



BELLBROOK PLANNING BOARD
PUBLIC MEETING MINUTES
FEBRUARY 6, 2018

PRESENT: Mr. Denny Bennett
Mr. Brady Harding
Mr. Ed Stangel
Vice Chairman Mitch Thompson

ABSENT: Chairman Van Veldhuizen

GUEST: Dan and Cindy Wilson

CALL TO ORDER

Vice Chairman Thompson called the meeting of the Planning Board to order at 6:00 PM and requested a motion regarding the prior minutes of January 11, 2018. Mr. Bennett moved to approve the prior minutes; Mr. Stangel seconded the motion. Roll was called. Mr. Bennett, yes; Mr. Stangel, yes; Mr. Harding, abstain; Vice Chairman Thompson, abstain. The motion carried 2-0 with two abstentions; the minutes stand approved.

OLD BUSINESS: None

NEW BUSINESS:

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.

Mr. Schlagheck mentioned that there will be an emergency access gate between Highview Terrace and the Landings at Sugarcreek. There will be grass pavers in this area. Mr. Thompson asked who will maintain that. Mr. Schlagheck said the Highview Terrace Home Owners Association will maintain the gate and the pavers. Mr. Schlagheck said there will also be a sidewalk connector between the Highview Terrace development and the Landings at Sugarcreek 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.

Mr. Bennett made a motion to approve the Record Plan for Highview Terrace Section Three, Phase Three. Mr. Stangel seconded the motion. Roll was called. Mr. Bennett, yes; Mr. Stangel, yes; Mr. Harding, yes; Vice Chairman Thompson, yes. The motion carried 4-0.

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.

Mr. Bennett asked if this property was located in the flood plain. The Wilson's were in attendance tonight and they responded no, the property is not in the flood plain.

Mr. Thompson asked when construction starts, how will the runoff be managed. Mr. Schlagheck said they are required to submit a storm water plan to the city. Service Director Dale Wilson will monitor this.

Mr. Stangel made a motion to approve the Record Plan for Wilson Plat. Mr. Harding seconded the motion. Roll was called. Mr. Stangel, yes; Mr. Harding, yes; Mr. Bennett, yes; Vice Chairman Thompson, yes. The motion carried 4-0.

COMPREHENSIVE PLAN SURVEY QUESTIONS DRAFT

Next, the Planning Board discussed a draft of survey questions related to the updating of the Comprehensive Plan. Once the questions are finalized, a survey will be available for citizen input.

OPEN DISCUSSION: None

ADJOURNMENT:

Mr. Bennett moved to adjourn the meeting at 6:36 PM.

Mitch Thompson, Vice Chairman

Date

Jami Kinion, Secretary

Date