

RECORD OF PROCEEDINGS

Bellbrook Planning Board

July 20, 2023

CALL THE MEETING ORDER:

Mr. Bennett called the meeting of the Bellbrook Planning Board to order at 6:30pm

ROLL CALL:

Mr. Denny Bennett

Ms. Sarabeth Haase

Mr. Ed Stangel

Mr. Tim Tuttle

Dr. Dave Van Veldhuizen

ALSO PRESENT:

Jason Foster, Community Development Administrator

Rob Schommer, City Manager

APPROVAL OF MINUTES:

Mr. Bennett asked if any member had comments or corrections to the minutes of the March 16, 2023, meeting. Hearing none, the minutes were declared approved.

Mr. Bennett made a Motion to approve the March 16, 2023, minutes.

Motion made by: Dr. Van Veldhuizen, Seconded by Mr. Tuttle.

Voting Yea: Mr. Bennett, Ms. Haase, Mr. Stangel, Mr. Tuttle, Dr. Van Veldhuizen

Motion Carries

OLD BUSINESS:

None

NEW BUSINESS:

PB 23-02: Proposed Re-Plat of lots 34 and 35 in High View Terrace

Mr. Foster spoke about the applicant, Clemens & Company, requesting approval of a proposed re-plat.

Staff recommends the approval of the re- plat.

Mr. Bennett asked for a Motion to approve the Re-Plat of lots 34 and 35 in High View Terrace.

Motion made by Mr. Stangel, Seconded by Ms. Haase

Voting Yea: Mr. Bennett, Ms. Haase, Mr. Stangel, Mr. Tuttle, Dr. Van Veldhuizen

Motion Carries

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PB 23-03: Proposed Re-Plat of lots 64 and 65 in High View Terrace

Mr. Foster spoke about the applicant, Clemens & Company, requesting approval of a proposed re-plat of lot 64 and 65.

Staff recommends the approval of the re- plat.

Mr. Bennett asked for a Motion to approve the Re-Plat of lots 64 and 65 in High View Terrace.

Motion made by Mr. Van Veldhuizen, Seconded by Mr. Tuttle

Voting Yea: Mr. Bennett, Ms. Haase, Mr. Stangel, Mr. Tuttle, Dr. Van Veldhuizen

Motion Carries

PB 23-04: Proposed Ground Sign at 7171 Wilmington Pike

Mr. Foster spoke about the applicant, Select Signs on behalf of Heritage Christian Church. Provided details on the sign being proposed.

Mr. Bennett asked for a Motion to approve the Ground Sign at 7171 Wilmington Pike.

Motion made by Mr. Tuttle, Seconded by Mr. Stangel.

Voting Yea: Mr. Bennett, Ms. Haase, Mr. Stangel, Mr. Tuttle, Dr. Van Veldhuizen

Motion Carries

PB 23-05: Proposed change to Article 18.20, Permitted Signs, of the Bellbrook Zoning Code

Mr. Foster mentioned after hearing from several members of the community. Staff felt it necessary that an alteration to 18.20 be made for the purpose of window signage, particularly lighted window signage.

The council discussed the verbiage of Article 18.20, the size of signs, and numbers of signs. Asked for more time to review this proposal.

OPEN DISCUSSION:

Mr. Schommer discussed the bridge work in front of Dots Market.

ADJOURNMENT:

With no further business coming before the Board, Mr. Bennett declared the meeting adjourned at ____ pm.



Denny Bennett, Chair Person



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Rob Schommer, Clerk of Council