

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

November 4, 2020

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF PRIOR MINUTES OF OCTOBER 6, 2020

4. OLD BUSINESS: none

5. NEW BUSINESS

- **VRB 20-147 Conditional Use (9 W Franklin)**
 - Staff Summary
 - Property Owner

6. OPEN DISCUSSION

7. ADJOURNMENT



RECORD OF PROCEEDINGS

Minutes of Bellbrook Village Review Board Meeting

October 13, 2020

PRESENT: Thad Camp
Jen Bowersock
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. McGill, yes; Chairman Owens, yes.

Mr. Owens made a motion to excuse Mrs. Greenwood from the meeting. Mrs. McGill seconded the motion. The Clerk called the roll. Mr. Owens, yes; Mrs. McGill, yes; Mr. Camp, yes; Mrs. Bowersock, yes. The motion passed 4-0.

FORMAL APPROVAL OF MINUTES:

After polling members of Board, as there were no corrections or additions to the regular meeting minutes of September 1, 2020, Mr. Owens declared the minutes approved as written.

OLD BUSINESS – none

NEW BUSINESS

- **VRB 20-135 Free Standing Sign (129 W Franklin) Subway**
- **VRB 20-136 Free Standing Sign (129 W Franklin) Fine Line Hair & Day Spa**
- **VRB 20-137 Free Standing Sign (129 W Franklin) Edward Jones**
- **VRB 20-138 Free Standing Sign (129 W Franklin) Healthy Habits Cook Club**

Mrs. Hansen presented the staff report for the four signs at 129 W. Franklin Street. The new signs replace old, worn signs on the same posts. They meet all zoning codes and staff recommends approval.

Rick Martin and John Landsiedel were present to answer questions.

Mr. Owens asked about the extra Edward Jones sign that is still extending from the side of one of the posts. He said that this makes two signs for the same business. Mrs. Hansen said that the code is unclear about the exact definition of “projecting signs” and how it pertains to that sign.

Mr. Martin agreed to ask the Edward Jones owner if the hanging sign could be removed.

Mr. Camp expressed his frustration that the property owners had not followed the appropriate procedures concerning signs before going ahead and placing the new signs up. Mr. Martin answered

RECORD OF PROCEEDINGS

Minutes of Bellbrook Village Review Board Meeting

October 13, 2020

that they did not have all of the zoning codes memorized. Mr. Camp said as a business owner, like himself, it is their duty to fairly follow all of the same rules as every other business owner in the city.

Mr. Camp made a motion to approve **VRB 20-135, 20-136, 20-137, and 20-138 Free Standing Sign at 129 W. Franklin Street.** Mrs. McGill seconded the motion. The clerk called the roll. Mr. Camp, yes; Mrs. McGill, yes; Mrs. Bowersock, yes; Mr. Owens, yes. The motion passed 4-0.

OPEN DISCUSSION

Mrs. Hansen explained that the code seems to be lacking adequate definition of the requirements for signs and that this will be researched and corrected.

ADJOURN

Being no further business to come before this regular session of the Chairman declared the meeting adjourned at 6:24 pm.

Jeff Owens, Chairman

Pamela Timmons, Clerk of Council

To: Village Review Board
From: Jessica Hansen, Planning & Zoning
Date: November 1, 2020
Subject: VRB 20-147, 9 E Franklin St, Conditional Use – Microblading-Permanent Cosmetics

Summary

The request is for a conditional use at 9 E Franklin St. The request is to operate a Microblading/Permanent Makeup studio. Open Mon-Friday 9 a.m. to 5 p.m. by appointment only.

Applicant Information:

- **Applicant Name:** Kyle Walblay
- **Property Owner:** Bella Hart
- **Business Name:** Kyle Walblay Permanent Cosmetics Artist

Property information:

Parcel Number: L35000200050004600

Zoning District : B-4



- **Bellbrook Comprehensive Plan:** Historic Mixed-Use Downtown-Area - *that represents traditional downtown Bellbrook area with a mixture of uses and historic structures.*

Conditional Use Information:

From Cosmopolitan Magazine Questions asked to Piret Aava who is a professional in the industry:

What is brow microblading?

Manual microblading is **a process that involves tiny, fine-point needles** (instead of a tattoo gun) that make up a small disposable blade and handle (picture a very small tool that looks like a rat-tail comb) **to scratch and deposit pigment simultaneously under your skin**. The result? Realistic-looking brow hairs that don't wash off.

Sooo, is microblading a tattoo?

Yes, but also, no. Unlike tattoos that last forever, **microblading is a form of semi-permanent tattooing** (keep reading if you wanna know how long it lasts). For microblading, Piret uses a hand tool that lets her create thinner, more precise, hairlike strokes that aren't as deeply ingrained into the skin (compared to, say, hairlike strokes created by a tattoo gun). The pigment also differs from that of a tattoo because (1) it's only semi-permanent, which means your body eventually ends up metabolizing it so it fades away, and (2) the dye particles are less concentrated in microblading ink than in the ink of a traditional tattoo.

How long does microblading last?

Microblading usually lasts 1-3 years depending on your skin type (oilier skin types tend to fade the fastest), but, says Piret, clients should go back after four weeks for a touch-up and to check-in to make sure they're happy with the end result (these appointments cost less than the initial price of microblading; more on the \$\$ below). After those first four weeks, Piret says you typically won't need a touch-up for 12 months.



<https://www.cosmopolitan.com/style-beauty/beauty/a3884218/eyebrow-microblading-semi-permanent-tattoos/>

Relevant Code Information:

12.01 INTENT:

This district is designed to provide for a restricted variety of retail stores and related activities and for office buildings and service establishments which occupy the prime retail frontage in the Central Business District, and which serve the comparison, convenience and service needs of a consumer population well beyond the corporate boundaries of the Municipality. The district regulations are also designed to provide for a centrally located major shopping complex which will be serviced with conveniently located off-street parking compounds and safe pedestrian movement, but to exclude non-retail uses which generate a large volume of truck traffic.

12.02 PERMITTED PRINCIPAL USES:

(1) Any generally recognized retail business, service establishments or processing uses as follows:

- (a) Those uses permitted in all residential districts.
- (b) Apparel shops, including specialty shops of all sorts, shoe stores and similar uses.
- (c) Shops selling automobile parts and accessories exclusively.
- (d) Banks, loan offices, stock exchange office and other financial institutions.
- (e) Commercial recreation facilities such as bowling alleys or movie theaters.
- (f) Department Stores.
- (g) Drug Stores.
- (h) Eating and drinking-restaurants or other places serving food and/or beverages.
- (i) Food stores including supermarkets and all types of specialty food stores such as bakeries, candy stores and similar uses.
- (j) Furniture and appliances, including rugs, floor coverings, drapery, sewing machine shops used furniture, office equipment, supplies and similar uses.
- (k) Gift shops, camera shops, record shops and similar uses.
- (l) Hardware and related stores as paint, wallpaper and similar uses.
- (m) Hotels and motels.
- (n) Professional and other offices drawing a large number of clients and/or customers such as, but as not restricted to:
 - 1. Chamber of Commerce, Automobile Clubs.
 - 2. Doctors, dentists, lawyers, architects.
 - 3. Insurance, realtors, unions.
 - 4. Post office.
 - 5. Utility Office.
- (o) Publishing. And printing.
- (p) Repair shops such as shoe and watch repair.
- (q) Service shops as barber, beauty, laundry, cleaner and

similar uses.

(R) Travel agencies.

(s) Variety Stores.

(2) Public and semi-public buildings and privately- owned schools such as but not restricted to:

(a) Churches.

(b) Fraternal organizations.

(c) Library.

(d) Municipal Offices.

(p) Repair shops such as shoe and watch repair.

(q) Service shops as barber, beauty, laundry, cleaner and similar uses.

(r). Travel agencies.

(s) Variety Stores.

(2) Public and semi-public buildings and privately- owned schools such as but not restricted to:

(a) Churches.

(b) Fraternal organizations.

(c) Library.

(d) Municipal Offices

(e) Parking garages.

(f) Nursery school, provided that there is compliance with State requirements regarding space for play area per child either on-site or in a public play area no more than one (1) block from the facility.

(3) Other uses, which in the opinion of the Planning Board are similar to the above uses indicated as being permitted. The Planning Board shall receive a written recommendation from the Village Review Board when considering other or additional uses in the Old Village District. The following uses are expressly prohibited:

(a) Adult Entertainment Facilities, (See Article #18, Section 18.30);

(b) Auto service stations;

(c) Mechanized car wash facilities; and

(d) New or used auto sales lots or showrooms.

Discussion:

The Village Review Board and Planning Board seen a case similar to this one last year. Both boards approved the use. Staff sees no issues in approving this a conditional-use for the proposed business.