



BELLBROOK PLANNING BOARD
PUBLIC MEETING MINUTES
JUNE 7, 2018

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

GUEST: Ms. Chris Ewing
Mr. Forrest Greenwood
Ms. Heather Juhascik
Mr. Ken LeBlanc

CALL TO ORDER

Chairman Van Veldhuizen called the meeting of the Planning Board to order at 6:03 PM and requested a motion regarding the prior minutes of February 6, 2018. Mr. Bennett moved to approve the prior minutes; Mr. Thompson seconded the motion. Roll was called. Mr. Bennett, yes; Mr. Thompson, yes; Mr. Harding, yes; Mr. Stangel, yes; Chairman Van Veldhuizen abstain. The motion carried 4-0 with one abstention; the minutes stand approved.

OLD BUSINESS: None

NEW BUSINESS:

Mr. Don Buczek, Assistant to the City Manager presented the two cases to the Board this evening.

Replat lot combination for 3638 River Birch Drive, Lots 58-59, Highview Terrace

Mr. Buczek said the engineer representing the builder has submitted a request to combine Lots 58 and 59 of Highview Terrace Section 3 Phase 2. The property addresses are 3634 and 3638 River Birch Drive respectively. This action is a replat of Section 3 Phase 2 which was originally approved in February 2018.

Mr. Buczek said in 2011, when the last combination was approved there was no discussion on the impact of that decision. Mr. Buczek said the staff would ask the Board to

consider the impact of the loss of property taxes which is approximately \$3,000 a year and also the precedent that this may set for the remaining lots.

Mr. Bennett said it is unfortunate for the city with the loss of taxes but ultimately the Board is here to serve the people.

Mr. Buczek said there are utility easements that border each lot. Approval from the Utility Companies is needed to vacate the easements. He is still waiting on approval from Vectren and Dayton Power and Light. Mr. Buczek said the City Engineer approves the record plan and requested the utility providers to approve vacating the utility easement.

Mr. Stangel and Mr. Bennett said let's move to approve this.

Mr. Thompson asked if anyone was concerned with the tax base and also the precedent this may set.

Mr. Bennett said the lots in Highview Terrace are not cheap. He said if the lots are combined, it's possible the one house might cost the same as two houses.

Chairman Van Veldhuizen said if every remaining lot would combine, it could be \$45,000 to \$60,000 less income coming into the city in the future. He said probably not everyone purchasing a lot would want to combine lots and he doesn't know if the decision tonight would set a precedent. Chairman Van Veldhuizen said this was worth discussing tonight.

Chairman Van Veldhuizen opened the meeting up for public comments.

Ms. Heather Juhascik, 4183 Tareyton Dr.-She suggested that a surcharge be added for any lot combinations. She said that way the City may recoup some of the lost tax base. Ms. Juhascik is here tonight to review the survey results and is interested in connecting our neighborhoods.

Mr. Stangel made a motion to approve the Replat lot combination for 3638 River Birch Drive., Lots 58 & 59 in High View Terrace, upon approval to vacate all utility easements. Mr. Bennett seconded the motion. Roll was called. Mr. Stangel, yes; Mr. Bennett, yes; Mr. Harding, yes; Mr. Thompson, no; Chairman Van Veldhuizen, yes. The motion carried 4-1.

To approve the Replat and vacate drainage access for 3760 Terrace Creek Rd., Lot 1D in Highview Terrace.

Mr. Buczek said this is a technical correction. The engineer representing the builder has submitted a request to replat and vacate the drainage and access easement on Lot 1D of Highview Terrace Section 1 and replace it with an adjusted easement on Lot 1F. This will ensure the new residence will be out of the easement. He said part of this parcel is in

the flood plain. Mr. Buczek said the engineer applied to FEMA to update the flood plain boundary and an approval letter was received.

Chairman Van Veldhuizen opened the meeting up for public comments. Hearing none, he requested a motion.

Mr. Stangel made a motion to approve the Replat and vacate drainage access for 3760 Terrace Creek Rd. Lot 1D in Highview Terrace. Mr. Thompson seconded the motion. Roll was called. Mr. Stangel, yes; Mr. Thompson, yes; Mr. Bennett, yes; Mr. Harding, yes; Chairman Van Veldhuizen, yes. The motion carried 5-0.

COMPREHENSIVE PLAN DISCUSSION-SURVEY RESULTS

Next, Mr. Ken LeBlanc-from Greene County Regional Planning was in attendance tonight to review the results of the survey.

OPEN DISCUSSION: None

ADJOURNMENT:

Mr. Bennett moved to adjourn the meeting at 7:56 PM.

Dave Van Veldhuizen, Chairman Date

Jami Kinion, Secretary Date