

# PLANNING BOARD DECISION RECORD

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: Mr. Tuttle SECONDED BY: Mr. Boehmer

Roll call vote showed 3 Yeas and 0 Nays.

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

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AUTHENTICATION:

  
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Denny Bennett, Planning Board Chairperson  
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Rob Schommer, Clerk/Secretary