

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

August 11, 2025

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. Brady Harding

Deputy Mayor Ernie Havens

Mr. T.J. Hoke

Mayor Mike Schweller

4. APPROVAL OF THE MINUTES

A. Approval of the July 28, 2025, Meeting minutes.

5. MAYOR'S ANNOUNCEMENTS AND SPECIAL GUEST

6. CITIZEN COMMENTS

Jim Krile, 4240 Woodacre, spoke in favor of allowing backyard chickens.

Peter Buxa, 2229 Creekview, spoke in favor of allowing backyard chickens. He added he had concerns about a conflict of the permitting process.

Andrea Walker, 2214 Creekview, spoke to be in support of backyard chickens.

7. CITIZENS REGISTERED TO SPEAK ON AGENDA ITEMS

8. PUBLIC HEARING OF PROPOSED ORDINANCES

9. INTRODUCTIONS OF ORDINANCES

10. ADOPTION OF RESOLUTIONS

11. OLD BUSINESS

A. Discussion regarding Short Term Rental Ordinance. Mr. Schommer said staff are working on concerns raised by a meeting visitor with longer term tenants who disturb the peace. If a short-term rental only offers longer term tenants, would it attract similar tenants. Also working with how to collect hospitality fees and taxes. Staff have researched area cities' ordinances on short term rentals.

Mayor Schweller gave some background as to why Bellbrook has the policy of no less than 26 days for short term rentals.

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Mr. Schommer said there are advantages requiring registration of short-term rentals.

Mr. Hoke did a quick search of other cities' policies and said he would like to revisit requiring applications/registrations.

Mr. Ashley agreed and said it's a win to bring in revenue and still allow residents to use and enjoy their properties.

Mrs. Cyphers also agreed and likes the policy that Centerville has involving an "entertainment district" and limiting the area where Bellbrook allows short term rentals.

Mr. Havens said he has spoken with someone in the City who has multiple long-term rentals and would like to be able to have short-term tenants in between.

Mr. Greenwood does not think short-term rentals should be in residential areas. He said he doesn't think residents should be capitalized on and have their neighborhood diminished.

Rentals of this type should be in business districts or areas dense with other rental properties.

Mr. Harding asked how a lodging tax would be collected. Mr. Schommer said it would go through the rental company.

Mayor Schweller said he would like to see the minimum rental time be at least 7 or 14 days.

Mr. Schommer said a bed and breakfast is a different concept and could extract that definition from the short-term rental Ordinance.

B. Discussion about amendment to Ordinance 2025-O-12 regarding small livestock.

Mr. Schommer said each version of this Ordinance comes from discussions over the last couple months and input from residents. The latest version in Section D defines transition periods as the animals age out and new are introduced. Section M discusses keeping butchering out of public view. Also discusses lot size and Mr. Schommer suggested adding language that defines lot size, especially for parcels that include multiple lots.

Mayor Schweller talked about an article from Dayton Daily News regarding cities that do allow backyard chickens.

Mr. Ashley said he likes the most recent version of the Ordinance and would like to move forward.

Mrs. Cyphers asked about the definition of 618.01. She said she would like to have that definition and Ordinance at the same time.

Mr. Schommer said 618 is reliant on this Ordinance but the Ordinance is not reliant on 618.

Mr. Havens said he thinks 18 is too many.

Mr. Hoke asked how many chickens would be enough for a family to get eggs.

Elaine Buxa, 2229 Creekview, said 6 chickens in their first year could produce 4 eggs each per week. After a chicken reaches 2-3 years old the egg production declines. She said a family of 4 could benefit from 6 chickens in their prime. She said 12 would also be a reasonable number and doesn't feel the transition phase would be harmful.

Mayor Schweller said a maximum of 12 for one-acre properties would be reasonable. Under an acre, 6.

Mr. Ashley asked about multiple structures for multiple animal types. Mr. Schommer said there is an aggregate for total number of animals, regardless of type.

Rebecca Langdon, 2237 Creekview, said she doesn't think 12 is too many for less than one acre lots. She said her half acre could accommodate 12 with no issue during transition. If she had a surplus of eggs she would share with her neighbors at no cost.

Mrs. Cyphers said we should incorporate the small livestock transition language in section 618.

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Mr. Schommer said it is in Article 18 because of permitting specifications.

Motion to amend 2025-O-12.

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

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

Motion to introduce amended 2025-O-12.

Read by Deputy Mayor Havens.

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

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

12. NEW BUSINESS

13. CITY MANAGER'S REPORT

Mr. Schommer gave an update on the redevelopment plan for the old Sugarcreek School. The school board is working on a plan to split the purchase with ESC. We are waiting for their final decision and will readdress opportunities.

Mr. Schommer said the Museum Anniversary event was successful and we look forward to make it an annual event.

Mosquito spraying will begin after midnight to prevent the spread of West Nile Virus.

Milling is complete for the paving program and paving starts tomorrow for the homes in the identified areas.

Utility billing software generated estimated bills for the August cycle. A message was sent to those affected to identify any customer who may have not used their irrigation system or had a significant leak.

Mr. Greenwood asked if we could have a debrief meeting to discuss the museum event and future plans.

Mayor Schweller said he would like to see the museum event every year or every other year.

14. COMMITTEE REPORTS

- A. Safety Committee – Mr. Hoke said police officers are actively enforcing the no trucks rule at Main/Franklin.

Currently issuing warnings and citations for rare repeat offenders. Police Dept is preparing for the upcoming Lyons festival.

- B. Service Committee – Mr. Greenwood said please abide by the “No Parking” signs in paving areas. Road salt is \$10/ton more than last year.

- C. Finance/Audit Committee – No update.

- D. Community Affairs Committee – Deputy Mayor Havens said the Community Affairs Committee met earlier this evening and voted to recommend appointing Justin Mays to the Historical Museum Board of Trustees. Justin is a 10 year Bellbrook resident and works in law enforcement. Motion to appoint Justin Mays to the Historical Museum Board of Trustees

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

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

15. CITY OFFICIAL COMMENTS

Mr. Ashley – Thanked guests for coming and thanked Allison, Melissa and the team for the museum event.

Mrs. Cyphers agreed with Mr. Ashley.

Mr. Greenwood – Commented on Steve Berryhill’s knowledge of history. Appreciated all resident feedback for local issues. Reminded that school starts soon.

Mr. Harding – Also thanked Melissa and Allison for the museum event.

Mr. Hoke – Lyons festival is 8/23-8/24 and blackjack dealers are still needed.

Deputy Mayor Havens – Enjoyed the museum event. Appreciated everyone involved. Reminded everyone to obey the speed limits in neighborhoods. Mentioned the work of the Bellbrook Chamber and For Bellbrook by Bellbrook on their work on an upcoming free event titled Taste of Town.

Thanked meeting guests.

Mayor Schweller – Reminded that schools starts Thursday, thanked guests and the camera man.

16. EXECUTIVE SESSION

17. ADJOURNMENT

Michael Schweller, Mayor

Robert Schommer, Clerk of Council