

# RECORD OF PROCEEDINGS

Bellbrook Planning Board

November 16, 2023

## **CALL THE MEETING ORDER:**

Mr. Bennett called the meeting of the Bellbrook Planning Board to order at 6:30pm

## **ROLL CALL:**

### **PRESENT:**

Mr. Denny Bennett

Mr. Ed Stangel

Mr. Tim Tuttle

### **ABSENT:**

Dr. Dave Veldhuizen

## **ALSO PRESENT:**

Jason Foster, Community Development Administrator

## **APPROVAL OF MINUTES:**

Mr. Bennett asked if any member had comments or corrections to the minutes of the July 20, 2023, meeting. Hearing none, the minutes were declared approved.

## **OLD BUSINESS:**

Mr. Foster spoke on the case regarding changes to the sign code from the July 20, 2023, meeting. It was tabled by the Planning Board. A motion is needed to un-table and continue discussion in this meeting.

Mr. Tuttle made a Motion to un-table and continue discussion, Seconded by Mr. Stangel.

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

Motion Carries

## **NEW BUSINESS:**

**PB 23-06:** Adding a new zoning code (18.31) Light and Glare. Mr. Foster mentioned at the request of the city council an addition to the zoning code was added (18.31) new code. The intention of the proposed code is to encourage lighting systems that are designed to conserve energy, minimize glare, and protect use and enjoyment of surrounding properties.

Mr. Foster explained to the board items that maybe or may not be in violation. Provided details on concerns from the board with the new code and lighting questions.

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Mr. Bennett asked for a motion for PB23-06 a proposed zoning code addition (18.31) light and glare.  
Motion Made by Mr. Stangel, Seconded by Mr. Tuttle  
Voting Yea: Mr. Tuttle, Mr. Stangel, Mr. Bennett  
Motion Carries

**PB 23-07:** 91 West Franklin St. proposed development plan and other use for the construction of a new storage facility.

Mr. Foster stated the applicant requested a continuance to the December meeting for the case to be heard. Staff would recommend this board entertain a motion to continue the meeting to December.

Mr. Bennett asked for a motion to continue until the December meeting.  
Motion Made by Mr. Tuttle, Seconded by Mr. Stangel  
Voting Yea: Mr. Tuttle, Mr. Stangel, Mr. Bennett  
Motion Carries

## **OPEN DISCUSSION:**

The Board mentioned it is great to see the Bridge Project completed.

Mr. Bennett asked if anyone knew what was going on with the Greg Dart building at the corner.

Mr. Foster replied, it is for sale or lease.

David Buckalow of 126 Lower Hillside Drive Bellbrook: Spoke on Bellbrook Planning and Zoning Boards. Mentioned big changes coming to Bellbrook. Provided examples: Dart buildings, Art Towne, and properties in the Old Village. Concerns with the Old Village and the Dart building downtown.

## **ADJOURNMENT:**

With no further business coming before the Board, Mr. Bennett declared the meeting adjourned at \_\_\_\_ pm.

\_\_\_\_\_  
Denny Bennett, Chair Person

\_\_\_\_\_  
Rob Schommer, Clerk of Council