

Minutes of Zoning Commission

October 26, 2010

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Mr. Stephen Yingling, Vice Chairman at 7:00 P.M. Members present were: Mr. Steve Hunder, Mr. Howard Miller, Alternate; Mr. Charles Nichols and Mr. Ken Watson. Mr. Donald Sheehy was absent.

Guests: Mr. Shane Wrench, Bainbridge Township Zoning Inspector
Mr. George Smerigan, Oxbow Engineering
Mr. Thomas G. Deitrick
Mr. Mike DiDomenico
Mr. Bob Slanina

MINUTES

Mr. Hunder made a motion to approve the minutes of the September 28, 2010 meeting as written.

Mr. Watson seconded the motion that passed unanimously.

OLD BUSINESS

Former Geauga Lake Park Property

Ms. Ann Myers met with the Zoning Commission regarding the former Geauga Lake Park property and suggested that the Zoning Commission be proactive on how it will be zoned because it relates to growth. She stated that she would like to see the Zoning Commission actively take the first step, talk to the Board of Trustees, the City of Aurora, Mr. David Dietrich and get outside professionals involved and urged the Zoning Commission to work with the Board of Trustees and start as soon as possible.

Mr. Yingling explained that the Zoning Commission has been in contact with the City of Aurora Planning Commission and has received some public records pertaining to their discussions on the Geauga Lake Park property. He also said that the Zoning Commission has recently sought professional help on an amendment so they would be willing to ask for help with this issue as well. The Zoning Commission was in agreement that this should be a joint effort with the Board of Trustees, City of Aurora and Zoning Commission.

Geauga Lake Flea Market LLP

Mr. Thomas Deitrick, Mr. Mike DiDomenico and Mr. Bob Slanina met with the Zoning Commission to discuss a proposed amendment to allow Flea Markets to be held at the former Geauga Lake Park parking lot. They submitted a list of ideas and/or plans per the Zoning Commission's request from the last meeting that would be implemented and are as follows:

1. Landscape improvements-complete upgrading of the site landscaping and replacement of signs that were formerly on the site.
2. Upgrading of the existing parking lot-removal of weeds and re-stripping as needed.
3. Current plans anticipate weekly or bi-weekly events from April through October depending upon demand.
4. 200 – 400 vendors with an estimated attendance of 1,000.
5. 10 – 15 self contained food and drink vendors, some will set up tents and others just tables.
6. 10 porta potties located in two areas.
7. 20 large garbage containers and one large dumpster with the site being completely cleaned after each event.
8. 2 – 4 off-duty police officers on hand to direct and protect.
9. 5 – 10 high school students from Bainbridge to help. They will wear t-shirts saying "Geauga Lake Flea Market".

The gentlemen stated that this is all a work-in-progress and would depend on the number of vendors that would register for any weekend and they plan to meet with representatives of the fire and police departments for their input and ideas and would like to meet with the Board of Trustees regarding this project. They added that they would like to make this the nicest flea market around.

The Zoning Commission held a discussion regarding the proposed Flea Market with Messrs. Deitrick, DiDomenico and Slanina and expressed their concerns and asked how this will generate taxes for the township. It was explained that it could be a short term venture but the landscaping will match the landscaping at the shopping center across the street and it could benefit the businesses there as well. The Zoning Commission expressed that there should be quality vendors only and some standards should be set, they should be screened and that no overnight camping should be permitted. Mr. DiDomenico stated that there is already a traffic pattern in place so there would be no traffic jams and added that it would only be held on the blacktop portion of the former park.

Ms. Ann Myers stated that she applauds their creativity and it could work. She asked that if a zoning amendment is needed to accommodate this, how fast can the Zoning Commission move it along. Mr. Yingling explained the zoning amendment process and the Zoning Commission members stated that they would like to see a site plan. No decision regarding a zoning amendment was made on the project at this time by Messrs. Deitrick, DiDomenico and Slanina because they would like to meet with the Board of Trustees first.

Proposed Zoning Amendment - Signage

Mr. George Smerigan of Oxbow Engineering met with the zoning commission for an overview of the proposed zoning amendment for Chapter 173 – Signs and to review the comments from the Geauga County Planning Commission.

Mr. Nichols made a motion to adopt some of the modifications to Proposed Zoning Amendment Z-2010-1 as recommended by the Geauga County Planning Commission.

Mr. Watson seconded the motion that passed unanimously.

Proposed Zoning Amendment Z-2010-1

Mr. Miller made a motion to adopt the following motion:

That an amendment to the Bainbridge Township Zoning Resolution of 23 pages, marked Exhibit A attached hereto and incorporated herein, be hereby initiated by the Bainbridge Township Zoning Commission on this 26th day of October, 2010.

Mr. Watson seconded the motion.

Vote: Mr. Hunder, aye; Mr. Miller, aye; Mr. Nichols, aye; Mr. Watson, aye; Mr. Yingling, aye.

The proposed amendment proposes to amend the following:

Chapter 173 – Signs

The zoning commission enumerated this amendment as Z-2010-1 and set the public hearing for November 30, 2010 at 7:15 P.M. at the Bainbridge Town Hall, 17826 Chillicothe Road, Bainbridge Township, Ohio and requested that the Bainbridge Township Board of Trustees issue a purchase order for the necessary legal advertising.

Secretary's note: Proposed zoning amendment (Z-2010-1 – Signs) that was initiated on August 31, 2010 was withdrawn due to technical errors.

Proposed Zoning Amendment – Rezoning of Various Properties

Mr. Yingling reported that the Zoning Commission is waiting notification from the Board of Trustees that they have talked with the parties involved regarding the re-zoning.

Proposed Zoning Amendment General Welfare – Exterior Maintenance

The zoning commission discussed the comments from Ms. Rebecca Schlag, Geauga County Assistant Prosecutor regarding the Proposed Zoning Amendment for Property Maintenance and noted that this type of code can only be adopted by the Board of Trustees and would not be part of the Zoning Resolution.

Correspondence

1. Bainbridge Township Board of Trustees Meeting Minutes, dated August 30, 2010 and September 13, 2010.

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

Mr. Nichols seconded the motion that passed unanimously. The meeting was adjourned at 9:16 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Secretary

Stephen Yingling, Vice Chairman

Date Approved: November 30, 2010