

RECORD OF PROCEEDINGS

Village Review Board Committee

November 6, 2024

CALL TO ORDER:

Mr. Thad Camp called the meeting of the Bellbrook Village Review Board to order at 6:00 pm

ROLL CALL:

PRESENT

Mr. Thad Camp, Chairperson

Mrs. Jacqueline Greenwood

Mr. Jeff Owens, Vice Chairperson

ALSO PRESENT

Rob Schommer, City Manager

Michaela Grant, Community Development Administrator

APPROVAL OF THE MINUTES:

Mr. Thad Camp asked if any member had corrections or concerns about the February 13, 2024 meeting minutes. Mrs. Greenwood noted that she was out of town for the February 13, 2024, meeting and would like to comment that when voting on things, especially for officers, it would be nice to have the entirety of the Village Review Board present.

OLD BUSINESS:

None

NEW BUSINESS:

VRB 24-01 63 West Maple Street (attachments in the packet).

Mrs. Greenwood asked if the cars entering from the alley were going directly into the garage or if the cars were driving around entering the garage. The applicant, John Rancurello, stated that the vehicles would drive around to enter the garage. Mr. Rancurello noted that the structure would be made to match the existing structures. Mr. Rancurello asked what the purpose of this meeting and the Village Review Board is. Was it to see how he was going to build the structure? The Board stated to ensure it is going with the old village guidelines.

Mr. Camp made a motion to approve the variances at 63 West Maple Street, and Mr. Owens seconded the motion.

Voting yea: Mr. Camp, Mrs. Greenwood, and Mr. Owens

Voting nay:

The motion to approve VRB 24-01 carries. VRB 24-01 variances are approved for recommendation to

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the Board of Zoning Appeals.

VRB 24-02 44 North West Street (attachments in the packet).

Mrs. Greenwood asked if the variance was for the height and size. Ms. Grant said yes, and it would be located where the existing structure is being removed, just more square footage and an increased height.

Mr. Camp motioned to approve the variances at 44 North West Street, and Mr. Owens seconded the motion.

Voting yea: Mr. Camp, Mrs. Greenwood, and Mr. Owens

Voting nay:

The motion to approve VRB 24-02 carries. VRB 24-02 variances are approved for recommendation to the Board of Zoning Appeals.

Mr. Camp made a motion to approve the project as submitted, and Mr. Owens seconded the motion.

Voting yea: Mr. Camp, Mrs. Greenwood, and Mr. Owens

Voting nay:

OPEN DISCUSSION:

Mr. Owens stated he was curious about the location of the old lawnmower service on West Franklin Street. Ms. Grant noted that the building has sold. Mrs. Greenwood inquired about the old Penewit Hardware store. Ms. Grant mentioned it is for lease.

ADJOURNMENT:

With no further business coming before the Board, Mr. Camp declared the meeting adjourned at 6:25 pm.

Thad Camp, Chairperson

Rob Schommer, Clerk of Council