

RECORD OF PROCEEDINGS

Bellbrook Board of Zoning Appeals & Property Review Commission
October 15, 2024

1. CALL TO ORDER

2. ROLL CALL

PRESENT

Mrs. Meredith Brinegar

Mr. Philip Ogrod

Mrs. Sharon Schroder

LaKeisha Taylor

3. APPROVAL OF THE MINUTES

A. Approval of the June 18, 2024, Board of Zoning Appeals/Property Review Commission Meeting Minutes

4. OLD BUSINESS

5. NEW BUSINESS

A. PRC 24-01: 4068 Eckworth Drive in violation of Property Maintenance Code Sections 1450.32 Exterior Structure (g) and 1450.31 Exterior Property Areas (j)

Mr. Ogrod introduced the case and asked for the staff report.

Ms. Grant reviewed the staff report as attached for case PRC24-01 noting the property maintenance violations at 4068 Eckworth Drive. She noted there was a 30-day extension given for the homeowner to provide a plan to remedy the violation, considering it likely involved a major roof repair. She noted as of today, the tarps on the roof have been removed; however it appears the roof still has damage, and there has been no update from the property owner.

Mrs. Bronegar noted she viewed the property and also noted the tarps were removed but could not tell if any repairs were done.

Mr. Ogrod also noted he drove by the property and, without an update from the homeowner, cannot tell if repairs have been done. He noted a concern that if tarps were removed that were over skylights, there could still be damage occurring to the interior and structure.

Mrs. Schroder asked if there was an update on the trash at the property and Ms. Grant indicated the items are still on the property.

Mr. Ogrod asked if the tarps were removed and if there was still a violation. Ms. Grant indicated the roof is still required to be in good repair to prevent intrusion of weather into the structure. Mr. Ogrod noted again without an update from the property owner, there is nothing else to go by.

Mr. Ogrod mentioned the woodpile visible on the property is an additional violation. Ms. Grant noted that it is included in the outside storage violation. He asked if there had been any communication about a remedy for the woodpile and outside storage and trash violations. Ms. Grant noted there had not been any contract from the property owner since August when he was asked to submit a plan to resolve the violations.

Mrs. Brinegar asked about apparently abandoned vehicles visible on the property and if they were in violation. Mrs. Grant noted the vehicles are parked on a hard surface and screened and are likely not a violation of the inoperable vehicle code.

Mr. Ogrod suggested separating the two violations and noted he was disappointed the property owner was not present to help explain the situation.

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Motion to approve abatement of 4068 Eckworth Drive for the violation of Section 1450.31 (j) of the Bellbrook Property Maintenance code as described in Bellbrook Violation No. 2024093 and the Staff Report dated October 7, 2024.

Motion made by Mrs. Brinegar, Seconded by Mrs. Schroder.

Voting Yea: Mrs. Brinegar, Mr. Ograd, Mrs. Schroder, Taylor

Motion to approve going forward with the prosecution process for 4068 Eckworth Drive for the violation of Section 1450.32 (g) as described in Bellbrook Violation No. 2024094 and the Staff Report dated October 7, 2024, after verification of the same violation still existing.

Motion made by Taylor, Seconded by Mr. Ograd.

Voting Yea: Mrs. Brinegar, Mr. Ograd, Mrs. Schroder, Taylor

6. OPEN DISCUSSION

7. ADJOURNMENT

Hearing no further business coming before the Board, Mr. Ograd declared the meeting adjourned at 6:59 pm.

Philip Ograd, Chairperson

Rob Schommer, Clerk of Council