

RECORD OF PROCEEDINGS

Bellbrook Planning Board

May 19, 2022

CALL THE MEETING ORDER:

Mr. Thompson called the meeting of the Bellbrook Planning Board to order at 6:00pm

ROLL CALL:

PRESENT:

Mr. Bennett

Mr. Thompson

Mr. Tuttle

ABSENT:

Mr. Stangle

ALSO PRESENT:

Jason Foster, Community Development Administrator

Rob Schommer, City Manager

APPROVAL OF MINUTES:

Mr. Thompson asked if any member had comments or corrections to the minutes of the March 24, 2022 meeting. Hearing none, the minutes were declared approved.

OLD BUSINESS:

None

NEW BUSINESS:

Case PB 22-04 Proposed lot split at 46 E. Franklin St.

Mr. Foster presented the information submitted by the applicant, Victorian Bellbrook for the lot split case.

The proposal will take the existing lot which is 132 feet wide by 168.63 feet deep and create two 66-foot lots. The existing buildings will remain. He noted the City will require a full survey be completed prior to its recording. He also noted there are existing storm pipes running thru both lots, therefore an easement would be required.

Mr. Stangel asked if there are any issues with the black top crossing the lot line causing any questions in the future. Mr. Foster noted the asphalt could be added to for additional parking or removed at the lot line depending on future buildings for the new lot.

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The applicant asked if anything else is required by the city before the lot split is started. Mr. Foster stated no. The completion of paperwork needs done and the easement will be looked at that is drawn up.

Motion to recommend approval of the lot split for Case PB 22-04

Motion made by Mr. Bennett, Seconded by Mr. Tuttle.

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

Case PB 22-05 Proposed rezoning for 31 S East Street:

Mr. Foster presented the case noting the applicant is the Bellbrook Lyons Club. They are requesting the rezoning of their lot to allow construction of a storage building. The property will need rezoned to allow this type of facility.

Motion to approve the rezoning for Case PB 22-05

Motion made by Mr. Tuttle, Seconded by Mr. Bennett.

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

OPEN DISCUSSION:

Dr. Dave is on the board and needs sworn in but could not make this meeting.

ADJOURNMENT:

With no further business coming before the Board, Mr. Thompson declared the meeting adjourned at 6:37 pm.

Mitchell Thompson, Chair Person

Rob Schommer, Clerk of Council