

RECORD OF PROCEEDINGS

Bellbrook Planning Board

October 10, 2024

1. CALL TO ORDER

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

2. ROLL CALL

PRESENT

Mr. Denny Bennett

Mr. Kyle Boehmer

Mr. Tim Tuttle

Dr. David Van Veldhuizen

Dr. William Dahling

ABSENT

3. APPROVAL OF THE MINUTES

Mr. Bennett asked if anyone had any corrections to the July 18, 2024, Planning Board meeting minutes. Hearing none, Mr. Bennett declared the minutes approved.

4. OLD BUSINESS

None

5. NEW BUSINESS

Mr. Bennett thanked everyone for showing up tonight at the meeting and stated that he assumes people are in attendance to voice opinions and is glad to hear them.

Mr. Bennett introduced case 2024-PB-03: Proposed Rezoning and Basic Development Plan for the Property at Parcel ID L35000100080000300, proposing the rezoning from A1 Agriculture to PD-1 Planning Residential and for basic development for a 30-unit multi-family residential condominium community for the subject property.

Staff Report from Michaela Grant stated the applicant has applied for a rezoning request and basic development plan for parcel ID L35000100080000300, a 3.6-acre lot on West Franklin Street. The first portion is the rezoning request from an A1 agriculture to a PD-1 Planned Residential development district to accommodate the property development for approximately 30 units for sale condominiums. The second portion of the case is the basic development plan, the look and layout of which are conceptual. More information will become available once the detailed development plan is submitted later, which is required as part of the process. There have been some misconceptions about this project, and Ms. Grant addressed them. They are for sale condominiums, not rental

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apartment units. They are comparable to the Wentworth Condos across the street on W. Franklin St. The project is separate from the Springs at Centerville near Wilmington Pike.

Visually shown conceptual renderings of the building indicate two-story one-car garage units with brick front and vertical siding that meet the surrounding community's general character. Also showed a visual of the preliminary sight plan that shows two ten-unit buildings and two five-unit buildings with two parking spaces per unit and 20ft of space on either side of either driveway. The plan shows 24 garage parking spaces, 24 driveway parking spaces, and an additional 29 parking spaces, totaling 77 spaces, which exceeds the requirement of the Bellbrook zoning code requirement.

The following easements exist on the property, and there is a 50-foot electric easement on the west side of the property. A 125-foot AES/gas line easement along the east side of the property and a 40-foot access/egress easement on the east side of the property, which overlaps with the 125-foot AES easement.

The plan shows two points of ingress/egress, one of which is an existing curb cut on the east side of the property. The stormwater management area is a pond on the east side of the property. The City's engineer has reviewed it and stated that it is efficient at this time. The proposed setbacks are 30ft in the front towards the street and rear of the property and 50ft on either side between the Greenmeadow Ranch and Regent Park subdivision. With these setbacks, the project plans to add berms and landscaping. The interior drives are 25ft and have been confirmed to have met the Bellbrook Fire Department's code. This submission meets the permitted codes outlined in article 17.12B 1 and other code requirements when submitting the specific plans. This concluded the staff report.

Mr. Tuttle had questions about the two access points, whether they would be two-way and the City's way of managing traffic. Ms. Grant stated the engineers would review it for more detailed requirements, but she believes it is two lanes for both. Mr. Tuttle stated that we only discussed rezoning and did not approve the project. Ms. Grant states this is correct but is a basic general representation. Mr. Van Veldhuizen asked if this was just a rezoning request. Ms. Grant states this is a two-stage request. The detailed plan has a lot more information on the exact representation of what is planned and will be presented to the planning board later. Dr. Dahling asked if we approve zoning and that they are not necessarily approving the site plan he has presented.

Mr. Schommer stated that approval of the zoning rezoning and basic development is noted, and they approve both.

Mr. Bennett stated he and his wife have been walking on the property thrice and felt the substation's buzzing was annoying. He noted that the project was just the property in front of the substation and nothing else. He opened the floor up to the audience's concerns.

Developer Brandon Kaiser, 6730 Running Deer Trail, Franklin, Ohio, stated that he and his partner feel this spot and surrounding area are good for this type of development and are pleased with

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Fischer Homes' work for this type of development. He stated he is here to hear the residents' concerns and remedy the problems before they move on with the project.

Elizabeth Miller, 2033 Wentworth Village, asked if the developer could lower the number of units he proposes, but she has concerns about the look. Mr. Kaiser stated they could look into the request, but this amount works financially at this time.

Pat Schutzbank, 3868 W. Franklin Street, states they have put together written statements of project rejection. He states they have looked at the property and walked around it. Mentioned that this was his forever home; he spoke of the intent of the Bellbrook zoning codes and feels there are numerous conflicts between the intent and purpose of the zoning code and what is being proposed. Also very concerned about the stormwater management and asks the Board to vote no.

Andrew Brewer, 3894 W. Franklin Street, states he sent emails to the panel on questions and concerns he has and hopes they can be answered. The main concern is stormwater management as well. Asks Board to vote no.

George Reynolds, 1910 N. Regent Park, spoke of Planned Unit Development, how it considers the residents' requirements, and that the City of Bellbrook honors commitments made to the neighborhoods. He states that the size of the area is not acceptable for this type of development and that it will depreciate his property. He spoke of concerns about parking and emergency vehicles getting around the surrounding neighborhoods and absorbing the foot traffic since the development has no green space. Asks Board to vote no.

Mitchel Bosler, 3864 W. Sudbury Court, stated that he does not know how 30 units can fit on the property. Has concerns about home values going down and traffic. Asks Board to vote no.

Chris Rodriguez, 3914 Jacob Hills Court, asked if the Board has tried to rezone the property. Has concerns about it being a transit population. Asks Board to vote no.

Meredith Brinegar, 2221 Ivy Crest Drive, has a different perspective. She mentioned she was concerned about losing more green space and the stormwater issues. States she is saddened by how people feel about additional multi-family housing coming to Bellbrook. She feels there is a lot of racism coming from the Bellbrook community. States that Bellbrook needs affordable housing and that all kids, not just the wealthy, deserve the best quality schooling. She supports the development of giving many families the chance to attend school and participate in the community.

Developer Brandon Kaiser states the concerns people have about transients and short-term rentals. He says they include a limit on these rentals in the covenant restrictions, which is no less than a year. Mr. Bennett states someone could buy and rent the condo for a year. Brandon states the same covenant restrictions apply to Greenmeadow Ranch. Mr. Tuttle asked if the developer had an estimated square footage of the units. Brandon states that the smallest units range just over 1,100 square feet (two beds, two baths) and up to approximately 2,000 square feet.

Al Price, 3793 E. Sudbury Court, states that the nice-looking fronts of units will face each other and look at the sides and backs of the units. Mentioned receiving a letter stating that only people within 300 feet of the acreage were notified. He suggests that in the future, a Hyper-Reach call should be

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done to notify all the residents and let them know that a meeting is scheduled to discuss the development.

Kathleen Lopez 1917 N. Regent Park states that the development does take away much green space. She asked Brandon if he would want this development near his forever home. Mr. Bennett states this has no bearing on this case in Bellbrook. She states concerns about the motivation of the developer. Mentioned that she would support a dog park. Mr. Boehmer asked her about the restrictions on her property in N. Regent Park, but she could not answer now because she hadn't checked her HOA rules. Mr. Boehmer asked if anyone from N. Regent Park knew the answer. A resident stated that there are no restrictions and rentals in N. Regent Park.

Elivia Boreman, 3810 Polo Trace Court, has concerns about more traffic in the downtown area and the school's enrollment, which will increase as more development is made.

Dave Douglas brought up Rosecrest and State Route 725 directly across from the substation. He expressed concerns about the left hand turning into the development and the left hand turning into Rosecrest Drive, which is a safety issue. He also mentioned the elevation levels of the parking areas.

Maria Fernandez 3829 Polo Trace Court mentions the Bellbrook zoning code document, Article 2 and the Comprehensive Plan and can see that this type of development goes against that Article. Jack Klingmen, 3948 Liam Ct., also states his concerns about the building's aesthetics besides the front view.

Matt Porter 2076 Dane Ln. asks that the panel listen to the residents, not the developers in a different community.

Jonathan Sanders, 3959 E. Carmela, states they collected 150 signatures and moved to Bellbrook for the small-town friendly. He mentions that the small development area will cause issues within the development. He doesn't oppose affordable housing; he says that it needs to be in a bigger area.

Carol Bennett, 2211 Shadowood Circle, mentions the changes Bellbrook has made for a walkable community and green spaces. Many of the goals that residents have requested have been met.

Chris Christensen, 1929 Sugar Run Trail, states the benefit to Bellbrook from the development in this location. Mr. Bennett noted that the panel cannot answer questions; this is just for the public to speak.

Mr. Bennett closed the public hearing.

Mr. Van Veldhuizen states he is looking back at what we have done over the last 15 years while he has been on the Council and boards, which is comparable to this issue. He thanked the audience for showing up and presenting the Board with their concerns. He speaks of the Comprehensive Plan that he was involved in and, based on what has been done for the past 15 years, that the rezoning and development are not consistent with the past decisions that were made.

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Mr. Tuttle asked for clarification on the rezoning change and tentative plan. He doesn't feel that the area being agricultural zoning doesn't make any sense in that area and agrees that residential makes the most sense for that area. Ms. Grant states that it could be split into approving the rezoning and the basic development. Dr. Dahling states that he thinks the plan is that the 30-year comprehensive plan states it clearly. The city land use plan is discussed, but he doesn't feel that this plan promotes the health and wealth of the general community and feels there is a detrimental impact.

Mr. Boehmer thanked the audience for showing up and voicing their opinions. He stated that land is very limited in Bellbrook and that progress is inevitable. He encouraged the residents to think of what they would be okay with, as something would eventually go in the space.

Mr. Bennett stated that this is democracy at its best.

A motion was made by Mr. Tuttle and seconded by Dr. Van Veldhuizen.

Voting "yea":

Voting "no": Mr. Bennett, Mr. Tuttle, Dr. Van Veldhuizen, Dr. Dahling, Mr. Boehmer

The motion fails.

6. OPEN DISCUSSION

None

7. ADJOURNMENT

Hearing no further business before the Board, Mr. Bennett declared the meeting adjourned at 7:47 pm.

Denny Bennett, Chairperson

Rob Schommer, Clerk of Council