

RECORD OF PROCEEDINGS

Bellbrook Village Review Board

December 7, 2021

CALL THE MEETING ORDER:

Chair Person Owens called the meeting of the Bellbrook Village Review Board to order at 6:00pm

ROLL CALL:

PRESENT: Jackie Greenwood; Karen McGill; Jeff Owens; LaKeshia Taylor

ABSENT: Thad Camp

ALSO PRESENT:

Rob Schommer, City Manager

APPROVAL OF MINUTES:

Mr. Owens asked if any member had comments or corrections to the minutes of the October 5, 2021 meeting.

A motion to approve the October 5, 2021 Minutes.

Motion made by Mrs. Greenwood, seconded by Mrs. McGill

Voting Yea: Mrs. Greenwood, Mrs. McGill, Mr. Owens, Mrs. Taylor

OLD BUSINESS:

None

NEW BUSINESS:

VRB 21-115 22 E. Franklin Street projecting sign.

Mr. Schommer reported Thomas & Grushon agency is undergoing some management and building changes and seek to include a projecting sign to their building similar to those on other buildings in the area. Mr. Schommer indicated the request meets the requirements of the sign code and recommends approval for the application.

Mr. Owens asked about a supplemental photo and Mr. Schommer noted it was showing a sign they will be replacing on their door.

Mrs. Greenwood asked what the chance was to remove the sign in their front window, Mr. Schommer did not know. Mr. Owens noted the sign is on the inside and not regulated.

A motion to approve the sign application for VRB 21-115

Motion made by Mrs. Greenwood, seconded by Mrs. Taylor.

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Voting Yea: Mrs. Greenwood, Mrs. McGill, Mr. Owens, Mrs. Taylor

VRB21-119 53 W. Franklin street replacement sign.

Mr. Schommer noted the applicant will be replacing an existing sign as they moved into a new location. The location is already permitted for a sign and this is only a branding and name change.

Mr. Owens asked if taking down an old sign and putting up a new one is that refacing or replacement. Mr. Schommer stated it is intended to mean the same thing. Mr. Owens then questioned the size of the sign stating it is 32 square feet, more than the limit of 24 square feet. Mr. Schommer again noted they are refacing what is currently there. Mr. Owens stated again it should be 24 and Mr. Schommer stated the Board can deny it.

Mrs. Greenwood asked if the sign that is there coming down. Mr. Schommer again stated they are refacing the sign for the same listed size of 4X8. Mr. Owens stated he does not feel the sign currently up there is larger than 24 square feet. Mr. Owens stated it is not within the code and we are too generous with signs and there are too many signs allowed. Additional discussion agreed the sign should not be bigger than the others on the assumption the applicant was intending to make it larger.

Mr. Owens asked if moving from another location does the sign for a vacant space have to be removed. Mr. Schommer stated he was not aware of any requirement but would verify.

A motion to approve the sign limited to keeping the size of the existing sign.

Motion made by Mr. Owens, seconded by Mrs. Greenwood.

Voting Yea: Mrs. Greenwood, Mrs. McGill, Mr. Owens, Mrs. Taylor

OPEN DISCUSSION:

Mrs. Greenwood asked if anything was being done with the old hardware store. Miscellaneous comments about the building and various Christmas activities, but no information about the building.

Mr. Owens commented about sandwich boards and explained his beliefs what they are and how they are applied and various other opinions and comments noting leaving sandwich board signs out being junky.

Mrs. Greenwood stated she has seen it and also sees business signs out where they are not supposed to be and all the campaign signs being left out.

Mr. Schommer noted the current sign code exempts sandwich board signs and to properly regulate them would require a code change. He noted there are some other things within the sign code that need amended which is a work in progress..

Mr. Owens asked if we are too generous with allowing the number of signs approved. Mr. Schommer stated there needs to be some discretion for odd lots and different facing buildings.

Mr. Owens asked about a sign at 36 N. Main Street and whether it came through for any approval.

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Mrs. Greenwood asked what type of business is above McIntosh's. It was stated it is believed to be a hair salon. Mrs. Greenwood made various comments about what used to be in the building.

Mrs. Taylor stated we should notify the business owners about sandwich board signs asking them to remove them at night. She also noted to ask businesses what their plans were and if they needed all their signs.

There were various comments and conversations ongoing.

Mr. Owens asked if attendees in the audience had anything to add. The attendees stated they were there for the sign permits. There was a discussion between Mr. Owens and the applicant about the number of signs needed for the business.

Mrs. Taylor asked the applicants if they could have the same style and design on the door. The applicant stated they have a logo design.

Mr. Owens thanked and congratulated the applicant as a local business owner.

ADJOURNMENT:

With no further business coming before the Board, Chair Person Owens declared the meeting adjourned at 6:38pm.

Jeff Owens, Chair Person

Rob Schommer, Clerk of Council