

# PLANNING BOARD DECISION RECORD

Decision No. PB 23-04

July 20, 2023

## City of Bellbrook State of Ohio

### Planning Board Decision Record PB 23-04

WHEREAS, on June 27, 2023 the applicant, Select Signs on behalf of Heritage Christian Church requested approval of a new 64 square foot ground sign at 7171 Wilmington Pike; and

WHEREAS, the requested sign is internally lit and will have appropriate setbacks and landscaping equal to the square footage of the sign face; and

WHEREAS, although zoned as Planned Business Development, the sign meets the existing requirements and standards of Section 18.20 of the Zoning Code; and

WHEREAS, Article 17 of the Bellbrook Zoning Code gives the Planning Board the authority to approve a minor change to the development plan; and

WHEREAS on July 20, 2023 the City of Bellbrook Planning Board did meet in an open, public forum and fully discuss the details of the request of the applicant.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Bellbrook Planning Board that:

Section 1. There was a valid motion placed on the floor to approve the request made by the applicant, Select Signs for installation of a 64 square foot internally lit ground sign at 7171 Wilmington Pike (Planning Board Case PB 23-04) in accordance with the recommendations in the Staff Report dated July 20, 2023.

Section 2. That it is found and determined that all formal actions of the Planning Board relating to the adoption of this Decision Record Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including §121.22 of the Revised Code of the State of Ohio.

MOTION STATED BY: Mr. Tuttle and SECONDED BY: Mr. Stangel

Roll call vote showed 5 Yeas; 0 Nays.

Motion to approve is ADOPTED this 20<sup>th</sup> day of July, 2023

AUTHENTICATION

  
Denny Bennett, Planning Board Chair

  
Rob Schommer, Clerk/Secretary