

# Community Entertainment District Application

March 2024

## Applicant's Name and Address

Treig LLC  
c/o Matthew Borszcz  
4441 State Route 725  
Bellbrook, Ohio 45305  
(937) 475-6579

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

The attached exhibit serves as the map of the proposed district that encompasses a total of twenty-three (23) acres. The applicant is the property owner of the land listed below inside the proposed CED.

1. Treig LLC – L35000200130017900

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 West" CED contains a diverse group of businesses engaged in commercial activity, including restaurants, retail sales establishments, service establishments, and many other complimentary businesses. The proposed district encompasses the City of

Bellbrook's western most commercial centers and an undeveloped 7.36-acre tract along the western boundary line of the city.

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**Timeframe for Completion of Establishments**

The proposed CED is fully developed with the exception of two parcels on the western boundary line totaling 7.36 acres. These parcels could be developed as early as 2025.

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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 Community Entertainment District-Bellbrook West

----- Indicates property owned by applicant



**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)

## Exhibit B

March 19, 2024

City of Bellbrook  
15 East Franklin Street  
Bellbrook, Ohio 45305

RE: Community Entertainment District-Bellbrook East

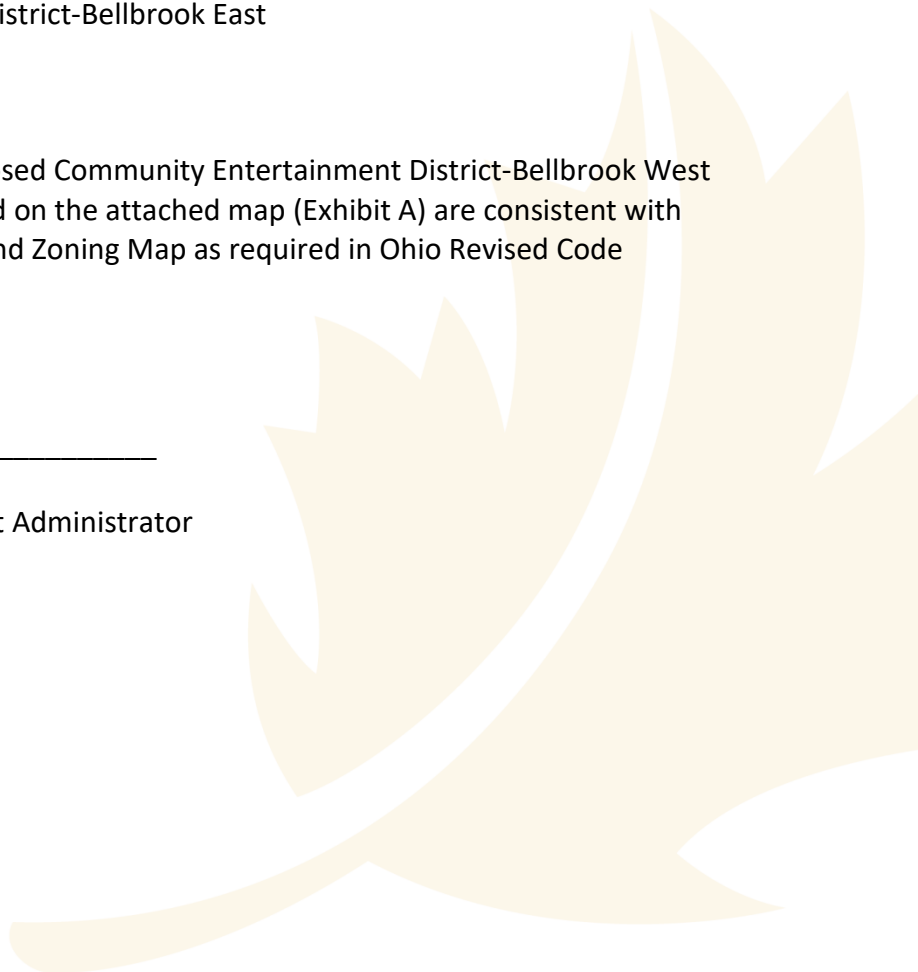
Dear Sir or Madam:

Please be advised that the proposed Community Entertainment District-Bellbrook West 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 West

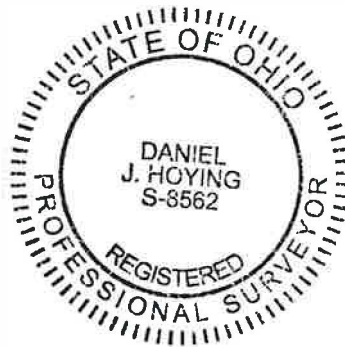
Dear Mayor Schweller:

Please be advised that the proposed Community Entertainment District – Bellbrook West, 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.

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



STRUCTURAL



FALL PROTECTION  
SAFETY



TRANSPORTATION



SITE DESIGN



SURVEY



WATER  
RESOURCES



TECHNOLOGY  
& INNOVATION