February 2, 2018

Memorandum for the Planning Board

Planning Board Meeting on February 6, 2018

This is to confirm that the Planning Board will conduct a public meeting on February 6, 2018 at 6:00 pm in the City Council Chambers, 15 E Franklin St., 2nd floor, Bellbrook. Please find following an agenda with appropriate supporting documentation.

Record Plan for Highview Terrace Section Three, Phase Three

The developer of Highview Terrace is requesting approval of the Record Plan for Section Three, Phase Three. Phase Three represents the final nine lots of the Highview Terrace subdivision. The record plan is consistent with the approved preliminary plan for the development.

The City’s engineer has reviewed the Record Plan and is satisfied that it meets the requirements of the City. If approved by the Planning Board, the Record Plan will be forwarded to City Council for further action.

Record Plan for Wilson Plat, Section Three

The owners of the property at 3830 Wead Place (Dan & Cindy Wilson) are requesting a lot split to add one residential lot to their existing plat. In 2006, the Wilsons were granted a variance by the Board of Zoning Appeals to the requirement for a parcel to have 40 feet of frontage on a public street. This variance is still in force and satisfies this requirement in order for the Planning Board to consider the lot split.

The City has reviewed the Record Plan and is satisfied that it meets the requirements of the Zoning Code. If approved by the Planning Board, the Record Plan will be forwarded to City Council for further action.

Comprehensive Plan Survey Questions Draft

Included with your packet are the draft survey questions related to the updating of the Comprehensive Plan. Once the questions are finalized, a survey will be available for citizen input. The Planning Board will discuss these questions during the meeting.

Please let me know if you have any questions or need additional information.

Mark Schlagheck
City Manager
Bellbrook Planning Board
Public Meeting
February 6, 2018          6:00 PM
Agenda

1. Call to Order
2. Roll Call
3. Approval of Prior Minutes of January 11, 2018
4. Old Business:
5. New Business:
   A. Record Plan for Highview Terrace Subdivision Section Three, Phase Three
   B. Record Plan for Wilson Plat, Section Three
   C. Comprehensive Plan Discussion – Review of Survey Questions
6. Open Discussion
7. Adjournment
BELLBROOK PLANNING BOARD
PUBLIC MEETING MINUTES
JANUARY 11, 2018

PRESENT: Mr. Denny Bennett
          Mr. Ed Stangel
          Chairman Van Veldhuizen

ABSENT: Mr. Mitchell Thompson

CALL TO ORDER

Chairman Van Veldhuizen called the meeting of the Planning Board to order at 6:01 PM and requested a motion regarding the prior minutes of December 6, 2017. Mr. Bennett moved to approve the prior minutes; Mr. Stangel seconded the motion. Roll was called. Mr. Bennett, yes; Mr. Stangel, yes; Chairman Van Veldhuizen, yes. The motion carried 3-0; the minutes stand approved.

OLD BUSINESS: None

NEW BUSINESS:

Record Plan for Highview Terrace Section Three, Phase Two (revised).
The developer of Highview Terrace is requesting approval of the Record Plan for Section Three, Phase Two (revised). In August 2017, the Planning Board approved a record plan for this section and phase. Following Planning Board approval, the developer requested that the approved record plan not move forward to Council. The revised record plan is consistent with the previously approved plan, except that it only includes a portion of the lots for recording.

Mr. Bennett made a motion to approve the Record Plan for Highview Terrace Section Three, Phase Two (revised). Mr. Bennett seconded the motion. Roll was called. Mr. Bennett, yes; Mr. Stangel, yes; Chairman Van Veldhuizen, yes. The motion carried 3-0.

COMPREHENSIVE PLAN UPDATE (KEN LEBLANC, GREENE COUNTY REGIONAL PLANNING)

Ken LeBlanc, Director, Greene County Regional Planning, was at the meeting to continue the process of the Comprehensive Plan update.
OPEN DISCUSSION:
Chairman Van Veldhuizen wanted to recognize Mr. Schatzberg, prior Chairman of the Planning Board. Mr. Schatzberg's term ended on December 31, 2017. Mr. Schatzberg served on the Planning Board for over ten years. Chairman Van Veldhuizen wanted to thank Mr. Schatzberg for his many years of service.

ADJOURNMENT:

Mr. Bennett moved to adjourn the meeting at 7:25 PM.

David Van Veldhuizen, Chairman

Jami Kinion, Secretary
RECORD PLAN
HIGHVIEW TERRACE
SECTION THREE
PHASE THREE
CONTAINING 4.990 ACRES
LOCATED IN SECTION 8, TOWN 6, RANGE 6 M, CITY OF BELLBROOK, GREENE COUNTY, OHIO
JANUARY 29, 2018

DESCRIPTION

STATE OF OHIO, S.S.: CLEMENS DEVELOPMENT CO., RICHARD M. CLEMENS, ITS PRESIDENT, BEING FULLY ADVISED, DOES HEREBY CERTIFY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THE REDEVELOPMENT, EITHER AS OWNERS OF LEINHELDERS, HAVE BEEN TAKEN INTO ITS EXECUTION.

RICHARD M. CLEMENS
SIGNER TO AND SIGNED IN MY PRESENCE ON
1/29/2018

NOTARY PUBLIC

OWNER / DEVELOPER
CLEMENS DEVELOPMENT CO.
6730 LITTLE DUSANCESS RD.
DAYTON, OHIO 45440
PHONE: 437-545-3232
ACQUIRED IN O.R. VOLUME 2372, PAGE 972

AREA SUMMARY
SITE ACRES: 4.990 ACRES
LOTS: 4564 ACRES
STREETS & RIGHT OF WAY: 0.444 ACRES

COVENANTS, CONDITIONS AND RESTRICTIONS:
THE PARTLY PLAT IS SUBJECT TO THE Covenants, Conditions, Restrictions, Assessments, Articles of Incorporation and By-laws of the HIGHVIEW TERRACE SUBDIVISION HOMEOWNERS ASSOCIATION, ALL OF WHICH ARE RECORDED ON HIGHVIEW TERRACE SECTION ONE, O.R. 2782, PS 450-1-83 & O.R. VOLUME 2785, PS 816-827 OF THE OFFICIAL RECORDS OF GREENE COUNTY, OHIO AND SHALL BE IN EFFECT FOR HIGHVIEW TERRACE, SECTION THREE, PHASE THREE.

NOTES:
1. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN OR DESCRIBED AS RESIDENTIAL LOTS.
2. MAINTENANCE OF ALL AREAS DESIGNATED AS DRAINAGE EASEMENTS, WALKING PATH EASEMENTS, AND LANDSCAPE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE COLLECTIVE HOMEOWNERS IF SAID ASSOCIATION IS DISBOLGED.
3. ANY LOT AREA DESIGNATED FOR DRAINAGE PURPOSES SHALL AT ALL TIMES BE KEPT FREE OF ANY OBSTRUCTIONS TO THE FLOW OF WATER. NO IMPROVEMENTS, STRUCTURES OR MODIFICATIONS WITHIN THE IDENTIFIED DRAINAGE EASEMENT ARE SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF BELLBROOK'S ENGINEER, MAINTENANCE OF THE DRAINAGE EASEMENT AREA, STORMWATER MANAGEMENT CONTROL FACILITIES, AND DRAINAGE AREAS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS (CONDOMINIUM OWNERS) OF THE LOT OR LAND/HOMESOWNERS ASSOCIATION, WHICHEVER IS APPLICABLE, ON WHICH THESE FACILITIES AND/OR DRAINAGE AREAS ARE LOCATED.
City Of Bellbrook

Attention: Planning Board

We are requesting a lot split at 3830 Wead Place. We have lived in the original house for 24 years. We have raised our family and the children are grown and have moved out. Our plan is not to sell the lot, but to build a house to fit our lifestyle as empty nesters.

Our goal is to complete the lot split so we can finalize our building plans. Any further questions we would be happy to address.

Cindy: (937)673-6614,

Sincerely,

Dan and Cindy Wilson
**Wilson Plat Lot Split – Lot #3**

The owners of 3830 Wead Place, Dan and Cindy Wilson, are requesting a lot split to add one residential lot to their existing plat. In 2006, the Wilsons were granted a variance by the Board of Zoning Appeals to the requirement for a parcel to have 40 feet of frontage on a public street. This variance is still in force and satisfies this requirement in order for the Planning Board to consider the lot split.

The Wilsons have split two parcels from their property in the past. Considering the history of the plat, there is a question as to when the plat becomes a minor subdivision under the city’s subdivision regulations. In December 2017, City Manager Mark Schlagheck and Assistant to the City Manager Don Buczek met with Dan and Cindy Wilson to discuss their future plans and the city’s subdivision regulations. From this meeting, it was determined that the Wilsons can add up to five lots to the current plat before it becomes a minor subdivision. Currently, the plat has two lots. The current request is to add lot number three. The Wilsons are planning to add one more lot in the future for a total of four lots. The driveway will remain a private lane and is a hard surface for access by public safety vehicles. The City Engineer and Service Director both agree the current water line is sufficient for servicing the anticipated additional homes.

### 1993
- Wilsons purchased the property at 3830 Wead Place

### 1995
- Board of Zoning Appeals granted a variance to the Barnetts for one parcel.
- The variance allowed an exception to the requirement for a parcel to have 40 feet of frontage on a public street.
- Planning Board granted a lot split to the Barnetts for one parcel (3819 Wead Place). The property was completed in 1996.

### 1997
- Board of Zoning Appeals granted a variance to the Wilsons for one parcel (Lot #1).
- The variance allowed an exception to the requirement for a parcel to have 40 feet of frontage on a public street.

### 1998
- Planning Board granted a lot split to the Wilsons for one parcel (Lot #1). The property was completed in 2000.
2006

- Board of Zoning Appeals granted a variance to the Wilsons for two parcels (Lot #2 & #3).
- The variance allowed an exception to the requirement for a parcel to have 40 feet of frontage on a public street.

2014

- Planning Board granted a lot split to the Wilsons for one parcel (Lot #2).
- The property was completed in 2016.

2018

- Planning Board meeting to consider a lot split for one parcel (Lot #3).
This map was prepared as the tax map for Greene County as prepared by the Greene County Engineer in accordance with Section 5713.09 of the Ohio Revised Code. Greene County assumes no legal responsibility for the information contained on this map. Users noting errors or omissions are encouraged to contact the Greene County GIS Department.
DEDICATION AND EASEMENTS:

We, the undersigned, being the landowners and lienholders of the land herein
platted, do hereby consent to the dedication of said plat of 1.4227 acres, being
part of the original 12.470 acre parcel conveyed to Daniel C. Wilson and Cynthia J.
Wilson by O.R. 787, page 818 of the plat and deed records of Greene County, Ohio,
and dedicate the streets and reserve the easements as shown for the public use
forever.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, REPAIR,
REPLACEMENT, OR RECONSTRUCTION OF WATER LINES, GAS LINES, STORM SEWER, SANITARY SEWER,
ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE
OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID
UTILITIES AND FOR PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID
PURPOSE, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

THERE IS HEREBY GRANTED A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR
INGRESS AND EGRESS TO ALL GOVERNMENTAL AUTHORITIES TO ENTER UPON ALL LANDS IN
PERFORMANCE OF THEIR GOVERNMENTAL DUTIES.

SIGNED AND ACKNOWLEDGED:

BY: DANIEL C. WILSON

BY: CYNTHIA J. WILSON

STATE OF OHIO

BE IT REMEMBERED THAT ON THIS DAY OF ___________ 2017 BEFORE ME A NOTARY PUBLIC,
IN AND FOR SAID STATE PERSONALLY CAME ________________, who acknowledged the signing and execution
OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS OWNER.

____________________________
NOTARY PUBLIC

LIENHOLDER ACKNOWLEDGEMENT:

________________________________________
SIGNATURE

________________________________________
PRINTED NAME

STATE OF OHIO

BE IT REMEMBERED THAT ON THIS ___ DAY OF ___________ 2017 BEFORE ME A NOTARY PUBLIC,
IN AND FOR SAID STATE PERSONALLY CAME ________________, who acknowledged the signing and execution
OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS LIENHOLDERS.

____________________________
NOTARY PUBLIC

DESCRIPTION:

THE WITHIN PLAT IS A SUBDIVISION OF 0.5001 ACRES, BEING PART OF A
THE ORIGINAL 12.470 ACRES PARCEL CONVEYED TO DANIEL C. WILSON
AND CYNTHIA J. WILSON BY O.R. 787, PAGE 818 OF THE PLAT AND
DEED RECORDS OF GREENE COUNTY, OHIO.

CERTIFICATION:

THE MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS SHALL BE SET AS SHOWN, IN ACCORDANCE WITH MINIMUM STATE
STANDARDS FOR BOUNDARY SURVEYS. CURVED DISTANCES ARE MEASURED ON THE ARC.

McDOUGALL - MARSH LAND SURVEYORS

____________________________
THOMAS K. MARSH, P.S. #7735

RECORD PLAN

WILSON PLAT, SECTION THREE
LOCATED IN
SECTION 1, TOWN 2, RANGE 6 M.Rs
CITY OF BELLBROOK, GREENE COUNTY, OHIO
0.5001 ACRES

PP SH 1 OF 2
<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>QUESTION</th>
<th>STRONGLY AGREE</th>
<th>AGREE</th>
<th>NEUTRAL</th>
<th>DISAGREE</th>
<th>STRONGLY DISAGREE</th>
<th>NO OPINION</th>
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<tbody>
<tr>
<td>Business</td>
<td>Bellbrook offers a good selection of shopping opportunities.</td>
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<td>Business</td>
<td>Bellbrook offers good lunchtime eating opportunities.</td>
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<td>Business</td>
<td>Bellbrook offers good evening dining opportunities.</td>
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<td>Business</td>
<td>Bellbrook needs more personal service businesses.</td>
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<tr>
<td>Business</td>
<td>Bellbrook has attractive commercial centers.</td>
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<tr>
<td>Business</td>
<td>Commercial properties are well maintained in Bellbrook.</td>
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<td>Children</td>
<td>Bellbrook has adequate recreation opportunities for children.</td>
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<td>Communication</td>
<td>The existing communication methods between the city and you are adequate.</td>
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<td>Downtown</td>
<td>A strong, identifiable downtown is important to Bellbrook.</td>
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<tr>
<td>Downtown</td>
<td>Historic preservation is important to downtown Bellbrook.</td>
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<td>Downtown</td>
<td>Parking is a problem in downtown Bellbrook.</td>
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<td>Downtown</td>
<td>I would walk or bike to downtown Bellbrook if safe pedestrian/bike connections were made.</td>
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<tr>
<td>Downtown</td>
<td>Downtown Bellbrook needs more evening dining and recreation opportunities.</td>
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<td>Downtown</td>
<td>Downtown Bellbrook has a good downtown business network.</td>
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<td>Housing</td>
<td>Bellbrook should have a wider variety of housing types.</td>
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<tr>
<td>Housing</td>
<td>Residential properties are well maintained in Bellbrook.</td>
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<tr>
<td>Image</td>
<td>Public and institutional properties are well maintained in Bellbrook.</td>
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<tr>
<td>Mobility</td>
<td>It is easy to get around Bellbrook without a car.</td>
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<td>Mobility</td>
<td>A bike connection to Spring Valley and the Little Miami Trail via SR 725 and/or the Little Miami River should be made.</td>
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<tr>
<td>Mobility</td>
<td>Downtown Bellbrook should have safe pedestrian/bike connections with Sugarcreek Reserve, Spring Lakes Park, Sackett-Wright Park and the Little Miami River.</td>
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<td>Seniors</td>
<td>Bellbrook has adequate services for seniors.</td>
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<tr>
<td>Seniors</td>
<td>Bellbrook has adequate housing for seniors.</td>
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<td>Services</td>
<td>1 Excellent</td>
<td>2 Good</td>
<td>3 Adequate</td>
<td>4 Need to Improve</td>
<td>5 Poor</td>
<td>NO OPINION</td>
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<td>Rate fire protection services in Bellbrook on a scale from 1-5. Please explain why for answers other than a 3.</td>
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<td>Rate police protection services in Bellbrook on a scale from 1-5. Please explain why for answers other than a 3.</td>
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<td>Rate water services in Bellbrook on a scale from 1-5. Please explain why for answers other than a 3.</td>
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<td>Rate sanitary sewer services in Bellbrook on a scale from 1-5. Please explain why for answers other than a 3.</td>
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<td>Rate library services in Bellbrook on a scale from 1-5. Please explain why for answers other than a 3.</td>
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<td>Rate telecommunication services in Bellbrook on a scale from 1-5. Please explain why for answers other than a 3.</td>
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<td>Rate access to health care services in Bellbrook on a scale from 1-5. Please explain why for answers other than a 3.</td>
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</tbody>
</table>
## MULTIPLE CHOICE & OPEN-ENDED QUESTIONS

<table>
<thead>
<tr>
<th>General</th>
<th>What is the main reason you are in Bellbrook? (Pick Only One)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Grew Up Here</td>
</tr>
<tr>
<td>Image</td>
<td>In one or two words, describe Bellbrook to someone who has never been here.</td>
</tr>
<tr>
<td>Business</td>
<td>What types of facilities or businesses would you like to see in Downtown Bellbrook that are not currently here?</td>
</tr>
<tr>
<td>Business</td>
<td>What types of facilities or businesses would you like to see along the SR 725 Corridor that are not currently here?</td>
</tr>
<tr>
<td>Business</td>
<td>Where would you like to see additional facilities or businesses?</td>
</tr>
<tr>
<td>Communication</td>
<td>What method of communication do you use to find out what is happening in Bellbrook?</td>
</tr>
<tr>
<td>Downtown</td>
<td>How many times a week do you come to downtown Bellbrook?</td>
</tr>
<tr>
<td>Downtown</td>
<td>What are the top three reasons you come to downtown Bellbrook?</td>
</tr>
<tr>
<td>Downtown</td>
<td>Map your route from home to downtown. Are there any key obstacles along this route that discourage you from walking or biking as an alternative to driving?</td>
</tr>
<tr>
<td>Image</td>
<td>What do you consider Bellbrook's most valuable asset? (Map it)</td>
</tr>
<tr>
<td>Image</td>
<td>Which part(s) of Bellbrook do you find most attractive?</td>
</tr>
<tr>
<td>Image</td>
<td>Which part(s) of Bellbrook do you find least attractive?</td>
</tr>
<tr>
<td>Image</td>
<td>Which part(s) of Bellbrook needs most improvement?</td>
</tr>
<tr>
<td>Image</td>
<td>What is the most important thing missing in Bellbrook?</td>
</tr>
<tr>
<td>Drainage</td>
<td>Are there any stormwater/drainage problems in Bellbrook? Where?</td>
</tr>
<tr>
<td>Image</td>
<td>What kinds of improvements could be made to make Bellbrook a more desirable place to live?</td>
</tr>
<tr>
<td>Image</td>
<td>If you could change one thing about Bellbrook today, what would it be?</td>
</tr>
<tr>
<td>Mobility</td>
<td>Where do you have the most issues with traffic?</td>
</tr>
</tbody>
</table>