

RECORD OF PROCEEDINGS

Bellbrook Village Review Board

August 2, 2022

CALL THE MEETING ORDER:

Mr. Camp called the meeting of the Bellbrook Village Review Board to order at 6:30pm

ROLL CALL:

Mr. Camp
Mrs. Greenwood
Mr. Owens
Mrs. Taylor

ALSO PRESENT:

Jason Foster, Community Development Administrator
Rob Schommer, City Manager

APPROVAL OF MINUTES:

Mr. Camp asked if any member had comments or corrections to the minutes of the May 11, 2022 meeting. Hearing none, the minutes were declared approved.

OLD BUSINESS:

None

NEW BUSINESS:

VRB-22-05 Addition to a main building at 21 N. Main Street

Mr. Foster introduced the applicant Victorian Bellbrook LLC. The construction for the addition of the 1,440 square foot addition at 21 N. Main Street. The addition will be added to the east facing wall of the existing building with wood siding. The addition meets all mandatory standards set forth in Section 4.3.1 of Article 14 of the Zoning Code.

Mr. Camp asks if this would be the same type of building, just in a different spot. Mr. Foster stated no, it will be built by Weaver Barns. It will be a stick-built addition on footers attached to the building.

Mrs. Greenwood asks who the Engineer would be and if there is a written report from the builder. Mr. Foster states we contract thru the builder LJB. What do they look for? Mr. Foster states water runoff. Is there a written report on this? Mr. Foster states it was verbal to him.

Mr. Owens asked if there is there a side setback for this property. Mr. Foster states not in a zone B4, it is within feet of the property. Single lot with multiple uses.

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Mrs. Greenwood asks for Mr. Foster to explain how the lot runs at 21 North Main. Mr. Foster states there are two buildings on one lot. It should be two lots. If it was a new development, it would have to be two separate lots.

Mr. Owens states the applicant called this structure a garage. He then asks is there any regulation in the Old Village that out building can only be a certain size based upon the house. Mr. Foster states the zoning code would require this; it would require 600 square feet. Original building is approx. 1450 square feet and this would be the same size building on the back. The total would be approx. 2850 square feet.

Mr. Foster will run this thru the city attorney, if it is the applicant will have to go to BZA board.

Mrs. Greenwood questions the alley, windows, the parking, historical at this property. Mrs. Greenwood asks if this can be investigated. Mr. Schommer states regarding the parking and things related to the zoning code, these are items not necessarily part of the application process here.

Motion to recommend contingent on legal review of zoning compliance.

Motion made by Mr. Camp, Seconded by Mrs. Taylor

Voting Yea: Mr. Camp, Mr. Owens, Mrs. Taylor

Voting No: Mrs. Greenwood

Motion Carries

OPEN DISCUSSION:

Mr. Owens asks about signed applications not coming before them. Could we get a peek at them? Mr. Foster asks for a better explanation.

I feel like taking advantage of an extra eyes always helps. Mr. Schommer states he doesn't see any issue with this.

Mrs. Greenwood asks what happens if someone does something without going thru the correct channels. Is there a fine. Mr. Foster states they get placed in violation, whether it be the zoning code or property maintenance code. We go thru that violation process. If it is the property maintenance code, then they have a review before the property review commission, much like this board. If it is the zoning or municipal code, they are filed in court.

Mr. Owens asked if there still on-going review of signage in the Village and changes. Mr. Schommer states yes, that portion of the code is currently at the law department before getting legal review before it is presented to the board and then council for review.

Mr. Owen shows concerns for businesses to only have signs out when the business is open. These should be removed when closed. Mr. Foster has submitted these recommendations to the city attorney.

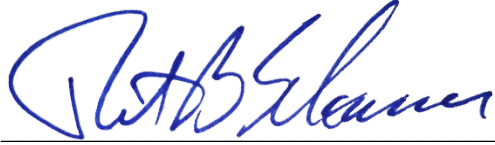
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ADJOURNMENT:

With no further business coming before the Board, Mr. Camp declared the meeting adjourned at 6:50pm.



Rob Schommer, Clerk of Council