



---

## Application for Establishment of a Designated Outdoor Refreshment Area (DORA)

**Submitted by:** Rob Schommer, City Manager

**To:** The Honorable Members of the Bellbrook City Council

**Date:** May 11, 2026

**Pursuant to:** R.C. 4301.82 (Designated Outdoor Refreshment Areas)

---

### I. Introduction and Purpose

Pursuant to R.C. 4301.82, I respectfully submit this application requesting that City Council establish a **Designated Outdoor Refreshment Area (“DORA”)** within the boundaries described herein and in **Exhibit A** (map/survey). A DORA is a specifically mapped area where certain open-container restrictions are relaxed to allow patrons 21+ to purchase alcoholic beverages from participating, permitted establishments and carry them outdoors within the DORA boundaries as allowed by law.

**Primary goals:** As part of the Downtown Revitalization efforts, primary goals include: Increase downtown foot traffic; support local businesses; enhance civic events; catalyze mixed-use activation and contribute to the reinvestment and involvement of the community downtown consistent with state law, local ordinances and community planning objectives.

---

### II. Statutory Eligibility & Compliance Statement (R.C. 4301.82(D))

- **City population:** 7,317 As noted in Quickfacts sourced by the US Census Bureau
  - **Number of DORAs in the City (including proposed):** One (1), **within statutory maximum of 3** for our population category.
  - **Proposed DORA size:** Forty Eight (48) contiguous acres, **within statutory limit** of 320 acres if  $\leq 50,000$  population.
  - **Qualified permit holders:** The proposed DORA encompasses **at least two qualified permit holders** (A-1/A-1-A/A-1c/A-2/A-2f/D class; D-6/D-8 excluded). See **Exhibit C** (permit holder list & map).
-

### III. Boundary Map/Survey (R.C. 4301.82(B)(1))

The proposed DORA boundaries are depicted in **Exhibit A** and described generally as:

- **North:** Bellbrook Plaza/Bellbrook Park/North side of E. Franklin Street
- **South:** South side of Franklin Street/Old Sugarcreek Elementary Site
- **East:** City Limits (Old Village District)
- **West:** Little Sugarcreek (Old Village District)

The boundary is contiguous and totals **48 acres**. A parcel/street-segment index is included in **Exhibit B**.

---

### IV. Nature and Types of Establishments (R.C. 4301.82(B)(2))

Within or adjacent to the proposed DORA are: restaurants/bars/taprooms; retail; offices; civic spaces and parks; residential/mixed-use buildings; and event facilities. See **Exhibit D** (business inventory) and **Exhibit C** (qualified permit holders).

---

### V. Zoning Consistency (R.C. 4301.82(B)(4))

Per the Bellbrook zoning code and Comprehensive Update Plan, land uses within the DORA align with Central Business District/Mixed-Use/Commercial designations. Documentation and maps are provided in **Exhibit E** demonstrating consistency as required by statute.

---

### VI. Public Health & Safety Plan (R.C. 4301.82(B)(5))

To ensure public health and safety, the City will implement the following measures (operational elements adapted from common practice and exemplar applications):

1. **Days & Hours of Operation:** Seven days a week noon through midnight. The Chief of Police can suspend DORA hours for special events or other safety needs.
2. **Uniform Cup Program:** Only beverages in Bellbrook DORA branded, disposable cups (max 20 oz), sold by participating permit holders, may be carried outdoors; no cans, glass, or outside alcohol.
3. **Perimeter & Rule Signage:** The City will install boundary and rule signage at each entrance, major intersections, and gathering areas.

#### 4. Public Safety & Enforcement:

- **Police staffing plan** consists of Bellbrook Police Department holding responsibility for providing law enforcement services for the DORA through standard patrol area assignments. The current staffing profile of officers on any given shift is adequate for effective patrolling of the DORA. Additional assigned police presence for special events will be made as necessary and determined by the Chief of Police.

A. Coordination with Ohio Department of Public Safety—Investigative Unit and notice to Division of Liquor Control upon approval, per statute for enforcement and monitoring of permit holders.

- **Fire/EMS staffing plan** consists of Bellbrook Fire Department holding responsibility to provide fire, rescue and EMS within the DORA. The current staffing profile of firefighter/paramedics is adequate to provide services to the DORA. The Fire Chief will determine if additional assignment of personnel is necessary for special events.

- **DORA RULES OF OPERATION**

A. Hours of Operation

1. In accordance with ORC § 4301.82 (F)(1)(c), the hours of operation for the DORA will be: 12:00 pm Noon. to 12:00 am Midnight p.m. seven days a week. The City reserves the right to temporarily suspend or reduce the DORA's operating hours to accommodate the permitting of special events that may occur within the boundaries of the DORA or to address safety incidents or other issues or concerns.

B. Official DORA Container

1. In accordance with ORC § 4301.82 (F)(1)(g), beer, wine, and intoxicating liquor shall only be consumed within the DORA as follows:
  - a) Beer, wine, and intoxicating liquor shall only be served and consumed within the DORA in 20 oz. or less non-glass containers.
  - b) The DORA containers shall be distinctly marked with a specifically designated logo or sticker approved by the City (the "Official DORA Sticker") as depicted in Exhibit J. No other cups or stickers will be permitted.

### C. Additional Requirements

1. In accordance with ORC § 4301.82 (B)(5), and in conjunction with other rules, standards and requirements set forth in this application, additional rules and requirements for the purpose of ensuring public safety and health within the DORA are as follows:

- a) A person may have in their possession a single open container of beer, wine, or intoxicating liquor at a public outdoor location within the DORA provided it was purchased from an establishment that is a qualified permit holder with an outdoor refreshment designation as defined in ORC 4301.82(A)(1), and is located in the DORA boundary.
- b) In accordance with ORC Sections 4301.62 and 4301.82, no person shall do any of the following:
  - i. Enter the premises of an establishment of a qualified permit holder within the DORA while possessing an open container of beer, wine, or intoxicating liquor acquired elsewhere.
  - ii. Enter the premises of a non-permit holder establishment that does not allow DORA beverages.
  - iii. Possess more than one (1) DORA beverage at a time.
  - iv. Leave the boundaries of the DORA with an open container.
  - v. Possess or consume DORA beverages outside of the DORA hours of operation.
  - vi. Possess an open container of beer, wine, or intoxicating liquor while being in or on a motor vehicle within the DORA, unless the possession is otherwise authorized under division (D) or (E) of ORC § 4301.62.

D. Owners of unpermitted businesses may determine if and when they allow open DORA containers in their establishments.

5. **Sanitation:** Increased litter receptacles, recycling options where available, and cleaning schedule (pre/during/post operational hours)
  6. **Vendor Participation Conditions:**
    - Must be a qualified permit holder inside the DORA and agree to rules (cup use, ID checks, no “to-go” beyond limits, staff training).
    - Display **participation decal** and boundary map onsite.
  7. **Accessibility & Crowd Management:** Keep sidewalks and crosswalks unobstructed; ADA access preserved; temporary barriers only for events with fire/egress plans submitted
  8. **Incident Reporting & Data Tracking:** Log enforcement, medical, and sanitation metrics with quarterly review by City staff.
- 

## **VII. Community Engagement & Economic Rationale**

The DORA is intended to support small businesses and increase safe, family-friendly activity in Downtown Bellbrook, an approach observed across several Ohio communities implementing DORAs. As Bellbrook continues focus and implementation of Downtown revitalization projects, a DORA adds opportunities for visitors to Downtown Bellbrook to enjoy and support the businesses and amenities.

---

## **VIII. Administration & Governance**

The City will administer the DORA with duties to: manage signage and supplies; coordinate law enforcement and sanitation; maintain vendor rosters; run public communications; and prepare status reports to Council.

---

## **IX. Implementation Timeline & Public Notice**

Upon filing with Council, the City Manager will publish a public notice stating where the application may be inspected and the date/time of any public hearing, consistent with R.C. 4301.82(C) and R.C. 7.16.

### **Proposed timeline:**

- **Week 0:** Application filed with City Council.
- **Week 1:** Public notice published.

- **Week 4:** Public hearing, Council consideration and vote by resolution.
  - **Within 5 business days of approval:** City transmits approval and DORA description to Division of Liquor Control and Investigative Unit. Launch preparations begin.
- 

## **X. Requested Action**

The Administration respectfully requests that City Council approve this application by resolution, thereby establishing the Downtown Bellbrook DORA as described. A draft enacting resolution is attached as Exhibit G.

## **XI. Exhibits (Attachments)**

- **Exhibit A:** Boundary Map with Acreage Totals (contiguous area; statutory compliance)
  - **Exhibit B:** Parcel & Street Segment Index
  - **Exhibit C:** List & Map of Qualified Permit Holders (A-1/A-1-A/A-1c/A-2/A-2f/D; excludes D-6/D-8)
  - **Exhibit D:** Business Inventory & Land-Use Snapshot (establishment types)
  - **Exhibit E:** Zoning Consistency Documentation (master plan/map excerpts)
  - **Exhibit F:** Draft Public Notice (R.C. 4301.82(C); R.C. 7.16)
  - **Exhibit G:** Draft Resolution Establishing the DORA (for Council adoption)
  - **Exhibit H:** Vendor participation Rules
- 

## **Applicant's Certification**

I certify that this application is complete and complies with R.C. 4301.82, and that the City of Bellbrook will implement the attached Public Health & Safety Plan to ensure orderly operation within the DORA.



Rob Schommer

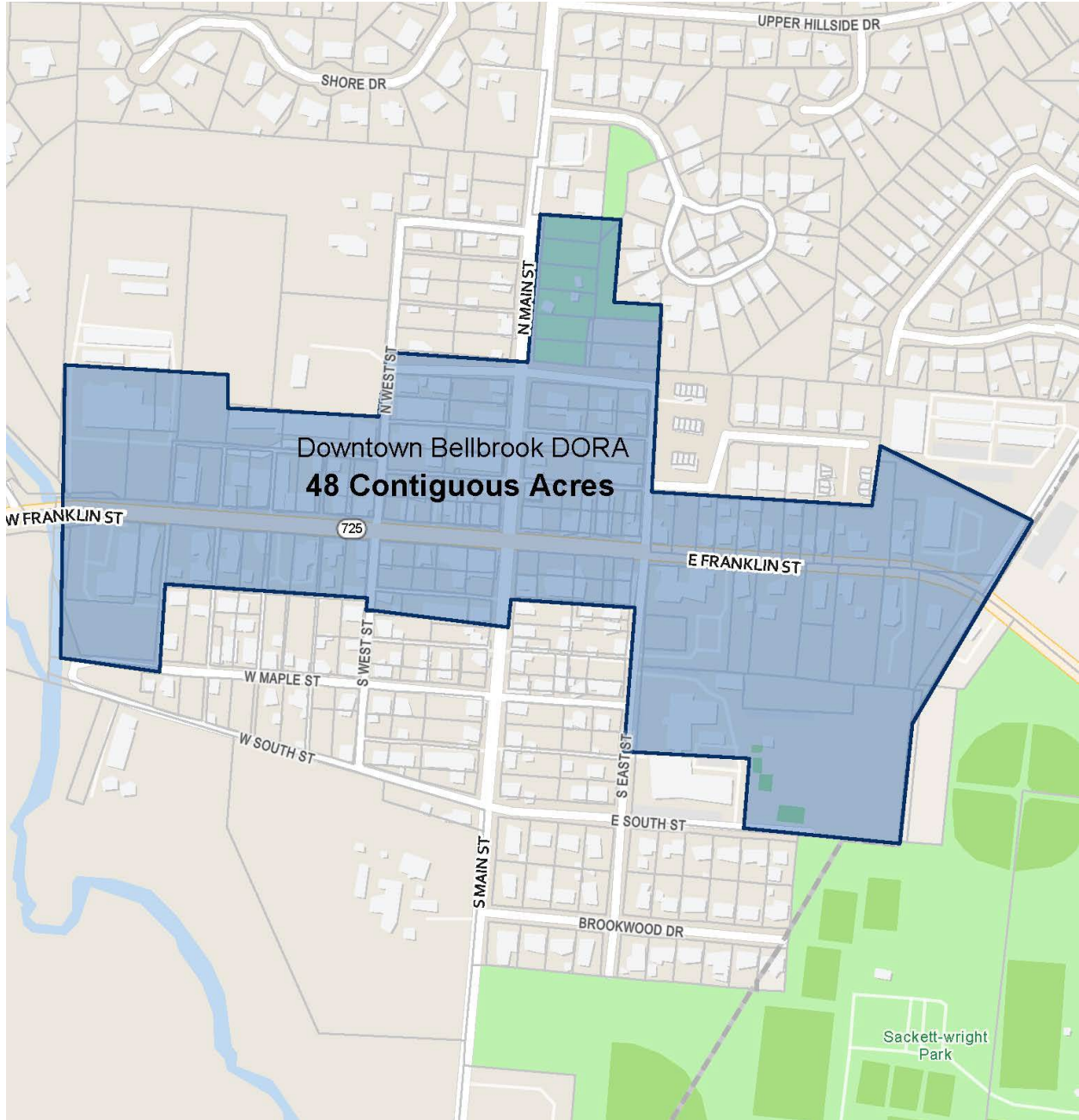
City Manager

Date: May 11, 2026

Downtown Bellbrook DORA Application

**EXHIBIT A**

Boundary Map with Acreage Totals



## Downtown Bellbrook DORA Application

### EXHIBIT B

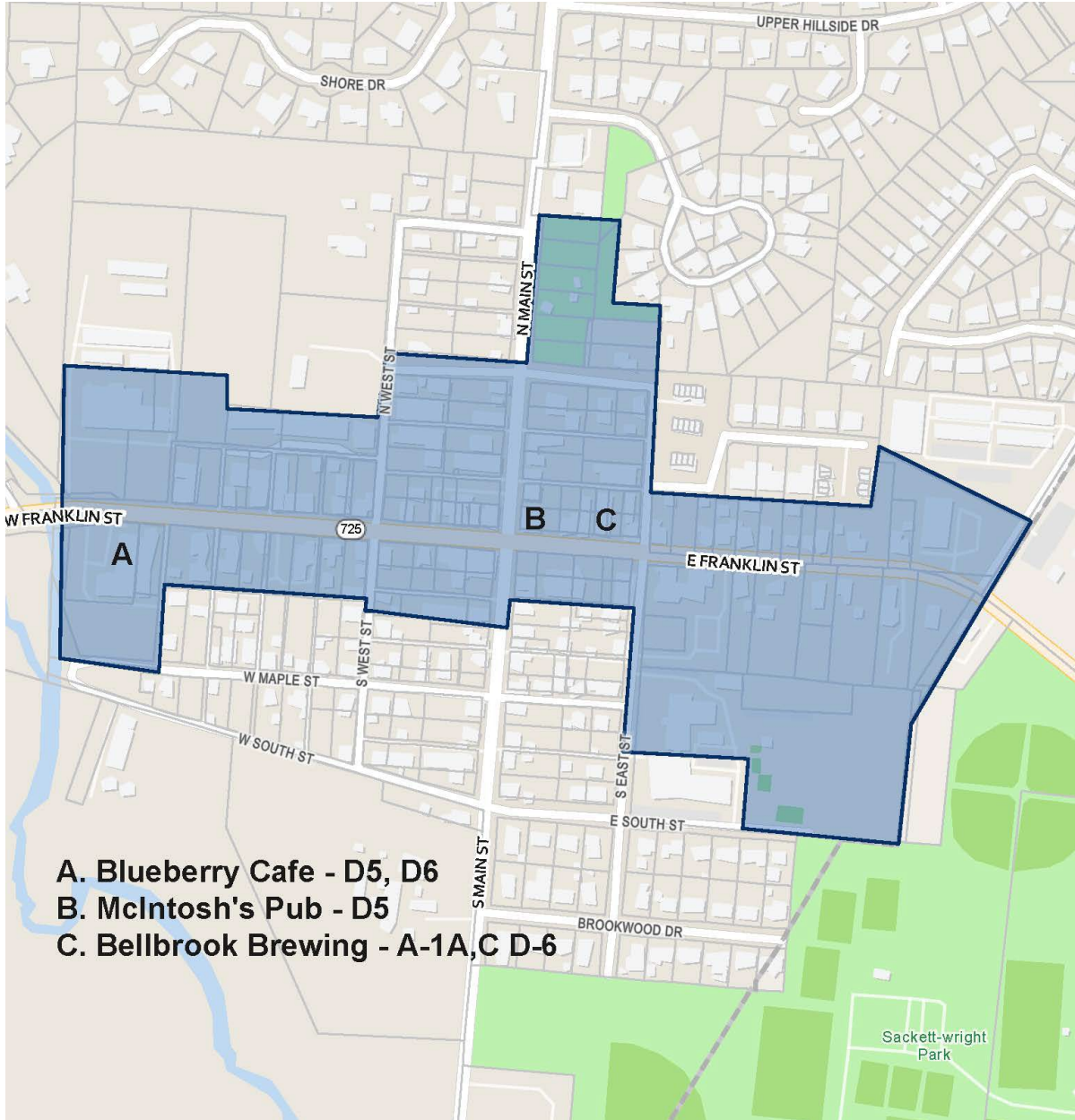
#### Parcel and Street Segment Index

8 E FRANKLIN ST	18 N MAIN ST	45 W FRANKLIN ST	70 BELLBROOK PLZ
16 E FRANKLIN ST	46 B E FRANKLIN ST	18 A S WEST ST	105 E FRANKLIN ST
18 E FRANKLIN ST	46 C E FRANKLIN ST	68 E FRANKLIN ST	100 E FRANKLIN ST
6 E FRANKLIN ST	46 1 E FRANKLIN ST	26 N WEST ST	72 BELLBROOK PLZ
11 E FRANKLIN ST	38 N MAIN ST	69 E FRANKLIN ST	76 BELLBROOK PLZ
22 E FRANKLIN ST	47 E FRANKLIN ST	50 W FRANKLIN ST	79 W FRANKLIN ST
9 E FRANKLIN ST	46 2 E FRANKLIN ST	74 B E FRANKLIN ST	78 BELLBROOK PLZ
7 E FRANKLIN ST	22 N EAST ST	37 S EAST ST	78 W FRANKLIN ST
15 N MAIN ST	43 N MAIN ST	49 W FRANKLIN ST	112 E FRANKLIN ST
26 E FRANKLIN ST	23 W FRANKLIN ST	74 E FRANKLIN ST	91 W FRANKLIN ST
13 S MAIN ST	55 E FRANKLIN ST	52 BELLBROOK PLZ	115 E FRANKLIN ST
6 W FRANKLIN ST	34 W FRANKLIN ST	79 E FRANKLIN ST	92 W FRANKLIN ST
15 E FRANKLIN ST	54 E FRANKLIN ST	57 W FRANKLIN ST	120 E FRANKLIN ST
7 W FRANKLIN ST	21 S EAST ST	80 E FRANKLIN ST	119 E FRANKLIN ST
13 1/2 S MAIN ST	48 N MAIN ST	54 BELLBROOK PLZ	103 W FRANKLIN ST
15 S MAIN ST	11 E WALNUT ST	BELLBROOK PLZ	124 W FRANKLIN ST
10 W FRANKLIN ST	60 E FRANKLIN ST	56 W FRANKLIN ST	108 W FRANKLIN ST
21 N MAIN ST	31 W FRANKLIN ST	56 BELLBROOK PLZ	135 E FRANKLIN ST
12 W FRANKLIN ST	107 E WALNUT ST	55 BELLBROOK PLZ	123 W FRANKLIN ST
33 E FRANKLIN ST	29 N WEST ST	61 BELLBROOK PLZ	125 W FRANKLIN ST
22 N MAIN ST	62 E FRANKLIN ST	82 E FRANKLIN ST	127 W FRANKLIN ST
34 E FRANKLIN ST	31 S EAST ST	58 BELLBROOK PLZ	129 W FRANKLIN ST
25 N MAIN ST	57 N MAIN ST	63 BELLBROOK PLZ	133 W FRANKLIN ST
27 N MAIN ST	21 S WEST ST	60 W FRANKLIN ST	135 W FRANKLIN ST
15 W FRANKLIN ST	43 N WEST ST	90 E FRANKLIN ST	137 W FRANKLIN ST
22 B S MAIN ST	42 W FRANKLIN ST	60 BELLBROOK PLZ	139 W FRANKLIN ST
18 W FRANKLIN ST	30 E WALNUT ST	64 W FRANKLIN ST	118 W FRANKLIN ST
22 A S MAIN ST	12 S WEST ST	91 E FRANKLIN ST	24 S MAIN ST
46 A E FRANKLIN ST	41 W FRANKLIN ST	71 W FRANKLIN ST	

Downtown Bellbrook DORA Application

**EXHIBIT C**

List & Map of Qualified Permit Holders (A-1/A-1-A/A-1c/A-2/A-2f/D; excludes D-6/D-8)



## Downtown Bellbrook DORA Application

### EXHIBIT D

#### Business Inventory & Land-Use Snapshot (establishment types)

Address	Business Name	Business Category
8 E FRANKLIN ST	Modern Inspirations	Service
16 E FRANKLIN ST	Wolf PT & Wellness	Service
18 E FRANKLIN ST	Veli's Pasta & Pizza	Restaurant
6 E FRANKLIN ST	McIntosh's Pub & Grub	Restaurant/Bar
11 E FRANKLIN ST	Bellbrook Barber Co.	Service
22 E FRANKLIN ST	Thomas & Grushon Insurance	Office
7 E FRANKLIN ST	Bellbrook Barber Co.	Service
26 E FRANKLIN ST	Bellbrook Brewing Co.	Bar/Tap Room
13 S MAIN ST	Blaze Taxidermy	Retail
6 W FRANKLIN ST	Bella Realty Group	Office
15 E FRANKLIN ST	City of Bellbrook - Admin/Police	Govt. Service
10 W FRANKLIN ST	EJ Johnson - Pure Homes	Office
33 E FRANKLIN ST	Sugarcreek Township Fire Station #71	Govt. Service
22 N MAIN ST	New American Way	Office
34 E FRANKLIN ST	Demarest & Demarest, LLC	Office
15 W FRANKLIN ST	BB Galery, PI Bike Shop/Apts.	Mixed Use/Residential
22 B S MAIN ST	Integrated Digital & Print Advertising	Office
18 W FRANKLIN ST	Key Bank	Office
22 A S MAIN ST	Thad Camp - State Farm Insurance	Office
46 A E FRANKLIN ST	Apartment	Mixed Use/Residential
46 B E FRANKLIN ST	Apartment	Mixed Use/Residential
46 C E FRANKLIN ST	Apartment	Mixed Use/Residential
46 1 E FRANKLIN ST	Bellbrook Sugarcreek Community Support Center	Mixed Use/Residential
47 E FRANKLIN ST	Bellbrook United Methodist Church	
46 2 E FRANKLIN ST	Top Notch Well Pumps & Plumbing	Mixed Use/Residential
22 N EAST ST	United States Postal Service	Govt. Service
43 N MAIN ST	Brookside Garage	Service
23 W FRANKLIN ST	The Joinery - Woodworking/Custom Furniture	Retail
55 E FRANKLIN ST	Bellbrook United Methodist Church	
34 W FRANKLIN ST	Road Dog/Marathon	Retail
48 N MAIN ST	Bellbrook Museum	Civic Space/Park
29 N WEST ST	Bellbrook Service Department	Govt. Service
62 E FRANKLIN ST	Shearer Magic Pet Grooming	Service

## Downtown Bellbrook DORA Application

Address	Business Name	Business Category
31 S EAST ST	Bellbrook Bible Church	
57 N MAIN ST	Bellbrook Park	Civic Space/Park
43 N WEST ST	Outside The Box/House	Mixed Use/Residential
42 W FRANKLIN ST	Katie Martin State Farm Insurance	Office
35 N WEST ST	Bellbrook Fire Administration	Govt. Service
45 W FRANKLIN ST	Salon 4 & Suites	Service/Office
18 A S WEST ST	Salon 4 & Suites	Service/Office
26 N WEST ST	Bellhop Café & Coffee Shop	Restaurant
74 B E FRANKLIN ST	Dart General Contracting/A1 Company	Office
37 S EAST ST	Life Tailor,Life Coach	Office
74 E FRANKLIN ST	Dart General Contracting/A1 Company	Office
52 BELLBROOK PLZ	TJ's Garden/TMG Realty	Retail/Office
57 W FRANKLIN ST	Winter's Library	Service
80 E FRANKLIN ST	Bellbrook Nutrition	Retail
54 BELLBROOK PLZ	Heavenly Hair & Co.	Service
56 BELLBROOK PLZ	K9 Clips Dog Grooming	Service
55 BELLBROOK PLZ	Dairy Shed	Restaurant
63 BELLBROOK PLZ	New American Funding	Office
60 W FRANKLIN ST	Schafer Education Solutions	Office
90 E FRANKLIN ST	Realty One Group - Emerald Solutions	Office
60 BELLBROOK PLZ	Bellbrook Dance Academy	Service
64 W FRANKLIN ST	Stay Golden	Retail
72 W FRANKLIN ST	Bellbrook Presbyterian Church	
70 BELLBROOK PLZ	Events @ Bellbrook	Events
72 BELLBROOK PLZ	Seasoned W/Love	Retail/Service
76 BELLBROOK PLZ	Knot Your Average Massage	Service
78 BELLBROOK PLZ	Bellbrook Presbyterian Church - Office	Office
115 E FRANKLIN ST	Covenant Animal Clinic	Service
92 W FRANKLIN ST	Conner & Koch Funeral Home & Crematorium	Service
119 E FRANKLIN ST	Pretek Group	Office
103 W FRANKLIN ST	Robot Pros, LLC	Retail
124 W FRANKLIN ST	Dot's Market	Retail
108 W FRANKLIN ST	Bellbrook Insurance	Office
135 E FRANKLIN ST	Creekside Wealth Management	Office
123 W FRANKLIN ST	Stump Photography, Crafter's Lodge	Retail
125 W FRANKLIN ST	The Slate Lady, Boudoir By Darcy	Retail
127 W FRANKLIN ST	Bellbrook Candle, Stump Customs	Retail

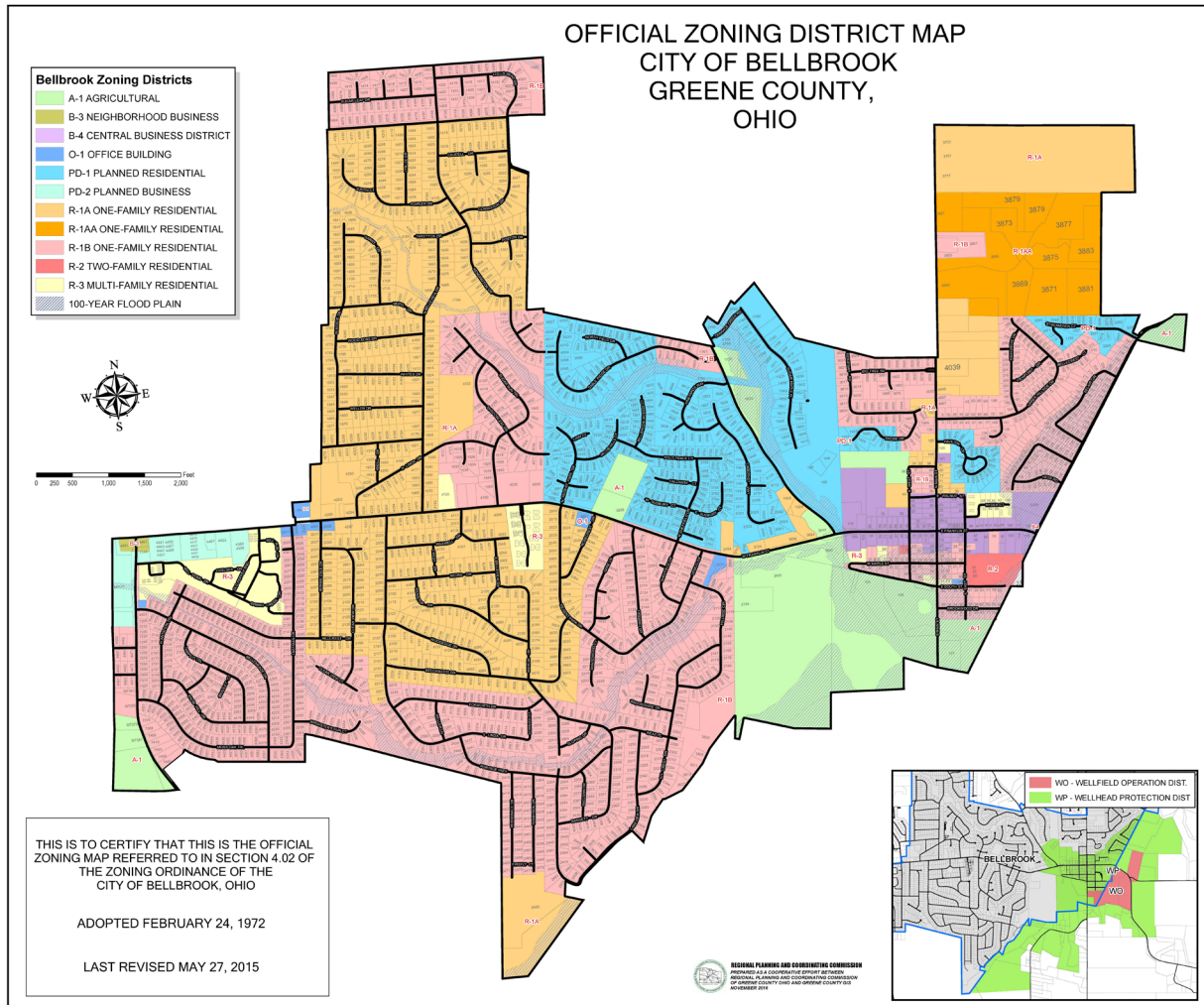
## Downtown Bellbrook DORA Application

<b>Address</b>	<b>Business Name</b>	<b>Business Category</b>
129 W FRANKLIN ST	Blueberry Café	Restaurant/Bar
133 W FRANKLIN ST	Edward D Jones Financial	Office
135 W FRANKLIN ST	Blueberry Café	Restaurant
137 W FRANKLIN ST	Simply Decadent	Retail
139 W FRANKLIN ST	Blueberry Café	Restaurant
118 W FRANKLIN ST	Dot's Market	Retail
112 W. FRANKLIN ST	Quality Dry Cleaners	Service
104. W. FRANKLIN ST	Bellbrook Drive Thru	Retail
22 S MAIN	Thad Camp State Farm	Office
24 S MAIN	Floral V	Retail/Office

# Downtown Bellbrook DORA Application

## EXHIBIT E

### Zoning Consistency Documentation (master plan/map excerpts)



## Downtown Bellbrook DORA Application

### **Exhibit F — Draft Public Notice**

#### PUBLIC NOTICE

#### CITY OF BELLBROOK, OHIO — PROPOSED DESIGNATED OUTDOOR REFRESHMENT AREA (DORA)

Notice is hereby given that on May 11, 2026 the City Manager filed an application with Bellbrook City Council to establish a Designated Outdoor Refreshment Area pursuant to R.C. 4301.82. The application, including a map of the proposed boundaries, is on file with the Clerk of Council at 15 E Franklin St Bellbrook, OH 45305 and is available for public inspection during regular business hours.

A public hearing on the application will be held on June 22, 2026 7pm at City Hall 15 E Franklin St

Downtown Bellbrook DORA Application

**Exhibit G — Draft Resolution**

City of Bellbrook  
State of Ohio

Resolution No. 2026-R-01

ESTABLISHING A DESIGNATED OUTDOOR REFRESHMENT AREA (DORA) FOR DOWNTOWN BELLBROOK PURSUANT TO R.C. 4301.82.

WHEREAS, R.C. 4301.82 authorizes a municipal corporation to establish a Designated Outdoor Refreshment Area upon application by the executive officer; and

WHEREAS, the City Manager has submitted such an application including all items required by R.C. 4301.82(B); and

WHEREAS, City Council published notice within 45 days and held a public hearing on June 8, 2026

NOW, THEREFORE THE CITY OF BELLBROOK HEREBY RESOLVES:

Section 1. City Council hereby approves the DORA application and establishes the Downtown Bellbrook DORA within the boundaries set forth in Exhibit A attached hereto.

Section 2. The DORA shall operate in accordance with the Public Health & Safety Plan, Operating Hours, Vendor Participation Rules, and Signage Plan set forth in the DORA Application.

Section 3. The City Manager is directed to provide notice of this approval and a description of the DORA to the Ohio Division of Liquor Control and the Department of Public Safety's Investigative Unit.

Section 4. That it is found and determined that all formal actions of the City Council relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including §121.22 of the Revised Code of the State of Ohio.

Section 5. That this resolution shall take effect and be in force forthwith.

## Downtown Bellbrook DORA Application

### **Exhibit H — Vendor Participation Rules**

- 1) Only Bellbrook DORA cups (max 20 oz) may leave the premises; no cans or glass.
- 2) Alcohol may not be carried outside DORA boundaries or beyond posted hours.
- 3) Valid ID required; servers complete state-approved alcohol server training.
- 4) Vendor displays DORA participation decal and rules near points of sale.
- 5) No refills for cups originating from other vendors; each pour requires a new cup.
- 6) Vendor maintains litter receptacles at exits and participates in cleanup as assigned.