



CITY COUNCIL REGULAR MEETING AGENDA
Monday, April 27, 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 13, 2026 Regular Meeting minutes.](#)
5. MAYOR'S ANNOUNCEMENTS / SPECIAL GUEST AND PRESENTATIONS
6. CITIZEN COMMENTS
7. CITY MANAGER'S REPORT
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 \(ZONING CASE 26-PB-01\)](#)
 - B. [Ordinance No. 2026-O-04 AMENDING TITLE FOUR – UTILITIES, CHAPTER 1042 – WATER, SECTION 1042.07 – OPERATION FEES OF THE BELLBROOK CODE OF ORDINANCES](#)
 - 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](#)
9. OLD BUSINESS
10. NEW BUSINESS
 - Community Affairs / Administration
 - Finance
 - Public Safety
 - Public Service
11. CITY OFFICIAL COMMENTS
12. EXECUTIVE SESSION
13. ADJOURNMENT

File Attachments for Item:

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

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
April 13, 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

Mrs. Katherine Cyphers

Mr. Forrest Greenwood

Mr. Ernie Havens

Deputy Mayor T.J. Hoke

Mrs. Kathleen Wright

4. APPROVAL OF THE MINUTES

A. Approval of the March 9, 2026 Regular Meeting minutes.

5. MAYOR'S ANNOUNCEMENTS / SPECIAL GUEST AND PRESENTATIONS

6. CITIZEN COMMENTS

Seth Hansen, 86 N West Street spoke about changing the one-way street proposition.

Jen LeClaire, 3408 Pavilion Lane, spoke about the one-way street proposition.

Brad McWilliams, 44 N West Street, spoke about the one-way proposition.

Carmen Ferraro, 43 N West, spoke about one-way street change.

7. CITY MANAGER'S REPORT

Mr. Schommer said the City has received some complaints about safety with parking and cars exiting on Walnut Street. Our Service Department and Engineer have reviewed potential methods to address concerns.

8. PUBLIC HEARING OF PROPOSED LEGISLATION

9. OLD BUSINESS

10. NEW BUSINESS

11. Community Affairs / Administration

A. Board and Commission Appointments

Motion to Appoint Stephanie Senkiw to Planning Board

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

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

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
April 13, 2026

Item A. Section 4, Item

Motion made by Mr. Havens, Seconded by Mrs. Cyphers.

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

Motion to Appoint Lakisha Taylor to BZA/PRC

Motion made by Mr. Havens, seconded by Deputy Mayor Hoke.

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

B. Discussion on DORA establishment process.

Motion to direct the City Manager to complete the statutory application for a DORA

Motion made by Mr. Havens, Seconded by Mrs. Cyphers.

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

C. 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)

Motion to introduce Ordinance 2026-O-02

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

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

12. Finance

A. Ordinance 2026-O-03 AMENDING ORDINANCE 2025-O-15 BY MAKING SUPPLEMENTAL APPROPRIATIONS FOR EXPENSES OF THE CITY OF BELLBROOK FOR THE PERIOD BEGINNING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026, AND DECLARING AN EMERGENCY.

Mr. Schommer explained this Ordinance is based on donations to the Museum and Police / Fire funds, needed capital repair for which we have received a grant for the History Comes Alive event, and for the new roof on the Winters Library building.

Motion to adopt 2026-O-03

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

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

B. Ordinance 2026-O-04 AMENDING TITLE FOUR – UTILITIES, CHAPTER 1042 – WATER, SECTION 1042.07 – OPERATION FEES OF THE BELLBROOK CODE OF ORDINANCES.

Mr. Schommer explained this Ordinance is for consistency in fees from returned payments and other water fees. It does not increase fees.

Motion made by Mrs. Cyphers, Seconded by Mrs. Wright.

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

C. Resolution 2026-R-11 AUTHORIZING THE CITY MANAGER TO ENTER INTO A FULL SERVICE STREET LIGHTING AGREEMENT WITH MIAMI VALLEY LIGHTING, LLC, RATIFYING THE AGREEMENT RETROACTIVE TO JANUARY 1, 2026.

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

April 13, 2026

Item A. Section 4, Item

Motion made by Mrs. Wright, Seconded by Mrs. Cyphers.

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

- D. Resolution 2026-R-12 AUTHORIZING THE CITY MANAGER TO EXPEND FUNDS TO COVER THE COSTS OF VARIOUS GOODS AND SERVICES ORDERED FOR CITY OPERATIONS AND TO MAKE PAYMENT ON INVOICES WITH A THEN AND NOW CERTIFICATE.

This legislation allows the City of pay for goods and services provided prior the encumbrance of funds; specifically for an invoice from 2025 that wasn't received until 2026.

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

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

13. Public Safety

- A. Ordinance 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.

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

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

- B. Resolution 2026-R-13 AUTHORIZING THE CITY MANAGER TO PURCHASE REPLACEMENT CARDIAC MONITORS FOR USE BY THE FIRE DEPARTMENT THROUGH THE OHIO COOPERATIVE PURCHASING PROGRAM AND WAIVING THE COMPETITIVE BIDDING REQUIREMENTS.

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

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

- C. Resolution 2026-R-14 AUTHORIZING THE CITY MANAGER TO RECEIVE QUOTES AND ENTER INTO AN AGREEMENT TO UPDATE AND/OR REPLACE THE CAMERA AND BUILDING CONTROL SECURITY SYSTEM FOR CITY HALL.

This item was part of the Capital Improvement Plan.

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

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

14. Public Service

Mr. Greenwood said there's not citizen support for 2026-O-06 so he feels it's best to table the issue for now.

Michael Main, 75 N West, asked if the street would be closed during the Sugar Maple Festival.

- A. Ordinance 2026-O-06 ESTABLISHING WALNUT STREET AND HIGH STREET IN THE CITY OF BELLBROOK AS ONE-WAY STREETS. (Tabled)
- B. Resolution 2026-R-15 AUTHORIZING THE CITY MANAGER TO RECEIVE QUOTES AND ENTER INTO AN AGREEMENT TO REPLACE THE ROOF ON THE WINTER'S LIBRARY BUILDING.

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
April 13, 2026

Item A. Section 4, Item

Motion made by Mr. Greenwood, Seconded by Mr. Ashley.

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

- C. Resolution 2026-R-16 AUTHORIZING THE CITY MANAGER TO ENTER INTO RELATED AGREEMENTS WITH THE GREENE COUNTY ENGINEER'S OFFICE FOR THE 2026 COLLECTIVE PAVING AND MARKING PROGRAM AND WAIVING THE COMPETITIVE BIDDING REQUIREMENTS.

Mr. Havens said that residents have asked which vendor will be paving prior to their start. The vendor is publicly available.

Motion made by Mr. Greenwood, Seconded by Mrs. Cyphers.

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

15. CITY OFFICIAL COMMENTS

Mr. Ashley – Sue Jeffrey wanted the public to know the library is turning 125 years old. April 28 is the celebration.

Mrs. Cyphers – Nothing

Mr. Greenwood – Historical Society is having a tariff talk on April 20

Mr. Havens – Nothing

Mrs. Wright – Nothing

Deputy Mayor Hoke - Nothing

16. EXECUTIVE SESSION

Motion made by Mr. Ashley, Seconded by Mr. Havens.

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

Entered Exec Session at 20:03

Exited 20:33

17. ADJOURNMENT

20:33

Michael Schweller, Mayor

Robert Schommer, Clerk of Council

File Attachments for Item:

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)

**NOTICE
OF
PUBLIC HEARING**



**City Council
Public Hearing**

Monday April 27, 2026 7:00 pm
City Council Chambers 15 E. Franklin Street

**There will be an open Public Hearing by the Bellbrook
City Council regarding Ordinance No.2026-O-02**

A Public Hearing will be held by Bellbrook City Council, regarding Ordinance No.2026-O-02

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)**

Monday April 27, 2026 7:00 pm in the Council Chambers 15 E. Franklin Street.
The public is welcome to attend or send comments to the Clerk of Council at
clerk@bellbrook.gov. A copy of the Ordinance is attached.

Agenda and additional meeting information available at www.bellbrook.gov

Posted 4/17/2026

RECORD OF ORDINANCES

Item A. Section 8, Item

Ordinance No. 2026-O-02

April 27, 2026

City of Bellbrook State of Ohio

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)

WHEREAS, the citizens of Bellbrook require the efficient and orderly planning of land uses within the City; and

WHEREAS, the Bellbrook Planning Board has reviewed Case 26-PB-01 and on March 19, 2026 recommended approval by a vote of 3-0 for the Re-zoning Lot Split; and

WHEREAS, the Bellbrook City Council has reviewed and considered the issue.

NOW, THEREFORE, THE CITY OF BELLBROOK HEREBY ORDAINS:

Section 1. The application requesting approval of a Re-zoning (Case 26-PB-01) is hereby approved in accordance with the Planning Board's recommendation.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

PASSED BY City Council this 27th day of April 2026.

___ Yeas; ___ Nays.

AUTHENTICATION:

Michael W. Schweller, Mayor

Robert Schommer, Clerk of Council

APPROVED AS TO FORM:
Stephen McHugh, Law Director



Subdivision Lot Split/Combination Application

Date: 02/20/2026

Applicant / Owner

Applicant Name:	Bellbrook-Sugarcreek Local Schools	Engineer/Surveyor Name:	Luis G Riancho & Assoc. Inc
Address:	3757 Upper Bellbrook Rd.	Address:	140 W. Wenger Rd
City, State, Zip:	Bellbrook, OH 45305	City, State, Zip:	Englewood, OH 45322
Phone:	937-684-7850	Phone:	937-836-1585
Email:	Doug.cozad@bss.k12.oh.us	Email:	lgriancho@woh.rr.com

Project

Subdivision Name:	Lot Split	Electric Utilities:	Existing and Not Changing
Section:	Sedc 32, T.3, R.6	Water Utilities:	Existing and Not Changing
Location:	60 E. South St. Bellbrook, OH	Sanitary Sewer:	Existing and Not Changing
Deed Book:	D.V. 131	Storm Sewer:	Existing and Not Changing
Page:	P.301	Flood Plain:	No
# of Lots:	2	Periodic Flooding:	No
Gas Utilities:		Federal Land:	No
		Proposed Use:	Splitting Lot into two parcels One building on each parcel

Comments:

I HEREBY CERTIFY THAT THE INFORMATION AND STATEMENTS GIVEN ON THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT COMPLETING THIS APPLICATION DOES NOT GRANT APPROVAL OF THE PROPOSED LOT SPLIT AND/OR COMBINATION, I UNDERSTAND THAT IT IS THE DUTY OF THE PLANNING BOARD AND CITY COUNCIL TO DO SO.

Luis G Riancho

02/20/2026

Name

Date



Item A. Section 8, Item



Greene County Legend

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

1 Inch = 100 feet

DISCLAIMER:

The data and maps provided herein may not be construed as a legal document or legal representation. Any person or entity who relies on the data does so solely at their own risk. The data provided was prepared by Greene County in accordance with Section 87.13.02 of the Ohio Revised Code. Neither Greene County, Ohio nor its employees or officers warrant the accuracy, reliability, or timeliness of any of the data provided herein. This data is provided "as is" without warranty of any kind, and assumes no legal responsibility for the information it contains.

Spatial Reference

NAD 1983 HARN StatePlane Ohio South FIPS 3402 Feet
GCS: GCS North American 1983 HARN
Datum: North American 1983 HARN
Projection: Lambert Conformal Conic
Central Meridian: -82.500000
Standard Parallel 1: 38.273333
Standard Parallel 2: 40.033333
Scale Factor: 0.999999
False Easting: 1,968,500.0000
False Northing: 0.0000
Central Meridian: 0.0000
Standard Parallel 1: 38.273333
Standard Parallel 2: 40.033333
Scale Factor: 0.999999
Map Units: Foot, US



GREENE COUNTY SURVEYOR'S RECORD NO. _____

STIMMED IN
SEC. 32 T. 3, R. 6 BTMRS
CITY OF BELLBROOK & SUGARCREEK TOWNSHIP
GREENE COUNTY, OHIO

SYMBOL	DESCRIPTION	ABBREVIATION
○	IRON PIN FOUND	IP FD
○	IRON PIPE FOUND	I PIPE FD
○	R.R. SPIKE FOUND	R.R. SPIKE FD
○	CROSS FOUND	X FD
○	STONE FOUND	STN FD
○	MAG NAIL FOUND	MAG NAIL FD
○	MONUMENT FOUND	MON FD
○	CONCRETE CAP FOUND	CONC CAP FD
○	R.R. SPIKE SET	R.R. SPIKE SET
○	CROSS SET	X SET
○	MAG NAIL SET	MAG NAIL SET
○	MONUMENT SET	MON SET
○	IP & CAP SET	IP & CAP SET
○	IP SET W/2" CAP	IP SET W/2" CAP

NOTE: ALL FOUND IRON PINS ARE $\frac{1}{2}$ " REBAR IN GOOD CONDITION UNLESS NOTED.
NOTE: ALL FOUND IRON PIPES ARE $\frac{3}{4}$ " I.D. IN GOOD CONDITION UNLESS NOTED.
NOTE: ALL SET IRON PINS ARE $\frac{1}{2}$ " REBAR WITH PLASTIC CAP, STIMMED, UGR & ASSOC ENGINEERED ON UNLESS NOTED.

*STATE PLANE COORDINATE POINTS (MAD/83(2011), OHIO SOUTH ZONE):
#1 N 589844.62 E 1527280.639
#2 N 589813.108 E 1528488.878

ABBREVIATIONS:
IP - INSTRUMENT RECORD
PAR - PARCEL ID
S.R. - SURVEY RECORD
O.R.V. - OFFICIAL RECORD VOLUME
PCC - POINT OF COMMENCEMENT
MIS - NOT TO SCALE

PERTINENT DOCUMENTS:
ALL DEEDS, PLATS, SURVEYS SHOWN HEREIN ARE RECORDED IN THE RECORDS OF GREENE COUNTY, OHIO.

NOTES:
1. BASIS OF BEARING: N 80°14'57" W FOR THE NORTH LINE OF BARRETT PLAT SUBD. NO. 1 AND G.S. BEGINNING UNDEVELOPED LOT 100 FROM CORNER OF SUGARCREEK TOWNSHIP (MAD/83(2011)).
2. OCCUPATION IN GENERAL, FITS SURVEYED LINES EXCEPT AS SHOWN HEREIN.
3. A COURSE OR DISTANCE DENOTED IN () INDICATES A RECORD OR DEED CALL.

PLAT OF BELLBROOK P.L. 34 38
P.B. 1, Pgs. 15-17
MAD P.C. 31, Pgs. 48-64

E. MAPLE STREET (33' R/W)
E. SOUTH STREET (34' R/W)

PL. Lot 31
S.R. 28/250
82.85'

PL. Lot 30
82.85'

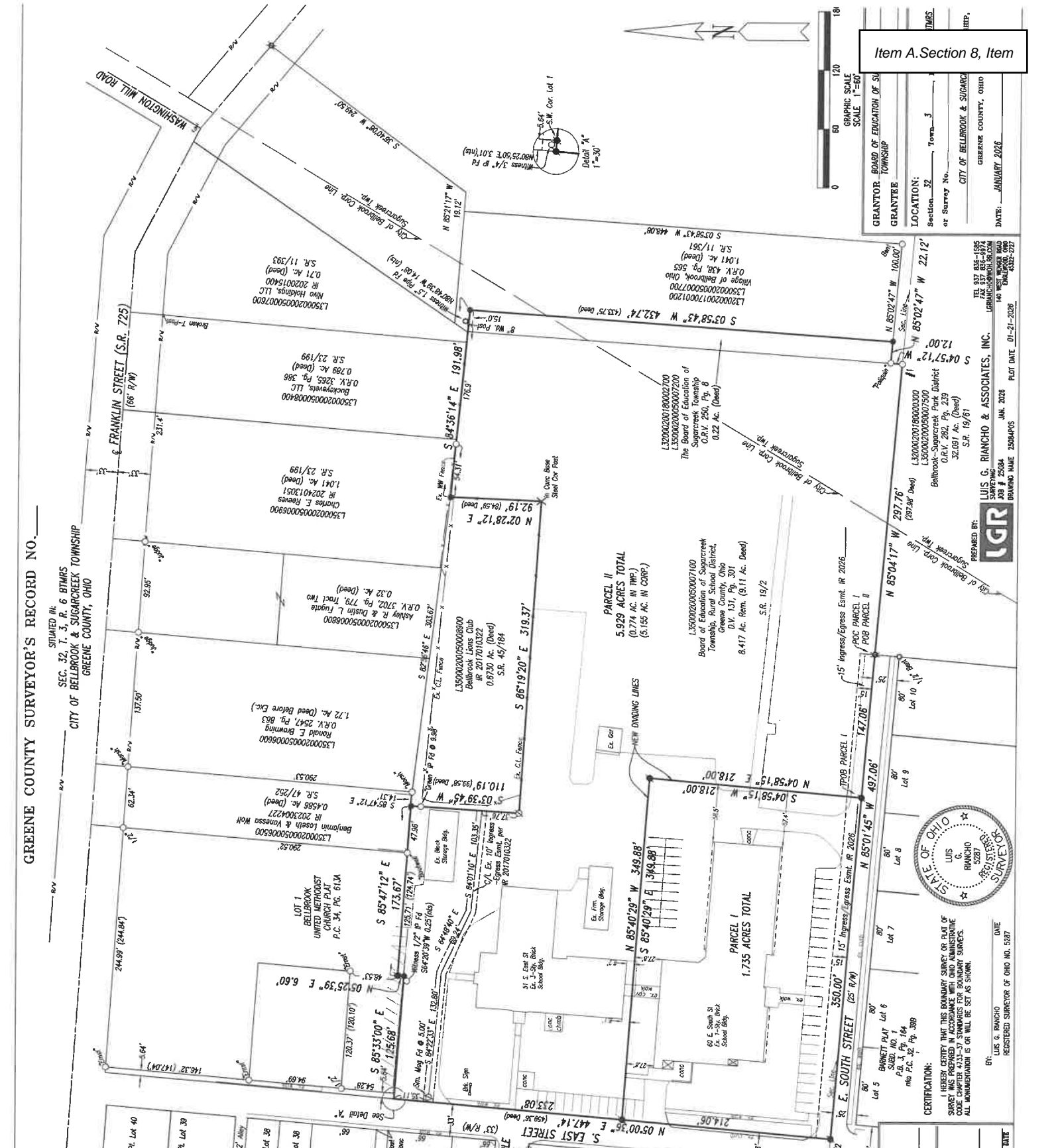
PL. Lot 29
82.85'

PL. Lot 28
82.85'

PL. Lot 27
82.85'

PL. Lot 26
82.85'

PL. Lot 25
82.85'



WASHINGTON MILL ROAD

FRANKLIN STREET (S.R. 725)

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FRANKLIN STREET (S.R. 725)

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FRANKLIN STREET (S.R. 725)

Item A, Section 8, Item

GRANTOR: BOARD OF EDUCATION OF SUGARCREEK TOWNSHIP

GRANTEE: _____

LOCATION: Section 32, Town 3, Range 6

CITY OF BELLBROOK & SUGARCREEK TOWNSHIP

DATE: JANUARY 2026

PREPARED BY: LUIS G. RIANCHO & ASSOCIATES, INC.

16100 BUCKLEBOURNE DRIVE
COLUMBUS, OHIO 43221-2727

TEL 614 838-1856
FAX 614 838-1874
WWW.LUISGRIANCHO.COM

DATE: JAN 2026

PLAT DATE: 01-21-2026



CERTIFICATION:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OR PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MINOR ERRORS OR OMISSIONS WILL BE SET AS SHOWN.

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____



LUIS G. RIANCHO, PS

LUIS G. RIANCHO & ASSOCIATES, INC.

SURVEYING

**GPS SERVICES
HIGHWAY & CONSTRUCTION STAKING
BOUNDARY & TOPOGRAPHIC SURVEYS**

**140 W. WENGER ROAD
ENGLEWOOD, OHIO
45322-2727**

**TEL (937) 836-1585
FAX (937) 836-9974**

Email: lgriancho@woh.rr.com

E25084-1

January 19, 2026

Description of 15' Ingress/Egress Easement

E. South Street

Section 32, Town 3, Range 6 BTMRS

City of Bellbrook, Greene County, Ohio

Located in Section 32, Town 3, Range 6 BTMRS, City of Bellbrook, Township of Sugarcreek, County of Greene, State of Ohio and being part of an original 9.11 acre tract of land conveyed to Board of Education of Sugarcreek Township, Rural School District, Greene County, Ohio by deed recorded in Deed Volume 131, Page 301 (Current Parcel ID: L35000200050007100) and being an easement for ingress and egress purposes fifteen (15) feet wide, seven and 50/100 (7.50) feet each side of the following described the centerline:

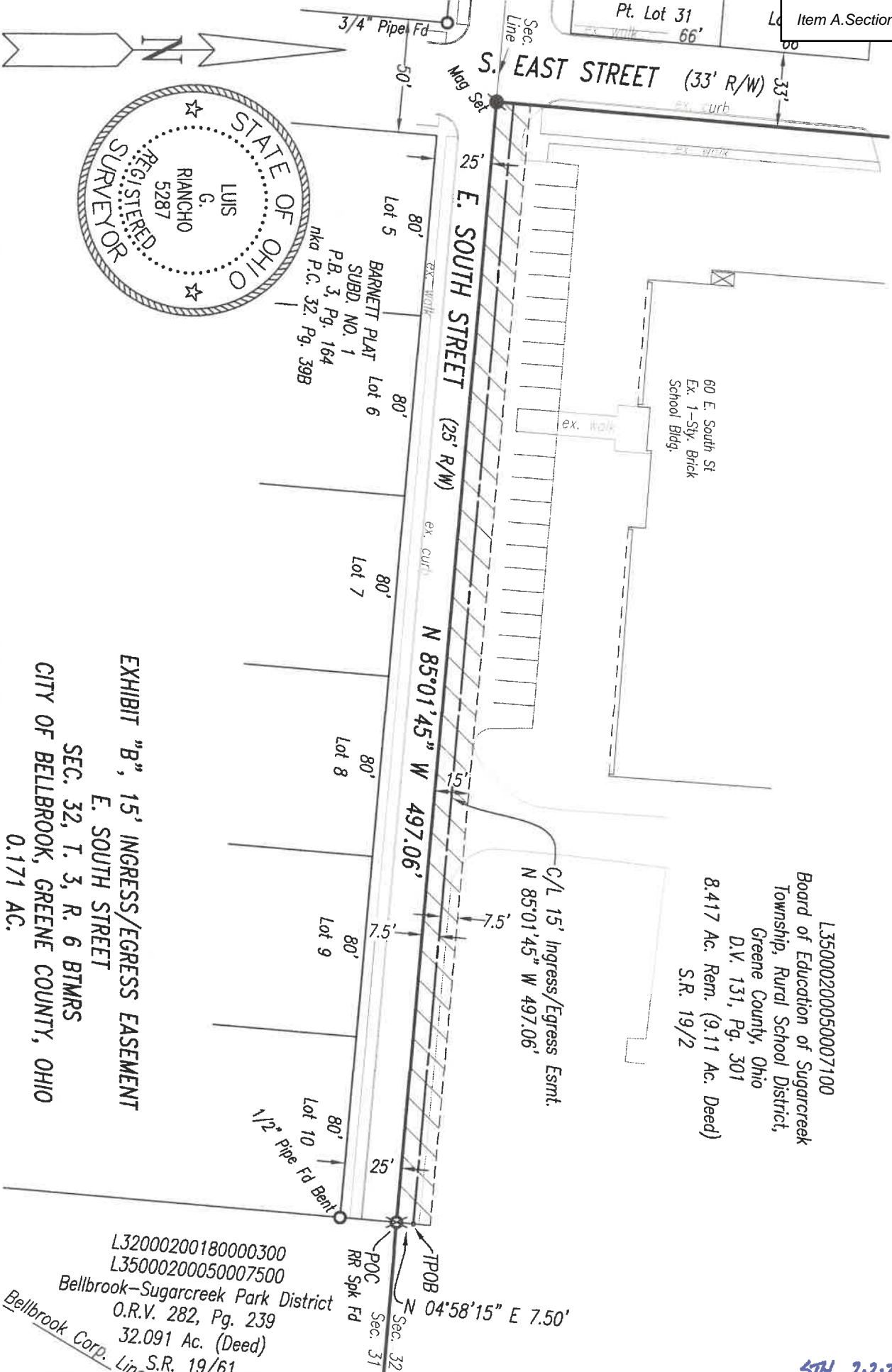
Commencing at a railroad spike found at the northeast corner of Barnett Plat Subdivision No. 1 recorded in Plat Book 3, Page 164, nka Plat Cabinet 32, Page 39B and at the northeast corner of right-of-way of E. South Street (25' R/W) and in the south line of said Section 32, thence northerly at right angles to the north line of said Barnett Plat, North 04° 58' 15" East for seven and 50/100 (7.50) feet to the **TRUE POINT OF BEGINNING** of said centerline easement;

thence westerly seven and 50/100 (7.50) feet north of and parallel to the north line of said Barnett Plat and north right-of-way line of E. South Street and south line of said Section 32, North 85° 01' 45" West for four hundred ninety-seven and 06/100 (497.06) feet to the terminus point in the east line of S. East Street (33' R/W), containing 0.171 acres more or less.

Note: Basis of bearing: bearing of North 85° 01' 45" West for the north line of Barnett Plat Subdivision No. 1, Plat Book 3, Page 164, nka Plat Cabinet 32, Page 39B and north line of E. South Street from GPS observations utilizing ODOT RTN State Plane Coordinate System, NAD'83(2011), GEOID12B, Ohio South Zone.

SEE ATTACHED DRAWING EXHIBIT "B"

	DESCRIPTION CHECK
	Greene County Engineer's Tax Map Dept.
<input checked="" type="checkbox"/>	Legally Sufficient As Described
<input type="checkbox"/>	Legally Sufficient With Corrections Noted
<input type="checkbox"/>	Legally Insufficient, New Survey Required
By: <u>STH</u>	Date: <u>2.2.2026</u>
Pat. No. Dist. _____	_____



L35000200050007100
 Board of Education of Sugar Creek
 Township, Rural School District,
 Greene County, Ohio
 D.V. 131, Pg. 301
 8.417 Ac. Rem. (9.11 Ac. Deed)
 S.R. 19/2

EXHIBIT "B", 15' INGRESS/EGRESS EASEMENT
 E. SOUTH STREET
 SEC. 32, T. 3, R. 6 BTMRS
 CITY OF BELLBROOK, GREENE COUNTY, OHIO
 0.171 AC.

PREPARED BY:

LUIS G. RIANCHO & ASSOCIATES, INC.



SURVEYING
 JOB # 25084
 DRAWING NAME 25084POS.DWG
 JAN. 2026
 PLOT DATE 01-21-2026

L32000200180000300
 L35000200050007500
 Bellbrook-Sugar Creek Park District
 O.R.V. 282, Pg. 239
 32.091 Ac. (Deed)
 S.R. 19/61

TEL 937 836-1585
 FAX 937 836-9974
 LGRIANCHO@WOH.RR.COM
 140 WEST WIENGER ROAD
 ENGLEWOOD, OHIO
 45322-2727

E25084-1



LUIS G. RIANCHO, PS

LUIS G. RIANCHO & ASSOCIATES, INC.

SURVEYING

**GPS SERVICES
HIGHWAY & CONSTRUCTION STAKING
BOUNDARY & TOPOGRAPHIC SURVEYS**

**140 W. WENGER ROAD
ENGLEWOOD, OHIO
45322-2727**

**TEL (937) 836-1585
FAX (937) 836-9974
Email: lgriancho@woh.rr.com**

D25084-1

January 8, 2026

Parcel I, Description of 1.735 Acres

E. South Street

Section 32, Town 3, Range 6 BTMRS

City of Bellbrook, Greene County, Ohio

Located in Section 32, Town 3, Range 6 BTMRS, City of Bellbrook, County of Greene, State of Ohio and being 1.735 acres out of an original 9.11 acre tract of land conveyed to Board of Education of Sugarcreek Township, Rural School District, Greene County, Ohio by deed recorded in Deed Volume 131, Page 301 (Current Parcel ID: L35000200050007100) and being more particularly described as follows:

Commencing at a railroad spike found at the northeast corner of Barnett Plat Subdivision No. 1 recorded in Plat Book 3, Page 164, nka Plat Cabinet 32, Page 39B and at the northeast corner of right-of-way of E. South Street (25' R/W) and in the south line of said Section 32;

thence westerly with the north line of said Barnett Plat and north right-of-way line of E. South Street and south line of said Section 32, North eighty-five degrees one minute forty-five seconds (85° 01' 45") West for one hundred forty-seven and 06/100 (147.06) feet to a Mag Nail set at the **TRUE POINT OF BEGINNING;**

thence westerly continuing with the north line of said Barnett Plat and north right-of-way line of E. South Street and south line of said Section 32, North eighty-five degrees one minute forty-five seconds (85° 01' 45") West for three hundred fifty and 00/100 (350.00) feet to a Mag Nail set in the east right-of-way line of S. East Street (33' R/W);

thence northerly with the east right-of-way line of S. East Street, North five degrees zero minutes thirty-six seconds (05° 00' 36") East for two hundred fourteen and 06/100 (214.06) feet to a Mag Nail set;

thence easterly with a new dividing line, South eighty-five degrees forty minutes twenty-nine

Continued on Page 2

D25084-1

Parcel I, Desc. of 1.735 Acres

E. South Street, City of Bellbrook

-2-

01/08/2026

seconds (85° 40' 29") East for three hundred forty-nine and 88/100 (349.88) feet to an Mag Nail set;

thence southerly with a new dividing line, South four degrees fifty-eight minutes fifteen seconds (04° 58' 15") West for two hundred eighteen and 00/100 (218.00) feet returning to the **TRUE POINT OF BEGINNING**, containing **1.735** acres more or less and subject to all legal highways, easements, restrictions and agreements of record, according to a survey of said premises by Luis G. Riancho, Registered Surveyor, State of Ohio #5287, dated January 2026.

Note: Basis of bearing: bearing of North 85° 01' 45" West for the north line of Barnett Plat Subdivision No. 1, Plat Book 3, Page 164, nka Plat Cabinet 32, Page 39B and north line of E. South Street from GPS observations utilizing ODOT RTN State Plane Coordinate System, NAD'83(2011), GEOID12B, Ohio South Zone.

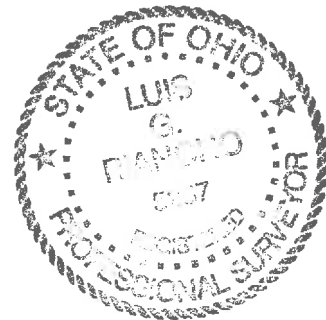
Note: All deeds and plats referenced are recorded in the Deed and Plat Records of Greene County, Ohio.

Note: All iron pins set are #5 rebar, capped and stamped "LGR & ASSOC, ENGLEWOOD, OHIO".

Note: A Plat of Survey is recorded in Greene County Surveyor's Record No. _____, Page _____.

Luis G. Riancho

Luis G. Riancho
Registered Surveyor
State of Ohio #5287
Date 1/29/2026



County of Greene, Ohio
Legal description as described
Legal description as described
By *[Signature]* Date 01/29/2026
L.A.P. DIST. BY _____



LUIS G. RIANCHO, PS

LUIS G. RIANCHO & ASSOCIATES, INC.

SURVEYING

**GPS SERVICES
HIGHWAY & CONSTRUCTION STAKING
BOUNDARY & TOPOGRAPHIC SURVEYS**

**140 W. WENGER ROAD
ENGLEWOOD, OHIO
45322-2727**

**TEL (937) 836-1585
FAX (937) 836-9974**

Email: lgriancho@woh.rr.com

D25084-2

January 8, 2026

Parcel II, Description of 5.929 Acres

S. East Street

Section 32, Town 3, Range 6 BTMRS

City of Bellbrook, Greene County, Ohio

Located in Section 32, Town 3, Range 6 BTMRS, City of Bellbrook, Township of Sugarcreek, County of Greene, State of Ohio and being 5.929 acres out of an original 9.11 acre tract of land conveyed to Board of Education of Sugarcreek Township, Rural School District, Greene County, Ohio by deed recorded in Deed Volume 131, Page 301 (Current Parcel ID: L35000200050007100) and being all of a 0.22 acre tract conveyed to The Board of Education of Sugarcreek Township by deed recorded in Official Record Volume 250, Page 8 (Current Parcel ID: L32000200180002700 & L35000200050007200) and being more particularly described as follows:

BEGINNING at a railroad spike found at the northeast corner of Barnett Plat Subdivision No. 1 recorded in Plat Book 3, Page 164, nka Plat Cabinet 32, Page 39B and at the northeast corner of right-of-way of E. South Street (25' R/W) and in the south line of said Section 32;

thence westerly with the north line of said Barnett Plat and north right-of-way line of E. South Street and south line of said Section 32, North eighty-five degrees one minute forty-five seconds (85° 01' 45") West for one hundred forty-seven and 06/100 (147.06) feet to a Mag Nail set;

thence northerly with a new dividing line, North four degrees fifty-eight minutes fifteen seconds (04° 58' 15") East for two hundred eighteen and 00/100 (218.00) feet to a Mag Nail set;

thence westerly with a new dividing line, North eighty-five degrees forty minutes twenty-nine seconds (85° 40' 29") West for three hundred forty-nine and 88/100 (349.88) feet to a Mag Nail set in the east right-of-way line of S. East Street (33' R/W);

thence northerly with the east right-of-way line of S. East Street, North five degrees zero minutes

Continued on Page 2

D25084-2

Parcel II, Desc. of 5.929 Acres

E. South Street, City of Bellbrook & Sugarcreek Twp -2-

01/08/2026

thirty-six seconds (05° 00' 36") East for two hundred thirty-three and 08/100 (233.08) feet to a Mag Nail set at the intersection with the westerly extension of the south line of Lot 1 of Bellbrook United Methodist Church Plat recorded in Plat Cabinet 34, Page 613A, witness a 3/4" iron pin found bearing North 80° 25' 50" East at 3.01 feet;

thence easterly with said westerly extension line and with said south line of Lot 1, South eighty-five degrees thirty-three minutes zero seconds (85° 33' 00") East, passing a Mag Nail set at 5.64 feet at the southwest corner of said Lot 1, for a total distance of one hundred twenty-five and 68/100 (125.68) feet to an iron pin set at a corner in said south line of Lot 1, witness a 1/2" iron pin found bearing South 64° 20' 39" West at 0.25 feet;

thence northerly with a southerly line of said Lot 1, North five degrees twenty-five minutes thirty-nine seconds (05° 25' 39") East for six and 60/100 (6.60) feet to a Mag Nail set at a corner in the south line of said Lot 1;

thence easterly with the south line of said Lot 1 and with the south line of a 0.4586 acre tract conveyed to Benjamin Loseth & Vanessa Wolf by deed recorded in IR 2023004227, South eighty-five degrees forty-seven minutes twelve seconds (85° 47' 12") East, passing a 1/2" iron pin capped "Boutwell" found at 125.71 feet, for a total distance of one hundred seventy-three and 67/100 (173.67) feet to an iron pin set at the northwest corner of a 0.6730 acre tract conveyed to Bellbrook Lions Club by deed recorded in IR 2017010322, witness a 5/8" iron pin capped "Marshall" found bearing South 85° 47' 12" East at 14.31 feet at the southeast corner of said 0.4586 acre Loseth & Wolf tract;

thence southerly with the west line of said 0.6730 acre Bellbrook Lions Club tract, South three degrees thirty-nine minutes forty-five seconds (03° 39' 45") West, passing a 5/8" iron pin capped "Green" found at 9.98 feet, for a total distance of one hundred ten and 19/100 (110.19) feet to a Mag Nail found at the southwest corner of said 0.6730 acre Bellbrook Lions Club tract;

thence easterly with the south line of said 0.6730 acre Bellbrook Lions Club tract and generally along an existing chain-link fence, South eighty-six degrees nineteen minutes twenty seconds (86° 19' 20") East for three hundred nineteen and 37/100 (319.37) feet to a cross cut set in the concrete base of a steel corner post of said chain-link fence at the southeast corner of said 0.6730 acre Bellbrook Lions Club tract;

thence northerly with the east line of said 0.6730 acre Bellbrook Lions Club tract and generally along said chain-link fence, North two degrees twenty-eight minutes twelve seconds (02° 28' 12") East for ninety-two and 19/100 (92.19) feet to an iron pin set in the south line of a 1.041

Continued on Page 3

D25084-2

Parcel II, Desc. of 5.929 Acres

E. South Street, City of Bellbrook & Sugarcreek Twp -3-

01/08/2026

acre tract conveyed to Charles E. Reeves by deed recorded in IR 2024013051;

thence easterly with the south line of said 1.041 acre Reeves tract and with the south line of a 0.789 acre tract conveyed to BuckeyeVets, LLC by deed recorded in Official Record Volume 3265, page 386 and with the south line of a 0.71 acre tract conveyed to Nivo Holdings, LLC by deed recorded in IR 2020015400 and with a northwesterly line of a 1.041 acre tract conveyed to Village of Bellbrook, Ohio by deed recorded in Official Record Volume 438, Page 565, South eighty-four degrees thirty-six minutes fourteen seconds (84° 36' 14") East, passing a 5/8" iron pin found at 54.31 feet, passing also an 8" wood post found at 176.9 feet, for a total distance of one hundred ninety-one and 98/100 (191.98) feet to an iron pin set at a corner in the westerly line of said 1.041 acre Village of Bellbrook, Ohio tract, witness a 1.5" iron pipe found bearing North 80° 48' 39" West at 14.08';

thence southerly with the west line of said 1.041 acre Village of Bellbrook, Ohio tract, South three degrees fifty-eight minutes forty-three seconds (03° 58' 43") West for four hundred thirty-two and 74/100 (432.74) feet to an iron pin set at the southwest corner of said 1.041 acre Village of Bellbrook, Ohio tract and in a westerly line of a 32.091 acre tract conveyed to Bellbrook-Sugarcreek Park District by deed recorded in Official Record Volume 282, Page 239;

thence with the westerly lines of said 32.091 acre Bellbrook-Sugarcreek Park District tract on the following three (3) courses:

- 1) North eighty-five degrees two minutes forty-seven seconds (85° 02' 47") West for twenty-two and 12/100 (22.12) feet to a 5/8" iron pin capped "Poliquin" found at a corner;
- 2) South four degrees fifty-seven minutes twelve seconds (04° 57' 12") West for twelve and 00/100 (12.00) feet to a 5/8" iron pin found at a corner;
- 3) North eighty-five degrees four minutes seventeen seconds (85° 04' 17") West for two hundred ninety-seven and 76/100 (297.76) feet returning to the **POINT OF BEGINNING**, containing **5.929** acres more or less, of which 0.774 acres more or less is within Sugarcreek Township and 5.155 acres more or less is within City of Bellbrook, and subject to all legal highways, easements, restrictions and agreements of record, according to a survey of said premises by Luis G. Riancho, Registered Surveyor, State of Ohio #5287, dated January 2026.

Note: Basis of bearing: bearing of North 85° 01' 45" West for the north line of Barnett Plat Subdivision No. 1, Plat Book 3, Page 164, nka Plat Cabinet 32, Page 39B and north line of E. South Street from GPS observations utilizing ODOT RTN State Plane Coordinate System,

Continued on Page 4



To: Planning Board
 From: Cathi Spaugy, Community Development Administrator
 Date: March 16, 2026
 Subject: Staff Report – Proposed Lot Split – 60 E. South Street
 (Parcel ID – L35000200050007100)

Summary of the Request

The applicant Bellbrook Sugarcreek Schools Board of Education, owners of 60 E. South Street, are requesting approval of a lot split of the property. The existing conditions are one lot equaling 7.664 acres. The applicant’s request is to split the lot into two parcels, one building on each parcel. Creating Parcel I total - 1.735 acres and Parcel II total- 5.929 acres.

Applicant Information

Bellbrook Sugarcreek Schools Board of Education, owners of 60 E. South Street
 Surveyor: Luis G Riancho – LGR & Associates, Inc. Surveying, GPS Service Engineering Layout

Current Zoning District

R-2

Parcel Identification

L35000200050007100

Additional Actions or Next Steps to be taken by the City

If the proposed lot split is approved, the applicant will record the lot split with Greene County.

Applicant’s Reason for the Request

Splitting existing lot into two parcels.

Surrounding Land Use within 1,000 Feet

Residential & Park
Previous Related Development Decisions in the Immediate Area (3-5 Years)
N/A
Comprehensive Plan Applied to the Geographical Area
N/A
Existing Public Utilities
All public utilities are on site.
Soil Survey Data
N/A
Classification of Streets, Traffic Volumes & Direction, Planned Improvements
N/A
Flood Plain Information
N/A
Comments from City and County Agencies
N/A
Supporting Maps & Graphics
Attached to packet.
Staff Recommendation
Staff recommend the Planning Board consider this request.

City of Bellbrook
State of Ohio

Planning Board Decision Record 26-PB-01

WHEREAS, on February 20, 2026, the applicant, Bellbrook-Sugarcreek Schools, requested a two-way split of the existing lot at 51 S East Street (Planning Board Case 26-PB-01); and

WHEREAS, on March 19, 2026 the City of Bellbrook Planning Board did meet in an open, public forum and fully discuss the details of the request of the applicant

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 request made by the applicant for a two-way split into individual lots at the site of 51 S. East Street (Planning Board Case 26-PB-01) in accordance with the recommendation of the Staff Report dated March 16, 2026.

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: Mr. Tuttle and SECONDED BY: Mr. Dahling

Roll call vote showed 3 Yeas; 0 Nays.

Motion to approve is ADOPTED this 19th day of March, 2026

AUTHENTICATION:

Denny Bennett, Planning Board Chair

Rob Schommer, Clerk/Secretary

File Attachments for Item:

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

**NOTICE
OF
PUBLIC HEARING**


Bellbrook

**City Council
Public Hearing**

Monday April 27, 2026 7:00 pm
City Council Chambers 15 E. Franklin Street

**There will be an open Public Hearing by the Bellbrook
City Council regarding Ordinance No.2026-O-04**

A Public Hearing will be held by Bellbrook City Council, regarding Ordinance No.2026-O-04

Ordinance No. 2026-O-04

**AMENDING TITLE FOUR – UTILITIES, CHAPTER 1042 – WATER, SECTION 1042.07 – OPERATION FEES OF
THE BELLBROOK CODE OF ORDINANCES**

Monday April 27, 2026 7:00 pm in the Council Chambers 15 E. Franklin Street.
The public is welcome to attend or send comments to the Clerk of Council at
clerk@bellbrook.gov. A copy of the Ordinance is attached.

Agenda and additional meeting information available at www.bellbrook.gov

Posted 4/17/2026

RECORD OF ORDINANCES

Item B. Section 8, Item

Ordinance No. 2026-O-04

April 27, 2026

City of Bellbrook State of Ohio

Ordinance No. 2026-O-04

AMENDING TITLE FOUR – UTILITIES, CHAPTER 1042 – WATER, SECTION 1042.07 – OPERATION FEES OF THE BELLBROOK CODE OF ORDINANCES

WHEREAS, The City of Bellbrook has adopted Title Four - Utilities – of the Bellbrook Code of Ordinances; and

WHEREAS there is a need to modify the current operation fees for water utilities regarding shutoffs and reconnections; and

WHEREAS, City Council wishes to amend Title Four – Utilities, Chapter 1042 – Water, Section 1042.10 -Operation Fees.

NOW, THEREFORE, THE CITY OF BELLBROOK HEREBY ORDAINS:

Section 1. That the following amendments to Title Four – Utilities, Chapter 1042 – Water, Section 1042.10 -Operation Fees are hereby approved in its entirety attached hereto and incorporated herein by reference, with deletions shown by ~~strike through~~ and additions shown by **bold** and underscored.as follows:

Sec. 1042.07. Operation fees.

Operation fees are hereby established as follows:

- (a) Nonpayment shut-off/turn-on ~~\$30.00~~ **\$45.00**
- (b) Nonpayment turn on after hours \$90.00
- (c) Shut-off and turn-on at meter pit during working hours (upon request for maintenance purposes) ~~30.00~~ **\$45.00**
- (d) Shut-off and turn-on at meter pit during non-working hours (upon request for maintenance purposes)90.00
- (e) Visit to install or inspect a new water service following two visits made at no charge to the builder ~~30.00~~ **\$45.00**
- (f) Vacation shut-off and/or storage of meter (upon customer request) Monthly minimum
- (g) Damaged meter repair... Cost
(including labor)
- (h) Damaged fire hydrant...Cost
(including labor)
- (i) Shut-off at main (upon request for maintenance or violation...Cost
(including labor)
- (j) Returned check fee ~~30.00~~ **\$45.00 plus any additional costs to the City from the financial institution**

RECORD OF ORDINANCES

Item B. Section 8, Item

Ordinance No. 2026-O-04

April 27, 2026

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

PASSED BY City Council this 27th day of April, 2026.

___ Yeas; ___ Nays.

AUTHENTICATION:

Michael W. Schweller, Mayor

Robert Schommer, Clerk of Council

APPROVED AS TO FORM:

Stephen McHugh, Municipal Attorney

File Attachments for Item:

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

**NOTICE
OF
PUBLIC HEARING**


Bellbrook

**City Council
Public Hearing**

Monday April 27, 2026 7:00 pm
City Council Chambers 15 E. Franklin Street

**There will be an open Public Hearing by the Bellbrook
City Council regarding Ordinance No.2026-O-05**

A Public Hearing will be held by Bellbrook City Council, regarding Ordinance No.2026-O-05

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**

Monday April 27, 2026 7:00 pm in the Council Chambers 15 E. Franklin Street.
The public is welcome to attend or send comments to the Clerk of Council at
clerk@bellbrook.gov. A copy of the Ordinance is attached.

Agenda and additional meeting information available at www.bellbrook.gov

Posted 4/17/2026

City of Bellbrook
State of Ohio

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

WHEREAS, the City of Bellbrook has adopted Part Four, Title Four, Chapter 412 of the Bellbrook Code of Ordinances; and

WHEREAS, City Council has identified a need to address the safety of devices operated for personal use on the streets and sidewalks of the City; and

WHEREAS the City Council wishes to create a new section to regulate Low Speed Micromobility Devices on the public ways of the City within Chapter 412 of Title Four, Part Four.

NOW, THEREFORE, THE CITY OF BELLBROOK HEREBY ORDAINS:

Section 1. That the following amendments to Part Four, Title Four, Chapter 412 of the Bellbrook Code of Ordinances be approved with the addition of Section 412.05 – Low Speed Micromobility Devices added in its entirety as follows:

Sec. 412.05. – Low Speed Micromobility Devices

- (a) A low-speed micromobility device may be operated on the public streets, highways, sidewalks, and shared-use paths, and may be operated on any portions of roadways set aside for the exclusive use of bicycles in accordance with this section.
- (b) Except as otherwise provided in this section, those sections of this title that by their nature could apply to a low-speed micromobility device do apply to the device and the person operating it whenever it is operated upon any public street, highway, sidewalk, or shared-use path, or upon any portion of a roadway set aside for the exclusive use of bicycles.
- (c) No operator of a low-speed micromobility device shall do any of the following:
 - (1) Fail to yield the right-of-way to all pedestrians at all times;
 - (2) Fail to give an audible signal before overtaking and passing a pedestrian;
 - (3) Operate the device at night unless the device or its operator is equipped with or wearing both of the following:
 - i. A lamp pointing to the front that emits a white light visible from a distance of not less than 500 feet;
 - ii. A red reflector facing the rear that is visible from all distances from 100 feet to 600 feet when directly in front of lawful lower beams of head lamps on a motor vehicle.

RECORD OF ORDINANCES

Ordinance No. 2026-O-05

April 27, 2026

- (d) No person shall operate a low-speed micromobility device at a speed greater than 20 miles per hour.
- (e) Whoever violates this section is guilty of a minor misdemeanor.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

PASSED BY City Council this 27th day of April, 2026.

____ Yeas; ____ Nays.

AUTHENTICATION:

Michael W. Schweller, Mayor

Robert Schommer, Clerk of Council

APPROVED AS TO FORM:
Stephen McHugh, Municipal Attorney



Ohio Revised Code

Section 4511.514 Low-speed micromobility devices.

Effective: April 15, 2021

Legislation: House Bill 295 - 133rd General Assembly

(A)(1) A low-speed micromobility device may be operated on the public streets, highways, sidewalks, and shared-use paths, and may be operated on any portions of roadways set aside for the exclusive use of bicycles in accordance with this section.

(2) Except as otherwise provided in this section, those sections of this chapter that by their nature could apply to a low-speed micromobility device do apply to the device and the person operating it whenever it is operated upon any public street, highway, sidewalk, or shared-use path, or upon any portion of a roadway set aside for the exclusive use of bicycles.

(B) No operator of a low-speed micromobility device shall do any of the following:

(1) Fail to yield the right-of-way to all pedestrians at all times;

(2) Fail to give an audible signal before overtaking and passing a pedestrian;

(3) Operate the device at night unless the device or its operator is equipped with or wearing both of the following:

(a) A lamp pointing to the front that emits a white light visible from a distance of not less than five hundred feet;

(b) A red reflector facing the rear that is visible from all distances from one hundred feet to six hundred feet when directly in front of lawful lower beams of head lamps on a motor vehicle.

(C)(1) No person who is under sixteen years of age shall rent a low-speed micromobility device.

(2) No person shall knowingly rent a low-speed micromobility device to a person who is under sixteen years of age.



(3) No person shall knowingly rent a low-speed micromobility device on behalf of a person who is under sixteen years of age.

(D) No person shall operate a low-speed micromobility device at a speed greater than twenty miles per hour.

(E)(1) Whoever violates this section is guilty of a minor misdemeanor.

(2) Unless a mens rea is otherwise specified in this section, an offense established under this section is a strict liability offense and section 2901.20 of the Revised Code does not apply. The designation of that offense as a strict liability offense shall not be construed to imply that any other offense, for which there is no specified degree of culpability, is not a strict liability offense.

(F) Notwithstanding division (A)(1) of this section, a municipal corporation, county, township, metropolitan park district, township park district, recreation district, or any division of the department of natural resources if the division has the approval of the director of natural resources may do any of the following:

(1) Regulate or prohibit the operation of low-speed micromobility devices on public streets, highways, sidewalks, and shared-use paths, and portions of roadways set aside for the exclusive use of bicycles, under its jurisdiction;

(2) Include low-speed micromobility devices that are adapted to expand access for people with various physical limitations into a shared bicycle, shared electric bicycle, or similar vehicle sharing program, under its jurisdiction;

(3) Require the owner or operator of a low-speed micromobility device rental service or low-speed micromobility device sharing program to maintain commercial general liability insurance related to the operation of the devices, with limits of up to one million dollars per occurrence and two million dollars per aggregate.

LOW-SPEED MICROMOBILITY DEVICE RESOURCE LINKS:

<https://www.transportation.gov/rural/electric-vehicles/ev-toolkit/electric-micromobility>

<https://www.cpsc.gov/Safety-Education/Safety-Education-Centers/Micromobility-Information-Center>

https://www.pedbikeinfo.org/downloads/PBIC_Brief_MicromobilityTypology.pdf

<https://childrensdayton.org/injury-prevention/helmet-safety-program/>

<https://ohioaap.org/putalidonit>

Common Local Ordinance Language:

(a) (1) A low-speed micromobility device may be operated on the public streets, highways, sidewalks, and shared-use paths, and may be operated on any portions of roadways set aside for the exclusive use of bicycles in accordance with this section.

(2) Except as otherwise provided in this section, those sections of this title that by their nature could apply to a low-speed micromobility device do apply to the device and the person operating it whenever it is operated upon any public street, highway, sidewalk, or shared-use path, or upon any portion of a roadway set aside for the exclusive use of bicycles.

(b) No operator of a low-speed micromobility device shall do any of the following:

- (1) Fail to yield the right-of-way to all pedestrians at all times;
- (2) Fail to give an audible signal before overtaking and passing a pedestrian;
- (3) Operate the device at night unless the device or its operator is equipped with or wearing both of the following:

A. A lamp pointing to the front that emits a white light visible from a distance of not less than 500 feet;

B. A red reflector facing the rear that is visible from all distances from 100 feet to 600 feet when directly in front of lawful lower beams of head lamps on a motor vehicle.

(c) No person shall operate a low-speed micromobility device at a speed greater than 20 miles per hour.

(d) (1) Whoever violates this section is guilty of a minor misdemeanor.