

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

September 8, 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 25, 2025 Regular Meeting minutes.

Mrs. Cyphers asked for clarification on a question about fencing. The clarification was added and minutes were approved as amended.

5. MAYOR'S ANNOUNCEMENTS AND SPECIAL GUEST

Mayor Schweller thanked all who attended or watched the August 25 Council meeting and said he received a lot of positive feedback on the explanations given related to the upcoming levy.

6. CITIZEN COMMENTS

Jenn LeClaire 3408 Pavillion spoke about a new event A Taste of the Town hosted by the Chamber of Commerce in partnership with For Bellbrook By Bellbrook at Bellbrook Park on September 20 from 11-2. She noted the event will also include the annual Bellbrook Funny Fest.

7. CITIZENS REGISTERED TO SPEAK ON AGENDA ITEMS

8. PUBLIC HEARING OF PROPOSED ORDINANCES

A. Ordinance 2024-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. Hoke read the Ordinance.

Mayor Schweller opened the public hearing at 7:10pm

Mr. Schommer reviewed the ordinance explaining it allows the use of underspeed vehicles on certain City streets. He noted there are several golf carts and mini trucks using the streets currently and should an ordinance not be passed, the vehicles will be prohibited. He noted the

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State law allows for underspeed vehicles so long as the local jurisdiction passes an ordinance allowing them.

Mike Hall, 3424 Clearview Drive, asked if an underspeed vehicle is inspected, licensed and insured, would it be legal to drive on Bellbrook streets. The answer is yes under this ordinance.

Motion to adopt Ordinance 2025-O-12.

Motion made by Mr. Hoke, 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

10. ADOPTION OF RESOLUTIONS

11. OLD BUSINESS

A. Continued discussion on amendments to Chapter 618 – Animals

Changes were made to Section 618 to address nuisance animal noises and conditions and define which animals are allowed.

Mayor Schweller asked what are the next steps in the process. After discussion, if any changes are needed then they would be made and bring to Council at the next meeting.

Mayor Schweller talked about a resident who used to have a “domesticated” fox and asked if there could be any confusion regarding domesticated wildlife in the Ordinance language. We would defer to the Ohio Revised Code for those definitions.

Mr. Harding said we include “game birds” now under poultry and asked if our intent is for all game birds to be legal. Mr. Schommer said they would be allowed.

Mayor Schweller asked if “game birds” should be removed. He then asked if we should exclude swans.

Deputy Mayor Havens feels that this issue should be on a ballot for a public vote. He doesn’t feel that the majority of Bellbrook residents would be in favor of residential chickens. He proposed to amend 618 to define small livestock as rabbits for now and put the rest up for public vote for an upcoming election.

Council asked Mr. Schommer about the process and cost to put the issue on a ballot. Mr. Schommer will contact the Board of Elections and present any information to Council.

B. Continued discussion on short term rental ordinance.

Vrbo representative rescheduled the meeting that was to take place with Staff. Discussion is postponed until there is more information.

12. NEW BUSINESS

13. CITY MANAGER'S REPORT

Regarding speed limits, Mr. Schommer said the City has ordered a device with flashing lights that can be placed on a speed limit sign. We will also be placing rumble strips coming into town.

Mr. Ashley asked about speed cameras similar to what the City of Dayton uses.

Mr. Harding would be opposed to the cameras.

14. COMMITTEE REPORTS

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- A. Safety Committee – Mr. Ashley said that there were some vehicle break ins and suggested to keep doors locked.
- B. Service Committee – No report
- C. Finance/Audit Committee – No report
- D. Community Affairs Committee – No report

15. CITY OFFICIAL COMMENTS

Ashley - Nothing

Cyphers - Nothing

Greenwood – Thanked Police & Fire for the efforts in locating a missing juvenile.

Harding – Thanked Zoning and Service Departments for enforcing property maintenance standards.

Also commented on the appearance Dart Building and said it looks really bad.

Hoke – Nothing

Havens – Seconded everything that Mr. Harding said. Included he would be embarrassed to have his sign on the building. Clarified that he feels there is nothing more our police officers can do about speeders and pointed out he feels we do have a problem. He thinks that the continued efforts of the City will help to resolve the issue.

Mr. Schommer added that if the problem continues, we can create a selective enforcement area for officers to focus on.

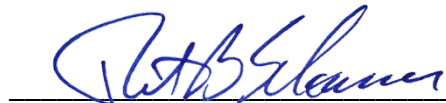
Mayor Schweller thanked those in attendance and those viewing, thanked the cameraman.

16. EXECUTIVE SESSION

17. ADJOURNMENT

8:07



Michael Schweller, Mayor

Robert Schommer, Clerk of Council