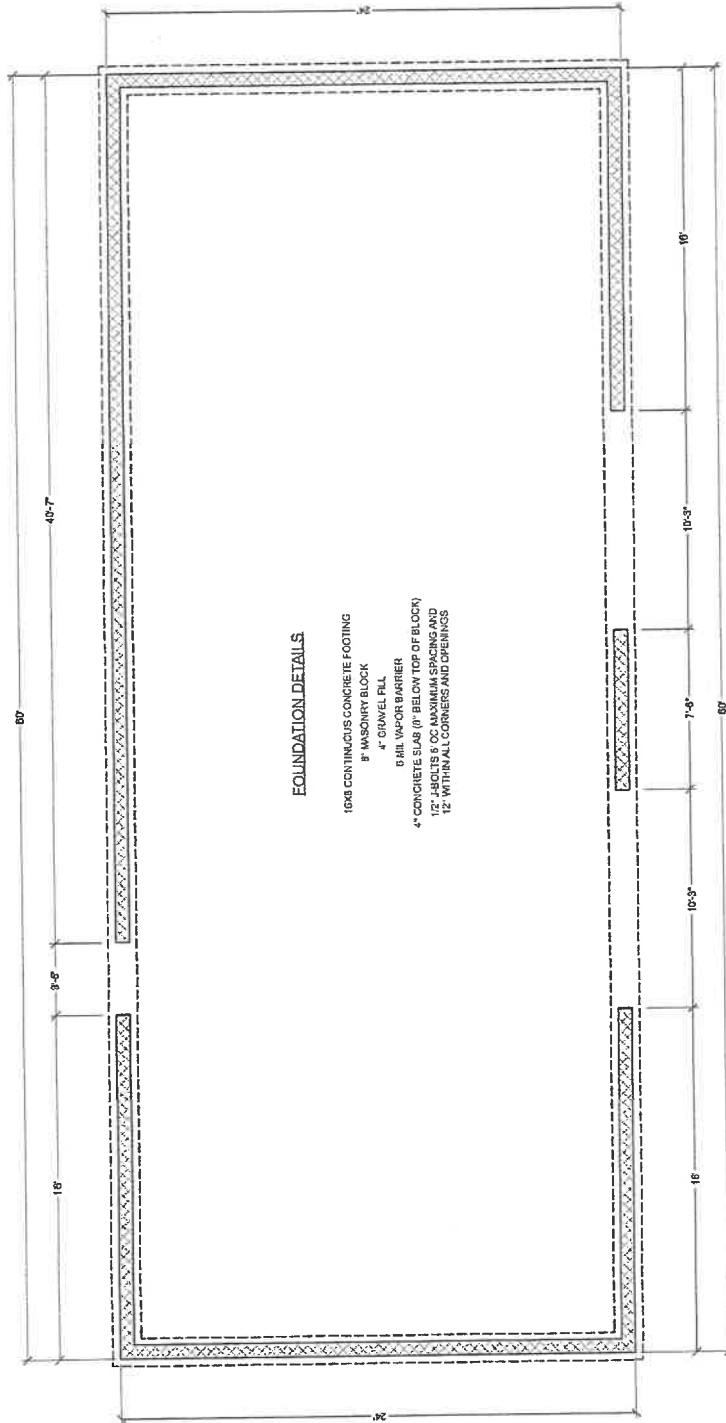
Dwight Bartlett
21 N Main St
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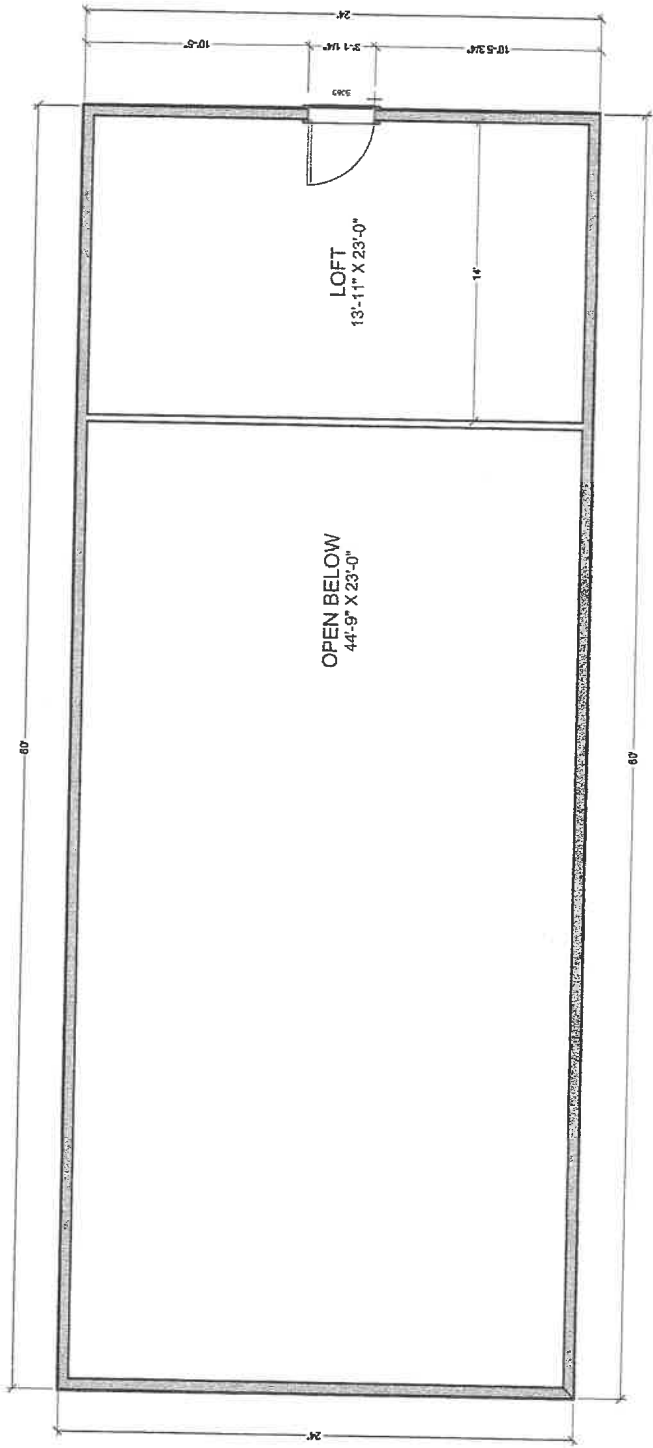
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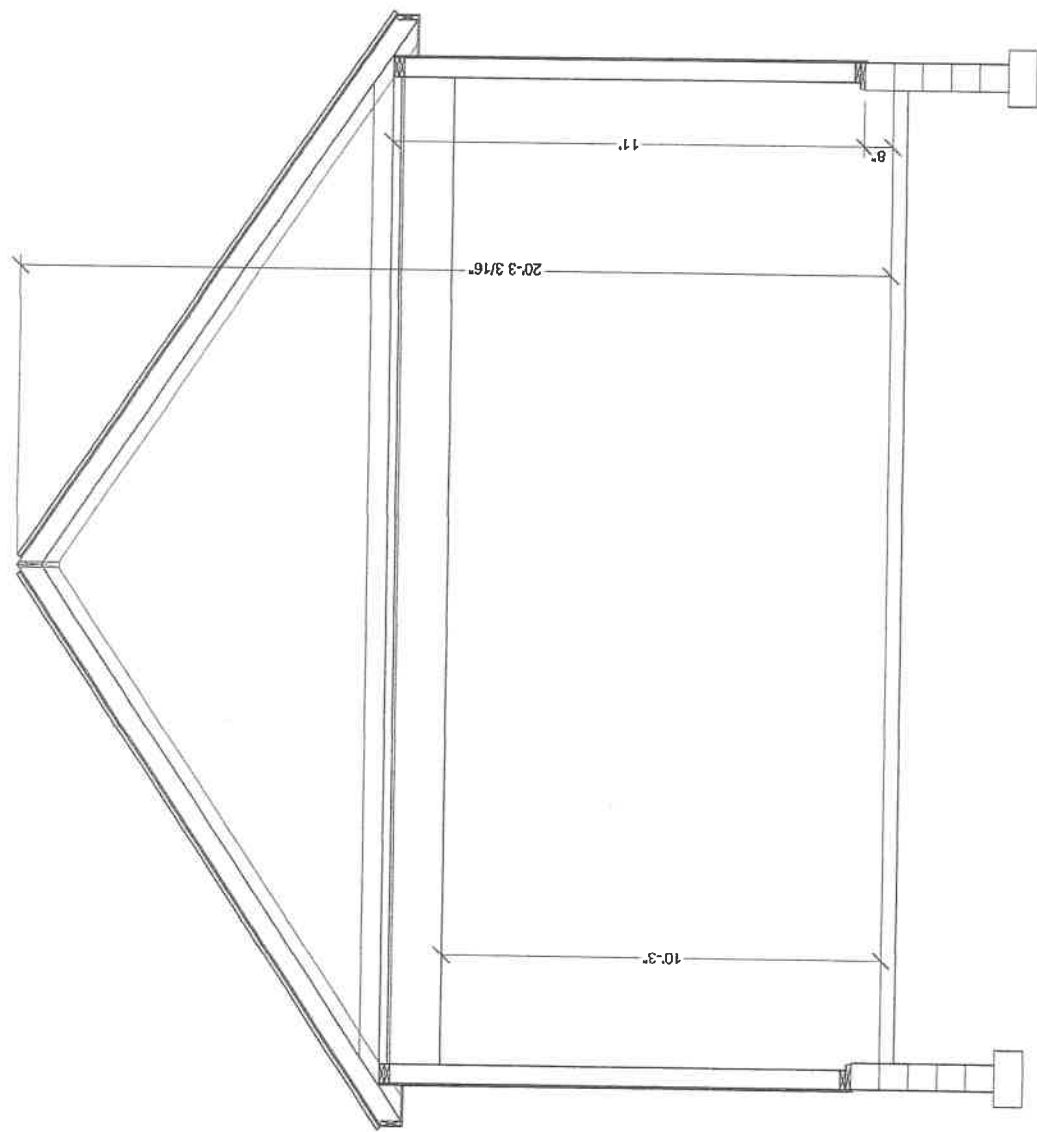
Item A. Section 6, Item

SCALE
3/8" = 1'



SCALE
 3/8" = 1'





A
 S-1

FRAMING SECTION

SCALE: 3/4" = 1'