



PLANNING BOARD MEETING AGENDA
Thursday, June 20, 2024 at 6:00 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 the Minutes from the April 18, 2024, Planning Board Meeting
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. 2024-PB-01 Proposed Re-Zoning of 12 W. Franklin Street from B-4, Central Business District to PD-4, Planned Mixed Use Development
6. **OPEN DISCUSSION**
7. **ADJOURNMENT**

RECORD OF PROCEEDINGS

Planning Board

April 18, 2024

Item A.Section 3, Item

1. CALL THE MEETING ORDER:

Mr. Bennett called the meeting of the Bellbrook Planning Board to order at 6:00 pm

2. ROLL CALL

PRESENT

Mr. Boehmer

Mr. Dahling

Mr. Tuttle

Mr. Bennett

ABSENT

Dr. Van Veldhuizen

3. APPROVAL OF THE MINUTES

Mr. Bennett asked if anyone had comments or corrections to the minutes of the January 18, 2024, meeting. Hearing none, the minutes were declared to be approved.

4. OLD BUSINESS

None

5. NEW BUSINESS

Mr. Foster stated the Planning Board originally reviewed & recommended moving it to the city attorney back on March 24, 2022.

Mr. Foster spoke on the updates from each Article of the zoning code.

The Planning Board discussed any changes needed to the specific wording to the Article Mr. Foster read in the zoning code.

Mr. Foster mentioned this is a working draft to present to the Planning Board.

Mr. Foster mentioned this is Series 1 & there will be a Series 2.

Mr. Foster mentioned lighted signage will be in Series 2.

Mr. Foster spoke on the Planning Unit Development. The PUD will provide advantages for the city, residents, and developers. Mentioned the Planning Board will be more active.

RECORD OF PROCEEDINGS

Planning Board

April 18, 2024

Item A. Section 3, Item

6. OPEN DISCUSSION

Mr. Bennett welcomes Mr. Boehmer to the Planning Board.

Mr. Dahling asked about signs and lights in businesses. The board discussed the areas of concern with business signs, lights, and codes.

Motion to recommend moving the revised code forward to the City Council.

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

Voting Yea: Mr. Boehmer, Mr. Dahling, Mr. Tuttle, Mr. Bennett

Motion Carries

7. ADJOURNMENT

Hearing no further business coming before the Council, Mr. Bennett declared the meeting adjourned at 7:20 pm

Denny Bennett, Chairperson

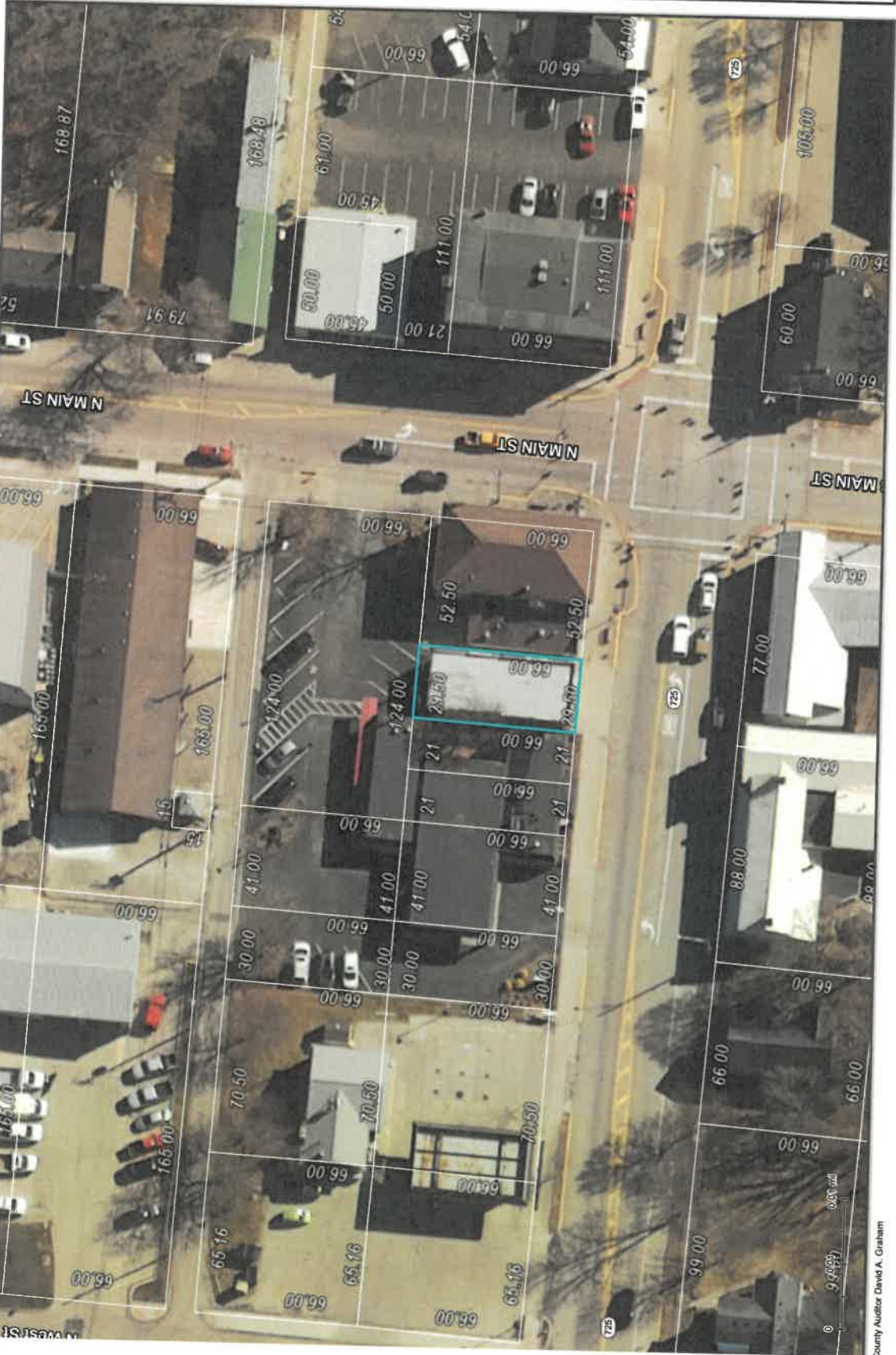
Rob Schommer, Clerk of Council



Greene County PAS

Geographic Information Management System

GREENE COUNTY OHIO



Greene County Legend

	Interstate Highway		Parcel Number
	US Highway		Parcel Number
	State Route		Schools
	Local Roads		Parks
	Parcel Boundary		Cemetery
	Corporation Boundary		Shopping
	Topography		Buildings
	Hydrography		

1 inch = 40 feet

DISCLAIMER:

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Spatial Reference
 NAD 1983 HARN StatePlane Ohio South FIPS 3402 Feet
 Data: 6/23/2009
 Date: 6/23/2009
 Projection: UTM
 Spheroid: North American 1983 HARN
 Central Meridian: -82.500000
 Standard Parallel 1: 38.000000
 Standard Parallel 2: 40.000000
 Longitude of Origin: 38.000000
 False Easting: 1,968,500.000000
 False Northing: 0.000000
 Central Parallel: 0.000000
 Standard Parallel: 38.733333
 Scale Factor: 0.999999
 Authority: ESRI
 Map Units: Feet US

Item A. Section 5, Item

Created On: 6/21/2009

County Auditor David A. Graham



To: Planning Board
 From: Jason Foster, Community Development Administrator
 Date: May 30, 2024
 Subject: Staff Report for 2024-PB-01

Summary of the Request

The applicant, The City of Bellbrook, is proposing the property located at 12 W. Franklin Street to be re-zoned from its current B-4, Central Business District zoning district to PD-4, Planned Mixed Use Development.

The building is City-owned and was formerly used as the City’s sign shop. The building has been vacated in preparation for future redevelopment.

The PD-4, Planned Mixed Use Development zoning district is desirable because it, like all Planned Districts, allows Planning Board to make recommendations on any plan proposed to the City and City Council to ultimately approve any plan and use for the building.

Applicant Information

City of Bellbrook

Current Zoning District

B-4, Central Business District

Parcel Identification

L35000100020004200

Additional Actions or Next Steps to be taken by the City

Staff will take the recommendation of Planning Board to City Council for introduction and public hearing.

Applicant’s Reason for the Request

Development of the property
Surrounding Land Use within 1,000 Feet
Business and Residential
Previous Related Development Decisions in the Immediate Area (3-5 Years)
N/A
Comprehensive Plan Applied to the Geographical Area
The Comprehensive Plan asks for the development and redevelopment of properties within Downtown to more desired uses and aesthetics.
Existing Public Utilities
All utilities are at the site
Soil Survey Data
N/A
Classification of Streets, Traffic Volumes & Direction, Planned Improvements
N/A
Flood Plain Information
The property is not within the flood plain.
Comments from City and County Agencies
N/A
Supporting Maps & Graphics
Attached to the packet.
Staff Recommendation
Staff recommends a positive recommendation to City Council.



CITY OF BELLBROOK

APPLICATION FOR ZONING AMENDMENT

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305
(937) 848-4666 WWW.CITYOFBELLBROOK.ORG

DATE RECEIVED 5 / 21 / 23 STAFF USE APPLICATION # 2024-PB-01

APPLICANT INFORMATION

PROPERTY OWNER CITY OF BELLBROOK PHONE NUMBER 937 848 4622
OWNER ADDRESS 15 E FRANKLIN STREET
APPLICANT NAME CITY OF BELLBROOK PHONE NUMBER 937 848 4622
APPLICANT ADDRESS 15 E FRANKLIN STREET BELLBROOK, OHIO 45305
APPLICANT EMAIL jfoster@cityofbellbrook.org

REQUEST INFORMATION

PROPERTY ADDRESS TO BE REZONED 12 W FRANKLIN STREET
SUBDIVISION OLD VILLAGE DISTRICT LOT NUMBER 53 PARCEL ID L35000100020004200
PRESENT ZONING DISTRICT B-4 PROPOSED ZONING DISTRICT PD-4 (MIXED USE)
PRESENT USE VACANT
PROPOSED USE SERVICE INDUSTRY
OTHER COMMENTS THE APPLICATION FOR RE-ZONING WILL SERVE AS THE FIRST STEP IN REDEVELOPMENT OF THE PROPERTY.

SEE THE REVERSE OF THIS PAGE FOR ADDITIONAL INFORMATION TO BE INCLUDED WITH AN APPLICATION FOR ZONING AMENDMENT.

I UNDERSTAND THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL FOR ANY ADMINISTRATIVE REVIEW, CONDITIONAL USE PERMIT, VARIANCE, OR EXCEPTION FROM ANY OTHER CITY REGULATIONS WHICH ARE NOT SPECIFICALLY THE SUBJECT OF THIS APPLICATION. I UNDERSTAND THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL OF A BUILDING OCCUPANCY PERMIT. I UNDERSTAND FURTHER THAT I REMAIN RESPONSIBLE FOR SATISFYING REQUIREMENTS OF ANY PRIVATE RESTRICTIONS OR COVENANTS APPURTENANT TO THE PROPERTY.

I CERTIFY THAT I AM THE APPLICANT AND THAT THE INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT THE CITY IS NOT RESPONSIBLE FOR INACCURACIES IN INFORMATION PRESENTED, AND THAT INACCURACIES MAY RESULT IN THE REVOCATION OF THIS ZONING CERTIFICATE AS DETERMINED BY THE CITY. I FURTHER CERTIFY THAT I AM THE OWNER OR PURCHASER (OR OPTION HOLDER) OF THE PROPERTY INVOLVED IN THIS APPLICATION, OR THE LESSEE OR AGENT FULLY AUTHORIZED BY THE OWNER TO MAKE THIS SUBMISSION.

I CERTIFY THAT STATEMENTS MADE TO ME ABOUT THE TIME IT TAKES TO REVIEW AND PROCESS THIS APPLICATION ARE GENERAL. I AM AWARE THAT THE CITY HAS ATTEMPTED TO REQUEST EVERYTHING NECESSARY FOR AN ACCURATE AND COMPLETE REVIEW OF MY PROPOSAL; HOWEVER, AFTER MY APPLICATION HAS BEEN SUBMITTED AND REVIEWED BY CITY STAFF, I UNDERSTAND IT MAY BE NECESSARY FOR THE CITY TO REQUEST ADDITIONAL INFORMATION AND CLARIFICATION.

I HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT ALL THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT.

APPLICANT SIGNATURE J Foster DATE 5 / 21 / 24

OFFICE USE ONLY	
WAVED APPLICATION FEE \$ <u>0</u>	PAYMENT TYPE CASH <input type="checkbox"/> CHECK <input type="checkbox"/> # _____ REVIEW AUTHORITY ADMINISTRATIVE, PLANNING BOARD, CITY COUNCIL
PLANNING BOARD MEETING DATE <u>6 / 20 / 24</u>	APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>
CITY COUNCIL MEETING DATE <u>6 / 24 / 24</u>	APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>

PLANNING BOARD DECISION RECORD

Item A. Section 5, Item

Decision No. PB 24-04

June 20, 2024

City of Bellbrook State of Ohio

Planning Board Decision Record PB 24-04

WHEREAS, on May 21, 2024, the applicant, the City of Bellbrook requested approval of the re-zoning of 12 W. Franklin Street; and

WHEREAS, the requesting application indicates the property at 12 W. Franklin Street is currently zoned B-4, Central Business District and the proposed zoning district of PD-4, Planned Mixed-Use Development; and

WHEREAS, Article 18 of the Bellbrook Zoning Code gives the Planning Board authority to make a recommendation of the proposed zoning change to City Council

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 the proposed re-zoning of 12 W. Franklin Street from B-4, Central Business District to PD-4, Planned Mixed-Use Development in accordance to the Staff Report and attachments hereto dated May 30, 2024.

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 _____ this 20th day of June 2024

AUTHENTICATION:

Denny Bennett, Planning Board Chair

Rob Schommer, Clerk/Secretary

PLANNING BOARD DECISION RECORD

Item A. Section 5, Item

Decision No. PB 24-04

June 20, 2024