



**BOARD OF ZONING APPEALS / PROPERTY
REVIEW COMMISSION MEETING AGENDA
Tuesday, January 20, 2026 at 6:30 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 regular meeting minutes
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - A. Nominations and election of Chair Person
 - B. Nominations and election of Vice Chair Person
- 6. OPEN DISCUSSION**
- 7. AJOURNMENT**

RECORD OF PROCEEDINGS

Bellbrook Board of Zoning Appeals & Property Review Commission
January 5, 2026

Item A. Section 3, Item

1. CALL TO ORDER

2. ROLL CALL

PRESENT

Mr. Randy Bridge

Mrs. Meredith Brinegar

Mrs. Sharon Schroder

Ms. LaKeisha Taylor

ABSENT

Mr. Philip Ogrod

3. APPROVAL OF THE MINUTES

A. Approval of the August 19, 2025 meeting.

4. OLD BUSINESS

5. NEW BUSINESS

A. 2025 - BZA - 04

Request for Sign Variance at 3777 Upper Bellbrook Rd.

Mrs. Brinegar opened the public hearing. She noted there was no one present in the audience to swear in or to offer comments on the case.

Mrs. Brinegar reviewed the application for a variance.

Miss Spaugy reviewed the application and staff report regarding the requested variance.

Discussion:

Bridge

Brinegar

Motion to approve the variance for Case BZA-25-04

Motion made by Mr. Bridge, Seconded by Mrs. Schroder.

Voting Yea: Mr. Bridge, Mrs. Brinegar, Mrs. Schroder, Ms. Taylor

6. OPEN DISCUSSION

7. AJOURNMENT

6:39

Philip Ogrod, Chair Person

Rob Schommer, Clerk of Council