

# PLANNING BOARD DECISION RECORD

Decision No. PB 25-02

April 17, 2025

## City of Bellbrook State of Ohio

### Planning Board Decision Record PB 25-02

WHEREAS, on March 26, 2025, the applicant, Heritage Christian Church of Centerville, requested the lot combination of four parcels: Lot 11 (L35000200130014600), Lot 12 (L35000200130014500), Lot 13 (L35000200130014400), and Lot 14 (L35000200130014300) (Planning Board Case PB 25-02); and

WHEREAS, the requesting application indicates the properties at Parcel IDs L35000200130014600, L35000200130014500, L35000200130014400, and L35000200130014300 are four separate lots; and

WHEREAS, the requesting application indicates that the proposed lot reconfiguration creates Lot 11A, measuring 1.7930 acres; and

WHEREAS, the requesting application indicates the proposed use of the lot combination is the future construction of an addition to the existing principal structure; and

WHEREAS, Articles 20 and 21 of the Bellbrook Zoning Code give the Planning Board authority to make a decision on the proposed lot combination for the properties at Parcel IDs L35000200130014600, L35000200130014500, L35000200130014400, and L35000200130014300; and

WHEREAS, on April 17, 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 25-02.

**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 lot combination for the properties at Parcel IDs L35000200130014600, L35000200130014500, L35000200130014400, and L35000200130014300 (Planning Board Case PB 25-02) in accordance with the Staff Report and attachments hereto dated April 11, 2025, with the following stipulations:

- a. The lot reconfiguration 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: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

Roll call vote showed \_\_\_ Yeas and \_\_\_ Nays.

Motion to approve is \_\_\_\_\_ this 17<sup>th</sup> day of April 2025.

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## AUTHENTICATION:

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Denny Bennett, Planning Board Chairperson

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Rob Schommer, Clerk/Secretary