

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

August 25, 2025

1. CALL TO ORDER:

Mayor Schweller called the Regular Meeting of the Bellbrook City Council to order at 7:00pm

2. PLEDGE OF ALLEGIANCE:

Mayor Schweller led the Council in the Pledge of Allegiance.

3. ROLL CALL

PRESENT

Mr. Logan Ashley

Mrs. Katherine Cyphers

Mr. Forrest Greenwood

Mr. Brady Harding

Deputy Mayor Ernie Havens

Mr. T.J. Hoke

Mayor Mike Schweller

4. APPROVAL OF THE MINUTES

A. Approval of the August 11, 2025, Regular meeting minutes.

5. MAYOR'S ANNOUNCEMENTS AND SPECIAL GUEST

A. 2025 Bellbrook Beautification Awards

B. Mayoral Proclamation for dedication of Veterans Memorial

6. CITIZEN COMMENTS

Heather Shannon 3832 Weed Place thanked the Council for all they do to make Bellbrook a beautiful place. She also spoke about being a magistrate for the Probate Court and explained the functions of the court.

Brad Leonard 1765 Sugar Maple Place spoke about speeding on Little Sugarcreek Road.

7. CITIZENS REGISTERED TO SPEAK ON AGENDA ITEMS

8. PUBLIC HEARING OF PROPOSED ORDINANCES

A. Ordinance 2025-O-12 AMENDING ARTICLE 18 - GENERAL PROVISIONS OF THE BELLBROOK ZONING CODE (Ashley)

Mr. Ashley read the Ordinance.

Mayor Schweller opened the public hearing at 7:30pm.

Mr. Schommer explained the Ordinance. This is the zoning portion that creates a zoning allowance in a residential district for the newly defined small livestock.

Mrs. Cyphers had a question emailed to her asking about section K regarding a sheltering structure must be in a fully enclosed fenced yard. Concern is whether the entire yard needs to

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be enclosed with a fence or just the area where the shelter structure is. Either the yard or the structure needs to be enclosed; not both.

Mr. Hoke asked the schedule for updating section 6.18. The answer was in the not-so-distant future.

Mayor Schweller asked if anyone present wished to speak in favor of or against the proposed Ordinance.

Aline Voxa 229 Creekview Place spoke in favor of the Ordinance and noted concerns about streamlining the variance process.

Mayor Schweller asked again if anyone present wished to speak in favor of or opposed to Ordinance 2025-O-12. Hearing none, he closed the public hearing at 7:35pm.

Motion to adopt Ordinance 2025-O-12.

Motion made by Mr. Ashley, Seconded by Deputy Mayor Havens.

Voting Yea: Mr. Ashley, Mrs. Cyphers, Mr. Greenwood, Mr. Harding, Deputy Mayor Havens, Mr. Hoke, Mayor Schweller

9. INTRODUCTIONS OF ORDINANCES

- A. Ordinance No. 2025-O-14 ESTABLISHING CHAPTER 441 OF PART FOUR, TITLE SIX OF THE BELLBROOK MUNICIPAL CODE TO SET FORTH OPERATION OF UNDER-SPEED, LOW SPEED OR UTILITY VEHICLES OR MINI TRUCKS ON CERTAIN CITY STREETS (Hoke)

Mr. Schommer explained that we have been allowing some of these vehicles to operate after registration and inspection and if this continues then the City must pass an ordinance or resolution that allows the operation of under or slow speed utility vehicles and mini trucks. It would require an inspection process, define on which roadways the vehicles can travel, etc.

Mr. Hoke asked if these vehicles would be allowed anywhere in the City. Mr. Schommer said yes because all of our streets are 35 MPH or under, with the exception perhaps being south of Leicester on Wilmington due to speed and that area being outside of the City.

Mrs. Cyphers asked about the inspection process, specifically regarding the requirement of seatbelts. Mr. Schommer explained that each municipality can address that in their own rules. After further discussion, Mr. Schommer recommended adding the seat belt amendment now if Council wants to add the seat belt requirement.

Motion to Introduce Ordinance 2025-O-14 as is.

Motion made by Mr. Hoke, Seconded by Mr. Harding.

Voting Yea: Mr. Ashley, Mr. Greenwood, Mr. Harding, Deputy Mayor Havens, Mr. Hoke, Mayor Schweller

Voting Nay: Mrs. Cyphers

10. ADOPTION OF RESOLUTIONS

11. OLD BUSINESS

- A. Continued Discussion on amendments to Short Term Rentals.

Mr. Schommer said someone from AirBnB reached out to give some insight into their policies. The meeting is upcoming and the information will be discussed once received.

12. NEW BUSINESS

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13. CITY MANAGER'S REPORT

Mr. Schommer spoke in depth about Bellbrook's upcoming 2.2 mills Public Safety Levy. He explained what property taxes provide within a municipality versus schools and counties. He also explained that Bellbrook only operates from millage as the City has no earnings, business, sales or specialty taxes. He encouraged residents to visit bellbrook.gov and view the levy information. Mr. Schommer explained multiple other ways in which the City remains financially conservative and transparent.

Mayor Schweller pointed out that this levy is specifically for police and fire operations and other City services will not be funded from this levy.

14. COMMITTEE REPORTS

- A. Safety Committee – Mr. Hoke had no update.
- B. Service Committee – Mr. Greenwood said drain boxes are being repaired.
- C. Finance/Audit Committee – Mrs. Cyphers had no update.
- D. Community Affairs Committee – Deputy Mayor Havens said he's happy to report that there are no board vacancies.

15. CITY OFFICIAL COMMENTS

Mr. Ashley – Lyons Club festival was a success. He said anyone running for office should be running for the people, not themselves. There is handicap parking at the stadium now. Gave kudos to Mr. Brady on his contributions to the City.

Mrs. Cyphers – The Lyons festival was a success and she had a good time.

Mr. Greenwood – Said there seemed to be a larger turnout for the Lyons festival than in past years and thanked those involved. Chamber golf outing was a success.

Mr. Harding – Thanked the residents who came up and spoke at the meeting tonight.

Mr. Hoke – Congratulated all the award recipients and those who spoke.

Mr. Havens – Echoed Mr. Harding and Mr. Hoke. Thanks to Rob and Michelle for the beautification awards. Encouraged people to come downtown on a Friday evening.

Mayor Schweller – Congratulations to beautification award winners and the Sugarcreek Township Trustees and their partners for the Sugarcreek Township Veterans Memorial. Thanked the viewers, attendees, and Louie the cameraman.

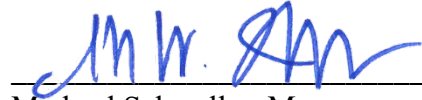
16. EXECUTIVE SESSION

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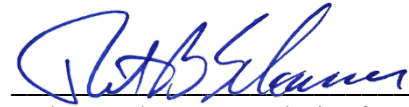
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17. ADJOURNMENT

A handwritten signature in blue ink, appearing to read "M. Schweller", written over a horizontal line.

Michael Schweller, Mayor

A handwritten signature in blue ink, appearing to read "R. Schommer", written over a horizontal line.

Robert Schommer, Clerk of Council