

Department of Public Service
BELLEFONTAINE CITY PLANNING COMMISSION

MUNICIPAL BUILDING 135 NORTH DETROIT STREET

BELLEFONTAINE, OHIO 43311

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The Bellefontaine City Planning Commission met Tuesday, January 24, 2023, at 4:00 p.m. in Council Chambers

Justin Dinovo called the meeting to order.

The roll call was as follows:

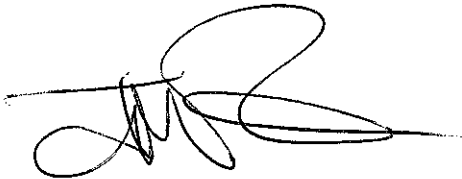
Tammy Gump	Absent	Jeff Martin	Absent
Justin Dinovo	Present	Pat Ellis	Present
Mandy Osterfeld	Present	Mayor Ben Stahler	Absent
SSD Wes Dodds	Present		

Also present: Larry Park, Tamara Allison, Stephanie Scott, Charles Blair, Steve Arborgast, Chris Baker, Tim Smith, Jeremy LeVan, Andy Clarridge, Jim Bischoff, Jeremy Davis and Carol Robinson

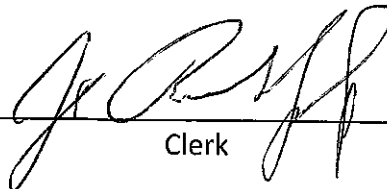
Mandy Osterfeld made a motion to approve the September minutes as presented. Mayor Stahler seconded the motion. All present were in favor and the motion passed.

Justin Dinovo presented the following item for consideration by the Planning Commission.

Jeremy LeVan of LeVan's Investments LLC, 4198 S. US Hwy 68, West Liberty, OH is requesting that his 70.013-acre tract (Logan County parcel #'s 15-107-00-00-015-000 & 15-107-00-00-017-000) be annexed to the City of Bellefontaine and be rezoned R-3 Multi Family Residence District. It is in the 1300-1600 block of Ludlow Road, along the east side and the 1000 block of TR 181 along the north side. This property is currently zoned R-1, Lake Township. Jeremy presented his proposed plan showing a possible rendering from developers of single-family housing, patio homes and townhouses. In order to get a developer to come to this area and make it feasible for them they would want to do 2-3 home varieties, hence the R3 zoning change request. The Corporation line would move to Co. Rd 181. Several neighbors of the property, including Larry Park, Tamara Allison, Stephanie Scott, Charles Blair, Steve Arborgast, Chris Baker and Tim Smith spoke with their concerns regarding drainage and traffic flow. Justin Dinovo made a motion to approve the annexation request. Wes Dodds seconded the motion. All were in agreement and the motion was passed. Justin Dinovo made a motion to approve the rezoning of the property from a R1 to a R3. Mandy Osterfeld seconded the motion. With three voting in favor and Pat Ellis opposed the motion was passed.



Chairperson



Clerk