

RECORD OF PROCEEDINGS

Bellbrook Board of Zoning Appeals & Property Review Commission

August 19, 2025

1. CALL TO ORDER

2. ROLL CALL

PRESENT

Mr. Randy Bridge
Mrs. Meredith Brinegar
Mr. Philip Ogrod
Mrs. Sharon Schroder
Ms. LaKeisha Taylor

3. APPROVAL OF THE MINUTES

A. Approval of the January 21, 2025, Meeting Minutes.

4. OLD BUSINESS

5. NEW BUSINESS

A. BZA Case 25-02 -Variance request for Fence. 2214 Tampico Trail to allow construction of a privacy fence with support posts facing exterior of the west side of the lot.

Bonnie Campbell, 2218 Tampico Trail, asked what is the difference between now and when the original fence went in and said she didn't realize the fence only affected 2210 Tampico so she has no objection.

Mr. Ogrod asked Denise Tanka how her fence would affect grass and weed growth. She said she maintains it by pulling weeds and using a weed whacker.

Mr. Bridge asked how the current fence was installed with the neighbor's chain link fence in place. Ms. Tanka wasn't home when it was done so she isn't certain how it was done.

Mrs. Schroder asked Ms. Tanka if the neighbor at 2210 has objections to the posts facing her house. Ms. Tanka hasn't spoken to the neighbor since the original fence was installed.

Mr. Bridge said he thinks Ms. Tanka should talk to her neighbor and thinks the Board should not keep granting variances.

Motion to approve variance for BZA 25-02

Motion made by Mrs. Brinegar, Seconded by Mrs. Schroder.

Voting Yea: Mrs. Brinegar, Mr. Ogrod, Mrs. Schroder, Ms. Taylor

Voting Nay: Mr. Bridge

B. 2025-03 - Variance request - Steps

Motion to approve Variance for BZA 25-03 for 3868 W Franklin Street to allow for construction of concrete landscape steps that would exceed the maximum 10-foot requirement.

Applicant, Pat Shediack, explained the project to the Board.

Mrs. Brinegar asked if a railing is needed. Mr. Shediack said there is no need because of the design of the steps.

Mr. Bridge said the project would be a pleasant on the eye addition.

Motion made by Mr. Bridge, Seconded by Mr. Ogrod.

Voting Yea: Mr. Bridge, Mrs. Brinegar, Mr. Ogrod, Mrs. Schroder, Ms. Taylor

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6. OPEN DISCUSSION

Mr. Ogorod asked the status of the new rules handbook. Ms. Spaugy said it is in her queue.

7. ADJOURNMENT

Philip Ogorod, Chair Person

Rob Schommer, Clerk of Council