

PLANNING BOARD DECISION RECORD

Decision No. PB 25-01

February 20, 2025

City of Bellbrook State of Ohio

Planning Board Decision Record PB 25-01

WHEREAS, on January 21, 2025, the applicants, David and Tobi Wood and Justin and Allie Beers, requested the lot reconfiguration of Parcel IDs L35-0001-0003-0-0007-00 (4050 Upper Bellbrook Road) and L35-0001-0003-0-0016-00 (Planning Board Case PB 25-01); and

WHEREAS, the requesting application indicates the properties at Parcel IDs L35-0001-0003-0-0007-00 (4050 Upper Bellbrook Road) and L35-0001-0003-0-0016-00 are two separate lots, currently measuring 1.884 acres and 0.929 acres, respectively; and

WHEREAS, the requesting application indicates that the proposed lot reconfiguration creates Tracts I (L35-0001-0003-0-0007-00), measuring 0.891 acres and Tract II (L35-0001-0003-0-0016-00), measuring 1.922 acres; and

WHEREAS, the requesting application indicates the proposed use of the lot reconfiguration is the future establishment of a new single-family residence; and

WHEREAS, the approval of this lot reconfiguration would create a zoning violation of the Bellbrook Zoning Code in the form of an accessory structure (barn) being the lone structure on a lot zoned R-1B; and

WHEREAS, to address and rectify the zoning violation, the approval of this lot reconfiguration will require the applicants to begin construction of a new single-family residence, fully compliant with the parcel's zoning district, within 24 (twenty-four) months of approval; otherwise, it will result in a violation of the Bellbrook Zoning Code. Failure to commence construction within this timeframe will result in the violation of the Bellbrook Zoning Code, and subsequent enforcement actions may be taken; and

WHEREAS, Articles 20 and 21 of the Bellbrook Zoning Code give the Planning Board authority to make a decision on the proposed lot reconfiguration for the properties at Parcel IDs L35-0001-0003-0-0007-00 (4050 Upper Bellbrook Road) and L35-0001-0003-0-0016-00; and

WHEREAS, on February 20, 2025, the City of Bellbrook Planning Board met in an open, public forum and fully discussed the details of the applicant's request per Planning Board Case PB 25-01.

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 proposed lot reconfiguration for the properties at Parcel IDs L35-0001-0003-0-0007-00 (4050 Upper Bellbrook Road) and L35-0001-0003-0-0016-00 (Planning Board Case PB 25-01) in accordance with the Staff Report and attachments hereto dated February 19, 2025, with the following stipulations:

- a. The applicants shall begin construction of a new single-family residence, fully

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compliant with the parcel's zoning district, within 24 (twenty-four) months of approval; otherwise, it will result in a violation of the Bellbrook Zoning Code.

- b. The lot reconfiguration must be recorded with the Greene County, Ohio Tax Map Department and/or Recorder within one year of approval.

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: Dr. Dahling SECONDED BY: Mr. Boehmer

Roll call vote showed 4 Yeas and 0 Nays.

Motion to approve is passed this 20th day of February 2025.

AUTHENTICATION:



A handwritten signature in black ink, appearing to read 'D. Bennett', is written over a horizontal line.

Denny Bennett, Planning Board Chairperson



A handwritten signature in blue ink, appearing to read 'Rob Schommer', is written over a horizontal line.

Rob Schommer, Clerk/Secretary