



CITY COUNCIL REGULAR MEETING AGENDA **Monday, August 25, 2025 at 7:00 PM**

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

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF THE MINUTES**
 - [A.](#) Approval of the August 11, 2025 Regular meeting minutes
- 5. MAYOR'S ANNOUNCEMENTS AND SPECIAL GUEST**
 - [A.](#) 2025 Bellbrook Beautification Awards
 - [B.](#) Mayoral Proclamation for dedication of Veterans Memorial
- 6. CITIZEN COMMENTS**
- 7. CITIZENS REGISTERED TO SPEAK ON AGENDA ITEMS**
- 8. PUBLIC HEARING OF PROPOSED ORDINANCES**
 - [A.](#) Ordinance 2021-O-12 AMENDING ARTICLE 18 - GENERAL PROVISIONS OF THE BELLBROOK ZONING CODE (Ashley)
- 9. INTRODUCTIONS OF ORDINANCES**
 - [A.](#) Ordinance No. 2025-O-14 ESTABLISHING CHAPTER 441 OF PART FOUR, TITLE SIX OF THE BELLBROOK MUNICIPAL CODE TO SET FORTH OPERATION OF UNDER-SPEED, LOW SPEED OR UTILITY VEHICLES OR MINI TRUCKS ON CERTAIN CITY STREETS (Hoke)
- 10. ADOPTION OF RESOLUTIONS**
- 11. OLD BUSINESS**
 - A. Continued Discussion on amendments to Short Term Rentals
- 12. NEW BUSINESS**
- 13. CITY MANAGER'S REPORT**
- 14. COMMITTEE REPORTS**
 - A. Safety Committee
 - B. Service Committee
 - C. Finance/Audit Committee
 - D. Community Affairs Committee
- 15. CITY OFFICIAL COMMENTS**
- 16. EXECUTIVE SESSION**
- 17. ADJOURNMENT**

File Attachments for Item:

A. Approval of the August 11, 2025 Regular meeting minutes

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
August 11, 2025

Item A. Section 4, Item

1. CALL TO ORDER:

Mayor Schweller called the Regular Meeting of the Bellbrook City Council to order at 7:00pm

2. PLEDGE OF ALLEGIANCE:

Mayor Schweller led the Council in the Pledge of Allegiance.

3. ROLL CALL

PRESENT

Mr. Logan Ashley

Mrs. Katherine Cyphers

Mr. Forrest Greenwood

Mr. Brady Harding

Deputy Mayor Ernie Havens

Mr. T.J. Hoke

Mayor Mike Schweller

4. APPROVAL OF THE MINUTES

A. Approval of the July 28, 2025, Meeting minutes.

5. MAYOR'S ANNOUNCEMENTS AND SPECIAL GUEST

6. CITIZEN COMMENTS

Jim Krile, 4240 Woodacre, spoke in favor of allowing backyard chickens.

Peter Buxa, 2229 Creekview, spoke in favor of allowing backyard chickens. He added he had concerns about a conflict of the permitting process.

Andrea Walker, 2214 Creekview, spoke to be in support of backyard chickens.

7. CITIZENS REGISTERED TO SPEAK ON AGENDA ITEMS

8. PUBLIC HEARING OF PROPOSED ORDINANCES

9. INTRODUCTIONS OF ORDINANCES

10. ADOPTION OF RESOLUTIONS

11. OLD BUSINESS

A. Discussion regarding Short Term Rental Ordinance. Mr. Schommer said staff are working on concerns raised by a meeting visitor with longer term tenants who disturb the peace. If a short-term rental only offers longer term tenants, would it attract similar tenants. Also working with how to collect hospitality fees and taxes. Staff have researched area cities' ordinances on short term rentals.

Mayor Schweller gave some background as to why Bellbrook has the policy of no less than 26 days for short term rentals.

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
August 11, 2025

Item A. Section 4, Item

Mr. Schommer said there are advantages requiring registration of short-term rentals.

Mr. Hoke did a quick search of other cities' policies and said he would like to revisit requiring applications/registrations.

Mr. Ashley agreed and said it's a win to bring in revenue and still allow residents to use and enjoy their properties.

Mrs. Cyphers also agreed and likes the policy that Centerville has involving an "entertainment district" and limiting the area where Bellbrook allows short term rentals.

Mr. Havens said he has spoken with someone in the City who has multiple long-term rentals and would like to be able to have short-term tenants in between.

Mr. Greenwood does not think short-term rentals should be in residential areas. He said he doesn't think residents should be capitalized on and have their neighborhood diminished.

Rentals of this type should be in business districts or areas dense with other rental properties.

Mr. Harding asked how a lodging tax would be collected. Mr. Schommer said it would go through the rental company.

Mayor Schweller said he would like to see the minimum rental time be at least 7 or 14 days.

Mr. Schommer said a bed and breakfast is a different concept and could extract that definition from the short-term rental Ordinance.

B. Discussion about amendment to Ordinance 2025-O-12 regarding small livestock.

Mr. Schommer said each version of this Ordinance comes from discussions over the last couple months and input from residents. The latest version in Section D defines transition periods as the animals age out and new are introduced. Section M discusses keeping butchering out of public view. Also discusses lot size and Mr. Schommer suggested adding language that defines lot size, especially for parcels that include multiple lots.

Mayor Schweller talked about an article from Dayton Daily News regarding cities that do allow backyard chickens.

Mr. Ashley said he likes the most recent version of the Ordinance and would like to move forward.

Mrs. Cyphers asked about the definition of 618.01. She said she would like to have that definition and Ordinance at the same time.

Mr. Schommer said 618 is reliant on this Ordinance but the Ordinance is not reliant on 618.

Mr. Havens said he thinks 18 is too many.

Mr. Hoke asked how many chickens would be enough for a family to get eggs.

Elaine Buxa, 2229 Creekview, said 6 chickens in their first year could produce 4 eggs each per week. After a chicken reaches 2-3 years old the egg production declines. She said a family of 4 could benefit from 6 chickens in their prime. She said 12 would also be a reasonable number and doesn't feel the transition phase would be harmful.

Mayor Schweller said a maximum of 12 for one-acre properties would be reasonable. Under an acre, 6.

Mr. Ashley asked about multiple structures for multiple animal types. Mr. Schommer said there is an aggregate for total number of animals, regardless of type.

Rebecca Langdon, 2237 Creekview, said she doesn't think 12 is too many for less than one acre lots. She said her half acre could accommodate 12 with no issue during transition. If she had a surplus of eggs she would share with her neighbors at no cost.

Mrs. Cyphers said we should incorporate the small livestock transition language in section 618.

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
August 11, 2025

Item A. Section 4, Item

Mr. Schommer said it is in Article 18 because of permitting specifications.

Motion to amend 2025-O-12.

Motion made by Mr. Hoke, Seconded by Deputy Mayor Havens.

Voting Yea: Mr. Ashley, Mrs. Cyphers, Mr. Greenwood, Mr. Harding, Deputy Mayor Havens, Mr. Hoke, Mayor Schweller.

Motion to introduce amended 2025-O-12.

Read by Deputy Mayor Havens.

Motion made by Deputy Mayor Havens, Seconded by Mr. Hoke.

Voting Yea: Mr. Ashley, Mrs. Cyphers, Mr. Greenwood, Mr. Harding, Deputy Mayor Havens, Mr. Hoke, Mayor Schweller

12. NEW BUSINESS

13. CITY MANAGER'S REPORT

Mr. Schommer gave an update on the redevelopment plan for the old Sugarcreek School. The school board is working on a plan to split the purchase with ESC. We are waiting for their final decision and will readdress opportunities.

Mr. Schommer said the Museum Anniversary event was successful and we look forward to make it an annual event.

Mosquito spraying will begin after midnight to prevent the spread of West Nile Virus.

Milling is complete for the paving program and paving starts tomorrow for the homes in the identified areas.

Utility billing software generated estimated bills for the August cycle. A message was sent to those affected to identify any customer who may have not used their irrigation system or had a significant leak.

Mr. Greenwood asked if we could have a debrief meeting to discuss the museum event and future plans.

Mayor Schweller said he would like to see the museum event every year or every other year.

14. COMMITTEE REPORTS

- A. Safety Committee – Mr. Hoke said police officers are actively enforcing the no trucks rule at Main/Franklin.

Currently issuing warnings and citations for rare repeat offenders. Police Dept is preparing for the upcoming Lyons festival.

- B. Service Committee – Mr. Greenwood said please abide by the “No Parking” signs in paving areas. Road salt is \$10/ton more than last year.

- C. Finance/Audit Committee – No update.

- D. Community Affairs Committee – Deputy Mayor Havens said the Community Affairs Committee met earlier this evening and voted to recommend appointing Justin Mays to the Historical Museum Board of Trustees. Justin is a 10 year Bellbrook resident and works in law enforcement. Motion to appoint Justin Mays to the Historical Museum Board of Trustees

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
August 11, 2025

Item A. Section 4, Item

Motion made by Deputy Mayor Havens, Seconded by Mr. Harding.
Voting Yea: Mr. Ashley, Mrs. Cyphers, Mr. Greenwood, Mr. Harding, Deputy Mayor Havens, Mr. Hoke, Mayor Schweller

15. CITY OFFICIAL COMMENTS

Mr. Ashley – Thanked guests for coming and thanked Allison, Melissa and the team for the museum event.

Mrs. Cyphers agreed with Mr. Ashley.

Mr. Greenwood – Commented on Steve Berryhill’s knowledge of history. Appreciated all resident feedback for local issues. Reminded that school starts soon.

Mr. Harding – Also thanked Melissa and Allison for the museum event.

Mr. Hoke – Lyons festival is 8/23-8/24 and blackjack dealers are still needed.

Deputy Mayor Havens – Enjoyed the museum event. Appreciated everyone involved. Reminded everyone to obey the speed limits in neighborhoods. Mentioned the work of the Bellbrook Chamber and For Bellbrook by Bellbrook on their work on an upcoming free event titled Taste of Town.

Thanked meeting guests.

Mayor Schweller – Reminded that schools starts Thursday, thanked guests and the camera man.

16. EXECUTIVE SESSION

17. ADJOURNMENT

Michael Schweller, Mayor

Robert Schommer, Clerk of Council

File Attachments for Item:

A. 2025 Bellbrook Beautification Awards



beautification winners

From rob johnson <petepuma01@yahoo.com>

Date Mon 8/4/2025 8:20 PM

To Rob Schommer <rob@bellbrook.gov>; Ryan Pasley <R.Pasley@bellbrook.gov>

Rob/Ryan

Please see the attachment for the beautification winners. Please notify the winners for the 8/25 city council meeting and place the signs in the yards.

| Area | Year | Name | Address |
|-----------|------|-----------------------------|------------------------|
| A | 2025 | Tyler Back | 4294 Brewsters Run Ct |
| A | 2025 | Mardi & Michael Haney | 4358 Hillcrest Dr |
| B | 2025 | Barbara Jackson | 2310 Cornish Ct |
| B | 2025 | Kim & Vicki Walters | 2295 Lakeview Drive |
| C | 2025 | Debbie & Randall Derr | 4068 Glenberry Circle |
| C | 2025 | Arlene & John Flohre | 1761 Kensington Dr |
| D | 2025 | Marc & Leah Dawson | 76 Brookwood Dr |
| D | 2025 | Gary & Brooke Berry | 66 S East St |
| E | 2025 | Rick & Linda Michal | 4009 Sable Ridge Dr |
| E | 2025 | Brad Leonard & Heidi Larsen | 1765 Sugar Maple Place |
| zBusiness | 2025 | City of Bellbrook | 57 W Franklin St |

Thank you

Rob Johnson

CAUTION: This email originated from outside The City of Bellbrook E-Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

File Attachments for Item:

B. Mayoral Proclamation for dedication of Veterans Memorial

City of Bellbrook Office of the Mayor

Proclamation

Whereas: since the founding of the United States of America 249 years ago, the men and women of our military have risked their lives to preserve our rights and liberties and protect our nation from all enemies foreign and domestic; and

WHEREAS, we are reminded of the American service members who made the ultimate sacrifice and the countless others who returned home forever changed; and

WHEREAS, the Bellbrook-Sugarcreek community remains committed to ensuring that the sacrifices and contributions of Veterans are never forgotten; and

WHEREAS, the City of Bellbrook is proud to support the Sugarcreek Township Veterans Memorial which reflects the community's dedication to preserving the history and recognizing the lasting impact veterans have had on our community and country; and

WHEREAS, the City of Bellbrook recognizes and appreciates the honored service in memoriam of local veteran James H. "Pee-Wee" Martin for his time during World War II as a member of the "Screaming Eagle" division of G Company, 506th Parachute Infantry Regiment, 101st Airborne Division; and

WHEREAS, we recognize and appreciate the service of local veterans who continue to serve including several Bellbrook city employees and Council Members Logan Ashley, Katherine Cyphers, Forrest Greenwood, and Ernie Havens; and

WHEREAS, in tribute to these patriot warriors we raise our voices together to seek wisdom in our search for continued freedom and enduring peace.

NOW, THEREFORE, I, Michael Schweller, Mayor of the City of Bellbrook and the Bellbrook City Council do hereby proclaim appreciation and support to Sugarcreek Township and its community partners for this dedication of

The Sugarcreek Township Veterans Memorial

and call upon all citizens to honor the fallen warriors and also those within our community who have made sure their sacrifice is never forgotten.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Bellbrook to be affixed this 16th day of August 2025



Michael Schweller, Mayor

File Attachments for Item:

A. Ordinance 2021-O-12 AMENDING ARTICLE 18 - GENERAL PROVISIONS OF THE BELLBROOK ZONING CODE (Ashley)

NOTICE OF PUBLIC HEARING



City Council Public Hearing

Monday August 25, 2025 7:00 pm
City Council Chambers 15 E. Franklin Street

**There will be an open Public Hearing by the Bellbrook
City Council regarding Ordinance No.2025-O-12**

A Public Hearing will be held by Bellbrook City Council, regarding Ordinance No2025-O-12

**Ordinance 2025-O-12 AMENDING ARTICLE 18 – GENERAL PROVISIONS OF THE BELLBROOK ZONING
CODE**

SMALL LIVESTOCK ZONING

Monday August 25, 2025 7:00 pm in the Council Chambers 15 E. Franklin Street.
The public is welcome to attend or send comments to the Clerk of Council at
clerk@bellbrook.gov. A copy of the Ordinance is attached.

Agenda and additional meeting information available at www.bellbrook.gov

Posted 8/12/2025

RECORD OF ORDINANCES

Item A. Section 8, Item

Ordinance No. 2025-O-12

August 25, 2025

City of Bellbrook State of Ohio

Ordinance No. 2025-O-12

AMENDING ARTICLE 18 – GENERAL PROVISIONS OF THE BELLBROOK ZONING CODE

WHEREAS, The City of Bellbrook has adopted Article 18 – General Provisions of the Bellbrook Zoning Code into the Bellbrook Code of Ordinances; and

WHEREAS the Bellbrook Planning Board has reviewed and through official Decision Record recommended certain changes to Article 18 of the Bellbrook Zoning Code; and

WHEREAS, City Council wishes to amend Article 18 – General Provisions to include a new section for Small Livestock.

NOW, THEREFORE, THE CITY OF BELLBROOK HEREBY ORDAINS:

Section 1. That the following amendments to Article 18 – General Provisions of the Bellbrook Zoning Code be approved with the addition of Section 18.41 Small Livestock added in its entirety as follows:

18.41 Small Livestock

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 zoning permit from the City.
- (B) The principal use of the lot is a single-family residential dwelling.
- (C) Allowed densities for keeping any combination of small livestock animals shall be as follows:
 - (1) Lots less than 1 acre no more than six (six) small livestock animals
 - (2) Lots one acre or larger no more than twelve (12) small livestock animals
- (D) It shall be unlawful to keep more animals than the lot size allows except for necessary transition periods when changing stock where no more than an additional half of the number of allowable animals are permitted for a reasonable amount of time.
- (E) 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.
- (F) The sheltering structure must be of a size to allow for 4 square feet per individual small livestock animal.
- (G) 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.
- (H) Structures or appurtenances for keeping small livestock animals may not be in a front or side yard.

RECORD OF ORDINANCES

Item A. Section 8, Item

Ordinance No. 2025-O-12

August 25, 2025

- (I) Sheltering structures shall be considered accessory structures and with the exception of placement requirements as outlined in Section G, shall meet the standard accessory structure requirements in the Bellbrook Zoning Code..
- (J) 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.
- (K) 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.
- (L) 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 for commercial or regular retail purposes, including but not limited to meat, eggs, and fur, shall be prohibited.
- (M) Small livestock animals may be slaughtered and butchered on-site of the property, where they are kept only out of public view. All waste must be bagged and disposed of with household trash to prevent nuisance and health hazards.
- (N) 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.
- (O) 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 nuisance to occupants of nearby buildings or properties and not to cause health hazards. See Sec. 618.13. - Nuisance conditions prohibited.
- (P) 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.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

PASSED BY City Council this 25th day of August, 2025.

____ Yeas; ____ Nays.

RECORD OF ORDINANCES

Item A. Section 8, Item

Ordinance No. 2025-O-12

August 25, 2025

AUTHENTICATION:

Michael W. Schweller, Mayor

Robert Schommer, Clerk of Council

APPROVED AS TO FORM:

Stephen McHugh, Municipal Attorney

File Attachments for Item:

A. Ordinance No. 2025-O-14 ESTABLISHING CHAPTER 441 OF PART FOUR, TITLE SIX OF THE BELLBROOK MUNICIPAL CODE TO SET FORTH OPERATION OF UNDER-SPEED, LOW SPEED OR UTILITY VEHICLES OR MINI TRUCKS ON CERTAIN CITY STREETS (Hoke)

RECORD OF ORDINANCES

Item A. Section 9, Item

Ordinance No. 2025-O-14

August 25, 2025

City of Bellbrook State of Ohio

Ordinance No. 2025-O-14

ESTABLISHING CHAPTER 441 OF PART FOUR, TITLE SIX OF THE BELLBROOK MUNICIPAL CODE TO SET FORTH OPERATION OF UNDER-SPEED, LOW SPEED OR UTILITY VEHICLES OR MINI TRUCKS ON CERTAIN CITY STREETS

WHEREAS, the State of Ohio has statutes allowing municipalities to establish under-speed, low-speed or utility vehicle, or a mini truck operation and inspection procedures in the interest of protecting public health, safety and welfare for under-speed (most commonly known as “golf carts”), low-speed, or utility vehicles, or mini trucks upon certain roadways; and

WHEREAS, it has been determined by City Council that residents of the City have interest in the ability to operate under-speed, low speed or utility vehicles, or mini trucks on City streets where permitted by law upon inspection of such vehicles.

NOW, THEREFORE, THE CITY OF BELLBROOK HEREBY ORDAINS:

Section 1. Chapter 441 of Title Six of Part Four, Traffic Code of the Bellbrook Code of Ordinances shall be titled “Operation of low-speed, under-speed, or utility vehicle, or a mini truck” and shall read as set forth in Exhibit A which is attached hereto and incorporated herein by reference.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

PASSED BY City Council this ____ day of ____ 2025.

____ Yeas; ____ Nays.

AUTHENTICATION:

Michael W. Schweller, Mayor

Robert Schommer, Clerk of Council

APPROVED AS TO FORM:

Stephen McHugh, Municipal Attorney

2025-O-14 Exhibit A

PART FOUR – TRAFFIC CODE, TITLE SIX – VEHICLES AND OPERATION TO CREATE A NEW SECTION 441 – OPERATION OF UNDER-SPEED, LOW-SPEED OR UTILITY VEHICLE, OR A MINI TRUCK

Chapter 441 – Operation of under-speed, low-speed or utility vehicle, or a mini-truck

441.01 Definitions: As used in this chapter, “low-speed vehicle”, “under-speed vehicle”, “utility vehicle”, and “mini truck” have the same meaning as in section 4501.01 of the Ohio Revised Code, as amended from time to time.

441.02 Local Authorization: Subject to the provisions of this chapter, the operation of low-speed, under-speed or utility vehicles, or mini trucks is authorized in the City.

441.03 Vehicle Inspection:

- (a) The owner of a low-speed, under-speed or utility vehicle, or mini truck who wishes to operate the vehicle on any street or highway right of way, or public area is required to submit the vehicle to an inspection by the Chief of Police or designee that complies with inspection requirements established by the Ohio department of public safety under section 4513.02 of the Ohio Revised Code and with the requirements of this chapter
- (b) No person shall operate a low-speed, under-speed or utility vehicle, or mini truck on any street or highway, right of way, or public area unless the vehicle has successfully passed the required vehicle inspection. The Chief of Police or designee may waive such inspection upon proof the vehicle successfully passed a substantially equivalent vehicle inspection conducted by another local law enforcement agency.
- (c) The Chief of Police or designee may conduct the aforementioned vehicle inspection for any low-speed, under-speed or utility vehicle, or mini truck which is reasonably expected to be operated in the City.

441.04 Vehicle Insurance:

- (a) Every owner of a low-speed, under-speed or utility vehicle, or mini truck to be operated on any street or highway, right of way, or public area shall maintain automobile insurance which provides automobile bodily injury or property damage liability, or related coverage, or any combination thereof. Proof of such insurance shall be required at the time of inspection required by this chapter.
- (b) No person shall operate, or permit the operation of, a low-speed, under-speed or utility vehicle, or mini truck on any street or highway, right of way, or public area unless proof of financial responsibility is maintained continuously throughout the registration period with respect to that vehicle, or, in the case of a driver who is not the owner, with respect to that driver's operation of that vehicle

441.05 Equipment

- (a) Every low-speed, under-speed or utility vehicle, or mini truck to be operated on any street or highway right of way, or public area is required to be equipped with at least the following:
- (1) Headlights - Two working headlights, with at least one near each side of the front of the vehicle.
 - (2) Taillight - At least one working taillight, mounted on the rear.
 - (3) Red Reflectors - Two red reflectors mounted on the rear, either as a part of the tail lamps or separately.
 - (4) Stop Light – One or more working stop lights mounted on the rear. either as a part of the other rear lights or separately, actuated upon application of the service brake.
 - (5) Turn Signals - Signal lights that clearly indicate to both approaching and following traffic intention to turn or move right or left.
 - (6) Rearview Mirror - An intact rearview mirror.
 - (7) Horn - A horn in good working order.
 - (8) Windshield - An intact windshield made of clear safety-rated material.
 - (9) License Plate - A license plate displayed as required by O.R.C. 4503.21.
 - (10) Occupant restraining devices - One occupant restraining devices per seating position.

441.06 Licensing Requirements:

- (a) No person shall operate a low-speed, under-speed or utility vehicle, or mini truck on any street or highway, right of way, or public area unless the person has a valid driver's license issued under Chapter 4506. or Chapter 4507. of the Ohio Revised Code.
- (b) Only those vehicles registered in accordance with Chapter 4503. of the Ohio Revised Code and titled in accordance with Chapter 4505. of the Ohio Revised Code are permitted under this chapter.
- (c) No person who is the owner or operator of a low-speed, under-speed or utility vehicle, or mini truck shall fail to display, in plain view on the rear of the vehicle, a license plate that displays the distinctive number and registration mark assigned by the director of public safety, including any county identification sticker and any validation sticker.

441.07 Usage and Restrictions; Waiver:

- (a) No person shall operate a low-speed, under-speed or utility vehicle, or mini truck on any street or highway where the speed limit is greater than 35 mph. Low-speed, under-speed or utility vehicles, or mini trucks will be permitted to cross intersections of roadways which have higher speed limits, so long as they remain on a street that has a posted speed limit of 35 mph or less.
- (b) No person shall operate a low-speed, under-speed or utility vehicle, or mini truck on Wilmington-Dayton Road south of Liecester Road in the City.

RECORD OF ORDINANCES

Item A. Section 9, Item

Ordinance No. 2025-O-14

August 25, 2025

- (c) No person shall operate a low-speed, under-speed or utility vehicle, or mini truck on any street or highway, right of way, or public area unless that person and each passenger is wearing a properly adjusted occupant restraining device when the vehicle is on and in motion. No person shall stand on any portion of the vehicle while it is in motion.
- (d) No person shall operate a low-speed, under-speed or utility vehicle, or mini truck on any street or highway, right of way, or public area with any passenger required by O.R.C. 4511.81 to be secured in a child restraint system or a booster seat.
- (e) No person shall operate a low-speed, under-speed or utility vehicle, or mini truck on any sidewalk or shared-use path.
- (f) No person shall fail to operate a low-speed, under-speed or utility vehicle, or mini truck in accordance with all State of Ohio traffic laws in addition to all applicable City of Bellbrook Codified Ordinances.
- (g) The provisions of this chapter, in whole or in part, may be waived during a limited period of special events for which the operators of low-speed, under-speed or utility vehicles, or mini trucks have received prior approval from the Chief of Police or designee.
- (h) The requirements and restrictions of this chapter are waived for an employee or volunteer of the City, or other local government, operating a low-speed, under-speed or utility vehicle, or mini truck within the scope of their employment or volunteer function.

441.99 Penalty: Whoever violates the provisions of this Chapter is guilty of a minor misdemeanor on a first offense. On a second offense within one year after the first offense, the person is guilty of a misdemeanor of the fourth degree; and for subsequent offenses within one year after the first offense, the person is guilty of a misdemeanor of the third degree.