

RECORD OF PROCEEDINGS

Bellbrook Planning Board

March 24, 2022

CALL THE MEETING ORDER:

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

ROLL CALL:

PRESENT

Mr. Denny Bennett

Mr. Ed Stangel

Mr. Mitchell Thompson

Mr. Tim Tuttle

ALSO PRESENT:

Jason Foster, Community Development Administrator

Rob Schommer, City Manager

APPROVAL OF MINUTES:

Mr. Thompson asked if any member had comments or corrections to the minutes of the February 17, 2022 meeting.

Motion to approve the February 17 meeting minutes

Motion made by Mr. Bennett, Seconded by Mr. Stangel.

Voting Yea: Mr. Bennett, Mr. Stangel, Mr. Thompson, Mr. Tuttle

Motion Passed.

OLD BUSINESS:

None

NEW BUSINESS:

PB 22-03 Zoning Code Update

Mr. Foster presented reviewed changes the the Zoning Code and noted each section there were recommended changes as noted in the attached staff report.

Mr. Tuttle asked about the noted square footage in section 15, asking what was the source and is it enough. Mr. Foster stated he researched several cities and these measurements seemed to be the standard.

Mr. Tuttle asked if the storage requirement in Section 18.05 meant after a certain time, a resident would be required to get a temporary storage unit. Mr. Foster indicated it did, with the purpose to limit a

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temporary storage unit from becoming a permanent shed. Mr. Tuttle was concerned if there was a possible problem created for a resident and should there be an exception. Mr. Foster asked if it would be appropriate to write in discretionary language allowing approval by the City Manager to allow an appeal for a permitted temporary storage unit. Mr. Tuttle and others agreed it would be appropriate. Mr. Tuttle then noted a word change and Mr. Foster made note and the correction.

Mr. Thompson noted section 17.03 and asked if the proposed language circumvented the Comprehensive Plan. Mr. Tuttle stated he felt the language should not be out and the board would be able to follow the plan.

Mr. Thompson stated the concern having it in ink, it would be possible for future Boards to leave the Comprehensive Plan shelved. By removing it, it requires review of the Plan. Mr. Tuttle agreed applicants should not be able to go to the Planning Board to get around the Comprehensive Plan.

Mr. Thompson also stated a temporary storage unit should have a definition. Mr. foster noted it is in the definitions code Article 3 but named wrong. Correction will be made.

A motion to approve the submitted change to the Property Maintenance Code as reflected in the March 24, 2022 Staff Report.

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

Voting Yea: Mr. Bennett, Mr. Stangel, Mr. Thompson, Mr. Tuttle

OPEN DISCUSSION:

None

ADJOURNMENT:

With no further business coming before the Board, Mr. Thompson declared the meeting adjourned at 6:50 pm.

Mitchell Thompson, Chair Person

Rob Schommer, Clerk of Council