

RECORD OF PROCEEDINGS

Planning Board
January 18, 2024

Item A. Section 3, Item

1. CALL THE MEETING ORDER:

Mr. Bennett called the meeting of the Bellbrook Planning Board to order at 6:00 pm

2. ROLL CALL

PRESENT

Mr. Denny Bennett

Mr. Tim Tuttle

Dr. David Van Veldhuizen

Mr. William Dahling

3. APPROVAL OF THE MINUTES

Mr. Bennett asked if anyone had comments or corrections to the minutes of the November 16, 2023 meeting. Hearing none, the minutes were declared to be approved.

4. NEW BUSINESS

A. Nomination and selection of Chairperson

Nominations for Chairperson were opened with the following nominees:

Mr. Bennett nominated by Mr. Tuttle, Seconded by Dr. Dahling

With no other nominations being made, the floor was closed for nominations.

Motion to elect Mr. Bennett as Chairperson.

Motion made by Dr. Van Veldhuizen, Seconded by Mr. Bennett.

Voting Yea: Mr. Bennett, Mr. Tuttle, Dr. Van Veldhuizen, Dr. Dahling

B. Nomination and selection of Vice Chairperson

Nominations for Vice Chairperson were opened with the following nominees:

Mr. Tuttle nominated by Mr. Dahling, Seconded by Mr. Bennett

With no other nominations being made, the floor was closed for nominations.

Motion to elect Mr. Tuttle as Vice Chairperson.

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

Voting Yea: Mr. Bennett, Mr. Tuttle, Dr. Van Veldhuizen, Dr. Dahling

C. 2023-PB-07 91 W Franklin Street-Proposed Development Plan and Use for the Construction of a New Storage Facility

Mr. Bennet opened the Public Hearing for Case 2023-PB-07 at 6:07pm.

Mr. Foster reviewed the staff report related to the case.

RECORD OF PROCEEDINGS

Planning Board
January 18, 2024

Item A. Section 3, Item

Mr. Bennett asked for public comment regarding the case.

Mr. Doug Short provided comments and a drawing to the Board depicting an area of the proposed project for a bathroom. He added comments describing the site for the project. He responded to questions about an office noting a spot in the building where one could be but noted there would not be a need for it because it is not a retail business. He further added there should be no concern of noise and customers would not be on the premise more than half hour to 45 minutes.

Mr. Mike Siler of the Bellbrook Presbyterian Church reviewed and read a letter (attached) issued on behalf of the Church asking the Board to support the master plan and decline the project.

Mr. Forrest Greenwood of 42 South Street made comments regarding the previous redevelopment of downtown properties by Mr. Short and appreciated his efforts that benefit the area. He noted he was not in favor of this particular development noting it is not common to have storage facilities along a main street. He added the type of use did not match the downtown area. He added his concerns about the blocking of traffic and screening of the facility. The business does not compliment but detracts from the existing businesses of the area and he feels it will not help anyone in downtown regarding seeking business growth.

Mr. Ernie Havens 3291 Streamview made comments to the Planning Board noting the responsibility of the Board and how the community counts on their decisions. He concurred with items mentioned previously but noted the comprehensive plan and was speaking for a vast majority of residents regarding this development who are against it. He noted the residents want developments that attract gathering and people spending time downtown. He noted a storage facility detracts from that. He added based on conversations he has with many residents that they do not want a development like this. He noted the residents want to know the Planning Board will make decisions to support the community and business growth.

Mr. Doug Short commented, asking where the complaints were when garages on the property were previously built and doesn't understand why it is a problem now.

Mr. Tuttle made comments noting it does not meet the comprehensive plan.

Mr. Bennett also made comments that the plan does not meet the comprehensive plan.

Dr. Van Veldhuizen commented he recalls sitting on the Planning Board when the Comprehensive Plan was updated. He noted there was much public input and the focus was retail, walkability and not a focus for more storage units.

Mr. Doug Short returned to comment the church is only open one day per week and is not affected.

RECORD OF PROCEEDINGS

Planning Board
January 18, 2024

Item A. Section 3, Item

Mr. Ernie Havens returned to speak on behalf of the Church stating they are open several days of the week and serve many aspects of the community. He also noted the other neighbors and garage doors going up all times of the day would be disruptive.

Mr. Greenwood returned to comment on the alleys noting the width of them limits the ability to travel to and from, that trucks and the extra traffic will not work.

Mr. Short returned to comment that it would not be an open business with people coming and going all the time, it is storage units. He stated if an alley is blocked then someone should go to another route.

Mr. Bennett closed the public hearing at 6:57

Motion to approve the request for development regarding Planning Board Case PB-23-07.

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

Voting Nay: Mr. Bennett, Mr. Tuttle, Dr. Van Veldhuizen, Mr. Dahling

Motion Failed

5. OLD BUSINESS

A. 2023-PB-05 Proposed Zoning Code Alteration 18.20 Signs

Mr. Foster reviewed the staff report regarding this code amendment.

Mr. Bennett stated he is fine with the amendment as written.

Mr. Tuttle stated he does not want to further regulate a business taking away from their ability to operate. He added he felt it is not a distraction and does not want to detract from a business being able to advertise. He stated he is not certain what the right approach is, but does not want to impact businesses that are not doing anything wrong.

Dr. Van Veldhuizen commented recommending to table the matter for additional information and research on how the code can address the issue in another method besides a number of signs.

Mr. Tuttle stated he believes the City needs a code to address this, but it needs to be a different manner.

Mr. Foster asked for some guidelines from the board to do research and bring back to meet the Board's needs. The Board discussed suggestions such as square footage, percentage of area, and a ratio of frontage. Mr. Foster stated he would research and prepare some additional methods and suggestions.

The Board passed the case on to the next meeting for additional information.

6. OPEN DISCUSSION

None

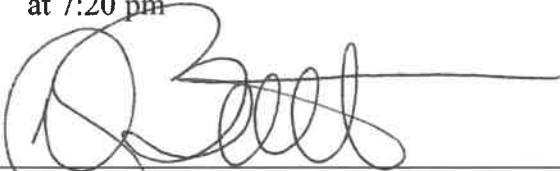
RECORD OF PROCEEDINGS

Planning Board
January 18, 2024

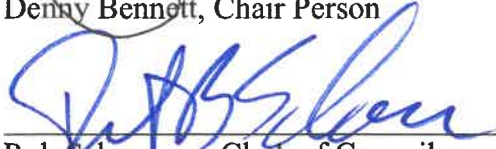
Item A. Section 3, Item

7. ADJOURNMENT

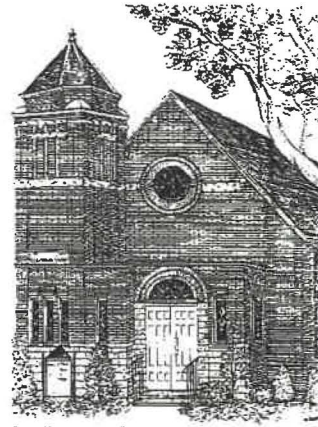
Hearing no further business coming before the Council, Mr. Bennett declared the meeting adjourned at 7:20 pm



Denny Bennett, Chair Person



Rob Schommer, Clerk of Council



January 18, 2024

To the Zoning Board:

We were grateful to have received the notice regarding the proposed storage facility at 91 W. Franklin Street. Our Session (governing board) met on Thursday, January 11th and discussed this proposed project. We are concerned. Here are four reasons why.

- (1) Bellbrook's beautiful historic district is one of the most significant contributors to folks coming to the community for the Sugar Maple Festival, the Lion's Festival and other community events. It is a beautiful place to live, work and worship. We are grateful for the good work done on the Master Plan for the historic district. We believe that this project is not in line with that plan – a plan created with significant community investment.
- (2) Many families are choosing to move to downtown Bellbrook for historic homes, and a walkable and convenient community. The library, Dot's Grocery, the Dairy Shed, the Blueberry Café, and many other restaurants and points of interest in the historic district help to draw families to this community. We do not think that a storage facility would contribute positively to the livability of Bellbrook.
- (3) The project appears to have the potential to create significant traffic in the community, with little room for unloading and loading of stored items, let alone parking. Where will these additional cars and vehicles park?
- (4) Finally, there are at least two storage facilities already in place within just a few blocks of this proposed location. How many storage facilities does this community need? Does Bellbrook want to be known for storage?

We hope that the Zoning Board will support the Master Plan and decline this proposed project.

Thank you for your consideration.

Sincerely,

The Session of The Bellbrook Presbyterian Church

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