



**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](http://www.cityofbellbrook.org)

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- 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 Oggod

## 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

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Philip Oggod, Chair Person

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Rob Schommer, Clerk of Council