



## **PLANNING BOARD MEETING AGENDA**

### **Thursday, December 18, 2025 at 6:00 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**
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
  - A.** 205-PB-04  
Rezoning from A-1 to -O-1 - 3900 W. Franklin St.
- 6. OPEN DISCUSSION**
- 7. ADJOURNMENT**



To: Planning Board

From: Cathi Spaugy, Community Development Administrator

Date: December 9, 2025

Subject: Staff Report – Planning Board Case – 2025-PB-04: 3900 W. Franklin St.

### Summary of the Request

The applicant, Dr. Tyler T. Lanning, is requesting the rezoning for the 3.662-acre property at Parcel ID L35-0001-0008-0-0003-00. The property is currently zoned A-1 Agricultural. The applicant requests that it be rezoned to O-1 Office Building for the purposes of developing a Business/Office Building District – “Eagle Exchange”. The development would be a four-phase project with Dr. Lanning’s building (Miami Valley Spine +Joint) being the cornerstone and initial phase.

### Applicant Information

Dr. Tyler T. Lanning

### Current Zoning District

A-1 Agricultural

### Parcel Identification

L35000100080000300 (the property address is listed as “FRANKLIN ST” per Greene County Auditor’s Office records.)

### 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

The applicant wishes to rezone from A-1 Agricultural to O-1 Office Building to allow the development of a Business/Office Building District (4 phase project).

### **Surrounding Land Use within 1,000 Feet**

The surrounding land uses within 1,000 feet include various Residential (PD-1, R-1A, R-1B, R-3), Office Building (O-1), and Agricultural (A-1).

### **Previous Related Development Decisions in the Immediate Area (3-5 Years)**

N/A

### **Comprehensive Plan Applied to the Geographical Area**

The subject property for this Planning Board case fits within the considerations of the Comprehensive Plan as it pertains to land use and design.

### **Existing Public Utilities**

Water, storm and sanitary sewer at street, electric, and gas utilities

### **Soil Survey Data**

N/A

### **Classification of Streets, Traffic Volumes & Direction, Planned Improvements**

N/A

### **Flood Plain Information**

This property is not within the flood plain.

### **Comments from City and County Agencies**

N/A

### **Supporting Maps & Graphics**

Supporting documents are attached.

### **Staff Recommendation**

Staff recommend that the Planning Board consider the submitted request.





# CITY OF BELLBROOK

## APPLICATION FOR ZONING AMENDMENT

Item A. Section 5, Item

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305  
(937) 848-4666 [WWW.CITYOFBELLBROOK.ORG](http://WWW.CITYOFBELLBROOK.ORG)

DATE RECEIVED      /      /     

STAFF USE

APPLICATION #                     

### APPLICANT INFORMATION

PROPERTY OWNER BTCC Realty LLC PHONE NUMBER 812-320-3857  
OWNER ADDRESS 1907 Bellbrook Woods Ct. Bellbrook, OH 45305-1894  
APPLICANT NAME Tyler T. Lanning PHONE NUMBER 812-320-3857  
APPLICANT ADDRESS 1907 Bellbrook Woods Ct. Bellbrook, OH 45305  
APPLICANT EMAIL tylerlanningdc@gmail.com

### REQUEST INFORMATION

PROPERTY ADDRESS TO BE REZONED 3900 W Franklin St.  
SUBDIVISION                      LOT NUMBER              PARCEL ID L35-0061-0008-0-0003-00  
PRESENT ZONING DISTRICT A-1 Agriculture Dist. PROPOSED ZONING DISTRICT O-1 Office Bui Hing Dist.  
PRESENT USE Agriculture Empty Lot  
PROPOSED USE Business Commercial USE Office Building District  
OTHER COMMENTS Proposed Business District Called  
"Eagle Exchange"

**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 

DATE 11 / 17 / 2025

### OFFICE USE ONLY

APPLICATION FEE	PAYMENT TYPE	REVIEW AUTHORITY
\$ <u>250</u>	CASH <input type="checkbox"/> CHECK <input checked="" type="checkbox"/> # <u>491</u>	ADMINISTRATIVE, PLANNING BOARD, CITY COUNCIL
PLANNING BOARD	MEETING DATE <u>12 / 18 / 2025</u>	APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>
CITY COUNCIL	MEETING DATE <u>    </u> / <u>    </u> / <u>    </u>	APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>



TYLER T LANNING, DC CCSP

Hello neighbors:

My name is Dr. Tyler Lanning, and I am actually a resident here within the Green Meadows Ranch community. I have been practicing within the Bellbrook/Sugarcreek community since 2015. You might frequently see my wife and I walking around the neighborhood with our two children.

For the purpose of this letter. I wanted to write to you and let you know I have purchased the vacant lot in front of the substation at 3900 W Franklin St. The intent of this purchase is to move my business to a permanent location. To do so there will have to be a zoning change from Agriculture to Office Building District.

I wanted to personally let you know that there is no other business owner that would have more of a vested interest in keeping, maintaining, and seeing this property's potential than myself. I have the same thoughts and regards as you do since I am a homeowner surrounding this property and I would want nothing more than to see it become my business' permanent home.

In switching the zoning, I want to make sure that you are aware of my intentions on keeping the strain on surrounding infrastructure to a minimum while also limiting certain businesses that would be capable of establishing themselves within the property. I ideally think this property suits a small medical office, insurance agent, or realtor. I am heavily against the property being used as a condo division, or food restaurant establishment. Thus, why we bought it, and why I am seeking a certain zoning category.

I want you to know if you have any questions or concerns to please reach out to me at your earliest convenience.

Thank you and I will see you around the neighborhood.

Regards,

A handwritten signature in blue ink, appearing to read 'Tyler T. Lanning'.

Dr. Tyler T. Lanning



### Statement Addressing 3900 W Franklin Lot

May this letter serve as my intentions for the empty lot at 3900 W Franklin. Currently the lot is empty space, and my intentions are to create a multi high end business district. This currently sits at a 4-phase project with my building being the cornerstone and initial phase of this project.

I have intentions on naming the district "Eagle Exchange." Paying homage to one of Bellbrook's historic staple buildings "McIntosh's". This zoning change will promote the highest and best use for the available lot. Increasing tax revenue for the city/school system while also allowing new businesses to be available to our local residents.

Ideally, I would love to see this project turn into a multi-use area where businesses can thrive while also being able to hold great outings like trunk-or-treats, Santa greets, Cars and Coffee, Farmers Market, and more.

Regards,

Dr. Tyler T. Lanning



# EAGLE EXCHANGE



## RE: Email From City Bellbrook Manager - coverage %

3 messages

George Reinke Jr <jr@reinkegroup.com>  
 To: "Tyler Lanning, DC CCSP" <tylerlanningdc@gmail.com>  
 Cc: Steve Lisle <slisle@reinkegroup.com>

Tue, Nov 4, 2025 at 4:43 PM

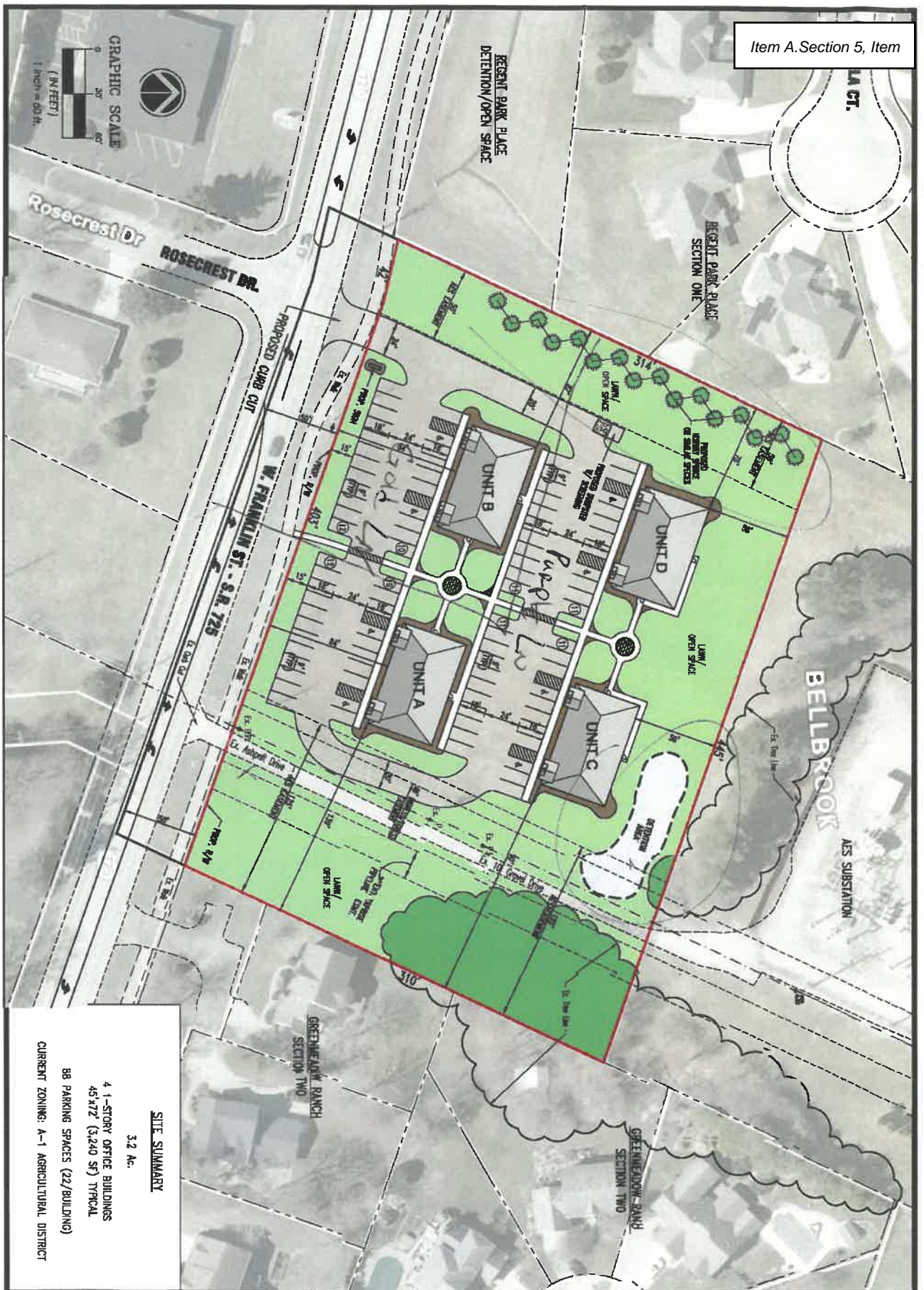
Tyler,

Total site coverage (buildings, pavement, sidewalks & Ex. AES access drive) is 40%

	SF
Buildings	3,324
	3,324
	3,324
	3,324
Sidewalks	2,237
	3,000
Asphalt	33,687
Ex. AES Drive	2,883
total	55,103
Site	137,221
Coverage	0.401564

Regards,

George Reinke, Jr.



**SITE SUMMARY**  
 3.2 Ac.  
 4 1-STORY OFFICE BUILDINGS  
 45,872' (3,240 SF) TYPICAL  
 88 PARKING SPACES (22/BUILDING)  
 CURRENT ZONING: A-1 AGRICULTURAL DISTRICT

## CONCEPT PLAN 'C'

3900 W. FRANKLIN STREET (SR 725)

NW 1/4 SEC. 1 & SW 1/4 SEC. 2, TOWN 2, RANGE 6 MR.  
 CITY OF BELLBROOK  
 GREENE COUNTY, OHIO

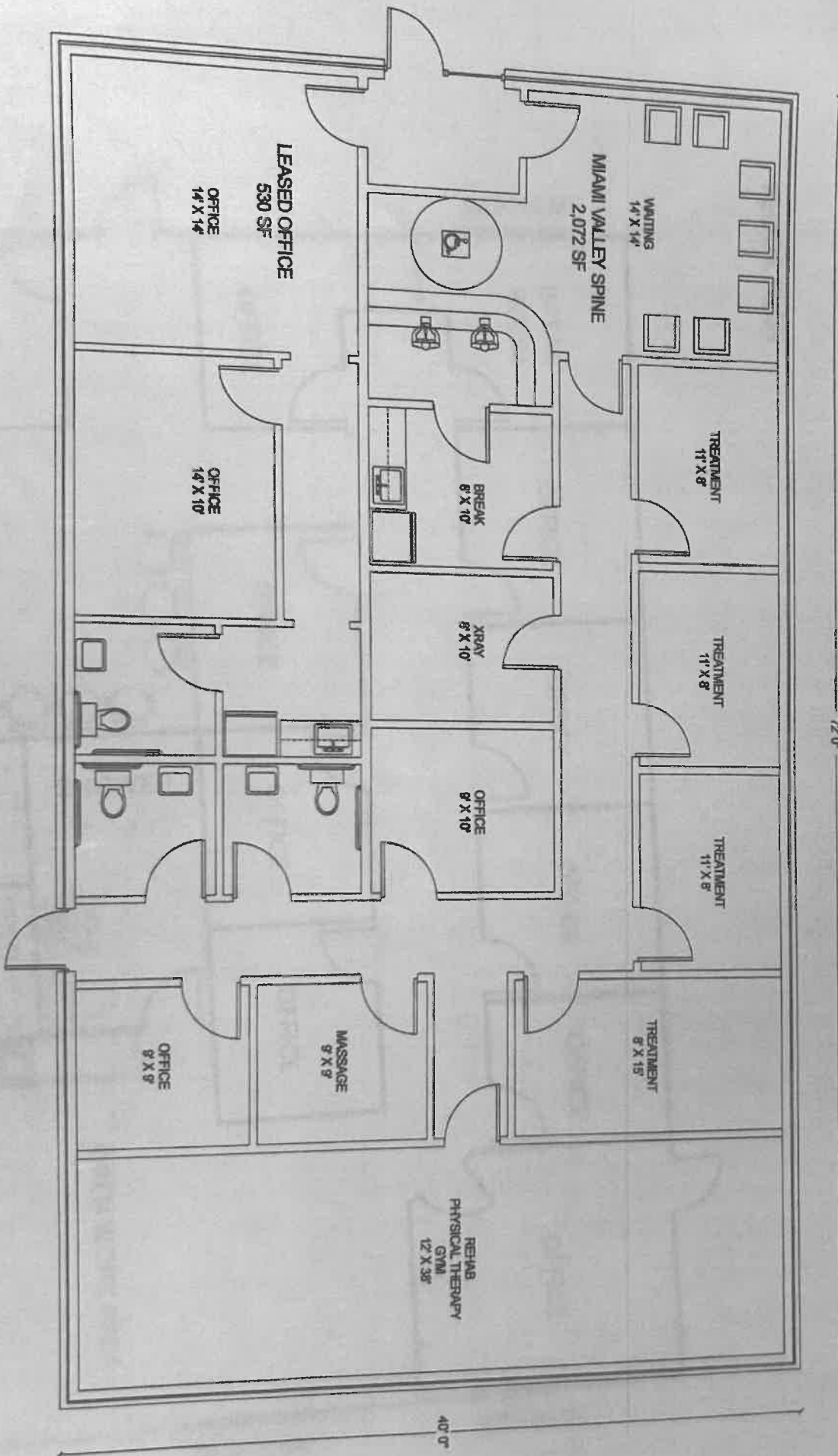
DRAWING DATE:  
 OCTOBER 14, 2025

SHEET NO.  
 1 of 1

**REINKE**  
 GROUP  
 CIVIL ENGINEERING  
 LAND PLANNING  
 63 Riverside Center Drive  
 Centerville, Ohio 45458  
 937.234.4810

**WOODARD**  
 DEVELOPMENT  
 505 S. Jefferson St.  
 Dayton, OH 45402  
 937.571.4867

**PROPOSED  
 OFFICE PARK**  
 3.2 Ac.  
 W. FRANKLIN ST. (SR 725)  
 BELLBROOK OH 45305







### ### Overview of West Franklin Street, Bellbrook, Ohio

West Franklin Street in Bellbrook, Ohio (a city of approximately 7,000 residents in Greene County, about 15 miles southeast of Dayton), serves as the local designation for State Route 725 (SR 725) through the downtown area. This approximately 1-2 mile segment is a key east-west arterial road connecting residential neighborhoods, commercial districts, parks, and the Little Sugar Creek bridge. It functions as a primary commuter route for local traffic, with access to nearby U.S. Route 35 and Interstate 675. The street is characterized by moderate suburban traffic volumes, historic downtown charm, and recent infrastructure upgrades focused on pedestrian safety rather than high-capacity vehicular flow.

No comprehensive, publicly available standalone "traffic study" document was identified specifically for West Franklin Street as of November 2025. However, traffic data and analyses are embedded in Ohio Department of Transportation (ODOT) Annual Average Daily Traffic (AADT) counts, regional planning resources from the Miami Valley Regional Planning Commission (MVRPC), and project-related assessments for safety improvements. These indicate a stable, low-to-moderate volume road with emphasis on multimodal enhancements. Below is a synthesis of available data, trends, and recent developments.

### ### Traffic Volume Data

Traffic volumes on SR 725/West Franklin Street are monitored by ODOT as part of statewide efforts, with data used for pavement design, safety evaluations, and funding allocations. Specific AADT figures for the Bellbrook segment are not detailed in general search results but can be accessed via ODOT's Traffic Inventory Management System (TIMS) or MVRPC's interactive viewer (links provided below). Based on regional patterns for similar suburban state routes in Greene County:

- **\*\*Estimated AADT Range\*\***: 5,000–8,000 vehicles per day (based on comparable SR 725 segments west of Bellbrook near SR 444, where 2022–2024 ODOT data shows ~6,500 AADT). Volumes peak during morning (7–9 AM) and evening (4–6 PM) commutes, with ~10–15% truck traffic due to nearby industrial access.
- **\*\*Historical Trends\*\***: Volumes have remained relatively flat over the past decade, with slight increases (~2–5% annually) tied to population growth in Bellbrook and adjacent Sugarcreek Township. Pre-2020 data from MVRPC suggests ~4,500–6,000 AADT; post-pandemic recovery pushed this to current levels.

- **\*\*Directional Split\*\***: Roughly 50/50 east-west, with heavier westbound flow toward Dayton during evenings.

For precise, location-specific data:

- Use ODOT's TIMS Portal: Search for "SR 725" in Greene County ([gis.dot.state.oh.us/tims](https://gis.dot.state.oh.us/tims)). This includes short-term counts, AADT maps, and 24-hour classifications.
- MVRPC Traffic Count Viewer: Zoom to Bellbrook for segment-level data ([mvrpc.org/transportation/traffic-count-program/mvrpc-traffic-count-viewer](https://mvrpc.org/transportation/traffic-count-program/mvrpc-traffic-count-viewer)). Counts are updated annually and include hourly breakdowns.

Year	Estimated AADT (Bellbrook Segment)	Source/Notes
2019	~5,200	ODOT pre-pandemic baseline; low truck %
2022	~6,500	MVRPC/ODOT; post-COVID rebound
2024	~7,000	Projected; influenced by downtown revitalization

\*Note: Exact figures require interactive tool access; these are interpolated from adjacent segments (e.g., SR 725 near Xenia shows 8,000+ AADT). No significant growth projected through 2030 per MVRPC long-range plans.\*

### Traffic Patterns and Congestion

- **\*\*Peak Hour Volumes\*\***: ~600–800 vehicles/hour during rush periods, leading to brief delays (2–5 minutes) at key intersections like Franklin St. & Little Sugarcreek Rd. or Franklin St. & Main St.
- **\*\*Congestion Levels\*\***: Low overall; OHGO.com reports average speeds of 30–35 mph (posted limit: 35 mph). Occasional backups occur during events at Bellbrook Park or downtown festivals.
- **\*\*Seasonal Variations\*\***: Higher volumes in summer due to tourism; flooding risks (e.g., April 2025 closure between Lower Bellbrook Rd. and Penewit Rd.) can reroute traffic.

- **Real-Time Monitoring**: Use OHGO.com for live speeds, incidents, and cameras on SR 725. No permanent sensors were noted specifically for West Franklin, but ODOT covers the route broadly.

### ### Safety Analysis

West Franklin Street has seen targeted safety studies as part of ODOT and city projects, focusing on pedestrian and intersection risks rather than high-speed crashes:

- **Crash Data**: Local police reports (e.g., 2023–2025) note 2–4 minor rear-end collisions annually near Little Sugarcreek Rd., often due to stop-and-go traffic. No fatalities reported in the past 5 years; crash rate ~0.5 per million vehicle miles (below state average).
- **Key Issues**: High pedestrian activity downtown; bridge over Little Sugar Creek was a pinch point until recent upgrades.
- **Vulnerable Users**: ~20% of trips are non-motorized (walk/bike), per city estimates, prompting crosswalk and sidewalk priorities.

### ### Recent and Planned Improvements

Safety and walkability dominate recent efforts, informed by traffic counts and engineering reviews:

- **2023 ODOT Pedestrian Project** (completed November 2023): Added south-side sidewalk from Little Sugarcreek Rd. to West St., mid-block crossing, bridge beam replacements, and resurfacing. Cost: ~\$950,000 (federal/state/local funds). Reduced lane to one during construction, causing temporary congestion.
- **City Streetscape Plan (2021–Ongoing)**: Repaving and remarking of Franklin St. downtown, plus North/South Main St. Includes curb ramps, extended sidewalks, and underground utilities. Bid in August 2023; focuses on historic preservation.
- **Future**: No major capacity expansions planned; emphasis on "complete streets" per MVRPC 2040 plan. Potential signal timing tweaks at Main St. intersection based on 2024 counts.

For official reports or custom studies, contact Bellbrook Public Works (937-848-6369) or ODOT District 7 (937-497-6700). If you have specific aspects (e.g., peak hour details or crash maps), provide more details for deeper analysis.





# KRAIG HAGLER

## Greene County Auditor | Greene County, Ohio

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Item A. Section 5, Item

2024

Summary

Tax

Transfers

Deeds

History

Payment History

Value History

CAUV Soil Breakdown

Utilities

Land

Commercial Buildings

Dwellings

Other Improvements

Sketch

Levy Distribution

**Parcel Number**  
L35-0001-0008-0-0003-00

**Location** 3  
FRANKLIN ST  
BELLBROOK OH 45305

**Owner**  
BTCC REALTY LLC

Property

**Tax District**  
L35-BELLBROOK CITY

**Neighborhood**  
00142014-L35 GREENMEADOW & REGENT PARK  
PL

**Map Number**  
0008-00

**Certified Delinquent Year**

**Legal Description**  
6-2-2 SW 1/4 FRANKLIN ST



**Acres**  
3.6620

**School District**  
2905-BELLBROOK SUGARCREEK LSD

**Subdivision**

**Routing Number**  
120-00

Deed

Tax Estimator [↗](#)  
Map this Parcel [↗](#)  
Map with EagleView [↗](#)  
Tax Card [↗](#)  
Pay Taxes Online [↗](#)

**Legal Description**  
6-2-2 SW 1/4 FRANKLIN ST

**Acres**  
3.6620

**Date Sold**  
04/17/2025

**Sales Amount**  
375,000.00

**Volume / Page**  
-- / --

Owner

**Contact**  
BTCC REALTY LLC  
1907 BELLBROOK WOODS CT  
BELLBROOK OH 45305-1894

**Owner Name**  
BTCC REALTY LLC

Taxpayer

**Contact**  
BTCC REALTY LLC  
1907 BELLBROOK WOODS CT  
BELLBROOK OH 45305-1894

Values

**Land Use**  
500-RESIDENTIAL VACANT LAND

	Appraised	Assessed
Land	108,600	38,010
Improvement	0	0
Total	108,600	38,010
CAUV (N)	0	0
Homestead (N)	0	0
Owner Occupancy (N)	0	0
Taxable	108,600	38,010

#### 2024 Charges

**Full Rate** ⓘ  
110.280000

**Effective Rate** ⓘ  
62.567585

**Qualifying Rate** ⓘ  
51.077254

	Prior	First	Second
Tax	0.00	1,092.00	1,092.00
Special	0.00	0.00	0.00
Total	0.00	1,092.00	1,092.00
Paid	0.00	1,092.00	1,092.00
Due	0.00	0.00	0.00

Adding on? [Try our tax estimator.](#)

Item A. Section 5, Item

2025 Upcoming Charges

Type	Description	Amount
Estimated Property Taxes	2025 Taxes with 2024 Tax Rates	2,184.00

Last Updated: 11/16/2025 10:00 PM  
Powered By: ISSG Inc

# PLANNING BOARD DECISION RECORD

Item A. Section 5, Item

Decision No. PB 25-04

December 18, 2025

## City of Bellbrook State of Ohio

### Planning Board Decision Record PB 25-04

WHEREAS, on November 17, 2025, the applicant requested a zoning change for Parcel ID (L35-0001-0008-0-0003-00), (Planning Board Case PB 25-04)

WHEREAS the requesting application indicates the property at Parcel ID (L35-0001-0008-0-0003-00) is one lot; and

WHEREAS the requesting application indicates that the proposed lot rezoning measures 3.662 acres; and

WHEREAS the requesting application indicates the proposed rezone of the lot from A-1 to O-1 is the future development of a Business/Office District; and

WHEREAS Articles 20 and 21 of the Bellbrook Zoning Code give the Planning Board authority to make a decision on the proposed rezoning of Parcel ID (L35-0001-0008-0-0003-00); and

WHEREAS, on December 18, 2025, the City of Bellbrook Planning Board met in an open, public forum and fully discussed the details of the applicant's request per Planning Board Case PB 25-04.

**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 the proposed rezoning of the property at Parcel ID (L35-0001-0008-0-0003-00) from A-1 - Agricultural to O-1 – Office Building Districts, the property, as defined by Article 8.01 of the Bellbrook Zoning Code and in accordance with the Staff Report and attachments hereto dated December 9, 2025, with the following stipulations:

- a. The rezoning must be recorded with the Greene County, Ohio Tax Map Department and/or Recorder within one year of approval.

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: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

Roll call vote showed \_\_\_ Yeas and \_\_\_ Nays.

Motion to approve is \_\_\_\_\_ this 18<sup>th</sup> day of December 2025.

# PLANNING BOARD DECISION RECORD

*Item A. Section 5, Item*

Decision No. PB 25-04

December 18, 2025

## AUTHENTICATION:

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Denny Bennett, Planning Board Chairperson

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Rob Schommer, Clerk/Secretary