

PLANNING BOARD DECISION RECORD

Resolution No. PB 22-06

June 16, 2022

City of Bellbrook State of Ohio

Planning Board Decision Record PB 22-06

WHEREAS, on April 27, 2022, the applicant, the Bellbrook Lion's Club, requested the re-zoning and a development plan for 31 S. East Street (Planning Board Case PB 22-05); and

WHEREAS, the applicant desires to construct a 4,368 square foot building on the site thereby needing a re-zoning from R-1B; and

WHEREAS, the Village Review Board reviewed the application during a regular open meeting on May 11, 2022 and through formal motion approved a recommendation for approval of this rezoning and development plan; and

WHEREAS, on May 19, 2022 the City of Bellbrook Planning Board did meet in an open, public forum and fully discuss the details of the request of the applicant, and recommended re-zoning the lot from R-1B to PD-2 as resolved by Planning Board Decision Record PB-22-05; and

WHEREAS, it was subsequently determined the more appropriate zoning is B-4, and a continuation of the original case was made to re-evaluate the recommendation prior to formal adoption of a zoning change to City Council; and

WHEREAS, on June 16, the City of Bellbrook Planning Board did meet in an open, public forum to reconsider and fully discuss the details of the request of the applicant, and recommended re-zoning of the lot from R-1B to B4 and rescinding Decision Record PB-22-05 as resolved by Planning Board Decision Record PB-22-06

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 reconsider Planning Board Case PB-22-05 and approve the request for re-zoning of 31 S. East Street from R-1B to B-4 and approval of the submitted development plan made by the applicant, Bellbrook Lion's Club (Planning Board Case PB 22-05).

Section 2. This Decision Record shall supersede the previous recommendation made through Decision Record PB-22-05, thereby rescinding that Decision Record.

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.

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MOTION STATED BY: and SECONDED BY:

Roll call vote showed _____ Yeas; _____ Nays.

Motion to approve is ADOPTED this 16th day of June, 2022

AUTHENTICATION:

Mitchell Thompson, Planning Board Chair

Rob Schommer, Clerk/Secretary