



Bank

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*Welcome to*  
**BAINBRIDGE  
TOWNSHIP**

KeyBank

ONE WAY  
DO NOT ENTER

**Bainbridge Township Zoning Resolution**  
Citizens' Congress

June 5, 2012

# Agenda

- 
- 6:30 pm – Welcome & Introductions
  - 6:35 pm – Overview presentation
    - Why amend the regulations and why now?
    - What will be accomplished?
    - What will be addressed?
    - What will the process be and how long will it take?
    - What chances will there be to participate?
  - 7:00 pm – Facilitated discussions
    - Bret C. Keast, AICP
    - Matt Bucchin, AICP, LEED-Green Associate
  - 8:30 pm – Adjournment

# Why?



- Update regulations, some which precede the plans
- Implement the recommendations of the 2006 Land Use Plan (and 2000 Guide Plan)
- Improve development procedures and outcomes
- Ensure the Zoning Resolution still reflects the Township's values and preferences
- Initiate future development course for Geauga Lake redevelopment
- Modernize and computerize the Township zoning regulations

# To be accomplished

- Zoning Resolution should:
  - favor compliant applications
  - support the market through sufficient flexibility
  - Be broadly accessible and easy to use
  - Be organized in an intuitive manner for both the casual and technical users



# To be accomplished

- Zoning Resolution must be deliberate as to the intended development outcomes
- People care about character – the Resolution should address character directly
- Change is inevitable – the Zoning Resolution should manage change in a way that reflects the community values



# To be addressed

- Discuss how Bainbridge Township sees itself in “concrete terms.”
  - Discuss each issue using a language of character that everyone can understand
    - Is the future described in the Guide Plan and Land Use Plan still preferred?
    - What are the cherished elements to protect?
    - What changes, if any, are desired?
    - What zoning provisions are working, not working, could be improved?
  - Achieve consensus about the policy directions prior to drafting code



# To be addressed



- Maintaining rural, natural character
- Protecting environmental resources and sensitive lands
- Preserving additional open space
- Aligning districts with intended character versus permitted/conditional uses
- Improving site and building development standards
- Clarify regulatory provisions, i.e.,
  - Buffers and screening
  - Incentives for (or mandated) clustering











  
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# To be addressed



- Initiating a Strategic Plan and Zoning for the Township's portion of Geauga Lake
- Improving administrative procedures, e.g., limited versus conditional uses
- Addressing level of imperviousness
- Identifying any necessary zoning map amendments
- Ensuring consistency with other plans/studies, e.g.,
  - Clean Water 2000 Plan
  - 208 Service Plan
  - Geauga County Comprehensive Plan

# Improved accessibility

- New Zoning Resolution must be:
  - Easy to understand
    - Diagrams, tables, and other graphics that help illustrate and clarify procedures, use regulations, and design principles
  - User-friendly and easy to use
    - Text, tables, figures easy to view
    - Cross-referenced/hyperlinked sections and definitions
    - Uniform and logical numbering system



# Improved readability

## Use lists of existing regulations

clothing, footwear and headwear; linens, drapery and fabrics; luggage; appliances; lamps and lighting fixtures; toys; bicycles, supplies and repairs; auto parts and supplies.

Specialty retailers selling the following merchandise: flowers, plants and gifts; seed, lawn and garden equipment and supplies; hobbies and crafts; pet stores, supplies and grooming; artwork; antiques; jewelry, silverware and watches; glassware; handbags and leather goods; novelties; paper goods; vehicles and boats.

Personal service establishments including tailors, furriers, dressmaking or sewing; barbers and beauticians; dry cleaning, laundries and laundromats; carpet and upholstery cleaning; shoe, leather, watch, clock, lamp, camera, radio, television and appliance repair; photo and art studios; photocopying and printing; travel bureaus; picture framing; interior decorating; custom signs and lettering; locksmiths, alarm and security systems; and caterers.

Indoor Theater for Motion Pictures.

(b) Conditional Uses. Only the following conditional uses shall be permitted after obtaining a conditional zoning certificate:

Places of worship provided no part of any building or land shall be used for business, commercial use or non-place of worship related activities. **[Adopted**

**10/26/98]**

# Improved readability

## Allowed use tables

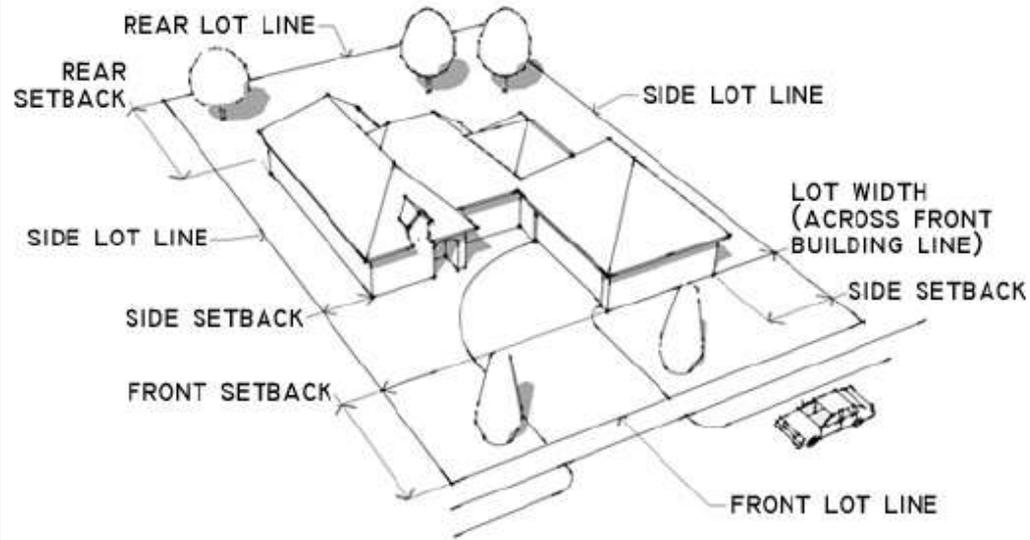
Table 1.4.2

Residential, Home, and Institutional Uses

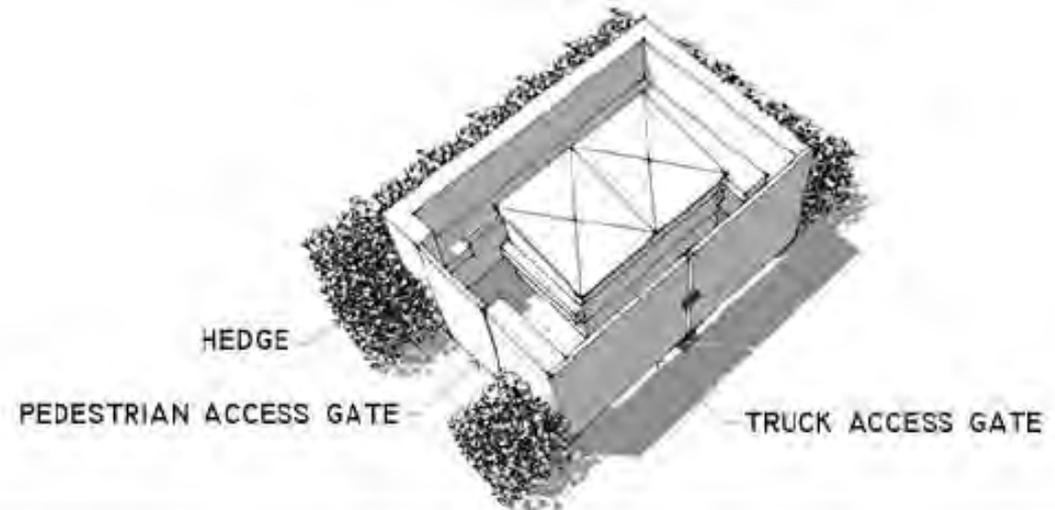
P = Permitted Use; L = Limited Use; C = Conditional Use; - = Prohibited Use

Land Uses	Zoning District												
	R-1A	R-1B	R-1C	R-1D	R-2 <sup>5</sup>	R-3	R-4 <sup>1</sup>	R-4A	R-5	R-6	B-1	B-2 <sup>3</sup>	B-P2
<b>Residential Uses</b>													
Single-Family Dwellings	P	P	P	P	-	P	P	P	-	-	-	-	P
Two-Family Dwellings	-	-	-	-	-	P	P	P	-	-	-	P	-
Multi-Family Dwellings (Apartments)	-	-	-	-	P	P	P	P	-	-	P	P	P
Townhouses	-	-	P	-	P	P	-	-	-	-	-	-	-
Live/Work Units <sup>4</sup>	-	-	-	-	-	-	-	-	-	-	-	-	L
Manufactured Homes	-	-	-	-	-	-	L	-	P	-	-	-	-
Recreational Vehicles Parks	-	-	-	-	-	-	-	-	L	-	-	-	-
<b>Residential and Predominantly Residential Mixed-use Neighborhoods</b>													

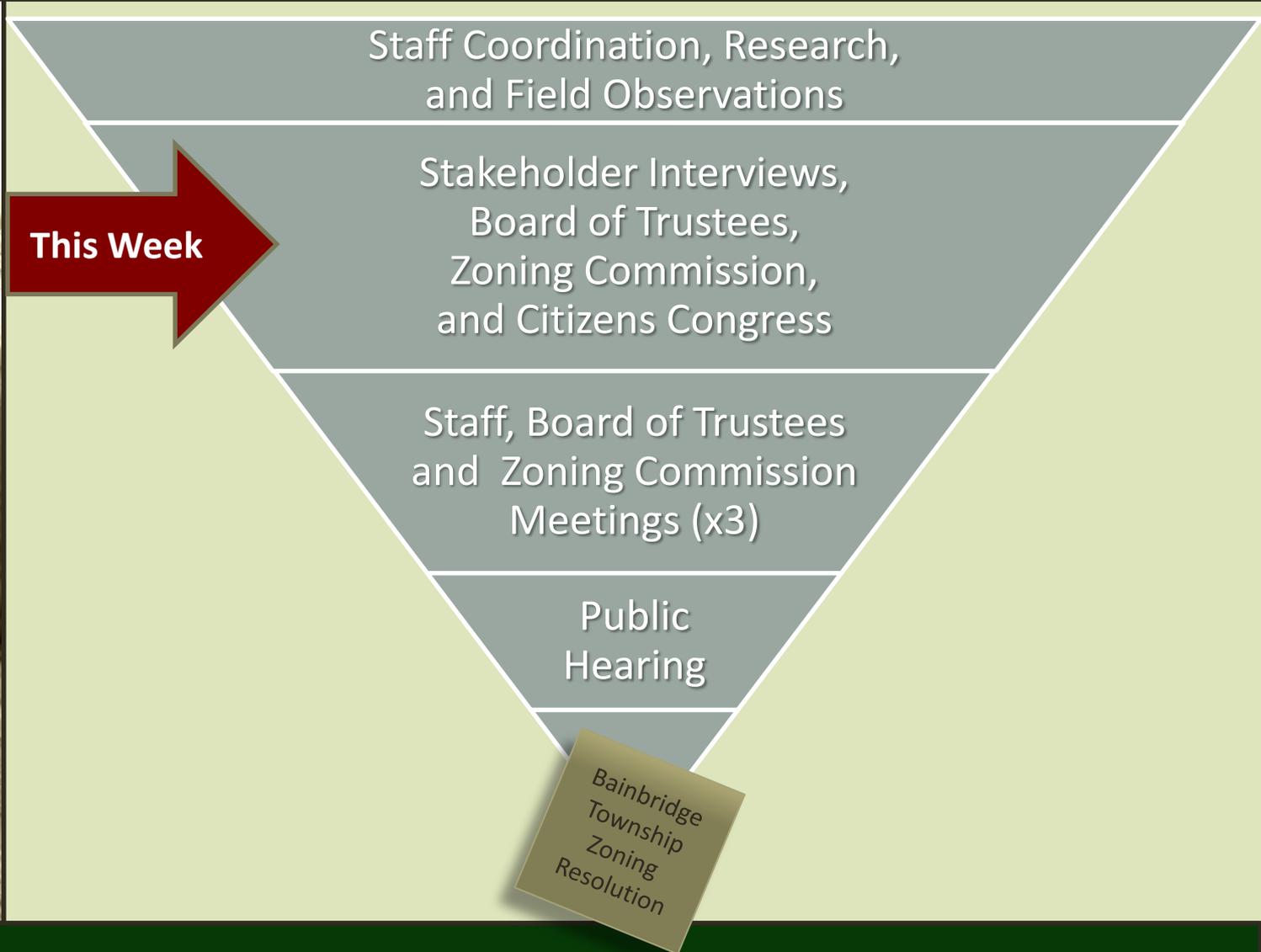
# Improved readability



Graphics  
and  
illustrations



# The process



# The schedule

## Tonight

- Introduce the project scope, schedule, and public participation program
- Discuss local issues and priorities

## August 27<sup>th</sup>

- Discuss issue topics for Module 1
- Present and discuss Strategic Approach and Annotated Outline
- Seek direction to proceed

## November 28<sup>th</sup>

- Present and discuss comments for Module 1
- Discuss issue topics for Module 2



# The schedule

## March 5, 2013

- Present and discuss comments for Module 2
- Discuss issue topics for Module 3, including Geauga Lake

## June 17, 2013

- Present and discuss comments for Module 3, including Geauga Lake provisions
- Project status report
- Discuss warranted changes for public hearing draft

## August 12, 2013 – Joint Meeting

- Discuss/consider public hearing draft



# The schedule

September 23, 2013

Zoning Commission

- Public hearing on final draft

Board of Trustees

- Consideration of the Zoning Resolution for adoption

October 17, 2013

- Final deliverable



# Next steps

## This Week

- Field inventory and stakeholder interviews
- Board of Trustees/Zoning Commission Mtg.
  - Issues identification/regulatory observations
- ***Citizens Congress***

## August 27<sup>th</sup>

- Strategic Review and Annotated Outline
  - Identifies the key regulatory issues
  - Provides a strategic outline about how to address them
  - Makes recommendations about organization



# Your Role Tonight

- 
- Validate directions provided by the 2000 Guide Plan and 2006 Land Use Plan
  - Identify examples of “good” and “not so good” development
  - Convey issues and concerns as to the outcomes resulting from the Zoning Resolution
  - Articulate your expectations as to the quality, character of future development
  - Express your perspective as to the opportunities for Geauga Lake
  - Engage in the process



# FACILITATED DISCUSSIONS 7:00 – 8:30 PM



**Thank you**

**Bainbridge Township Zoning Resolution**

**Citizens' Congress Meeting**

**June 5, 2012**

2

# RURAL CHARACTER

- GREEN SPACE
- LOT SIZE
- LESS COMMERCIAL
- CONTINUITY OF NEIGHBORHOOD
- ROAD DESIGN / STANDARDS
  - ↳ DRIVEWAY ACCESS

ADDRESSING  
McMANSION ISSUES

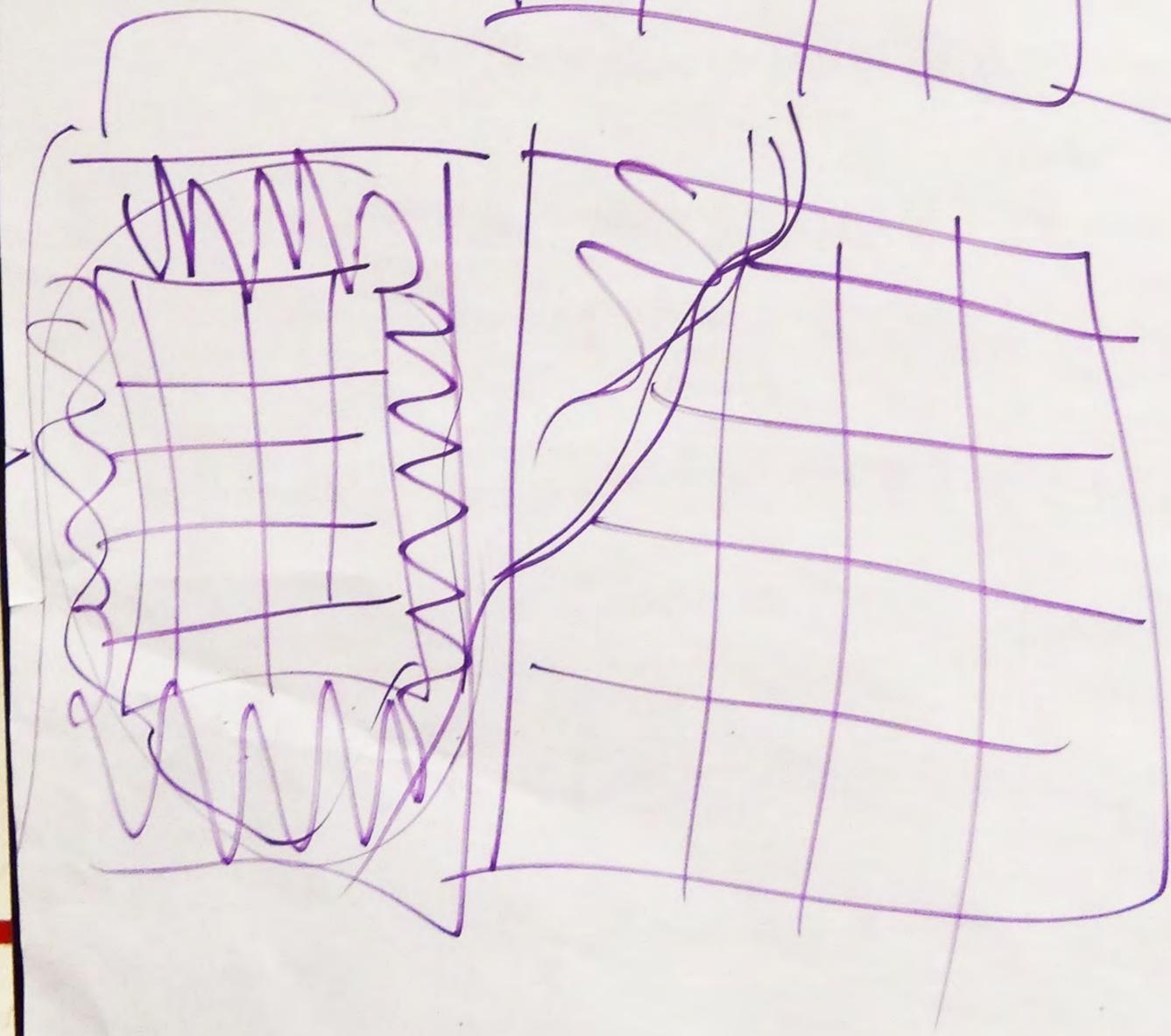
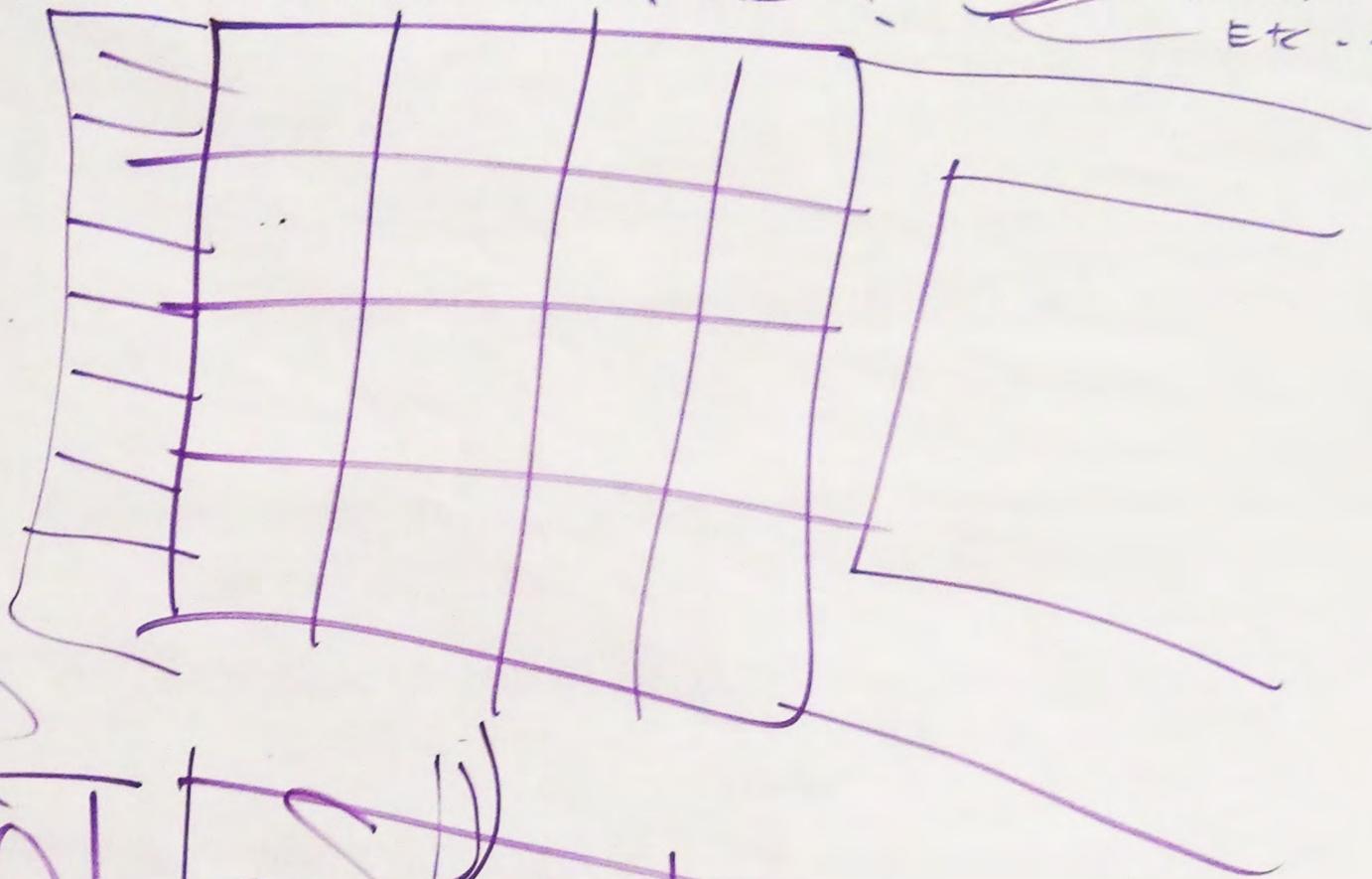
GAS STATIONS,  
GROCERY STORES

CAN WE INCREASE  
BUFFERS BETWEEN  
USES?

SITE CAPACITY  
REGULATIONS

FILLING IN  
WETLANDS A  
CONCERN / ISSUE

WHAT DO YOU DO WITH THE OPEN SPACE? CONSERVATION REFERENCE ETC...



THE OPEN SPACE DO WITH  
MIND DO DON DO MILLH

CONCERNS ABOUT  
DRILLING  
↳ + MAINTENANCE

LOOK AT AGE OF  
DEVELOPMENTS

CONCERNS OVER  
EMPTY STOREFRONTS  
E.G., MARKETPLACE

CONCERNS OVER TRAFFIC

WHY IS MAPPING  
NOT INCLUDED ?

☒ CAN WE ADD AN  
ARCHITECTURAL  
REVIEW BOARD?

☒ GENERAL WELFARE?

↳ WHAT DOES THAT  
MEAN FOR A TWP.?

☒ MCFARLAND CORNERS

↳ GOOD EXAMPLE

☒ GREEN AWNING BLDG.

↳ BAD EXAMPLE

CAN WE ADD

▣ SINGLE-DOUBLE-  
LOADED ROAD  
ACCESS

▣ CONSERVATION AREA  
ON BAINBRIDGE RD.  
AGAINST 422

↳ IF TAKEN OUT...  
COULD INCLUDE A  
REFERENDUM IN  
FRONT OF THE COMMUNITY

▣ CAN WE ADD PROPERTY-  
MAINTENANCE PROVISIONS?

27 HCFE - DUBOIS

SHOULD WE PRESERVE  
A BUFFER ALONG 422?

HOW DO WE ADDRESS  
GRANDFATHERING  
ISSUES?

↳ NEIGHBORHOOD  
CONSERVATION

CONDITIONAL USE  
PROCESS TO BECOME  
A LEGAL ~~USE~~ CONFORMING  
USE?

78% PP OWN 2 AC. OR LESS

INCREASE ADVERTISEMENT  
91.5 FM? MAILER?

SAFETY ?

↑ TRAFFIC + ACCIDENTS

ACCESS MANAGEMENT  
STANDARDS

TRAFFIC IMPACT STUDIES

BIKE TRAILS - ON-STREET? → PUBLIC ACCESS?  
EASEMENTS?

CONNECTED GREENSPACES → OFF-STREET TRAILS?

SENIOR HOUSING?

→ OFF FRANKLIN PKWY.

How DO WE ACCOMMODATE  
OUR YOUTH?