October 4, 2018

City of Bellbrook
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Memorandum for the Planning Board

Subject: Public Meeting on October 11, 2018

This is to confirm that the Planning Board will conduct a public meeting on **October 11, 2018** at **6:00 PM** to review three cases and discuss the Comprehensive Plan. Please find enclosed an agenda for the meeting, the minutes to approve from August 21, 2018, and case materials. Because of the number of cases, each case will have a separate attachment.

Devon Shoemaker from the Greene County Regional Planning Commission will be attending the meeting to continue the discussion of the Comprehensive Plan. This discussion will help staff prepare for the open house/public input meeting to be held on November 5 at the Community Center on Washington Mill Road.

Please let me know if you have any questions on this material.

Sincerely,

Don Buczek
Assistant to the City Manager

Planning Board Meeting

October 11, 2018 6:00 PM

Agenda

1. Call to Order
2. Roll call
3. Approval of prior minutes of August 21, 2018
4. Old Business:
5. New Business:

   Conditional Use Request – 4120 West Franklin Street

   Parking Lot Expansion – 7171 Wilmington Dayton Road

   Planning Board Case 18-01 – Zoning Code Changes

   Comprehensive Plan
   - Introductions
   - Develop Vision Statement and Guiding Principles (30 Minutes)
     - Work together to develop a base vision statement and guiding principles based off of public feedback to-date for presentation at Public Meeting on November 5
   - Review Land Use Categories and Potential Growth Boundary (30-Minutes)
     - Work together to decide on a final Land Use typology and detail level
     - Discuss potential growth areas and classifications
   - Discuss Public Meeting Format (10-minutes)
6. Open Discussion
7. Adjournment

BELLBROOK PLANNING BOARD
PUBLIC MEETING MINUTES
AUGUST 21, 2018

CALL TO ORDER

Chairman Van Veldhuizen called the meeting of the Planning Board to order at 6:00 PM.

ROLL CALL

Present were Chairman Van Veldhuizen, Mr. Bennett and Mr. Stangel. Also present was Assistant to the City Manager, Mr. Don Buczek.

FORMAL APPROVAL OF MINUTES

Chairman Van Veldhuizen requested a motion regarding the prior minutes of June 7, 2018. Mr. Bennett moved to approve the prior minutes; Mr. Stangel seconded the motion. Roll was called. Mr. Bennett, yes; Mr. Stangel, yes; Chairman Van Veldhuizen, yes. The motion carried 3-0; the minutes stand approved.

OLD BUSINESS None

NEW BUSINESS

Lot combination-for Lots 61 & 62 in Highview Terrace (Spangler/O'Malley)

Mr. Buczek said the engineer representing the builder has submitted a request to combine Lots 61 and 62 of Highview Terrace Section 3 Phase 2. The property addresses are 3626 and 3622 River Birch Drive respectively.

Mr. Buczek said he has received approval from all the public utility companies except Dayton Power and Light. Mr. Buczek said he hopes to have that approval later this week. The City Engineer approved the record plan and requested the utility providers to approve vacating the utility easement.

Mr. Stangel asked if Dayton Power and Light has ever denied this in the past. Mr. Buczek said he does not see a problem with this being approved.

Mr. Bennett made a motion to approve the Lot combination for 3626 and 3622 River Birch Drive., Lots 61 & 62 in High View Terrace, upon approval to vacate all utility easements. Mr. Stangel seconded the motion. Roll was called. Mr. Bennett, yes; Mr. Stangel, yes; Chairman Van Veldhuizen, yes. The motion carried 3-0.

OPEN DISCUSSION

Mr. Stangel asked for an update on the Comprehensive Plan. Mr. Buczek said that Mr. Ken LeBlanc retired in July. The plan is to have him continue to work with the city to complete it. Mr. Buczek said the goal is to have the Comprehensive Plan completed by the end of the year. Mr. Buczek said he has seen a draft of the Comprehensive Plan and he thinks it looks good. The next step is to get some dates on the calendar for upcoming public meetings.

ADJOURNMENT

Mr. Stangel moved to adjourn the meeting at 6:15 PM.

Dave Van Veldhuizen, Chairman Date

Jami Kinion, Secretary Date