



Bellbrook Village Review Board Public Meeting Notice

Date	Time	Location
October 05, 2021	6:00 pm	Council Room 15 East Franklin Street, Bellbrook

The Village Review Board will hold an open, public meeting to review and discuss:

- Introduction of new Board member LaKeisha Taylor
- VRB 21-80 Update/Pre-Input to Planning Board for 100 E. Franklin Street

Agenda and information available at www.cityofbellbrook.org



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 5, 2021
AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF PRIOR MINUTES OF AUGUST 3, 2021

4. OLD BUSINESS

5. NEW BUSINESS

- Introduction of new Board Member LaKeisha Taylor
- VRB 21-80 100 E Franklin Street Update/Pre-Input for Planning Board

6. OPEN DISCUSSION

7. ADJOURNMENT

RECORD OF PROCEEDINGS
Minutes of Bellbrook Village Review Board Meeting
August 3, 2021

PRESENT: Thad Camp
Jackie Greenwood
Jeff Owens, Chair

ABSENT: Karen McGill

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

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

Mrs. Greenwood made a motion to excuse Mrs. McGill from the meeting. Mr. Camp seconded the motion. All were in favor.

FORMAL APPROVAL OF MINUTES:

After polling members of Board, as there were no corrections or additions to the regular meeting minutes of May 4, 2021, Mr. Camp made a motion to approve the minutes as written. Mrs. Greenwood seconded the motion. All were in favor.

OLD BUSINESS – none

NEW BUSINESS

- **VRB 21-80 118 W. Franklin Sign – Dot’s Market**

The owners of Dot’s, Mr. Bernhard and Mr. Moshos, requested permission to replace the electronic message board sign that was damaged during the June 19 storm. The replacement will be the exact same size as the previous one. It will also be electric, and it will be used in the same way with simple messages. The board asked about any motion or animation. The owner stated that the same rules for static messages will be followed. The messages will be spelled out in a single red color. The Board wanted to ensure safety due to the proximity to the traffic signal.

Mrs. Greenwood made a motion to approve VRB 21-80 for a replacement electronic sign for Dot’s Market at 118 W. Franklin Street. Mr. Camp seconded the motion. The Clerk called the roll. Mr. Greenwood, yes; Mr. Camp, yes; Chair Owens, yes. The motion passed 3-0.

RECORD OF PROCEEDINGS
Minutes of Bellbrook Village Review Board Meeting
August 3, 2021

- **VRB 21-85 135 E. Franklin Street Sign**

The request is for a Ground Sign at 135 E. Franklin Street. Karen Freeman, the owner, is opening a retail store at the location. The sign will use the existing posts and be the same size as the previous sign. It will be double sided and illuminated with the existing ground lights. The store name is Partially Wicked.

Mr. Camp made a motion to approve VRB 21-85 Ground Sign at 135 E. Franklin Street. Mrs. Greenwood seconded the motion. The Clerk called the roll. Mr. Camp, yes; Mrs. Greenwood, yes; Chairperson Owens, yes. The motion passed 5-0.

ADJOURN

Being no further business to come before this Board the Chairman declared the meeting adjourned at 6:25 pm.

Jeff Owens, Chairman

Pamela Timmons, Clerk of Council



To: Village Review Board
From: Rob Schommer, City Manager
Date: September 29, 2021
Subject: Staff Report for VRB 21-80 100 E. Franklin Street October 5, 2021 Meeting

Summary of the Request

Demolition of the structure at this address is complete and the owner is prepared to begin moving forward with re-development of the site. The owner will be submitting application for a lot split to allow for construction of three single family homes on the site.

The design concept for the homes is planned to match period-correct architecture and design to meet the intentions of Article 14. The owner/developer/builder has current experience and examples of similar projects to fit in existing historical areas which will be used as the base concept for design of the proposed structures on this site.

The request will be to create 3 separate 54' lots which matches existing size for residential existing in the area.

Applicant Information

Nate Clemens
Clemens Companies

Current Zoning District

B-4 Central Business District
ARTICLE 12 B-4 CENTRAL BUSINESS DISTRICT

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.

Parcel Identification

[L350001000060013000](#)

Additional Actions or Next Steps to be taken by the City

Schedule applicant for Planning Board Meeting and Public Hearing for lot split and re-zoning from B-4 to

Applicant's Reason for the Request

Redevelopment for highest and best use of the parcel which was previously abandoned and blighted.

Surrounding Land Use within 1,000 Feet

Mix of light retail/business and residential

Previous Related Development Decisions in the Immediate Area (3-5 Years)

Comprehensive Plan Applied to the Geographical Area

This redevelopment fits within the goals of the updated Comprehensive Plan including "A mixture of uses ranging from single family to commercial strip development..." and "Downtown represents the core of social life and economic vitality of a community."

Existing Public Utilities

Water, Sewer, Gas, Electric

Soil Survey Data

Owner will survey for compactness and building structure suitability

Classification of Streets, Traffic Volumes & Direction, Planned Improvements

Current thoroughfare plans include accessibility to sidewalks and driveway/street access. No planned improvements needed

Flood Plain Information

Small portion of rear lot abutment in 100 year flood line with draining easement.

Comments from City and County Agencies

N/A

Supporting Maps & Graphics

Enclosed

Staff Recommendation

Staff will recommend to the Planning Board to approve the request for lot splits and encourages the VRB to support and provide any comments or input for the Planning Board decision.

PRELIMINARY SITE PLAN

PROPOSED LOT SPLIT

FOR: NATE CLEMENS

STATE OF OHIO, GREENE COUNTY,
CITY OF BELLBROOK
SECTION 32, TOWN 2, RANGE 6
ADDRESS: 100 E. FRANKLIN ST.
BELLBROOK, OH 45305

DEED 2019015721

SURVEY VOL. 25, PG. 139

0.800 ACRES

DATE: JUNE 3, 2021

JOB #446.21

DRAWN BY: MRH

NOTE:

FLOOD LIMITS SHOWN ARE OVERLAID
ONTO THE PROPOSED SITE PLAN FROM
THE FEMA FIRM MAP.

CONTOURS SHOWN ARE ARE OVERLAID
ONTO THE PROPOSED SITE PLAN FROM
THE GREENE COUNTY GIS WEBSITE.

SUGAR OAK PARK
CONDOMINIUMS
P.C. 34, PG. 465A-467B
FLOOD ZONE X
(MAP NUMBER 39057C0114D)

NATIONWIDE MER CAR DG, LLC
D.B. 3465, PG. 450
1.752 ACRES

LIMITS OF ZONE AE 100
YEAR FLOOD PLAIN

FLOOD ZONE AE

LIMITS OF
ZONE X

RYCAMP. PROPERTIES, LLC
D.B. 3332, PG. 786
0.202 ACRES

DENNIS & JACQUELINE EDWARDS
DEED 2019015721
0.800 ACRES TOTAL

NEW
PROPOSED
LOT
0.209
Acres

NEW
PROPOSED
LOT
0.209
Acres

NEW
PROPOSED
LOT
0.382
Acres

ROBERT A. HOLTON &
YVONNE M. BUSHNER
D.B. 2623, PG. 311
0.502 ACRES

E. FRANKLIN STREET
(66' R/W)



GRAPHIC SCALE IN FEET

1"=60'

BRUMBAUGH
ENGINEERING &
SURVEYING, LLC

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PH (937) 698-3000
FAX (937) 698-3928

PRELIMINARY SITE PLAN
PROPOSED LOT SPLIT
FOR: NATE CLEMENS
STATE OF OHIO, GREENE COUNTY, CITY OF BELLBROOK
SECTION 32, TOWN 2, RANGE 6
ADDRESS: 100 E. FRANKLIN ST.
BELLBROOK, OH 45305
DEED 2019015721
SURVEY VOL. 25, PG. 139
0.800 ACRES
DATE: JUNE 3, 2021
JOB #446.21 DRAWN BY: MRH

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NATIONWIDE MER CAR DG, LLC
 D.B. 3465, PG. 450
 1.752 ACRES

SUGAR OAK PARK
 CONDOMINIUMS
 P.C. 34, PG. 465A-461B
 FLOOD ZONE X
 (MAP NUMBER 39057C0114)

LIMITS OF ZONE AE 100
 YEAR FLOOD PLAN

FLOOD ZONE AE

LIMITS OF
 ZONE X

RYCAMP PROPERTIES, LLC
 D.B. 3332, PG. 786
 0.202 ACRES

DENNIS & JACQUELINE EDWARDS
 DEED 2019015721
 0.800 ACRES TOTAL

ROBERT A. HOLTON &
 YVONNE M. BUSHNER
 D.B. 2623, PG. 311
 0.502 ACRES

NEW
 PROPOSED
 LOT
 0.2
 ACRES

NFW
 PROPOSED
 LOT
 0.2
 ACRES

NEW
 PROPOSED
 LOT
 0.2
 ACRES

rough location of homes



0' 60' 120' 180'



GRAPHIC SCALE IN FEET

1"=60'

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ENGINEERING &
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 WEST MILTON, OHIO 45383
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100 E. Franklin



Greene County Legend

- Interstate Highway
- US Highway
- State Route
- Local Roads
- Schools
- Parks
- Buildings
- Hydrography
- Parcel Number
- Lot Number
- Parcel Boundary
- Corporation Bound
- Topography

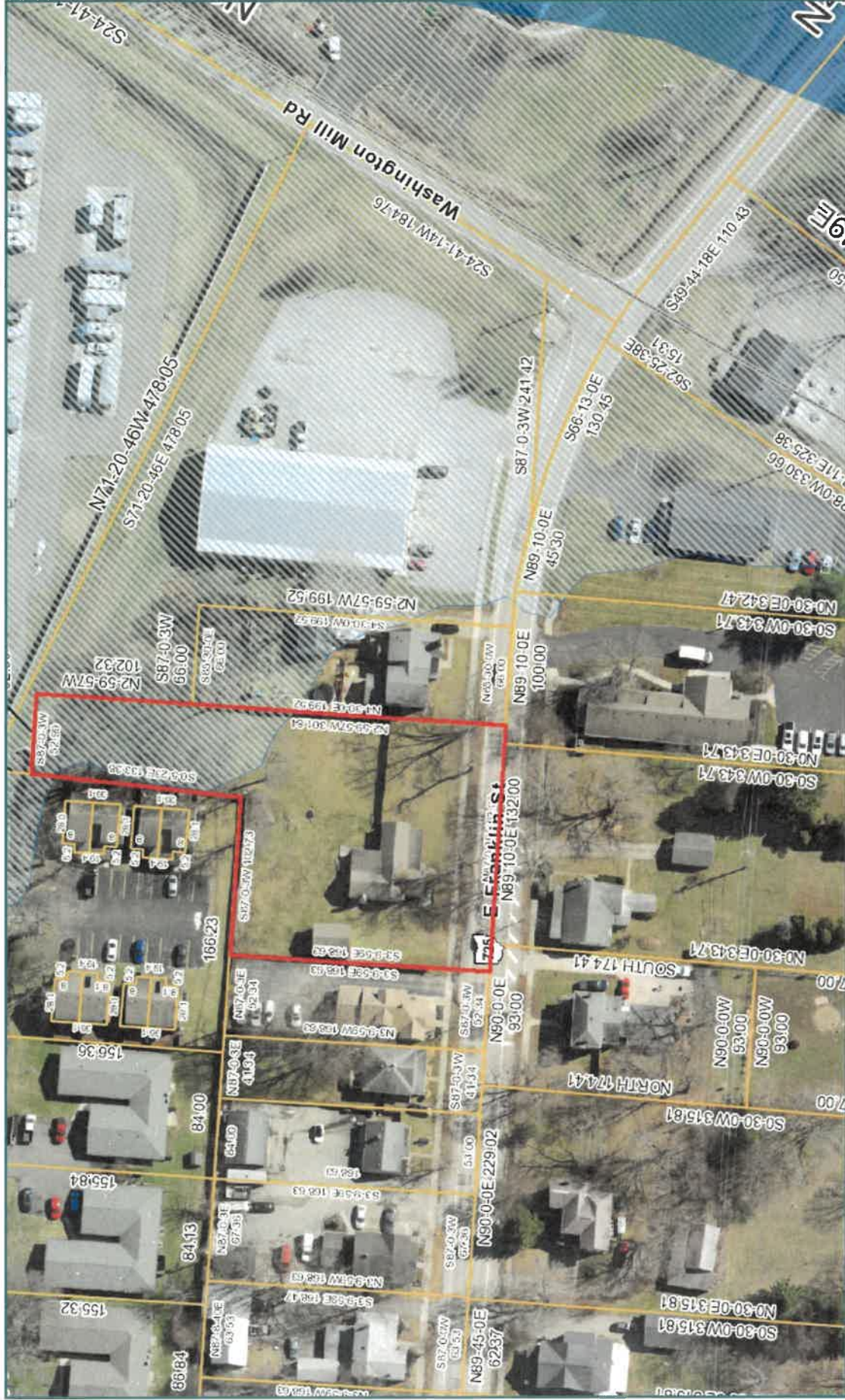
The map was prepared a tax map for Greene County as prepared by the Auditor in accordance with Section 5713.09 of the Ohio Revised Code. Greene County assumes no legal responsibility for the information contained on this map. Users noting errors or omissions are encouraged to contact the Greene County GIS Department.

Created On: 9/28/2022

1 inch = 40 feet
 0 10 20 Feet



100 E. Franklin Street Flood Plain



Greene County Legend

- Interstate Highway
- US Highway
- State Route
- Local Roads
- School
- Parks
- Buildings
- Hydrography
- Parcel Number
- Lot Number
- Parcel Boundary
- Corporate Boundary
- Topography

This map was prepared as a map product for 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. If you have any questions or concerns, please contact the Greene County GIS Department.

Created On: 9/29/2021

1 inch = 60 feet

0 25 50 Feet

GIMS

County Auditor David A. Graham