



**NOTICE  
OF  
PUBLIC HEARING**



**Bellbrook**

**City Council  
Public Hearing**

**Monday May 13, 2024 7:00 pm**  
*City Council Chambers 15 E. Franklin Street*

**There will be an open Public Hearing by the Bellbrook  
City Council regarding Ordinance No.2024-O-4**

A Public Hearing will be held by Bellbrook City Council, regarding Ordinance No2024-O-4

**Ordinance 2024-O-4 APPROVING THE APPLICATION TO CREATE A COMMUNITY  
ENTERTAINMENT DISTRICT FOR DOWNTOWN BELLBROOK**

Monday May 13, 2024 7:00 pm in the Council Chambers 15 E. Franklin Street.  
The public is welcome to attend or send comments to the Clerk of Council at  
[clerk@cityofbellbrook.org](mailto:clerk@cityofbellbrook.org). A copy of the Ordinance is attached.

**Agenda and additional meeting information available at [www.cityofbellbrook.org](http://www.cityofbellbrook.org)**

Posted 4/22/2024

# RECORD OF ORDINANCES

Ordinance No. 2024-O-4

May 13, 2024

## City of Bellbrook State of Ohio

### Ordinance No. 2024-O-4

#### **APPROVING THE APPLICATION TO CREATE A COMMUNITY ENTERTAINMENT DISTRICT FOR DOWNTOWN BELLBROOK**

WHEREAS, Ohio Revised Code Section 4301.80 allows the City of Bellbrook to create a Community Entertainment District (CED) on application to the Mayor which district would encompass in excess of 20 acres; and

WHEREAS, The City has applied for the creation of such district on lands encompassing areas within Downtown Bellbrook which lands exceed 20 acres; and

WHEREAS, the application is complete and meets the requirements of Ohio Revised Code 4301.80; and

WHEREAS, notice of such application to designate the Community Entertainment District was published and noticed as required by Ohio Revised Code 4301.80; and

WHEREAS, Mayor Michael Schweller has reviewed the application and has formally recommended approval of the application based upon the application meeting criteria set forth in Ohio Revised Code 4301.80.

#### **NOW, THEREFORE, THE CITY OF BELLBROOK HEREBY ORDAINS:**

Section 1. City Council hereby accepts the recommendation of the Mayor as required by Ohio Revised Code 4301.80 and further finds that the application requesting the creation of a Community Entertainment District (CED) does in fact contain those requirements as provided for in the referenced statute.

Section 2. City Council specifically finds as follows:

- A. The map drawing and Zoning Description incorporated by reference is in sufficient detail to identify the boundaries of the district as set forth in Exhibit "A"
- B. The application contains a general statement of the nature and types of establishments to be located within the proposed CED.
- C. That the proposed Community Entertainment District will substantially contribute to entertainment, retail, and social opportunities for the community.
- D. The proposed time frame for development of the establishments for the CED is in accordance with the City of Bellbrook zoning and development plans.
- E. The proposed CED is in excess of twenty contiguous acres and is within the City of Bellbrook which was incorporated as a Village prior to 1880 and is within Greene County where at least one CED already exists.

# RECORD OF ORDINANCES

Ordinance No. 2024-O-4

May 13, 2024

Section 3. After due discussion and deliberation, review of the application, and after taking into account the recommendation of the Mayor with regard to the application for the creation of a Community Entertainment District, this Council hereby finds that the application meets the needs of the City and the requirements of Ohio Revised Code 4301.80. The City Manager is hereby authorized to take whatever actions are necessary to implement the application with any affected state agencies, or otherwise.

Section 4. That it is found and determined that all formal actions of the City Council relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council 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.

PASSED BY City Council this \_\_\_\_ day of \_\_\_\_ 2024.

\_\_\_\_ Yeas; \_\_\_\_ Nays.

AUTHENTICATION:

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Michael W. Schweller, Mayor

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Robert Schommer, Clerk of Council

APPROVED AS TO FORM:

Stephen McHugh, Municipal Attorney



**City of Bellbrook**  
15 East Franklin Street  
Bellbrook, Ohio 45305

T (937) 848-4666  
F (937) 848-5190

[www.cityofbellbrook.org](http://www.cityofbellbrook.org)

## **Community Entertainment District Application**

March 2024

### **Applicant's Name and Address**

City of Bellbrook  
c/o Rob Schommer, City Manager  
15 East Franklin Street  
Bellbrook, Ohio 45305  
(937) 848-4666

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### **Detailed Map of the Community Entertainment District (CED)**

The attached exhibit "A" serves as the map of the proposed district that encompasses a total of 45.5 acres and includes privately owned land, publicly owned land, and public rights-of-way.

The applicant is the property owner of the land listed below inside the proposed CED.

1. The City of Bellbrook – L35000100020004200
2. The City of Bellbrook – L35000200050004700
3. The City of Bellbrook – L35000200050004500
4. The City of Bellbrook – L35000200050004300
5. The City of Bellbrook – L35000200050004900
6. The City of Bellbrook – L35000200050004400
7. The City of Bellbrook – L35000200050004200
8. The City of Bellbrook – L35000100020005000
9. The City of Bellbrook – L35000100020004900
10. The City of Bellbrook – L35000100020004800
11. The City of Bellbrook – L35000100020004600

Attached as Exhibit A.

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## **Nature and Type of Establishments**

The Ohio Revised Code, in Section 4301.80(A), a Community Entertainment District is defined as follows:

(A) As used in this section, "community entertainment district" means a bounded area that includes or will include a combination of entertainment, retail, educational, sporting, social, cultural, or arts establishments within close proximity to some or all of the following types of establishments within the district, or other types of establishments similar to these:

- (1) Hotels;
- (2) Restaurants;
- (3) Retail sales establishments;
- (4) Enclosed shopping centers;
- (5) Museums;
- (6) Performing arts theaters;
- (7) Motion picture theaters;
- (8) Night clubs;
- (9) Convention facilities;
- (10) Sports facilities;
- (11) Entertainment facilities or complexes;
- (12) Any combination of the establishments described in division (A)(1) to (11) of this section that provide similar services to the community.

The proposed "Bellbrook East" CED encompasses Bellbrook's Historic Old Village District, the vibrant Downtown corridor of the city. Bellbrook's historic core is built upon its rich history as a regional tourism destination dating back to as early as 1816, to Village incorporation in 1832, through over a century of development to its entertainment, retail, social, and cultural connections. The historic core includes the acclaimed Blueberry Café, Macintosh Tavern, Veli's Pizzeria, and Bellbrook Brewing Company. In addition to specialty retail boutiques, Winter's Public Library, Bellbrook's Historical Museum, and many other small businesses are included in the proposed CED. A new full-service restaurant and a unique craft cocktail lounge are currently proposed in the proposed district as well. The city has also approved and began work on the "Downtown Streetscape Project". This project includes improvements to walkability, pedestrian safety, infrastructure, and the overall aesthetics of Downtown.

Collectively, the current and planned private and public development projects within the proposed CED reinforce the destination qualities of the area, and along with a dynamic mix of walkable uses, offer a unique attraction and catalyst for future development and investment within the district.

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## **Timeframe for Completion of Establishments**

The proposed CED is fully developed. However, redevelopment of several properties will begin in 2024.

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## **Evidence that Land in the CED is Consistent with the City's Comprehensive Plan**

The land uses in the proposed CED are consistent with the City's Comprehensive Plan.

Attached as Exhibit B.

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**Certificate from Surveyor/Engineer that CED Contains at Least Twenty Contiguous Acres**

Attached as Exhibit C

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A processing Fee of Ten Dollars (\$10) made payable to the City of Bellbrook was submitted with the original application.



# Exhibit A



----- Indicates outline of proposed Community Entertainment District

----- Indicates property owned by applicant



**City of Bellbrook**  
15 East Franklin Street  
Bellbrook, Ohio 45305

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## Exhibit B

March 19, 2024

City of Bellbrook  
15 East Franklin Street  
Bellbrook, Ohio 45305

RE: Community Entertainment District-Bellbrook East

Dear Sir or Madam:

Please be advised that the proposed Community Entertainment District-Bellbrook East for which boundaries are defined on the attached map (Exhibit A) are consistent with the City's Comprehensive Plan and Zoning Map as required in Ohio Revised Code Section 4301.80(B)(5).

City of Bellbrook

By: \_\_\_\_\_

Jason Foster, OhioCED  
Community Development Administrator



# Exhibit C



2500 Newmark Drive Miamisburg, OH 45342 | (866) 552-3536 | [LJBinc.com](http://LJBinc.com)

March 20, 2024

Mayor Michael Schweller  
City of Bellbrook  
15 East Franklin Street  
Bellbrook, OH 45305

Re: Community Entertainment District – Bellbrook East

Dear Mayor Schweller:

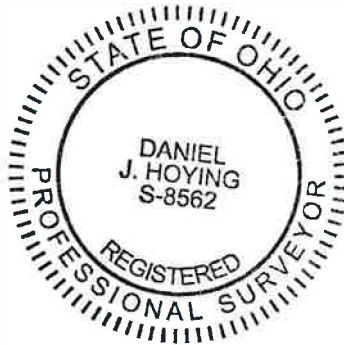
Please be advised that the proposed Community Entertainment District – Bellbrook East, for which boundaries are outlined in blue as defined on the attached map (Exhibit A), contains no less than twenty (20) contiguous acres as required in the Ohio Revised Code Section 4301.80(B)(6).

Sincerely,

LJB Inc.

A handwritten signature in black ink that reads 'Daniel J. Hoying'.

Daniel Hoying, P.E., P.S., STP  
Project Development, Infrastructure



STRUCTURAL



FALL PROTECTION  
SAFETY



TRANSPORTATION



SITE DESIGN



SURVEY



WATER  
RESOURCES



TECHNOLOGY  
& INNOVATION