

## Minutes of Zoning Commission

August 25, 2020

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Mr. John Lateulere, Chairman at 7:02 P.M. Members present in person were: Ms. Kristina Alaei; Ms. Marion Perry; Ms. Marlene Walkush; Mr. Dennis Williams and Ms. Laura Weber, Alternate. Ms. Karen Endres, Zoning Inspector and Mr. David Dietrich, Assistant Zoning Inspector/Zoning and Planning Coordinator were present in person.

Mr. Lateulere welcomed Ms. Laura Weber as the new alternate on the Zoning Commission.

Secretary's note: The meeting was held in accordance with COVID-19 Social Distancing guidelines and also held as a "Zoom" meeting.

The Zoning Commission met in person with Bainbridge Township Board of Trustees Mrs. Lorrie Benza, Mr. Jeff Markley and Mrs. Kristina O'Brien and Bainbridge Township Board of Zoning Appeals members Mr. Ted DeWater; Mr. Joe Gutoskey; Mr. Michael Lamanna and Mr. Todd Lewis for a joint work session. Mr. Ian Friedman, Alternate was present via Zoom.

Ms. Bridey Matheney and Ms. Linda Nolan were present via Zoom.

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENTS: None.

### MINUTES

Ms. Walkush moved to adopt the minutes of the July 28, 2020 meeting as written.

Ms. Perry seconded the motion that passed unanimously.

### JOINT WORK SESSION

Mr. Lateulere explained that since these changes in proposed Zoning Amendment Z-2020-3 affect a large amount of township residents it was tackled last and noted that it puts more reasonable lot standards in place for lots that were platted before 1978.

Mrs. Benza gave a historical component of the intent to update and streamline the zoning code and the proposed township comprehensive update that Kendig Keast Collaborative was working on.

Members of the Board of Zoning Appeals expressed their concerns about relaxing the standards because it removes the township's authority to set conditions regarding screening, outdoor lighting etc.

Other topics discussed were lot coverage, proposed lot coverage calculations, setbacks, detention basins and ponds, recreational facilities, mobile food trucks, outdoor music, temporary signs and short term rentals.

#### PROPOSED ZONING AMENDMENT Z-2020-5

Ms. Perry moved to recess the regular meeting.

Ms. Walkush seconded the motion that passed unanimously.

The regular meeting was recessed at 9:28 P.M.

Mr. Williams moved to open the public hearing.

Ms. Perry seconded the motion that passed unanimously.

#### PUBLIC HEARING

Mr. Lateulere, Chairman, called the public hearing to order at 9:28 P.M. He noted that this public hearing is being recorded on Zoom with a regular audio recording as well.

Zoning Commission members present were: Ms. Alaei; Mr. Lateulere; Ms. Perry; Ms. Walkush and Mr. Williams.

Proposed Zoning Amendment Z-2020-5 is a motion by the Zoning Commission to amend the Bainbridge Township Zoning Map.

The public hearing was advertised in the News Herald on August 14, 2020. Mr. Lateulere read the public hearing notice into the record.

Mr. Lateulere read into the record the recommendation of the Geauga County Planning Commission in a letter dated August 13, 2020 in which the planning commission recommended approval of Z-2020-5.

Mr. Lateulere explained the proposed amendment by stating that most of the parcels are either adjacent parcels where we are trying to clean up the zoning map issue, for example on the north side of a CB District there is a lot that is currently in use as part of an on-going business, it is a very small parcel, so that would be included into the CB District; the railroad right-of-way over in the northwest corner of the township would be rezoned to LIR to be consistent with the other uses; the town hall where we are sitting right now is proposed to go from CB to R-3A. He said the proposed amendment is more or less adjusting zoning lines to be consistent with the zoning in the township with a couple of locations where subdivisions are split and zoning lines run through subdivisions and in all cases those subdivisions are subject to consent judgment entries anyway so the zone that it is in is somewhat irrelevant to the overall use of the property.

Mr. Lateulere solicited comments for the proposed amendment. None.

Mr. Lateulere solicited comments against the proposed amendment. None.

Mr. Lateulere asked if anyone had any comments on this proposed amendment.

Ms. Perry moved to close the public hearing.

Ms. Alaei seconded the motion.

Vote: Ms. Alaei, aye; Mr. Lateulere, aye; Ms. Perry, aye; Ms. Walkush, aye; Mr. Williams, aye.

Ms. Walkush moved to reopen the regular meeting at 9:35 P.M.

Ms. Perry seconded the motion that passed unanimously.

#### Proposed Zoning Amendment Z-2020-5

Ms. Alaei moved the adoption of the following motion:

That the Bainbridge Township Zoning Commission recommend the approval of the following proposed amendment to the Bainbridge Township Zoning Resolution attached hereto: Z-2020-5.

Mr. Williams seconded the motion and the roll being called the vote of the Bainbridge Township Zoning Commission was as follows:

Vote: Ms. Alaei, aye; Mr. Lateulere, nay; Ms. Perry, aye; Ms. Walkush, aye; Mr. Williams, aye.

The amendment will be submitted to the Bainbridge Township Board of Trustees for its action.

(Audio Recording of Public Hearing on File)

Mr. Lateulere explained why he voted no on this amendment. He said he is not opposed to the overall amendment but there are two instances where there are parcels that have been included in this amendment that he questioned whether or not they should have been included in this map amendment. He said there is one adjacent to Laurel Springs and a couple adjacent to Canyon Lakes and he doesn't feel those parcels should have been in the amendment.

PROPOSED ZONING AMENDMENT Z-2020-3

Ms. Walkush moved to recess the regular meeting.

Mr. Williams seconded the motion that passed unanimously.

The regular meeting was recessed at 9:40 P.M.

Secretary's note: This public hearing is a continuance of Z-2020-3 from July 28, 2020.

PUBLIC HEARING - Continuance

Mr. Lateulere, Chairman, called the public hearing to order at 9:40 P.M. He noted that this public hearing is being recorded on Zoom with a regular audio recording as well.

Zoning Commission members present were: Ms. Alaei; Mr. Lateulere; Ms. Perry; Ms. Walkush and Mr. Williams.

Proposed zoning amendment Z-2020-3 is a text amendment to Chapter 105 – Definitions; Chapter 135 – R-5A Rural Open Residential District; Chapter 139 – R-3A Rural Residential District; Chapter 143 – Convenience Business District; Chapter 161 – General Provisions and Chapter 165 – Nonconformities.

Mr. Lateulere stated that there is no action to be taken on this proposed amendment tonight.

Ms. Walkush made a motion to recess the public hearing until September 29, 2020.

Ms. Alaei seconded the motion.

Vote: Ms. Alaei, aye; Mr. Lateulere, aye; Ms. Perry, aye; Ms. Walkush, aye; Mr. Williams, aye.

The public hearing was recessed and the regular meeting was reconvened at 9:41 P.M.

CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated July 13, 2020; July 27, 2020; July 30, 2020.
2. Memo from Linda M. Crombie, Geauga County Planning Director, dated August 19, 2020. RE: Replat Dalebrook Estates Sublot 7 & 8 – Final Plat.
3. Memo from Linda M. Crombie, Geauga County Planning Director, dated August 20, 2020. RE: Stoneridge of Geauga Subdivision, Phase II – Final Plat.

Since there was no further business to come before this meeting of the Bainbridge Township Zoning Commission, Ms. Perry made a motion to adjourn.

Ms. Walkush seconded the motion that passed unanimously. The meeting was adjourned at 9:45 P.M.

Respectfully submitted,

---

Linda L. Zimmerman  
Zoning Commission Secretary

---

John Lateulere, Chairman

Date Approved: September 29, 2020