



CITY COUNCIL REGULAR MEETING AGENDA
Monday, May 11, 2026 at 7:00 PM

15 East Franklin Street Bellbrook, Ohio 45305
T (937) 848-4666 | <http://www.bellbrook.gov/>

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF THE MINUTES
 - A. [Approval of the April 27, 2026 Regular Meeting minutes.](#)
5. MAYOR'S ANNOUNCEMENTS / SPECIAL GUEST AND PRESENTATIONS
6. CITIZEN COMMENTS
7. CITY MANAGER'S REPORT
 - A. [Submission of application for a Downtown Bellbrook DORA](#)
8. PUBLIC HEARING OF PROPOSED LEGISLATION
9. OLD BUSINESS
10. NEW BUSINESS
 - Community Affairs / Administration**
 - A. [Resolution No. 2026-R-17 APPOINTING THE CLERK OF COUNCIL AS THE DESIGNEE OF THE ELECTED OFFICIALS OF BELLBROOK CITY COUNCIL AND MAYOR FOR THE PURPOSES OF PUBLIC RECORDS LAW](#)
 - Finance**
 - A. [Resolution No. 2026-R-18 AUTHORIZING AND RATIFYING TRANSFERS AND ADVANCES WITHIN VARIOUS FUNDS OF THE CITY OF BELLBROOK](#)
 - Public Safety**
 - Public Service**
11. CITY OFFICIAL COMMENTS
12. EXECUTIVE SESSION
13. ADJOURNMENT

File Attachments for Item:

A. Approval of the April 27, 2026 Regular Meeting minutes.

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

April 27, 2026

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

Mr. Forrest Greenwood

Mr. Ernie Havens

Deputy Mayor T.J. Hoke

Mrs. Kathleen Wright

Mayor Mike Schweller

ABSENT

Mrs. Katherine Cyphers

Motion to excuse Mrs. Cyphers' absence.

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

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

4. APPROVAL OF THE MINUTES

A. Approval of the April 13, 2026, Regular Meeting minutes.

5. MAYOR'S ANNOUNCEMENTS / SPECIAL GUEST AND PRESENTATIONS

Mayor Schweller swore in Bellbrook's newest Police Officer, Nathan McKeever.

Mayor Schweller thanked the Sugar Maple Festival Committee for such a well planned and successful event over the weekend. Special thanks to Police, Fire, and Service Departments.

Thanked Logan Ashley for his work.

Deputy Mayor Hoke also thanked Mr. Ashley.

Same for Mr. Havens and Mr. Greenwood, and Mrs. Wright.

6. CITIZEN COMMENTS

Jenn LeClaire, 3408 Pavilion Lane, spoke about voting.

Heather Shannon, 3832 Wheat Place, spoke about running for Greene County Probate Judge and introduced herself.

7. CITY MANAGER'S REPORT

Mr. Schommer said the Sugar Maple Festival was a success and thanked citizen volunteers for their countless hours of service.

On-site finance audit begins next week. Results will be submitted to the Auditor of State and made publicly available after approval.

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
April 27, 2026

Item A. Section 4, Item

Winters Library roof replacement will begin soon.
Cardiac monitors have been ordered for the Fire Department and we are scheduling street paving.
Mr. Greenwood asked if the rumble strips have helped reduce speeding. Mr. Schommer said it has.

8. PUBLIC HEARING OF PROPOSED LEGISLATION

A. Ordinance No. 2026-O-02 TO APPROVE A REZONING OF PARCEL L35000200050007100 AS IDENTIFIED ON THE GREENE COUNTY AUDITOR'S MAP LISTED AS 51 S EAST STREET TO SPLIT AND CREATE A NEW LOT AND PARCEL AND ACCEPTING THE RECOMMENDATION OF THE PLANNING BOARD (ZONING CASE 26-PB-01)

This is a public hearing of the Ordinance that was introduced at the last meeting.

Mr. Schommer Read the Ordinance and provided a synopsis of the Ordinance.

Mayor Schweller opened the public hearing.

Deputy Mayor Hoke asked if any plans for the property have been submitted and none have.

Mayor Schweller asked if anyone wished to speak in favor or against the Ordinance. Hearing none, he closed the Public Hearing at 7:20.

Motion to adopt Ordinance 2026-O-02.

Motion made by Mr. Ashley, Seconded by Mrs. Wright.

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

B. Ordinance No. 2026-O-04 AMENDING TITLE FOUR – UTILITIES, CHAPTER 1042 – WATER, SECTION 1042.07 – OPERATION FEES OF THE BELLBROOK CODE OF ORDINANCES

Mr. Schommer read and explained the Ordinance.

Mayor Schweller opened the public hearing 7:21

Mayor Schweller asked if anyone wished to speak in favor of or against.

Motion to adopt 2026-O-04.

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

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

C. Ordinance No. 2026-O-05 AMENDING PART FOUR – TRAFFIC CODE, TITLE FOUR – PUBLIC WAYS AND TRAFFIC CONTROL DEVICES, CHAPTER 412 – OBSTRUCTION AND SPECIAL USES OF PUBLIC WAYS TO CREATE A NEW SECTION 412.05 – LOW SPEED MICROMOBILITY DEVICES OF THE BELLBROOK CODE OF ORDINANCES

Mr. Schommer read and explained the ordinance.

Mayor Schweller opened the public hearing at 7:23.

Mayor Schweller asked if anyone present wished to speak in favor or against the Ordinance. Hearing none he closed the public hearing at 7:26.

Motion to adopt 2026-O-05.

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

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

9. OLD BUSINESS

10. NEW BUSINESS

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
April 27, 2026

Item A. Section 4, Item

11. Community Affairs / Administration

Nothing to report.

12. Finance

No report.

13. Public Safety

There were no police or fire related incidents at the Sugar Maple Festival.

14. Public Service

Mr. Greenwood said the painting and cleaning is complete for the water tower.

15. CITY OFFICIAL COMMENTS

Mr. Ashley – Thanked whomever is responsible for removing the tree from the fountain. Commended Service, Fire and Police for their work at the Sugar Maple Festival.

Mr. Greenwood – Said he looks forward to all upcoming events in Bellbrook this year and encouraged residents to volunteer.

Mr. Havens – Thanked all staff and volunteers involved in the Sugar Maple Festival.

Mrs. Wright – Also thanked staff and volunteers for Sugar Maple Festival.

Deputy Mayor Hoke – Congratulated Officer McKeever. Spoke about the initiative to abolish Ohio property taxes. He said he is in favor of it but wants to see a concise plan if property taxes were to be abolished. Asked voters to do their research and reach out.

Mayor Schweller – Thanked views and cameraman.

16. EXECUTIVE SESSION

17. ADJOURNMENT

19:34

Michael Schweller, Mayor

Robert Schommer, Clerk of Council

File Attachments for Item:

A. Submission of application for a Downtown Bellbrook DORA



Application for Establishment of a Designated Outdoor Refreshment Area (DORA)

Submitted by: Rob Schommer, City Manager

To: The Honorable Members of the Bellbrook City Council

Date: May 11, 2026

Pursuant to: R.C. 4301.82 (Designated Outdoor Refreshment Areas)

I. Introduction and Purpose

Pursuant to R.C. 4301.82, I respectfully submit this application requesting that City Council establish a **Designated Outdoor Refreshment Area (“DORA”)** within the boundaries described herein and in **Exhibit A** (map/survey). A DORA is a specifically mapped area where certain open-container restrictions are relaxed to allow patrons 21+ to purchase alcoholic beverages from participating, permitted establishments and carry them outdoors within the DORA boundaries as allowed by law.

Primary goals: As part of the Downtown Revitalization efforts, primary goals include: Increase downtown foot traffic; support local businesses; enhance civic events; catalyze mixed-use activation and contribute to the reinvestment and involvement of the community downtown consistent with state law, local ordinances and community planning objectives.

II. Statutory Eligibility & Compliance Statement (R.C. 4301.82(D))

- **City population:** 7,317 As noted in Quickfacts sourced by the US Census Bureau
 - **Number of DORAs in the City (including proposed):** One (1), **within statutory maximum of 3** for our population category.
 - **Proposed DORA size:** Forty Eight (48) contiguous acres, **within statutory limit** of 320 acres if ≤50,000 population.
 - **Qualified permit holders:** The proposed DORA encompasses **at least two qualified permit holders** (A-1/A-1-A/A-1c/A-2/A-2f/D class; D-6/D-8 excluded). See **Exhibit C** (permit holder list & map).
-

III. Boundary Map/Survey (R.C. 4301.82(B)(1))

The proposed DORA boundaries are depicted in **Exhibit A** and described generally as:

- **North:** Bellbrook Plaza/Bellbrook Park/North side of E. Franklin Street
- **South:** South side of Franklin Street/Old Sugarcreek Elementary Site
- **East:** City Limits (Old Village District)
- **West:** Little Sugarcreek (Old Village District)

The boundary is contiguous and totals **48 acres**. A parcel/street-segment index is included in **Exhibit B**.

IV. Nature and Types of Establishments (R.C. 4301.82(B)(2))

Within or adjacent to the proposed DORA are: restaurants/bars/taprooms; retail; offices; civic spaces and parks; residential/mixed-use buildings; and event facilities. See **Exhibit D** (business inventory) and **Exhibit C** (qualified permit holders).

V. Zoning Consistency (R.C. 4301.82(B)(4))

Per the Bellbrook zoning code and Comprehensive Update Plan, land uses within the DORA align with Central Business District/Mixed-Use/Commercial designations. Documentation and maps are provided in **Exhibit E** demonstrating consistency as required by statute.

VI. Public Health & Safety Plan (R.C. 4301.82(B)(5))

To ensure public health and safety, the City will implement the following measures (operational elements adapted from common practice and exemplar applications):

1. **Days & Hours of Operation:** Seven days a week noon through midnight. The Chief of Police can suspend DORA hours for special events or other safety needs.
2. **Uniform Cup Program:** Only beverages in Bellbrook DORA branded, disposable cups (max 20 oz), sold by participating permit holders, may be carried outdoors; no cans, glass, or outside alcohol.
3. **Perimeter & Rule Signage:** The City will install boundary and rule signage at each entrance, major intersections, and gathering areas.

4. Public Safety & Enforcement:

- **Police staffing plan** consists of Bellbrook Police Department holding responsibility for providing law enforcement services for the DORA through standard patrol area assignments. The current staffing profile of officers on any given shift is adequate for effective patrolling of the DORA. Additional assigned police presence for special events will be made as necessary and determined by the Chief of Police.
 - A. Coordination with Ohio Department of Public Safety—Investigative Unit and notice to Division of Liquor Control upon approval, per statute for enforcement and monitoring of permit holders.
- **Fire/EMS staffing plan** consists of Bellbrook Fire Department holding responsibility to provide fire, rescue and EMS within the DORA. The current staffing profile of firefighter/paramedics is adequate to provide services to the DORA. The Fire Chief will determine if additional assignment of personnel is necessary for special events.
- **DORA RULES OF OPERATION**
 - A. Hours of Operation
 - 1. In accordance with ORC § 4301.82 (F)(1)(c), the hours of operation for the DORA will be: 12:00 pm Noon. to 12:00 am Midnight p.m. seven days a week. The City reserves the right to temporarily suspend or reduce the DORA's operating hours to accommodate the permitting of special events that may occur within the boundaries of the DORA or to address safety incidents or other issues or concerns.
 - B. Official DORA Container
 - 1. In accordance with ORC § 4301.82 (F)(1)(g), beer, wine, and intoxicating liquor shall only be consumed within the DORA as follows:
 - a) Beer, wine, and intoxicating liquor shall only be served and consumed within the DORA in 20 oz. or less non-glass containers.
 - b) The DORA containers shall be distinctly marked with a specifically designated logo or sticker approved by the City (the "Official DORA Sticker") as depicted in Exhibit J. No other cups or stickers will be permitted.

C. Additional Requirements

1. In accordance with ORC § 4301.82 (B)(5), and in conjunction with other rules, standards and requirements set forth in this application, additional rules and requirements for the purpose of ensuring public safety and health within the DORA are as follows:
 - a) A person may have in their possession a single open container of beer, wine, or intoxicating liquor at a public outdoor location within the DORA provided it was purchased from an establishment that is a qualified permit holder with an outdoor refreshment designation as defined in ORC 4301.82(A)(1), and is located in the DORA boundary.
 - b) In accordance with ORC Sections 4301.62 and 4301.82, no person shall do any of the following:
 - i. Enter the premises of an establishment of a qualified permit holder within the DORA while possessing an open container of beer, wine, or intoxicating liquor acquired elsewhere.
 - ii. Enter the premises of a non-permit holder establishment that does not allow DORA beverages.
 - iii. Possess more than one (1) DORA beverage at a time.
 - iv. Leave the boundaries of the DORA with an open container.
 - v. Possess or consume DORA beverages outside of the DORA hours of operation.
 - vi. Possess an open container of beer, wine, or intoxicating liquor while being in or on a motor vehicle within the DORA, unless the possession is otherwise authorized under division (D) or (E) of ORC § 4301.62.

- D. Owners of unpermitted businesses may determine if and when they allow open DORA containers in their establishments.

5. **Sanitation:** Increased litter receptacles, recycling options where available, and cleaning schedule (pre/during/post operational hours)
6. **Vendor Participation Conditions:**
 - Must be a qualified permit holder inside the DORA and agree to rules (cup use, ID checks, no “to-go” beyond limits, staff training).
 - Display **participation decal** and boundary map onsite.
7. **Accessibility & Crowd Management:** Keep sidewalks and crosswalks unobstructed; ADA access preserved; temporary barriers only for events with fire/egress plans submitted
8. **Incident Reporting & Data Tracking:** Log enforcement, medical, and sanitation metrics with quarterly review by City staff.

VII. Community Engagement & Economic Rationale

The DORA is intended to support small businesses and increase safe, family-friendly activity in Downtown Bellbrook, an approach observed across several Ohio communities implementing DORAs. As Bellbrook continues focus and implementation of Downtown revitalization projects, a DORA adds opportunities for visitors to Downtown Bellbrook to enjoy and support the businesses and amenities.

VIII. Administration & Governance

The City will administer the DORA with duties to: manage signage and supplies; coordinate law enforcement and sanitation; maintain vendor rosters; run public communications; and prepare status reports to Council.

IX. Implementation Timeline & Public Notice

Upon filing with Council, the City Manager will publish a public notice stating where the application may be inspected and the date/time of any public hearing, consistent with R.C. 4301.82(C) and R.C. 7.16.

Proposed timeline:

- **Week 0:** Application filed with City Council.
- **Week 1:** Public notice published.

- **Week 4:** Public hearing, Council consideration and vote by resolution.
- **Within 5 business days of approval:** City transmits approval and DORA description to Division of Liquor Control and Investigative Unit. Launch preparations begin.

X. Requested Action

The Administration respectfully requests that City Council approve this application by resolution, thereby establishing the Downtown Bellbrook DORA as described. A draft enacting resolution is attached as Exhibit G.

XI. Exhibits (Attachments)

- **Exhibit A:** Boundary Map with Acreage Totals (contiguous area; statutory compliance)
- **Exhibit B:** Parcel & Street Segment Index
- **Exhibit C:** List & Map of Qualified Permit Holders (A-1/A-1-A/A-1c/A-2/A-2f/D; excludes D-6/D-8)
- **Exhibit D:** Business Inventory & Land-Use Snapshot (establishment types)
- **Exhibit E:** Zoning Consistency Documentation (master plan/map excerpts)
- **Exhibit F:** Draft Public Notice (R.C. 4301.82(C); R.C. 7.16)
- **Exhibit G:** Draft Resolution Establishing the DORA (for Council adoption)
- **Exhibit H:** Vendor participation Rules

Applicant's Certification

I certify that this application is complete and complies with R.C. 4301.82, and that the City of Bellbrook will implement the attached Public Health & Safety Plan to ensure orderly operation within the DORA.



Rob Schommer

City Manager

Date: May 11, 2026

EXHIBIT A

Boundary Map with Acreage Totals

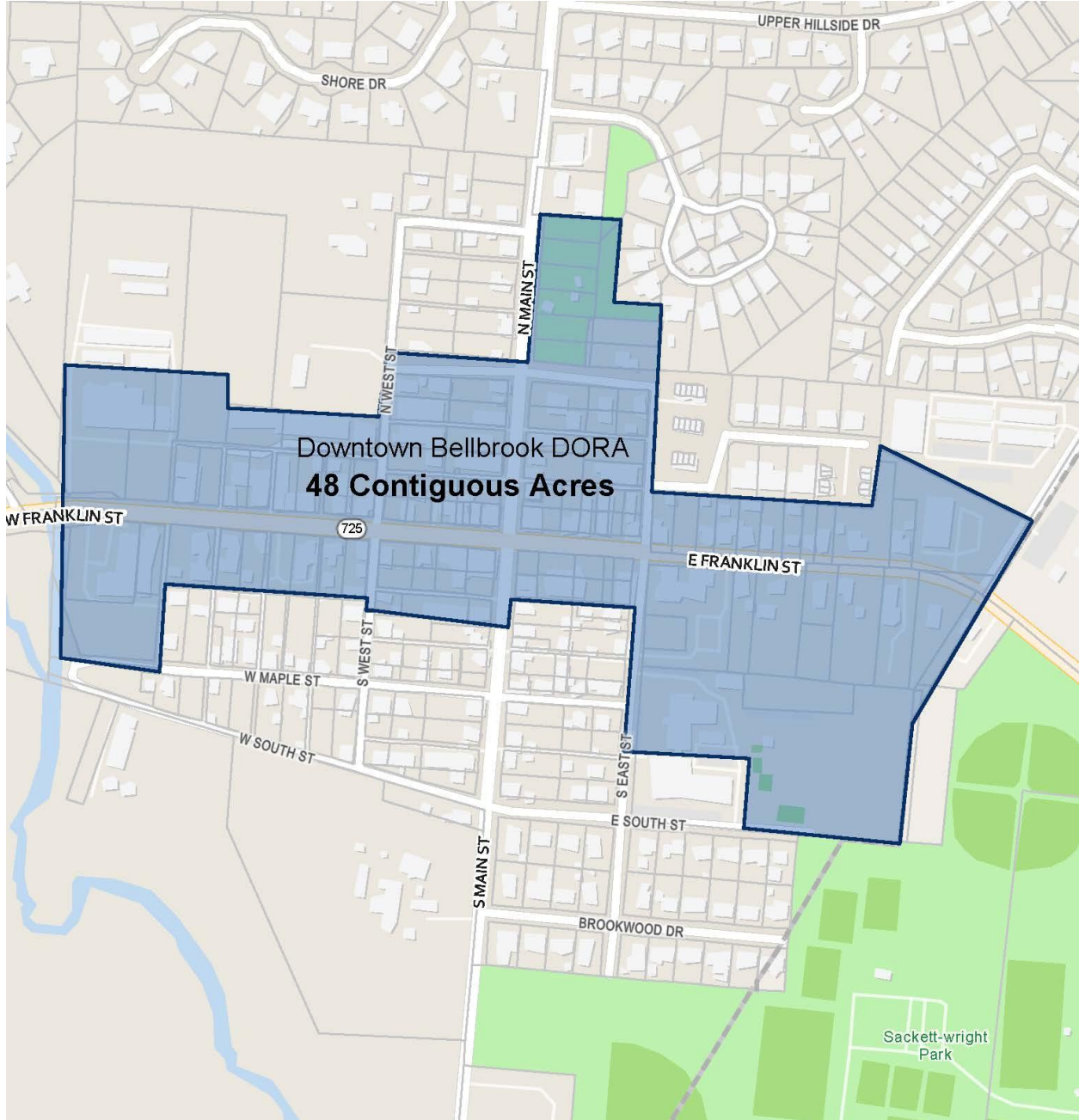


EXHIBIT B

Parcel and Street Segment Index

8 E FRANKLIN ST	18 N MAIN ST	45 W FRANKLIN ST	70 BELLBROOK PLZ
16 E FRANKLIN ST	46 B E FRANKLIN ST	18 A S WEST ST	105 E FRANKLIN ST
18 E FRANKLIN ST	46 C E FRANKLIN ST	68 E FRANKLIN ST	100 E FRANKLIN ST
6 E FRANKLIN ST	46 1 E FRANKLIN ST	26 N WEST ST	72 BELLBROOK PLZ
11 E FRANKLIN ST	38 N MAIN ST	69 E FRANKLIN ST	76 BELLBROOK PLZ
22 E FRANKLIN ST	47 E FRANKLIN ST	50 W FRANKLIN ST	79 W FRANKLIN ST
9 E FRANKLIN ST	46 2 E FRANKLIN ST	74 B E FRANKLIN ST	78 BELLBROOK PLZ
7 E FRANKLIN ST	22 N EAST ST	37 S EAST ST	78 W FRANKLIN ST
15 N MAIN ST	43 N MAIN ST	49 W FRANKLIN ST	112 E FRANKLIN ST
26 E FRANKLIN ST	23 W FRANKLIN ST	74 E FRANKLIN ST	91 W FRANKLIN ST
13 S MAIN ST	55 E FRANKLIN ST	52 BELLBROOK PLZ	115 E FRANKLIN ST
6 W FRANKLIN ST	34 W FRANKLIN ST	79 E FRANKLIN ST	92 W FRANKLIN ST
15 E FRANKLIN ST	54 E FRANKLIN ST	57 W FRANKLIN ST	120 E FRANKLIN ST
7 W FRANKLIN ST	21 S EAST ST	80 E FRANKLIN ST	119 E FRANKLIN ST
13 1/2 S MAIN ST	48 N MAIN ST	54 BELLBROOK PLZ	103 W FRANKLIN ST
15 S MAIN ST	11 E WALNUT ST	BELLBROOK PLZ	124 W FRANKLIN ST
10 W FRANKLIN ST	60 E FRANKLIN ST	56 W FRANKLIN ST	108 W FRANKLIN ST
21 N MAIN ST	31 W FRANKLIN ST	56 BELLBROOK PLZ	135 E FRANKLIN ST
12 W FRANKLIN ST	107 E WALNUT ST	55 BELLBROOK PLZ	123 W FRANKLIN ST
33 E FRANKLIN ST	29 N WEST ST	61 BELLBROOK PLZ	125 W FRANKLIN ST
22 N MAIN ST	62 E FRANKLIN ST	82 E FRANKLIN ST	127 W FRANKLIN ST
34 E FRANKLIN ST	31 S EAST ST	58 BELLBROOK PLZ	129 W FRANKLIN ST
25 N MAIN ST	57 N MAIN ST	63 BELLBROOK PLZ	133 W FRANKLIN ST
27 N MAIN ST	21 S WEST ST	60 W FRANKLIN ST	135 W FRANKLIN ST
15 W FRANKLIN ST	43 N WEST ST	90 E FRANKLIN ST	137 W FRANKLIN ST
22 B S MAIN ST	42 W FRANKLIN ST	60 BELLBROOK PLZ	139 W FRANKLIN ST
18 W FRANKLIN ST	30 E WALNUT ST	64 W FRANKLIN ST	118 W FRANKLIN ST
22 A S MAIN ST	12 S WEST ST	91 E FRANKLIN ST	
46 A E FRANKLIN ST	41 W FRANKLIN ST	71 W FRANKLIN ST	

EXHIBIT C

List & Map of Qualified Permit Holders (A-1/A-1-A/A-1c/A-2/A-2f/D; excludes D-6/D-8)

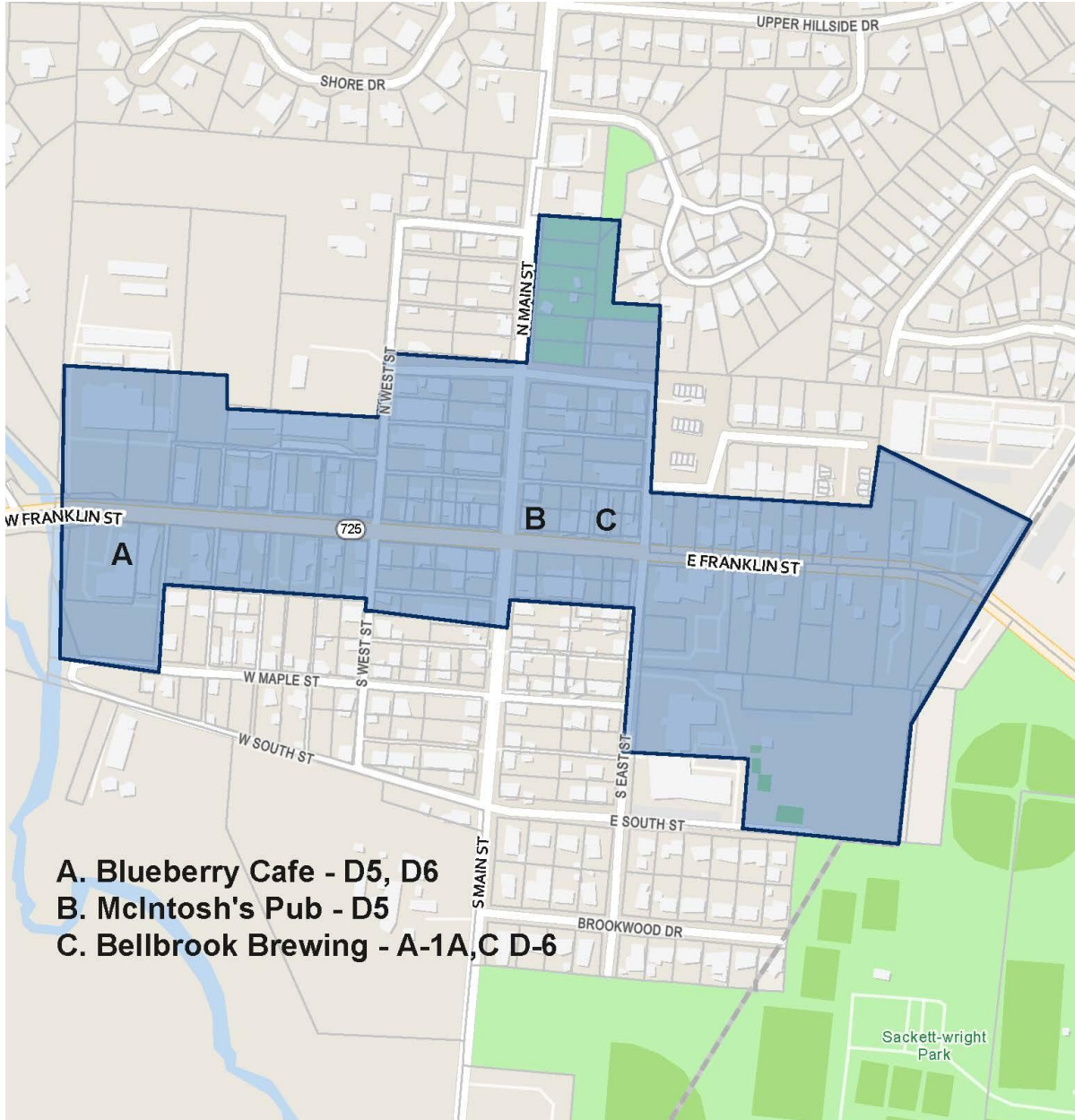


EXHIBIT D**Business Inventory & Land-Use Snapshot (establishment types)**

Address	Business Name	Business Category
8 E FRANKLIN ST	Modern Inspirations	Service
16 E FRANKLIN ST	Wolf PT & Wellness	Service
18 E FRANKLIN ST	Veli's Pasta & Pizza	Restaurant
6 E FRANKLIN ST	McIntosh's Pub & Grub	Restaurant/Bar
11 E FRANKLIN ST	Bellbrook Barber Co.	Service
22 E FRANKLIN ST	Thomas & Grushon Insurance	Office
7 E FRANKLIN ST	Bellbrook Barber Co.	Service
26 E FRANKLIN ST	Bellbrook Brewing Co.	Bar/Tap Room
13 S MAIN ST	Blaze Taxidermy	Retail
6 W FRANKLIN ST	Bella Realty Group	Office
15 E FRANKLIN ST	City of Bellbrook - Admin/Police	Govt. Service
10 W FRANKLIN ST	EJ Johnson - Pure Homes	Office
33 E FRANKLIN ST	Sugarcreek Township Fire Station #71	Govt. Service
22 N MAIN ST	New American Way	Office
34 E FRANKLIN ST	Demarest & Demarest, LLC	Office
15 W FRANKLIN ST	BB Galery, PI Bike Shop/Apts.	Mixed Use/Residential
22 B S MAIN ST	Integrated Digital & Print Advertising	Office
18 W FRANKLIN ST	Key Bank	Office
22 A S MAIN ST	Thad Camp - State Farm Insurance	Office
46 A E FRANKLIN ST	Apartment	Mixed Use/Residential
46 B E FRANKLIN ST	Apartment	Mixed Use/Residential
46 C E FRANKLIN ST	Apartment	Mixed Use/Residential
46 1 E FRANKLIN ST	Bellbrook Sugarcreek Community Support Center	Mixed Use/Residential
47 E FRANKLIN ST	Bellbrook United Methodist Church	
46 2 E FRANKLIN ST	Top Notch Well Pumps & Plumbing	Mixed Use/Residential
22 N EAST ST	United States Postal Service	Govt. Service
43 N MAIN ST	Brookside Garage	Service
23 W FRANKLIN ST	The Joinery - Woodworking/Custom Furniture	Retail
55 E FRANKLIN ST	Bellbrook United Methodist Church	
34 W FRANKLIN ST	Road Dog/Marathon	Retail
48 N MAIN ST	Bellbrook Museum	Civic Space/Park
29 N WEST ST	Bellbrook Service Department	Govt. Service
62 E FRANKLIN ST	Shearer Magic Pet Grooming	Service

Downtown Bellbrook DORA Application

Item A. Section 7, Item

Address	Business Name	Business Category
31 S EAST ST	Bellbrook Bible Church	
57 N MAIN ST	Bellbrook Park	Civic Space/Park
43 N WEST ST	Outside The Box/House	Mixed Use/Residential
42 W FRANKLIN ST	Katie Martin State Farm Insurance	Office
35 N WEST ST	Bellbrook Fire Administration	Govt. Service
45 W FRANKLIN ST	Salon 4 & Suites	Service/Office
18 A S WEST ST	Salon 4 & Suites	Service/Office
26 N WEST ST	Bellhop Café & Coffee Shop	Restaurant
74 B E FRANKLIN ST	Dart General Contracting/A1 Company	Office
37 S EAST ST	Life Tailor,Life Coach	Office
74 E FRANKLIN ST	Dart General Contracting/A1 Company	Office
52 BELLBROOK PLZ	TJ's Garden/TMG Realty	Retail/Office
57 W FRANKLIN ST	Winter's Library	Service
80 E FRANKLIN ST	Bellbrook Nutrition	Retail
54 BELLBROOK PLZ	Heavenly Hair & Co.	Service
56 BELLBROOK PLZ	K9 Clips Dog Grooming	Service
55 BELLBROOK PLZ	Dairy Shed	Restaurant
63 BELLBROOK PLZ	New American Funding	Office
60 W FRANKLIN ST	Schafer Education Solutions	Office
90 E FRANKLIN ST	Realty One Group - Emerald Solutions	Office
60 BELLBROOK PLZ	Bellbrook Dance Academy	Service
64 W FRANKLIN ST	Stay Golden	Retail
72 W FRANKLIN ST	Bellbrook Presbyterian Church	
70 BELLBROOK PLZ	Events @ Bellbrook	Events
72 BELLBROOK PLZ	Seasoned W/Love	Retail/Service
76 BELLBROOK PLZ	Knot Your Average Massage	Service
78 BELLBROOK PLZ	Bellbrook Presbyterian Church - Office	Office
115 E FRANKLIN ST	Covenant Animal Clinic	Service
92 W FRANKLIN ST	Conner & Koch Funeral Home & Crematorium	Service
119 E FRANKLIN ST	Pretek Group	Office
103 W FRANKLIN ST	Robot Pros, LLC	Retail
124 W FRANKLIN ST	Dot's Market	Retail
108 W FRANKLIN ST	Bellbrook Insurance	Office
135 E FRANKLIN ST	Creekside Wealth Management	Office
123 W FRANKLIN ST	Stump Photography, Crafter's Lodge	Retail
125 W FRANKLIN ST	The Slate Lady, Boudoir By Darcy	Retail
127 W FRANKLIN ST	Bellbrook Candle, Stump Customs	Retail

Downtown Bellbrook DORA Application

Item A. Section 7, Item

Address	Business Name	Business Category
129 W FRANKLIN ST	Blueberry Café	Restaurant/Bar
133 W FRANKLIN ST	Edward D Jones Financial	Office
135 W FRANKLIN ST	Blueberry Café	Restaurant
137 W FRANKLIN ST	Simply Decadent	Retail
139 W FRANKLIN ST	Blueberry Café	Restaurant
118 W FRANKLIN ST	Dot's Market	Retail
112 W. FRANKLIN ST	Quality Dry Cleaners	Service
104. W. FRANKLIN ST	Bellbrook Drive Thru	Retail

EXHIBIT E

Zoning Consistency Documentation (master plan/map excerpts)

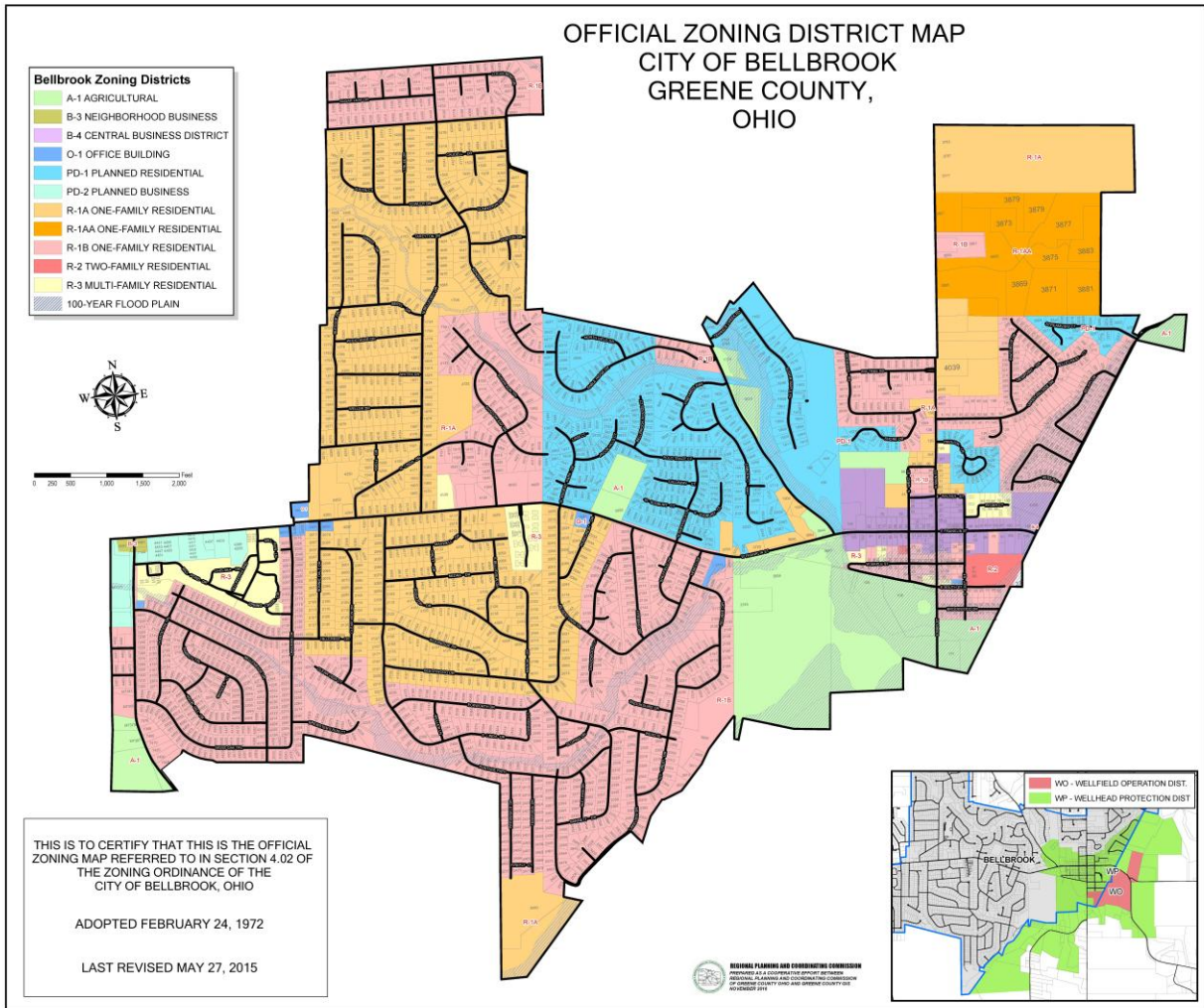


Exhibit F — Draft Public Notice

PUBLIC NOTICE

CITY OF BELLBROOK, OHIO — PROPOSED DESIGNATED OUTDOOR
REFRESHMENT AREA (DORA)

Notice is hereby given that on May 11, 2026 the City Manager filed an application with Bellbrook City Council to establish a Designated Outdoor Refreshment Area pursuant to R.C. 4301.82. The application, including a map of the proposed boundaries, is on file with the Clerk of Council at 15 E Franklin St Bellbrook, OH 45305 and is available for public inspection during regular business hours.

A public hearing on the application will be held on June 22, 2026 at City Hall 15 E Franklin St

Exhibit G — Draft Resolution

City of Bellbrook
State of Ohio

Resolution No. 2026-R-01

ESTABLISHING A DESIGNATED OUTDOOR REFRESHMENT AREA (DORA) FOR DOWNTOWN BELLBROOK PURSUANT TO R.C. 4301.82.

WHEREAS, R.C. 4301.82 authorizes a municipal corporation to establish a Designated Outdoor Refreshment Area upon application by the executive officer; and

WHEREAS, the City Manager has submitted such an application including all items required by R.C. 4301.82(B); and

WHEREAS, City Council published notice within 45 days and held a public hearing on June 8, 2026

NOW, THEREFORE THE CITY OF BELLBROOK HEREBY RESOLVES:

Section 1. City Council hereby approves the DORA application and establishes the Downtown Bellbrook DORA within the boundaries set forth in Exhibit A attached hereto.

Section 2. The DORA shall operate in accordance with the Public Health & Safety Plan, Operating Hours, Vendor Participation Rules, and Signage Plan set forth in the DORA Application.

Section 3. The City Manager is directed to provide notice of this approval and a description of the DORA to the Ohio Division of Liquor Control and the Department of Public Safety's Investigative Unit.

Section 4. That it is found and determined that all formal actions of the City Council relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council 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.

Section 5. That this resolution shall take effect and be in force forthwith.

Exhibit H — Vendor Participation Rules

- 1) Only Bellbrook DORA cups (max 20 oz) may leave the premises; no cans or glass.
- 2) Alcohol may not be carried outside DORA boundaries or beyond posted hours.
- 3) Valid ID required; servers complete state-approved alcohol server training.
- 4) Vendor displays DORA participation decal and rules near points of sale.
- 5) No refills for cups originating from other vendors; each pour requires a new cup.
- 6) Vendor maintains litter receptacles at exits and participates in cleanup as assigned.

File Attachments for Item:

A. Resolution No. 2026-R-17 APPOINTING THE CLERK OF COUNCIL AS THE DESIGNEE OF THE ELECTED OFFICIALS OF BELLBROOK CITY COUNCIL AND MAYOR FOR THE PURPOSES OF PUBLIC RECORDS LAW

RECORD OF RESOLUTIONS

Item A. Section , Item

Resolution No. 2026-R-17

May 11, 2026

City of Bellbrook State of Ohio

Resolution No. 2026-R-17

APPOINTING THE CLERK OF COUNCIL AS THE DESIGNEE OF THE ELECTED OFFICIALS OF BELLBROOK CITY COUNCIL AND MAYOR FOR THE PURPOSES OF PUBLIC RECORDS LAW

WHEREAS, in accordance with Ohio Revised Code 109.43(B) and 149.43(E)(1) elected officials are required to receive three (3) hours of public records training for each term of office; and

WHEREAS, the training provides officials knowledge of public records created and maintained by the City; and

WHEREAS, the Ohio Revised Code allows the elected officials to choose a designee appointed to receive training on the elected officials' behalf as long as it is an employee in the public office; and

WHEREAS, the Clerk of Council serves as the public records administrator, has received all necessary training, and represents City Council for any and all public records request.

NOW, THEREFORE, THE CITY OF BELLBROOK HEREBY RESOLVES:

Section 1. The Cler of Council is hereby designated for all member of City Council and the Mayor to receive the required Public Records Training on behalf of each council member and Mayor.

Section 2. That it is found and determined that all formal actions of the City Council relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council 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.

Section 3. That this resolution shall take effect and be in force forthwith.

PASSED BY City Council this 11th day of May, 2026.

____ Yeas; ____ Nays.

AUTHENTICATION:

Michael W. Schweller, Mayor

Robert Schommer, Clerk of Council

File Attachments for Item:

A. Resolution No. 2026-R-18 AUTHORIZING AND RATIFYING TRANSFERS AND ADVANCES WITHIN VARIOUS FUNDS OF THE CITY OF BELLBROOK

RECORD OF RESOLUTIONS

Item A.Section , Item

Resolution No. 2026-R-18

May 11, 2026

City of Bellbrook
State of Ohio

Resolution No. 2026-R-18

AUTHORIZING AND RATIFYING TRANSFERS AND ADVANCES WITHIN VARIOUS FUNDS OF THE CITY OF BELLBROOK

WHEREAS, the City of Bellbrook has adopted Ordinance 2025-O-15 establishing appropriations for the 2026 fiscal year; and

WHEREAS, the 2026 budget had adequate funds appropriated at the fund level to cover the cost of city operations; and

WHEREAS, intra-fund transfers and advances of previously appropriated funds were necessary for payroll and other appropriate operational expenses of the City in 2026.

NOW, THEREFORE, THE CITY OF BELLBROOK HEREBY RESOLVES:

Section 1. That the intra-fund transfers and/or advances necessary for the operations of the City of certain monies up to amounts not exceeding those shown for the purposes cited in Exhibit A are hereby authorized and ratified retroactively from January 1, 2026, and such authorization applies to any and all such transfers necessary and effected after January 1, 2026.

Section 2. That it is found and determined that all formal actions of the City Council relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council 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.

Section 3. That this resolution shall take effect and be in force forthwith.

PASSED BY City Council this 11th day of May, 2026.

___ Yeas; 0 Nays.

AUTHENTICATION:

Michael Schweller, Mayor

Robert Schommer, Clerk of Council

RECORD OF RESOLUTIONS

Item A. Section , Item

Resolution No. 2026-R-18

May 11, 2026

Resolution 2026-R-18

Exhibit A

Amount	From Fund	To Fund	Purpose
\$437,000	300- Capital	100 – General Fund	Advance Return