

City of Bellbrook

15 E. Franklin Street
Bellbrook, Ohio 45305

T (937) 848-4666

F (937) 848-5190

www.cityofbellbrook.org

BELLBROOK VILLAGE REVIEW BOARD

PUBLIC HEARING

October 6, 2020

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF PRIOR MINUTES OF SEPTEMBER 1, 2020

4. OLD BUSINESS: none

5. NEW BUSINESS

- **VRB 20-135 Free Standing Sign (129 W Franklin)**
 - Staff Summary
 - Property Owner
- **VRB 20-136 Free Standing Sign (129 W Franklin)**
 - Staff Summary
 - Property Owner
- **VRB 20-137 Free Standing Sign (129 W Franklin)**
 - Staff Summary
 - Property Owner
- **VRB 20-138 Free Standing Sign (129 W Franklin)**
 - Staff Summary
 - Property Owner

6. OPEN DISCUSSION

7. ADJOURNMENT

RECORD OF PROCEEDINGS
Minutes of Bellbrook Village Review Board Meeting
September 1, 2020

PRESENT: Thad Camp
Jen Bowersock
Jacquelin Greenwood
Karen McGill
Jeff Owens, Chair

Also present was Planning and Zoning Administrator Jessica Hansen.

CALL TO ORDER: Chairman Owens called the meeting to order at 6:00 pm.

ROLL CALL: Mr. Camp, yes; Mrs. Bowersock, yes; Mrs. Greenwood, yes; Mrs. McGill, yes; Chairman Owens, yes.

FORMAL APPROVAL OF MINUTES:

After polling members of Board, as there were no corrections or additions to the regular meeting minutes of August 4, 2020, Mr. Owens declared the minutes approved as written.

OLD BUSINESS – none

NEW BUSINESS

- **VRB Case 20-124 Wall Sign (119 E Franklin Street)**

Mrs. Hansen presented the staff report for 119 E Franklin. This request was made by Jeff Von Handorf from Pretech Group for a 24 x 48 inch (8 square feet) wall sign. It meets all zoning codes and staff recommends approval.

Mrs. Greenwood asked if the sign would be back lit. Mrs. Hansen said the permit request did not say it would be lit.

Mr. Camp made a motion to approve VRB 20-124 Wall Sign at 119 E Franklin Street with the condition that it not be backlit. Mrs. Greenwood seconded the motion. The clerk called the roll. Mr. Camp, yes; Mrs. Greenwood, yes; Mrs. Bowersock, yes; Mrs. McGill, yes; Mr. Owens, yes. The motion passed 5-0.

OPEN DISCUSSION - none

ADJOURN

Being no further business to come before this regular session of the Chairman declared the meeting adjourned at 6:12 pm.

RECORD OF PROCEEDINGS
Minutes of Bellbrook Village Review Board Meeting
September 1, 2020

Jeff Owens, Chairman

Pamela Timmons, Clerk of Council



CITY OF BELLBROOK

ZONING PERMIT - SIGNS

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305

(937) 848-4666 WWW.CITYOFBELLBROOK.ORG

DATE RECEIVED 9/15/2020

STAFF USE

APPLICATION # 20-138

APPLICANT INFORMATION

PROPERTY ADDRESS 129 West Franklin Street ZONING DISTRICT _____
PROPERTY OWNER Land L Diversified Dev. PHONE NUMBER 937-671-8895
APPLICANT NAME John Landsiedel (Rick Martin Agent) PHONE NUMBER 937-789-9016
APPLICANT EMAIL martinrick@msn.com (agent)

REQUEST INFORMATION

BUSINESS NAME Land L Diversified Development, LLC / Healthy Habits
BUSINESS MAILING ADDRESS PO Box 118 Bellbrook, OH 45305 Sign
SIGN REQUEST NEW PERMANENT SIGN ☒ SIGN REFACE ☐ TEMPORARY ☐ OTHER ☐
SIGN TYPE GROUND ☒ PROJECTING ☐ ROOF ☐ WALL ☐ SANDWICH BOARD ☐ BANNER ☐ OTHER ☐
SIGN DIMENSIONS HEIGHT 24" WIDTH 71" AREA _____ SQUARE FEET BUILDING FRONTAGE _____ LINEAR FEET
SIGN LOCATION FRONT YARD ☒ SIDE YARD ☐ REAR YARD ☐ SIGN HEIGHT 11.08 FEET (FROM GROUND TO TOP OF SIGN)
SIGN MATERIALS Alumacore
ADDITIONAL COMMENTS _____

PLEASE PROVIDE AN ILLUSTRATION WHICH INCLUDES A COLOR RENDERING OF THE SIGN AND THE LOCATION OF THE SIGN ON THE BUILDING AND/OR PROPERTY.

I UNDERSTAND THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL FOR ANY ADMINISTRATIVE REVIEW, CONDITIONAL USE PERMIT, VARIANCE, OR EXCEPTION FROM ANY OTHER CITY REGULATIONS WHICH ARE NOT SPECIFICALLY THE SUBJECT OF THIS APPLICATION. I UNDERSTAND THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL OF A BUILDING OCCUPANCY PERMIT. I UNDERSTAND FURTHER THAT I REMAIN RESPONSIBLE FOR SATISFYING REQUIREMENTS OF ANY PRIVATE RESTRICTIONS OR COVENANTS APPURTENANT TO THE PROPERTY.

I CERTIFY THAT I AM THE APPLICANT AND THAT THE INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT THE CITY IS NOT RESPONSIBLE FOR INACCURACIES IN INFORMATION PRESENTED, AND THAT INACCURACIES MAY RESULT IN THE REVOCATION OF THIS ZONING CERTIFICATE AS DETERMINED BY THE CITY. I FURTHER CERTIFY THAT I AM THE OWNER OR PURCHASER (OR OPTION HOLDER) OF THE PROPERTY INVOLVED IN THIS APPLICATION, OR THE LESSEE OR AGENT FULLY AUTHORIZED BY THE OWNER TO MAKE THIS SUBMISSION.

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I HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT ALL THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT.

APPLICANT SIGNATURE _____

DATE 9/14/20

OFFICE USE ONLY		
PERMIT FEE	PAYMENT TYPE	REVIEW AUTHORITY
\$ <u>25.00</u>	CASH <input type="checkbox"/> CHECK <input checked="" type="checkbox"/> # <u>25281</u>	ADMINISTRATIVE <input type="checkbox"/> BZA <input type="checkbox"/> VRB <input checked="" type="checkbox"/>
APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>	STAFF SIGNATURE _____	DATE <u>9/14/20</u>
APPROVED-CONDITIONS <input type="checkbox"/>		

ZONING PERMIT - SIGNS

OCTOBER 2017



CITY OF BELLBROOK

ZONING PERMIT - SIGNS

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305

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STAFF USE

APPLICATION #

20-137

APPLICANT INFORMATION

PROPERTY ADDRESS 129 West Franklin Street ZONING DISTRICT _____
PROPERTY OWNER Land L Diversified Dev. PHONE NUMBER 937-671-8895
APPLICANT NAME John Landsiedel (Rick Martin Agent) PHONE NUMBER 937-789-9016
APPLICANT EMAIL martinrick@msn.com (agent)

REQUEST INFORMATION

BUSINESS NAME Land L Diversified Development, LLC / Edward Jones Sign
BUSINESS MAILING ADDRESS PO Box 118 Bellbrook, OH 45305
SIGN REQUEST NEW PERMANENT SIGN ☒ SIGN REFACE ☐ TEMPORARY ☐ OTHER ☐
SIGN TYPE GROUND ☒ PROJECTING ☐ ROOF ☐ WALL ☐ SANDWICH BOARD ☐ BANNER ☐ OTHER ☐
SIGN DIMENSIONS HEIGHT 24" WIDTH 71" AREA _____ SQUARE FEET BUILDING FRONTAGE _____ LINEAR FEET
SIGN LOCATION FRONT YARD ☒ SIDE YARD ☐ REAR YARD ☐ SIGN HEIGHT 9.08 FEET (FROM GROUND TO TOP OF SIGN)
SIGN MATERIALS Alumacore
ADDITIONAL COMMENTS _____

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APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>	STAFF SIGNATURE _____	DATE <u> / / </u>
APPROVED-CONDITIONS <input type="checkbox"/>		

ZONING PERMIT - SIGNS

OCTOBER 2017



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STAFF USE

APPLICATION # 20-136

APPLICANT INFORMATION

PROPERTY ADDRESS 129 West Franklin Street ZONING DISTRICT _____
PROPERTY OWNER Land L Diversified Dev. PHONE NUMBER 937-671-8895
APPLICANT NAME John Landsiedel (Rick Martin Agent) PHONE NUMBER 937-789-9016
APPLICANT EMAIL martinrick@msn.com (agent)

REQUEST INFORMATION

BUSINESS NAME Land L Diversified Development, LLC / Fine Line Hair Design Sign
BUSINESS MAILING ADDRESS PO Box 118 Bellbrook, OH 45305
SIGN REQUEST NEW PERMANENT SIGN ☒ SIGN REFACE ☐ TEMPORARY ☐ OTHER ☐
SIGN TYPE GROUND ☒ PROJECTING ☐ ROOF ☐ WALL ☐ SANDWICH BOARD ☐ BANNER ☐ OTHER ☐
SIGN DIMENSIONS HEIGHT 24" WIDTH 71" AREA _____ SQUARE FEET BUILDING FRONTAGE _____ LINEAR FEET
SIGN LOCATION FRONT YARD ☐ SIDE YARD ☐ REAR YARD ☐ SIGN HEIGHT 7.08 FEET (FROM GROUND TO TOP OF SIGN)
SIGN MATERIALS Alumacore
ADDITIONAL COMMENTS _____

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DATE

9, 14, 20

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APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>			
APPROVED-CONDITIONS <input type="checkbox"/>	STAFF SIGNATURE _____	DATE _____	



CITY OF BELLBROOK

ZONING PERMIT - SIGNS

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305

(937) 848-4666 WWW.CITYOFBELLBROOK.ORG

DATE RECEIVED 9/15/2020 STAFF USE APPLICATION # 20-135

APPLICANT INFORMATION

PROPERTY ADDRESS 129 West Franklin Street ZONING DISTRICT _____
PROPERTY OWNER Land L Diversified Dev. PHONE NUMBER 937-671-8895
APPLICANT NAME John Landsiedel (Rick Martin Agent) PHONE NUMBER 937-789-9016
APPLICANT EMAIL martinrick@msn.com (agent)

REQUEST INFORMATION

BUSINESS NAME Land L Diversified Development, LLC / Subway Sign
BUSINESS MAILING ADDRESS PO Box 118 Bellbrook, OH 45305
SIGN REQUEST NEW PERMANENT SIGN ☒ SIGN REFACE ☐ TEMPORARY ☐ OTHER ☐
SIGN TYPE GROUND ☒ PROJECTING ☐ ROOF ☐ WALL ☐ SANDWICH BOARD ☐ BANNER ☐ OTHER ☐
SIGN DIMENSIONS HEIGHT 24" WIDTH 71" AREA _____ SQUARE FEET BUILDING FRONTAGE _____ LINEAR FEET
SIGN LOCATION FRONT YARD ☒ SIDE YARD ☐ REAR YARD ☐ SIGN HEIGHT 5.08 FEET (FROM GROUND TO TOP OF SIGN)
SIGN MATERIALS Alumacore
ADDITIONAL COMMENTS _____

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I HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT ALL THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT.

APPLICANT SIGNATURE [Signature] DATE 9/14/20

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APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>			
APPROVED-CONDITIONS <input type="checkbox"/>	STAFF SIGNATURE _____	DATE ____/____/____	

To: Village Review Board
From: Jessica Hansen, Planning & Zoning
Date: October 1, 2020
Subject: 129 W Franklin St, Bellbrook Ohio 45305, 20-135 Sign for Subway

Summary

The request is to install a revised Subway sign at 129 W Franklin St.

Applicant Information:

- **Applicant Name:** John Landsiedel & Rick Martin
- **Property Owner:** Lak Enterprises III LLC
 - Soon to be L & L Diversified.
- **Property Owner Address:** 129 W Franklin St.



Property information:

- **Parcel Number:** L35000100020012700
- **Bellbrook Comprehensive Plan:** Historic Mixed-Use Downtown-Area - *that represents traditional downtown Bellbrook area with a mixture of uses and historic structures.*
- **Current Zoning:** B-4 Central Business District.

Sign Dimensions:

Height: 24 inches **Width:** 71 inches **Total:** 11.83 Square-feet per side

Location: Adjacent to the Franklin right-of-way.

Material: Alumacore

Alumacore is a double-sided aluminum clad sign panel with a corrugated plastic core. Its innovative corrugated polypropylene core creates a lightweight easy to install product with maximum durability.

Sign:



Figure 1 Old Sign



Figure 2 New Sign

Relevant Code Information:

18.20(B)(3)(c) Freestanding:

No free standing sign shall be mounted on the roof of a building nor shall it reach a greater height than the

lowest point of the cornice of the building or facility it represents. In no case shall any portion of a free standing sign be located off the property of the facility it represents. All such signs shall be allowed the same area and be subject to the restrictions outlined for projecting signs.

18.20(B)(4)(a)(3) Free Standing:

No free standing sign shall be larger than thirty-six (36) square feet total exposed faces.

Discussion:

The sign meets all current zoning regulations, staff recommends the Village Review Board approve the request for a Free Standing Sign at 129 W Franklin St.

To: Village Review Board
From: Jessica Hansen, Planning & Zoning
Date: October 1, 2020
Subject: 129 W Franklin St, Bellbrook Ohio 45305, 20-136 Sign for **Fine Line Hair & Day Spa**

Summary

The request is to install a revised **Fine Line Hair & Day Spa** sign at 129 W Franklin St.

Applicant Information:

- **Applicant Name:** John Landsiedel & Rick Martin
- **Property Owner:** Lak Enterprises III LLC
 - Soon to be L & L Diversified.
- **Property Owner Address:** 129 W Franklin St.



Property information:

- **Parcel Number:** L35000100020012700
- **Bellbrook Comprehensive Plan:** Historic Mixed-Use Downtown-Area - *that represents traditional downtown Bellbrook area with a mixture of uses and historic structures.*
- **Current Zoning:** B-4 Central Business District.

Sign Dimensions:

Height: 24 inches **Width:** 71 inches **Total:** 11.83 Square-feet per side

Location: Adjacent to the Franklin right-of-way.

Material: Alumacore

Alumacore is a double-sided aluminum clad sign panel with a corrugated plastic core. Its innovative corrugated polypropylene core creates a lightweight easy to install product with maximum durability.

Sign:



Figure 1 Old Sign



Figure 2 New Sign

Relevant Code Information:

18.20(B)(3)(c) Freestanding:

No free standing sign shall be mounted on the roof of a building nor shall it reach a greater height than the

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18.20(B)(4)(a)(3) Free Standing:

No free standing sign shall be larger than thirty-six (36) square feet total exposed faces.

Discussion:

The sign meets all current zoning regulations, staff recommends the Village Review Board approve the request for a Free Standing Sign at 129 W Franklin St.

To: Village Review Board
From: Jessica Hansen, Planning & Zoning
Date: October 1, 2020
Subject: 129 W Franklin St, Bellbrook Ohio 45305, 20-137 Sign for **Edward Jones**

Summary

The request is to install an additional **Edward Jones** sign at 129 W Franklin St.

Applicant Information:

- **Applicant Name:** John Landsiedel & Rick Martin
- **Property Owner:** Lak Enterprises III LLC
 - Soon to be L & L Diversified.
- **Property Owner Address:** 129 W Franklin St.



Property information:

- **Parcel Number:** L35000100020012700
- **Bellbrook Comprehensive Plan:** Historic Mixed-Use Downtown-Area - *that represents traditional downtown Bellbrook area with a mixture of uses and historic structures.*
- **Current Zoning:** B-4 Central Business District.

Sign Dimensions:

Height: 24 inches **Width:** 71 inches **Total:** 11.83 Square-feet per side

Location: Adjacent to the Franklin right-of-way.

Material: Alumacore

Alumacore is a double-sided aluminum clad sign panel with a corrugated plastic core. Its innovative corrugated polypropylene core creates a lightweight easy to install product with maximum durability.

Sign:



Figure 1 Old Sign



Figure 2 New Sign

Relevant Code Information:

18.20(B)(3)(c) Freestanding:

No free standing sign shall be mounted on the roof of a building nor shall it reach a greater height than the

lowest point of the cornice of the building or facility it represents. In no case shall any portion of a free standing sign be located off the property of the facility it represents. All such signs shall be allowed the same area and be subject to the restrictions outlined for projecting signs.

18.20(B)(4)(a)(3) Free Standing:

No free standing sign shall be larger than thirty-six (36) square feet total exposed faces.

Discussion:

The sign meets all current zoning regulations, staff recommends the Village Review Board approve the request for a Free Standing Sign at 129 W Franklin St.

Property information:

- **Parcel Number:** L35000100020012700
- **Bellbrook Comprehensive Plan:** Historic Mixed-Use Downtown-Area - *that represents traditional downtown Bellbrook area with a mixture of uses and historic structures.*
- **Current Zoning:** B-4 Central Business District.

Sign Dimensions:

Height: 24 inches **Width:** 71 inches **Total:** 11.83 Square-feet per side

Location: Adjacent to the Franklin right-of-way.

Material: Alumacore

Alumacore is a double-sided aluminum clad sign panel with a corrugated plastic core. Its innovative corrugated polypropylene core creates a lightweight easy to install product with maximum durability.

Sign:



Figure 1 Old Sign



Figure 2 New Sign

Relevant Code Information:

18.20(B)(3)(c) Freestanding:

No free standing sign shall be mounted on the roof of a building nor shall it reach a greater height than the

lowest point of the cornice of the building or facility it represents. In no case shall any portion of a free standing sign be located off the property of the facility it represents. All such signs shall be allowed the same area and be subject to the restrictions outlined for projecting signs.

18.20(B)(4)(a)(3) Free Standing:

No free standing sign shall be larger than thirty-six (36) square feet total exposed faces.

Discussion:

The sign meets all current zoning regulations, staff recommends the Village Review Board approve the request for a Free Standing Sign at 129 W Franklin St.