



**BELLBROOK VILLAGE REVIEW BOARD**  
**PUBLIC HEARING MINUTES**  
**JANUARY 17, 2019**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF PRIOR MINUTES OF SEPTEMBER 8, 2017**
4. **OLD BUSINESS:**
  - VRB CASE # 17-01: 79 W FRANKLIN ST Update
5. **NEW BUSINESS:**
  - Update on 100 Franklin Street
  - Downtown Beautification Project – Bike Racks and Benches
6. **OPEN DISCUSSION**
7. **ADJOURNMENT**





**BELLBROOK VILLAGE REVIEW BOARD**  
**PUBLIC HEARING MINUTES**  
**AUGUST 9, 2017**

**PRESENT:** Mrs. Jacqueline Greenwood  
Mrs. Karen McGill  
Chairman Jeff Owens

**ABSENT:** Mrs. Jennifer Bowersock  
Mrs. Dana Duckro

**GUESTS:** Mr. Brady Harding, Village Review Board's Architect Advisor  
Mr. Paul Jendrian

**CALL TO ORDER**

The public hearing of the Village Review Board (VRB) was called to order at 6:00 PM. Mr. Schlagheck said the board members need to appoint a new chairperson. Mrs. Greenwood made a motion to appoint Jeff Owens to serve as the Board's Chairman. Mrs. McGill seconded the motion. A voice vote of all ayes approved the appointment of Mr. Owens as the chairman of the Village Review Board. After roll call, Mrs. Greenwood moved for the approval of the prior minutes of July 12, 2016; Mrs. McGill seconded the motion. A voice vote of all ayes approved the prior minutes as submitted.

**OLD BUSINESS:** NONE

**NEW BUSINESS:**

**VRB CASE # 17-01: 79 W FRANKLIN ST (JENDRIAN)**

The owner of the property at 79 W. Franklin St. is requesting approval of revised building elevations.

Mr. Schlagheck said that two notable items were missing from the north elevation of the building following construction: a false gable on the roof and faux windows. Mr. Schlagheck said what is before the board tonight is to approve or deny this request to modify the elevation. If the request is denied, the property owner, Paul Jendrian, can appeal to Council.

Chairman Owens requested that Brady Harding, the Village Review Board's Architect Advisor, come forward and give a summary.

Mr. Harding said the original home located at 79 W. Franklin St. was about 150 years old and had a lot of structural issues. It was the sister design to the house that was adjacent to it. The street frontage had the façade with the gable and doorway and the windows were facing out onto the main road. Mr. Jendrian's approved elevation showed that the façade would mimic the adjacent home giving the same feel as to being the front of the house instead of the side of the house. The proposed plans had the restrooms located at the end of the house, which Mr. Harding said he understood. They proposed to install faux windows with louvers that would still have the relative pattern going along the front of the home which is similar to the adjacent structure next door. Mr. Harding said that when the building was built, the gable was removed and the two louvered windows were removed. Mr. Harding said now, instead of having something front facing, there is a side of the house that is facing the main street.

Other items Mr. Harding said were proposed that were not done include: six foot piece of fencing from the porch out to the sidewalk, hand railing on the porches, all four doors were to be the same. Mr. Harding said cut sheets were requested for all of the finishes of the windows and doors. He said that the VRB was told that everything would be coming to the City, which Mr. Harding said to his knowledge, were never received. Mr. Harding also said that originally HardiPlank was the material for the exterior of the property. The VRB approved the change from HardiPlank to vinyl siding at their meeting in July 2016. Mr. Harding also mentioned that the owner and builder were questioned as to why the louvered windows were not installed. The response from the owner was "it is too difficult and impossible to install". Mr. Harding was looking for an explanation concerning this but never received one. Mr. Harding said his biggest concern now is there is a side of the house that is facing the main street in our historical village. Mr. Harding said he was not happy that the old house had to come down but he said the proposed plan was a decent solution.

Chairman Owens asked Mr. Harding about the windows being elongated. Chairman Owens said it appears that the windows are shorter and wider than what was originally approved. Mr. Harding confirmed that the windows were not the same as approved and referenced the house next door to the property that has long and skinny windows.

Chairman Owens requested that the property owner, Paul Jendrian, provide his input to the matter at hand. Mr. Jendrian said he has spent over \$260,000 to demolish the old structure and construct the new structure. There were also three dead trees on the property that had to come down. He said he has received a lot of comments from people in the community about how nice the property looks. He said they did overlook a few things, but it was not intentional and he did apologize. Mr. Jendrian said he is dismayed that his builder was not at the meeting to answer questions. He said he hopes this request can be approved as he does not want to start over again or start tearing out windows. Mr. Jendrian said the difference in what was presented and what was built are minor. He said there are a lot of different structures. Mr. Jendrian also said the neighbors next door have talked about putting up a fence on their property. He does not see any value in him putting up a fence on his property. He said, in

summary, this is a nice looking building and it is a nice improvement for Bellbrook. He said if there is a motion to approve this request, he would appreciate it.

Chairman Owens asked Mr. Jendrian if there were any thoughts on the other items mentioned such as the doors not being the same. Mr. Jendrian said he really did not realize the doors were different.

Mrs. McGill said she would like to know what could be done to bring the house more in character to the town. She said if the fence was in the plan, then she thinks the fence should be there. She asked why the false windows could not be put in. Mr. Jendrian replied that he does not know because he is not an architect or builder.

Mrs. Greenwood asked if the plan was presented and approved then why was it not done. She said the gable was a main part of the structure. Mr. Jendrian said it was just overlooked. Mr. Jendrian said if the builder was here, perhaps he could better answer the question.

Chairman Owens said unless someone directs the framer not to follow the blueprint, the gable should have been on the building. Mr. Jendrian said he can't imagine that the builder would have directed someone to not follow the blueprint. Mr. Jendrian said he has built before and things do get overlooked. Chairman Owens said he can understand about the doors not being identical but it is difficult to imagine that if you have a distinct set of prints that specifies a window size and a gable and finished trim, someone has to ask the framer to frame that a different way. He said it is difficult to imagine that the same framer could frame the window incorrectly and could not frame the faux windows and would not build the gable. Chairman Owens said that is a lot to overlook.

Mrs. Greenwood said there was a meeting of the VRB to approve the change in the siding. She said that not installing the gable was a major architectural change, but there was not a meeting to discuss.

Mrs. McGill asked Mr. Jendrian how often he came out to the construction site. Mr. Jendrian said he was out 2-3 times a week. Mrs. McGill said it seemed like he would have noticed that the gable was not being put up.

Chairman Owens asked Mr. Jendrian if he would be willing to do any of these items they have been discussed. Mr. Jendrian said at one time there was some discussion about putting a false gable up. He said that could probably be done. Mr. Jendrian said he is not going to start tearing down walls or making a lot of other modifications.

Chairman Owens asked Mr. Harding to come back up to the podium. Mr. Harding wanted to provide additional comments on a couple of items. He said the project had to be permitted without the gable or there were revised plans. Mr. Harding said he can't imagine the building inspector in Greene County approving the framing inspection without the gable if it

was originally on the drawing. He said he finds it challenging that Mr. Jendrian said it was overlooked. Mr. Harding said he is not as concerned that the doors are not identical but he referenced from prior meeting minutes that the doors were going to be identical. Mr. Harding also referenced several other items from prior meeting minutes that were discussed that Mr. Jendrian and his builder, Mr. Bennett said they would do that sold the VRB on the design of the building.

Chairman Owens asked Mr. Harding about any complications in adding the gable. Mr. Harding said there should be no complications, but the gable needs to be like the original drawing.

Mrs. Greenwood asked about the faux windows. Mr. Harding said there is no reason that the faux windows can't be installed. He said it is just vinyl siding that can be framed out. She also asked if the installed windows are the correct size. Mr. Harding said there was really nothing called out on the dimension of the windows on the original drawing.

After no further questions or comments from Mr. Harding, the board started their discussion.

Mrs. Greenwood said she would like to see the changes made. She understands about the doors and is not so concerned about those. Since the property faces the street on the main road, the gable and faux windows are important.

Mrs. McGill agrees that the faux windows and gable should be added.

Chairman Owens said there are a couple of other items to discuss. The first item is the railing on the side of each porch. All three board members thought the railing should be installed. Second, the six foot fence that would run parallel to the street. Mr. Jendrian said he does not think the fence would look good. Chairman Owens said the fence would just be ornamental. He said he would rather see the railings on the porches.

Mr. Harding said his recommendation would be that the gable, the louvers and the railings on the side of each porch be completed. He said those items would have the biggest impact esthetically. Mr. Harding also said he would recommend a 90 day timeline.

Mr. Jendrian said he would like a year to complete this. Chairman Owens said that a year is too long. Mr. Jendrian then said nine months would be better. There was more discussion amongst the members in regards to the proposed timeline.

Mr. Schlagheck said there are two actions that need to take place. After hearing all of the comments, a motion needs to be made to either approve or deny the original request from the property owner. Another motion will need to be done that will list the items that the VRB would like Mr. Jendrian to complete.

Chairman Owens made a motion to deny VRB Case 17-01. This motion denies the revised building elevations at 79 W. Franklin St. Mrs. Greenwood seconded the motion. A voice vote of all ayes in favor of the denial was recorded.

Chairman Owens made a motion to modify VRB Case 17-01 to install the gable with the decorative louver and install the faux windows on the north side of the property. Also install railings on the north and south side of each porch. The modifications need to be completed as was originally approved. This motion also includes a 120 day timeline for completion. Mrs. McGill seconded the motion. A voice vote of 2 ayes and 1 nay was called. The motion carried 2-1.

**OPEN DISCUSSION:** NONE

**ADJOURNMENT:**

There being no further business to discuss, Chairman Owens moved to adjourn the meeting at 6:59 PM.

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Jeff Owens, Chairman

Date

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Jami Kinion, Acting Secretary

Date





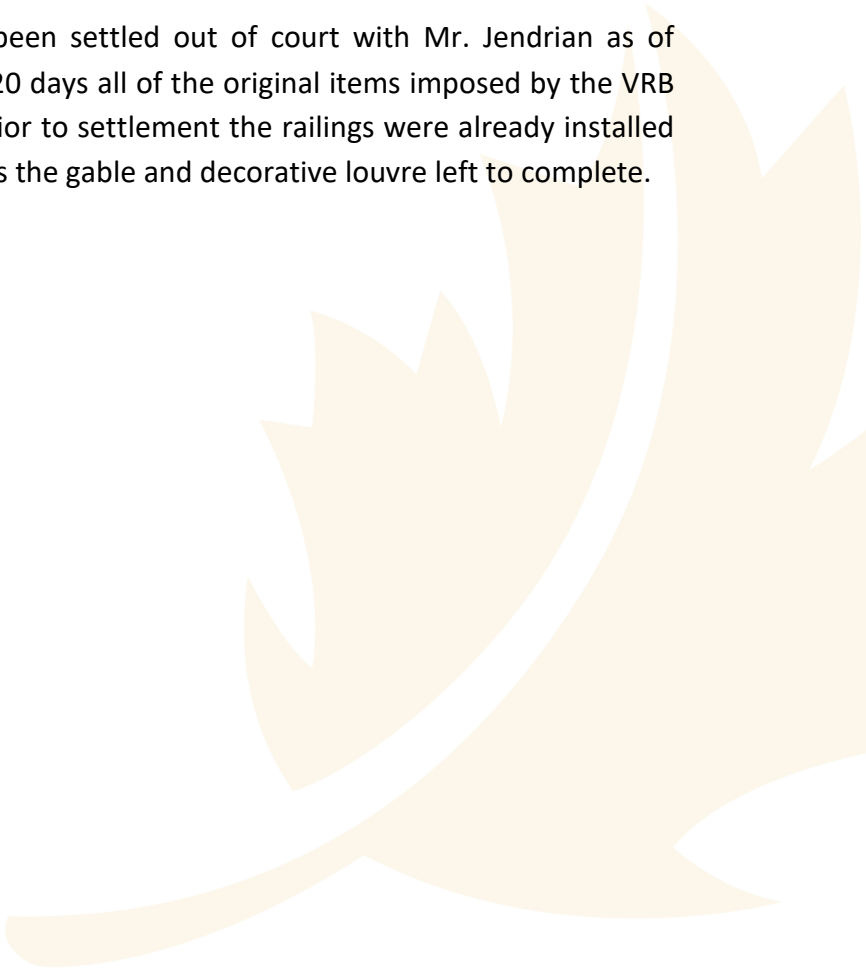
To: Village Review Board  
From: Melissa Dodd, City Manager  
Date: January 8, 2019  
Subject: Update on 79 West Franklin Street

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When I arrived on the job, 79 West Franklin Street was in need of resolution after being built with the absence of a number of features in the original design presented and approved by the Village Review Board.

After several discussions back and forth with the property owner, the VRB's decision for Mr. Jendrian to add a gable, decorative louvre, faux windows and railings to each porch, was appealed to Council. Council upheld the VRB's decision. Mr. Jendrian decided to appeal to Greene County Courts.

I am happy to update that the case has been settled out of court with Mr. Jendrian as of December 10<sup>th</sup>. It is expected that within 120 days all of the original items imposed by the VRB with the exception of the faux windows. Prior to settlement the railings were already installed on each of the porches. Mr. Jendrian still has the gable and decorative louvre left to complete.







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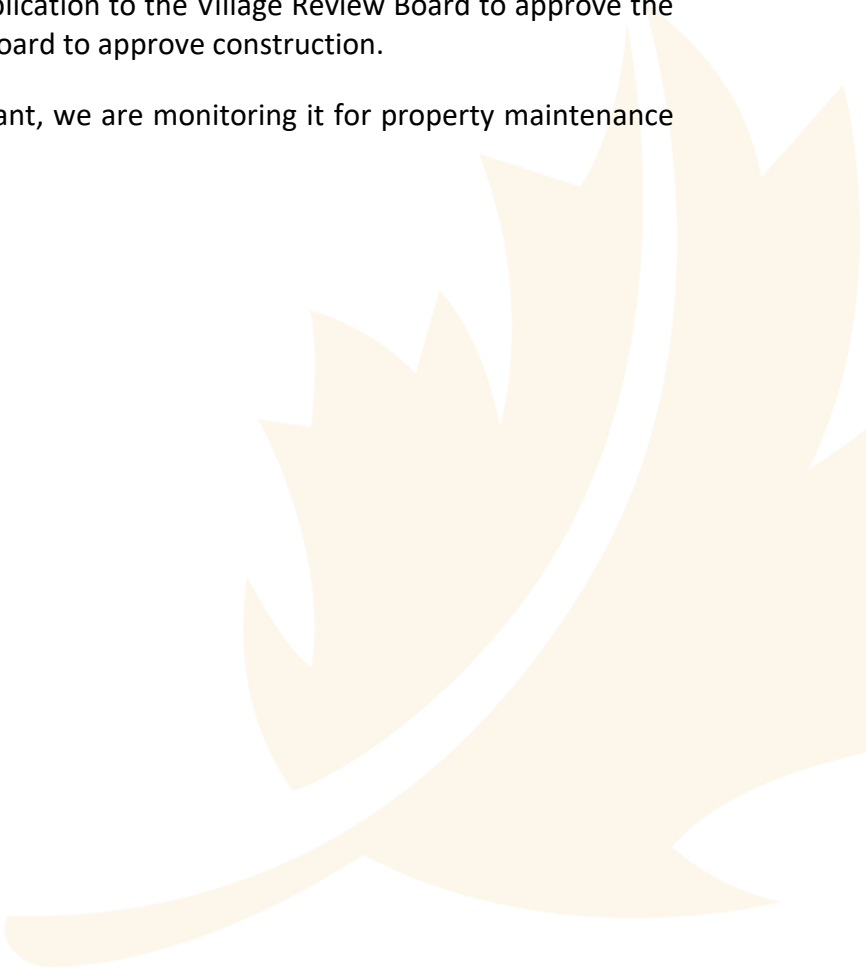
To: Village Review Board  
From: Don Buczek, Assistant to the City Manager  
Date: January 9, 2019  
Subject: Staff Update on 100 East Franklin Street

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The residential property at 100 East Franklin Street has been vacant since 2016. The current owner has contacted me a number of times about either renovating or demolishing the house. Currently, the house is uninhabitable since he has gutted the interior. We have pursued him for property maintenance violations for which he has made some minor repairs to bring it to the minimum compliance.

My most recent conversation with the owner was concerning his desire to demolish the building and construct seven residential units. He has not provided architectural or engineered drawings. The last time we spoke, it was his intent to construct seven units with exterior entrances. I have supplied him with information on next steps and what information is required by the city. Next steps include application to the Village Review Board to approve the demolition and another application to the board to approve construction.

Please know that while this property is vacant, we are monitoring it for property maintenance issues.







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To: Village Review Board  
From: Melissa Dodd, City Manager  
Date: January 8, 2019  
Subject: Discussion Items for January 17<sup>th</sup> meeting

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### **Introduction**

Part of the reason for calling tonight's Village Review Board meeting was for us all to have the opportunity to meet. I started in April of 2018 and have yet had the opportunity to meet the members of the board. I look forward to working with you all and hope that you embrace the vision and ideas I have for Bellbrook!

### **Downtown Vision**

One of the main reasons I was interested in the City Manager position in Bellbrook is because of the potential I saw downtown. There are so many charming characteristics that could be enhanced and promoted! I would love to see a vibrant downtown that is walkable, filled with shops that enhance the quality of life for residents and visitors alike, a real sense of place and community downtown where you can meet friends and neighbors and enjoy all that this small town can offer!

### **Bellbrook Downtown Beautification**

I have collaborated with Greene Giving which is a 501(c)3 organization to set up the Bellbrook Downtown Beautification Fund. This will allow individuals and businesses to donate money that is tax deductible which will be used for various beautification projects. I want to involve the Village Review Board on these projects since each of you have an interest in the aesthetics of the downtown area or Old Village District. With the right marketing, I am hoping that we can really solicit money to build the fund and get some nice projects completed.

I am currently forming the board to oversee the fund and once those individuals are in place, the fund will be formally established.

Once established, I plan to submit a grant for the purchase of our first purchases which would be a bike rack and a bench both to be installed downtown. Once purchased, others will be able to donate to purchase more. They will have the option of purchasing an entire bike rack

or bench and having a plaque with their name or business attached designating their donation. Donations will be accepted in all denominations however.

### **Bike Racks**

I have found a company that creates custom laser cut bike racks. The custom bike racks start at \$400 each which would increase after customization and shipping and depending on how many are purchased at one time. I had the company create a few mock up designs for the Board to review which I am attaching.

### **Benches**

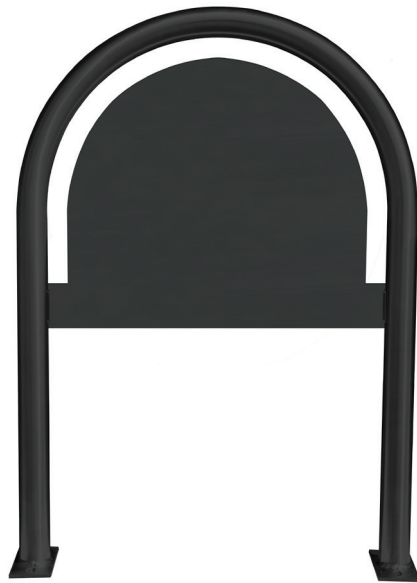
I have also found a vendor that sells a variety of benches. These vary greatly in materials, length and style. I am also attaching a few different selections for the board to review and select from.

## Custom Bike Rack Options



# Custom Logo Laser Cut Panel Themed Bike Rack

## Specifications

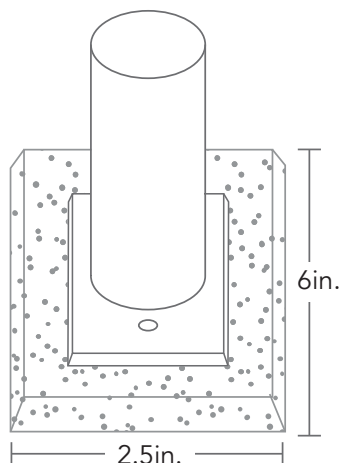


### Product Details:

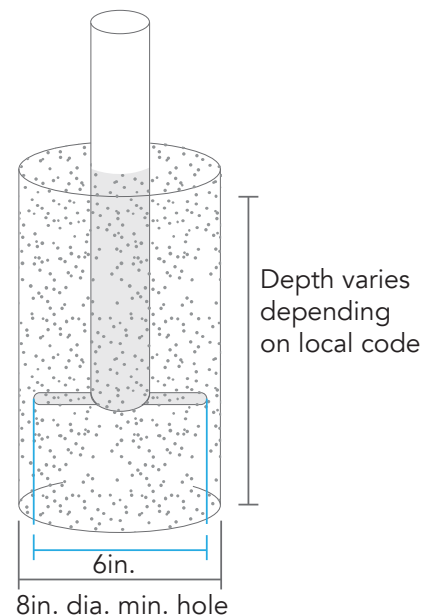
Dimensions	Length 24" / Depth 1.90" / Height 36" (46" In Ground) / Mounting Plates 6"
Weight	Surface Mount: 32-lbs In-ground: 36-lbs
Styling	Contemporary
Capacity	Holds 2 Bikes
Finish Options	<b>Powder Coat-</b> Zinc Rich Primer applied after fabrication. TGIC Polyester Powder Coat color is applied (10 standard colors available). UV inhibiting clear topcoat is applied
Construction	1.5" schedule 40 steel pipe (1.90" OD)

### Mounting Types:

Surface:  
Bolts through bottom plate into pre-drilled concrete into ground anchors. Use appropriate length and size bolt for local requirements.



IG = In-Ground:  
Embedded in hole filled with concrete. Depth of the hole varies depending on local code.



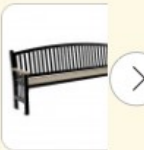
# Aurora Bench Arched Back



Aurora Bench Arched Back



Guaranteed  
Against Breakage



☆☆☆☆☆ Write a review

Parent SKU: KBN-132

Price From:

**\$888.85**

A modern twist on a classic style.

- Solid recycled plastic lumber (available in 3 colors) offsets the black recycled steel frame
- Classy, distinguished design in arched back style

[Read More...]

\* Required Fields

SELECT LENGTH

< 4' 6' 8' >

SELECT COLOR

< [Color Swatches] >

Qty: 1

ADD TO CART >

Usually Ships In 1-2 Weeks

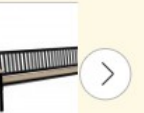
# Aurora Straight Back Bench



Available for  
Immediate  
Shipping



Guaranteed  
Against Breakage



☆☆☆☆☆ Write a review

Parent SKU: KBN-83

Price From:

**\$738.85**

Solid recycled plastic lumber (available in 3 colors) offsets the black recycled steel frame to create a modern twist on a classic style.

- Seat/Armrests: Recycled plastic
- Seat Length: 4', 6', or 8'
- Back/Frame: Powder-coated recycled steel

[Read More...]

\* Required Fields

SELECT LENGTH

< 4' 6' 8' >

SELECT COLOR

< [Color Swatches] >

Qty: 1

## Providence Steel Frame Benches

★★★★★ 1 Review

Parent SKU: KBN-12

Price From:

# \$278.85

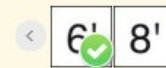
Multiple mounting options available - portable/surface mount or inground.

- Seat/Back: Plastic is injection molded, ribbed & reinforced
- Seat Length Options: 6 ft. or 8 ft.
- Frame: 1-1/2" OD powder-coated steel tubing

[Read More...]

\* Required Fields

### LENGTH



### MOUNT TYPE



### COLOR OPTIONS



Click to zoom

8' desert tan recycled plastic bench without arms



Available for  
Immediate  
Shipping



Guaranteed  
Against Breakage



Best Seller



## Hannah Bench

★★★★★ Write a review

Parent SKU: VAX2105P

# \$778.85

Architectural styled bench in fresh colors.

[Read More...]

Quantity: 1

~~\$878.85~~

**\$778.85**

**ADD TO CART >**

Usually Ships In 3-5 days



Click to zoom

Hannah Bench



## Product Reviews

# Hampton Bench



6' recycled plastic bench



Guaranteed  
Against Breakage



Best Seller



★★★★★ 10 Reviews

Parent SKU: hampton

Price From:

# \$878.85

Best selling design - an excellent choice to enrich your location.

- Perfect for parks, streetscapes, business campuses, and more
- Smoothly contoured seat and backrest
- High grade, recycled plastic slats are long lasting and maintenance-free
- Cast aluminum frame, powder-coated black

[Read More...]

\* Required Fields

## SELECT LENGTH

< 4' 6' 8' >

## SELECT COLOR

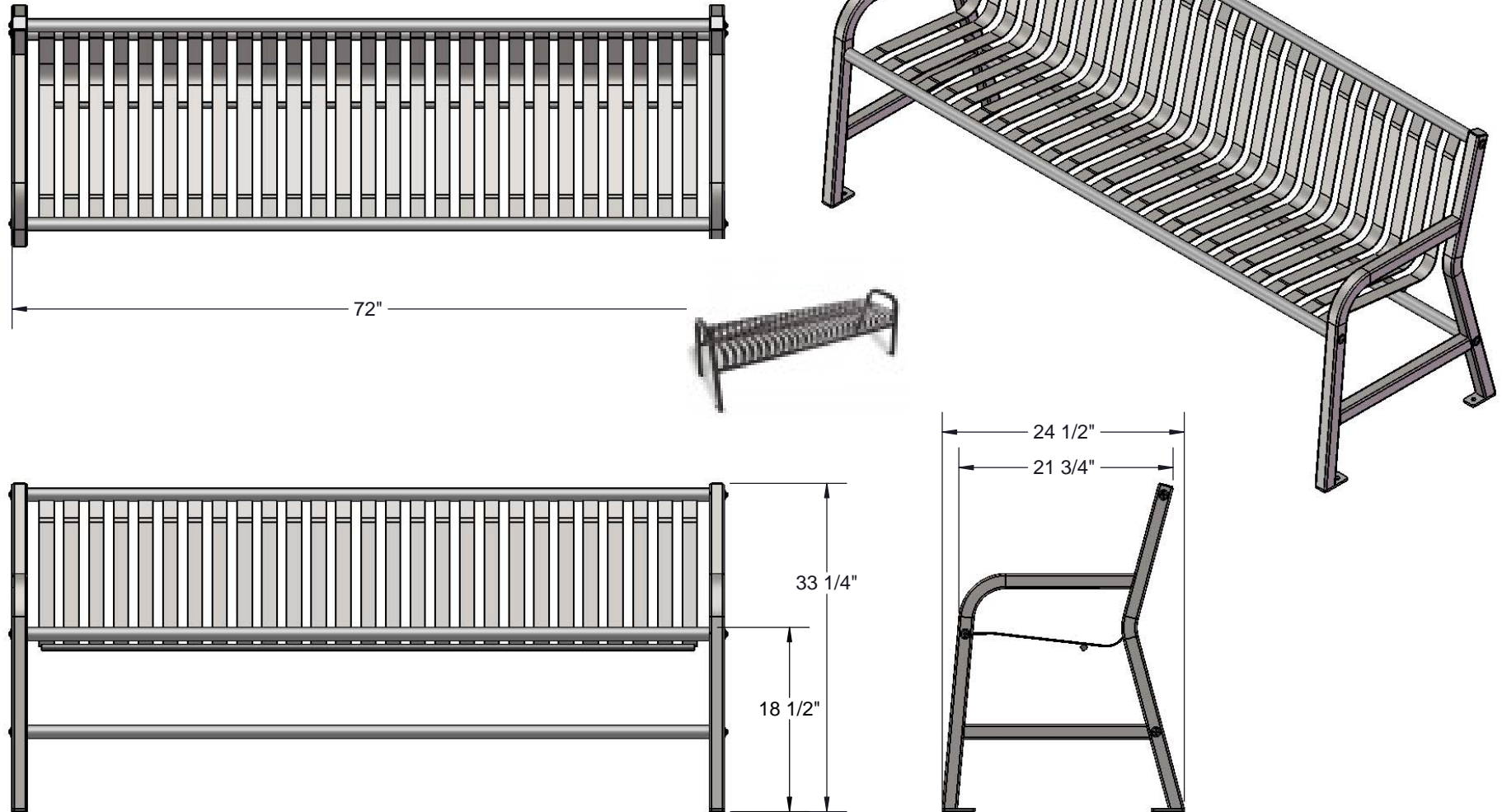
< [Color Swatches] >

Qty: 1

## OVERALL DIMENSIONS

6' Bench - \$649

No backrest option - \$399





THE PARK AND FACILITIES  
CATALOG  
THERMOPLASTIC COLORS

- Superior Adhesion
- Resistance to Cutting and Vandalism
- No Runs or Drips
- Smooth Finish Prevents Mold and Mildew
- Easily Repaired
- UV Protection
- Environmentally Friendly



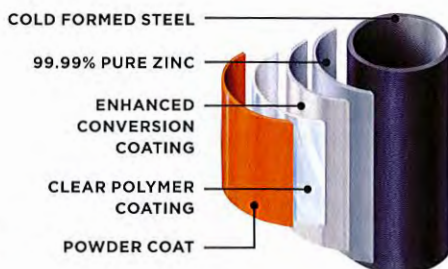
STANDARD  
POWDER COAT COLORS

The steel framework used in The Park and Facilities product line delivers one of the industry's most durable protective coatings. The Park and Facilities Catalog further enhances the durability by applying a superior powder coated finish. The process provides five layers of protection from harmful environmental elements, with very little maintenance.



PREMIUM  
POWDER COAT COLORS

- Additional upcharge



STANDARD  
POWDER COAT

- Uniform coating
- Durability
- High-quality
- Attractive finish



HOT-DIP GALVANIZED

- Galvanized both inside and out
- Superior four-layer adhesion bond
- Excellent abrasion resistance
- Provides cathodic protection to the underlying steel
- Increases the useful life of steel

- 5 or 6 foot plastic recycled bench
- Green or Black frame
- Cedar is the basic color
- \$805 for 6' bench
- \$774 for 5' bench
- Also available in black, blue, grey or brown for an additional \$85

