

# RECORD OF PROCEEDINGS

Bellbrook Planning Board

January 27, 2022

## **CALL THE MEETING ORDER:**

Chair Person Mitchell Thompson called the meeting of the Bellbrook Planning Board to order at 6:00pm

## **ROLL CALL:**

PRESENT:

Ed Stangel

Mitchell Thompson

Timothy Tuttle

ABSENT: Denny Bennett

## **ALSO PRESENT:**

Jason Foster, Community Development Administrator

Rob Schommer, City Manager

## **APPROVAL OF MINUTES:**

Mr. Thompson asked if any member had comments or corrections to the minutes of the October 21, 2021 meeting. Mr. Tuttle noted the minutes had him listed as voting for one of the items; however, he was correctly listed as absent from the meeting. Mr. Schommer stated the minutes will be corrected.

A motion to approve the October 21, 2021 minutes with the correction of Mr. Tuttle's absence.

Motion made by Mr. Stangel, Seconded by Mr. Tuttle.

Voting Yea: Mr. Stangel, Mr. Thompson, Mr. Tuttle

## **OLD BUSINESS:**

None

## **NEW BUSINESS:**

Zoning Case 2022-PB-01 National Flood Insurance Program Map and Flood Reduction Regulations Update to Article 15 of the Bellbrook Zoning Code.

Mr. Foster explained the requirements to update the map and regulations per the FEMA process and timeline. There are a number of properties that have a change on the map, most of which appear to be removed from the flood plain. The update is required to remain compliant with the National Flood Insurance Program.

Mr. Schommer added a change to the zoning code requires Planning Board review and recommendation to Council for approval.

# RECORD OF PROCEEDINGS

Bellbrook Planning Board

January 27, 2022

Mr. Thompson inquired if the property owners will be notified of changes before the effective date of the change. Mr. Foster stated letters will go out to the effected property owners. Mr. Thompson noted it appears most

A motion to approve a recommendation to City Council for certain amendments to Article 15 of the Bellbrook Zoning Code in accordance to the Staff Report.

Motion Made by Mr. Tuttle, Seconded by Mr. Stangel.

Voting Yea: Mr. Stangel, Mr. Thompson, Mr. Tuttle

Mr. Thompson introduced a discussion for Board Chair and Vice-Chair positions for 2022 and opened the floor for discussion.

A motion to keep Mr. Thompson as Chair, Mr. Bennet as Vice-Chair.

Motion made by Mr. Tuttle, Seconded by Mr. Stangel.

Voting Yea: Mr. Stangel, Mr. Thompson, Mr. Tuttle

## **OPEN DISCUSSION:**

Mr. Stangel asked the status of the zoning and code enforcement officer. Mr. Schommer noted Mr. Foster serves in that position.

Mr. Thompson asked about any update to the comprehensive plan. Mr. Schommer noted the plan was updated in 2019 and the most recent Streetscape Study augments that plan to help identify some actionable items.

Mr. Tuttle asked if there was still plans to overhaul the Zoning Code. Mr. Foster indicated he is currently in the process of reviewing the code, getting through the priority sections first, but with plans to review and make recommended changes throughout. His goal is to have the bulk done by the end of spring, going through and including the work that has been done thus far.

## **ADJOURNMENT:**

A motion to adjourn the meeting.

Motion made by Mr. Tuttle, Seconded by Mr. Stangel.

Voting Yea: Mr. Stangel, Mr. Thompson, Mr. Tuttle

With no further business coming before the Board, Chair Person Thompson declared the meeting adjourned at 6:18 pm.

  
\_\_\_\_\_  
Mitchell Thompson, Chair Person  
\_\_\_\_\_  
Rob Schommer, Clerk of Council