



## **PLANNING BOARD MEETING AGENDA**

### **Thursday, June 26, 2025 at 6:00 PM**

15 East Franklin Street Bellbrook, Ohio 45305  
T (937) 848-4666 | [www.cityofbellbrook.org](http://www.cityofbellbrook.org)

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- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES**
  - A. Approval of the April 17, 2025 meeting minutes.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
  - A. Proposed amendment of Article 18 Section 18.41 of the Bellbrook Zoning Code
- 6. OPEN DISCUSSION**
- 7. ADJOURNMENT**

# RECORD OF PROCEEDINGS

Planning Board  
April 17, 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. Tim Tuttle

Dr. David Van Veldhuizen

Dr. William Dahling

Mr. Kyle Boehmer

## 3. APPROVAL OF THE MINUTES

A. Approval of the February 20, 2025, Planning Board Meeting Minutes

Mr. Bennett asked if anyone had comments or corrections to the minutes of the February 20, 2025 meeting. Hearing none, the minutes were declared to be approved.

## 4. OLD BUSINESS

## 5. NEW BUSINESS

A. PB 25-02: Proposed Lot Combination (Re-Plat) of Lots 11, 12, 13, and 14 at 7171 Wilmington-Dayton Road (Heritage Christian Church of Centerville)

Mr. Schommer provided a staff report on the requested lot combination.

Motion to approve the lot combination for Case PB-25-02

Motion made by Mr. Tuttle, Seconded by Dr. Dahling.

Voting Yea: Mr. Bennett, Mr. Tuttle, Dr. Van Veldhuizen, Dr. Dahling

## 6. OPEN DISCUSSION

## 7. ADJOURNMENT

Hearing no further business coming before the Board, Mr. Bennett declared the meeting adjourned at 6:05 pm

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Denny Bennett, Chair Person

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Rob Schommer, Clerk of Council

# PLANNING BOARD DECISION RECORD

Item A. Section 5, Item

Decision No. PB 25-03

June 26, 2025

## City of Bellbrook State of Ohio

### Planning Board Decision Record PB 25-03

WHEREAS, the City of Bellbrook has a need to update and make amendments to Article 18 of the Bellbrook Zoning Code to make improvements and modernization to animal regulations; and

WHEREAS, The Bellbrook Planning Board has reviewed and recommends certain amendments to the Bellbrook Zoning Code

**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 a recommendation to Bellbrook City Council for certain amendments to Article 18 of the Bellbrook Zoning Code in accordance to the Staff Report dated June 26, 2025.

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: \_\_\_\_\_ and SECONDED BY: \_\_\_\_\_

Roll call vote showed \_\_\_\_\_ Yeas; \_\_\_\_\_ Nays.

Motion to approve is PASSED this 26<sup>th</sup> day of June, 2025

AUTHENTICATION:

\_\_\_\_\_  
Denny Bennett, Planning Board Chair

\_\_\_\_\_  
Rob Schommer, Clerk/Secretary

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This Section outlines the requirements for keeping small livestock, as defined by the Bellbrook Municipal Code Chapter 618 Section 618.01.

The keeping of small livestock is permitted, provided the following criteria are met:

- (A) A zoning permit is required by the City of Bellbrook. No person shall keep any small livestock without first having obtained a permit from the Community Development Administrator.
- (B) The principal use of the lot is a single-family residential dwelling.
- (C) No person shall keep roosters, geese, peafowl, turkeys, ostriches, or emu.
- (D) Allowed densities for keeping any combination of small livestock animals shall be as follows:
  - (1) Lots smaller than 0.5 acres: no more than three (3) small livestock animals
  - (2) Lots 0.5 acre to less than 1.0 acre: no more than six (6) small livestock animals
  - (3) Lots 1.0 acres to less than 2.5 acres: no more than twelve (12) small livestock animals
  - (4) Lots 2.5 acres to less than 5.0 acres: no more than fifteen (15) small livestock animals
- (E) It shall be unlawful to keep more animals than the lot size allows.
- (F) All small livestock shall be provided with an outdoor, covered, predator-proof sheltering structure, which shall be kept in sound and usable condition. The sheltering structure shall be thoroughly ventilated, designed to be easily accessed and cleaned, and of sufficient size to permit free movement of the animals.
- (G) The sheltering structure must be of a size to allow for 4 square feet per individual small livestock animal.
- (H) Any outdoor sheltering structure shall be placed in the rear yard of the property, and in no case shall the outdoor sheltering structure be closer than 50 feet to a residential property other than the single-family residential dwelling where the small livestock animal(s) are kept. In no case shall the outdoor sheltering structure be closer than 25 feet to an abutting property line.
- (I) Structures or appurtenances for keeping small livestock animals may not be in a front or side yard.
- (J) There shall be no more than one (1) sheltering structure on the property. Sheltering structures shall be considered accessory structures.
- (K) All feed must be stored in a rodent-proof container, and animals must not be fed in a manner likely to attract rodents, such as dispersing the feed on the ground.
- (L) Unless attended by a keeper, all small livestock animals shall be kept in an outdoor sheltering structure at all times, and the sheltering structure must be within a fully enclosed fenced yard. No small livestock shall be allowed to roam "at large" in the city. See Sec. 618.14. - Impounding and redemption.
- (M) Keeping small livestock pursuant to this Section shall be strictly for personal or household use rather than for any commercial use. The sale of animal products in residentially zoned districts, including but not limited to meat, eggs, and fur, shall be prohibited.
- (N) Small livestock animals may be slaughtered and butchered on-site of the property, where they are kept only inside the primary structure and otherwise out of public view. All waste must be bagged and disposed of with household trash to prevent nuisance and health hazards.
- (O) Manure from small livestock must be disposed of in one of the following manners:
  - (1) Household trash collection: Manure must be bagged, placed in a waterproof container, and disposed of with household trash.
  - (2) Composted and applied on-site: Manure must be kept in a rodent-proof container designed to limit odors. The containers must be located in the property's defined rear yard at least 8 feet from any property line. Finished compost may be applied on-site.
  - (3) Directly applied on-site: Manure applied directly on-site must be done in a way that prevents nuisance and polluted stormwater runoff.
- (P) Notwithstanding compliance with the requirements of this Section, small livestock shall not be kept in such a manner or of such disposition as to cause any unhealthy condition, interfere with the normal use and enjoyment of human or animal life of others or interfere with the normal use and enjoyment of any public property or property of others. Small livestock shall be kept only in conditions that limit odors and noise and the attraction of insects and rodents so as not to cause a

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nuisance to occupants of nearby buildings or properties and not to cause health hazards. See Sec. 618.13. - Nuisance conditions prohibited.

- (Q) The person keeping small livestock is responsible for being aware of and abiding by all applicable local, state, or federal requirements, including but not limited to the Ohio Department of Agriculture's Ohio Livestock Care Standards and private deed or covenant restrictions.



To: Planning Board  
 From: Rob Schommer, City Manager  
 Date: June 26, 2025  
 Subject: Staff Report for proposed amendment to Article 18 of the Bellbrook Zoning Code

### Summary of the Request

City Council has spent several months researching and deliberating changes to the Bellbrook Zoning code regarding allowing and regulation of small livestock in residential zones. This need arises through a determination of some inconsistencies in regulations as well as methods to address concerns of residents. After staff research of multiple other communities Ordinances, City Council has created proposed changes to both the Zoning Code and Municipal Code.

The proposed amendments creates a classification and regulation of small livestock; however, the allowance and definition of what specific animals will be part of the Municipal Code by reference. Considering such, this proposed change does not create allowances for animal types, it merely created the classification, allowance and regulation within residential zones.

City Council voted to have the City Manager apply to the Planning Board and present the proposed changes to Article 18 of the Zoning Code for recommendation of approval. The changes to the Municipal Code are not part of this review and is determined directly by City Council.

### Applicant Information

City of Bellbrook

### Current Zoning District

Click or tap here to enter text.

### Parcel Identification

Click or tap here to enter text.

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

City Council will consider the recommendation and will begin the process of deliberation on an Ordinance.

### **Applicant's Reason for the Request**

Click or tap here to enter text.

### **Surrounding Land Use within 1,000 Feet**

Click or tap here to enter text.

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

Click or tap here to enter text.

### **Comprehensive Plan Applied to the Geographical Area**

Click or tap here to enter text.

### **Existing Public Utilities**

Click or tap here to enter text.

### **Soil Survey Data**

Click or tap here to enter text.

### **Classification of Streets, Traffic Volumes & Direction, Planned Improvements**

Click or tap here to enter text.

### **Flood Plain Information**

Click or tap here to enter text.

### **Comments from City and County Agencies**

Click or tap here to enter text.

### **Supporting Maps & Graphics**

Click or tap here to enter text.

### **Staff Recommendation**

Considering this proposed change came through public deliberation and deliberation of City Council, staff recommends Planning Board approve the amendment.