



**January 4, 2018**

**Memorandum for the Planning Board**

**Planning Board Meeting on January 11, 2018**

**City of Bellbrook**  
15 E. Franklin Street  
Bellbrook, Ohio 45305  
T (937) 848-4666  
F (937) 848-5190

[www.cityofbellbrook.org](http://www.cityofbellbrook.org)

This is to confirm that the Planning Board will conduct a public meeting on January 11, 2018 at 6:00 pm in the City Council Chambers, 15 E Franklin St., 2<sup>nd</sup> floor, Bellbrook. Please find following an agenda with appropriate supporting documentation.

**Record Plan for Highview Terrace Section Three, Phase Two (revised)**

The developer of Highview Terrace is requesting approval of the Record Plan for Section Three, Phase Two. As you may recall, the Planning Board approved a record plan for this section and phase in August 2017. Following Planning Board approval, the developer requested that the approved record plan not move forward to Council. The revised record plan is consistent with the previously approved plan, except that it only includes a portion of the lots for recording.

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.

**Comprehensive Plan Discussion**

Ken LeBlanc will attend the meeting to continue the discussion of the Comprehensive Plan Update. Greene County Regional Planning has prepared binders with the information to be reviewed at the meeting.

Please let me know if you have any questions or need additional information.

Mark Schlagheck  
City Manager



**Bellbrook Planning Board  
Public Hearing  
January 11, 2018      6:00 PM  
Agenda**

1. Call to Order
2. Roll Call
3. Approval of Prior Minutes of December 6, 2017
4. Old Business:
5. New Business:
  - A. Record Plan for Highview Terrace Subdivision Section Three, Phase Two (revised)
  - B. Comprehensive Plan Discussion (Ken Leblanc, Greene County Regional Planning Commission)
6. Open Discussion
7. Adjournment





**BELLBROOK PLANNING BOARD**  
**PUBLIC MEETING MINUTES**  
**DECEMBER 6, 2017**

---

**PRESENT:** Mr. Denny Bennett  
Mr. Ed Stangel  
Mr. Mitchell Thompson  
Dr. David Van Veldhuizen  
Chairman Louis Schatzberg

**CALL TO ORDER**

Chairman Schatzberg called the meeting of the Planning Board to order at 6:00 PM and requested a motion regarding the prior minutes of November 15, 2017. Mr. Bennett moved to approve the prior minutes; Mr. Stangel seconded the motion. Roll was called. Mr. Bennett, yes; Mr. Stangel, yes; Mr. Thompson, yes; Dr. Van Veldhuizen, yes; Chairman Schatzberg, yes. The motion carried 5-0; the minutes stand approved.

**OLD BUSINESS:** None

**NEW BUSINESS:**

**Election of Chair and Vice Chair-**

Mr. Stangel made a motion to nominate Dr. Van Veldhuizen to serve as Chair for 2018. Mr. Bennett seconded the motion. Roll was called. Mr. Stangel, yes; Mr. Bennett, yes; Mr. Thompson, yes; Dr. Van Veldhuizen, abstain; Chairman Schatzberg, yes. The motion carried 4-0, with one abstention.

Dr. Van Veldhuizen made a motion to nominate Mr. Thompson to serve as Vice Chair for 2018. Mr. Stangel seconded the motion. Roll was called. Dr. Van Veldhuizen, yes; Mr. Stangel, yes; Mr. Bennett, yes; Mr. Thompson, abstain; Chairman Schatzberg, yes. The motion carried 4-0, with one abstention.

**COMPREHENSIVE PLAN UPDATE (KEN LEBLANC, GREENE COUNTY REGIONAL PLANNING)**

Ken LeBlanc, Director, Greene County Regional Planning, was at the meeting to continue the process of the Comprehensive Plan update.

**OPEN DISCUSSION:**

**ADJOURNMENT:**

Mr. Bennett moved to adjourn the meeting at 7:14 PM.

---

Louis Schatzberg, Chairman

Date

---

Jami Kinion, Secretary

Date

**DEDICATION**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AS SHOWN HEREON, AND DO DEDICATE THE SANITARY SEWERS TO THE GREENE COUNTY BOARD OF COMMISSIONERS FOR THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THE WITHIN PLAT ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, PUBLICLY OR PRIVATELY OWNED, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR THE PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER. STREETS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER.

SIGNED AND ACKNOWLEDGED  
PRESENCE OF:

OWNER: CLEMENS DEVELOPMENT CO.  
& R M CLEMENS CO.

WITNESS

BY: RICHARD M. CLEMENS  
OWNER, R M CLEMENS CO.  
PRESIDENT, CLEMENS DEVELOPMENT CO.

WITNESS

STATE OF OHIO, S.S.:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY R M CLEMENS CO., AND BY CLEMENS DEVELOPMENT CO.  
BY RICHARD M. CLEMENS, THEIR PRESIDENT, AS OWNER.

NOTARY PUBLIC

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

LIENHOLDER:  
MINSTER BANK

WITNESS

SIGNATURE

WITNESS

(PRINTED NAME)

STATE OF OHIO, S.S.:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY MINSTER BANK

BY \_\_\_\_\_, IT'S \_\_\_\_\_  
AS LIENHOLDER.

NOTARY PUBLIC

**OWNER / DEVELOPER**

CLEMENS DEVELOPMENT CO.  
6730 LITTLE SUGARCREEK RD.  
DAYTON, OHIO 45440  
PHONE: 937-545-3232  
ACQUIRED IN  
O.R. VOLUME 2372, PAGE 672

**AREA SUMMARY**

SITE ACREAGE: 6.136 ACRES  
LOTS: 5.223 ACRES  
STREETS & RIGHT OF WAY: 0.913 ACRES

**RECORD PLAN  
HIGHVIEW TERRACE  
SECTION THREE  
PHASE TWO**

CONTAINING 6.136 ACRES  
LOCATED IN SECTION 2, TOWN 2, RANGE 6 MRs  
CITY OF BELLBROOK, GREENE COUNTY, OHIO  
DECEMBER 28, 2017

**DESCRIPTION**

THE WITHIN PLAT IS A SUBDIVISION CONTAINING 6.136 ACRES AND BEING PART OF THE REMAINING LANDS OF A 60.069 ACRE TRACT (ORIGINAL) AS ACQUIRED BY CLEMENS DEVELOPMENT CO. THROUGH INSTRUMENTS RECORDED IN O.R. 2372, PG. 672 OF THE OFFICIAL RECORDS OF GREENE COUNTY, OHIO, AND BEING PART OF RIVER BIRCH COURT RIGHT-OF-WAY AS RECORDED IN RECORD PLAN HIGHVIEW TERRACE SECTION TWO, CABINET VOL. 37, PG'S 27B-28B, AND BEING PART OF LOT 27 AS ACQUIRED BY R M CLEMENS COMPANY THROUGH INSTRUMENTS RECORDED IN O.R. 3775 PG. 819 OF THE OFFICIAL RECORDS OF GREENE COUNTY OHIO.

STATE OF OHIO, S.S.: CLEMENS DEVELOPMENT CO., BY RICHARD M. CLEMENS, ITS PRESIDENT, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

RICHARD M. CLEMENS

SWORN TO AND SIGNED IN MY PRESENCE ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

**COVENANTS, CONDITIONS AND RESTRICTIONS:**

THE WITHIN PLAT IS GOVERNED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, ARTICLES OF INCORPORATION AND BY-LAWS OF THE "HIGHVIEW TERRACE SUBDIVISION HOMEOWNERS ASSOCIATION", ALL OF WHICH ARE RECORDED ON HIGHVIEW TERRACE SECTION ONE, O.R. VOL. 2782, PG'S 450-483 & O.R. VOL. 2795, PG'S 619-637 OF THE DEED RECORDS OF GREENE COUNTY, OHIO AND SHALL BE IN EFFECT FOR HIGHVIEW TERRACE, SECTION THREE, PHASE TWO.

**NOTES:**

- 1. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN OR DESCRIBED AS RESIDENTIAL LOTS.
- 2. MAINTENANCE OF ALL AREAS DESIGNATED AS DRAINAGE EASEMENTS, WALKING PATH EASEMENTS, AND LANDSCAPE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE COLLECTIVE HOMEOWNERS IF SAID ASSOCIATION BE DISSOLVED.
- 3. ANY LOT AREA RESERVED FOR DRAINAGE PURPOSES, SHALL AT ALL TIMES BE KEPT FREE OF ANY OBSTRUCTIONS TO THE FLOW OF WATER. NO IMPROVEMENTS, STRUCTURES OR MODIFICATIONS WITHIN THE IDENTIFIED DRAINAGE EASEMENT ARE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF BELLBROOK'S ENGINEER. MAINTENANCE OF THE DRAINAGE EASEMENT AREA, STORMWATER MANAGEMENT CONTROL FACILITY(IES), AND DRAINAGE AREAS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNER(S) OF THE LOT OR LAND/HOMEOWNERS ASSOCIATION, WHICHEVER IS APPLICABLE, ON WHICH THESE FACILITIES AND/OR DRAINAGE AREAS ARE LOCATED.

**BOARD OF GREENE COUNTY COMMISSIONERS:  
(ACCEPTANCE FOR SANITARY SEWERS ONLY)**

COMMISSIONER

COMMISSIONER

COMMISSIONER

WE HEREBY APPROVE AND ACCEPT THIS PLAT (FOR SANITARY SEWERS) AND RECOMMEND THAT THE SAME BE RECORDED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

**BELLBROOK PLANNING BOARD:**

CHAIRMAN

SECRETARY

**BELLBROOK COUNCIL:**

MAYOR

CLERK OF COUNCIL

**GREENE COUNTY AUDITOR:**

WE HEREBY APPROVE AND ACCEPT THIS PLAT AND RECOMMEND THAT THE SAME BE RECORDED SUBJECT TO THE INCLUDED AGREEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

GREENE COUNTY AUDITOR

**GREENE COUNTY RECORDER:**

FILE NO. \_\_\_\_\_ PLAT CABINET VOL. \_\_\_\_\_, PAGES \_\_\_\_\_

FEE: \_\_\_\_\_ RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M.

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

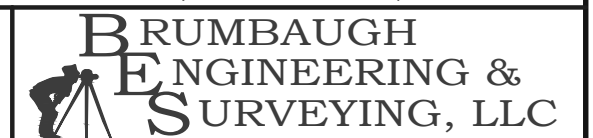
GREENE COUNTY RECORDER

**CERTIFICATION**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAT REPRESENTS A FIELD SURVEY OF JANUARY, 2016 PERFORMED UNDER THE DIRECT SUPERVISION OF PHILIP C. BRUMBAUGH AND THE MONUMENTS, THEIR LOCATION, SIZE & MATERIAL SHOWN HEREON EXIST AS LOCATED OR WILL BE SET AS INDICATED, ALL DIMENSIONAL DETAILS ARE BELIEVED CORRECT AND THAT THE SUBDIVISION RULES FOR THE CITY OF BELLBROOK, OHIO HAVE BEEN COMPLIED WITH.

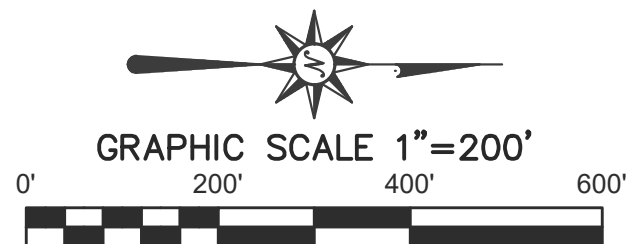
PHILIP C. BRUMBAUGH, P.S. \_\_\_\_\_ DATE \_\_\_\_\_  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR NO. 5057

HIGHVIEW TERRACE, SECTION THREE, PHASE TWO RECORD PLAN  
LOCATED IN CITY OF BELLBROOK, GREENE COUNTY, OH.



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

**RECORD PLAN  
HIGHVIEW TERRACE  
SECTION THREE  
PHASE TWO**  
CONTAINING 6.136 ACRES  
LOCATED IN SECTION 2, TOWN 2, RANGE 6 MRS  
CITY OF BELLBROOK, GREENE COUNTY, OHIO  
DECEMBER 28, 2017



**LINE DATA**  
L1- S 33°57'54" E 49.05'  
L2- N 77°30'26" W 29.96'  
L3- S 85°28'58" W 86.66'  
L4- N 45°38'42" W 62.59'  
L5- S 61°33'46" W 20.00'

STATE OF OHIO  
VOL. 501, PG. 157  
0.209 ACRES

STATE OF OHIO  
VOL. 506, PG. 850  
0.176 ACRES

HAROLD W. ROGERS  
VOL. 3735, PG. 268  
REMAINING 59.10 ACRES

PATRICK J. & KAREN ANN  
HILGFORD  
VOL. 2983, PG. 564  
0.869 ACRES

THOMAS M. CRAYCRAFT &  
VICKI M. CRAYCRAFT  
VOL. 108, PG. 469  
REMAINING 1.37 ACRES

VINEYARDS OF  
BELLBROOK  
SECTION TWO  
P.C. 38, PG. 17A-18A

VINEYARDS OF  
BELLBROOK  
SECTION ONE  
P.C. 36, PG. 305A-306B

BOARD OF TRUSTEES OF THE  
BELLBROOK-SUGARCREEK  
PARK DISTRICT  
VOL. 375, PG. 636  
REMAINING 5.116 ACRES

EDNA M. KEITER  
VOL. 1361, PG. 480  
REMAINING 2.96 ACRES

HIGHVIEW TERRACE  
SECTION ONE & TWO  
PLAT CAB. 37,  
PAGES 212B-213B

CLEMENS DEVELOPMENT Co., Inc.  
O.R. 2601, PG. 416  
19.165 ACRES

INVERNESS GROUP, INC.  
VOL. 3596, PG. 931  
REMAINING 147.09 ACRES  
SURVEY RECORD  
VOLUME 38 PAGE 295

**BASIS OF BEARING**  
THE NORTH LINE OF CLEMENS  
DEVELOPMENT COMPANY, INC.  
60.069 ACRE TRACT AS  
RECORDED IN O.R. 2372 PAGE  
672 BEING N 71°00'45" W

**HIGHVIEW  
TERRACE  
SECTION THREE  
PHASE TWO  
6.136 ACRES  
SURVEY**

CLEMENS DEVELOPMENT COMPANY  
ORIGINAL RECORD 2372, PAGE 672

- 60.069 ACRES (ORIG.)
- 28.825 ACRES (SECTION TWO)
- 19.670 ACRES (SECTION THREE, PH. ONE)
- 0.383 ACRES (REPLAT SEC. 2 LOTS 22A-27A)
- 6.136 ACRES (SECTION THREE, PH. TWO)

5.055 ACRES REMAIN

S.R. 725 - WEST FRANKLIN ST.  
(RW VARIES)

BERNHARD ENTERPRISES, INC.  
VOL. 486, PG. 929  
1.933 ACRES

BERNHARD ENTERPRISES, INC.  
VOL. 486, PG. 929  
4.094 ACRES

WILLIAM C. JOHNSON &  
DEANNA D. JOHNSON  
VOL. 896, PG. 100  
6.505 ACRES

RIDGEWOOD  
SECTION 4 REPLAT  
P.C. 34, PG. 561A-567B

RIDGEWOOD  
SECTION 1-B  
P.C. 33, PG. 843A-844A

RIDGEWOOD  
SECTION 3-A  
P.C. 33, PG. 917A-918A

THE LANDINGS AT  
SUGARCREEK  
SECTION 3  
PLAT CAB. 38,  
PAGES 181A-183B

**PHILIP C. BRUMBAUGH**  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR NO. 5057

HIGHVIEW TERRACE, SECTION THREE, PHASE TWO RECORD PLAN  
LOCATED IN CITY OF BELLBROOK, GREENE COUNTY, OH.

**BRUMBAUGH  
ENGINEERING &  
SURVEYING, LLC**

2270 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
PHONE: (937) 698-3000  
FAX: (937) 698-3928  
PAGE 2 OF 3

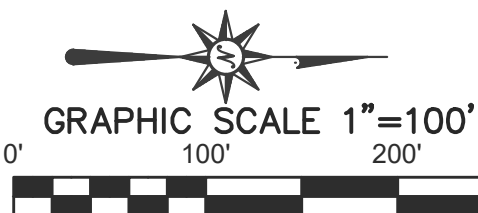
**2 WORKING DAYS  
BEFORE YOU DIG**  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

**SUPERIMPOSITION MAP**  
SCALE: 1" = 200'

**PERTINENT DOCUMENTS:**

— IN ADDITION TO THE REFERENCES SHOWN ON FACE OF THIS PLAT THE FOLLOWING DOCUMENTS WERE USED: NONE

OCCUPATION IN GENERAL FITS THE SURVEYED LINES.



NOTE: THE DEVELOPER'S MINIMUM FRONT YARD BUILDING SETBACK SHALL BE 40' UNLESS OTHERWISE APPROVED IN WRITING BY THE DEVELOPER.

