

Minutes of Zoning Commission

August 22, 2017

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Mr. Charles Nichols, Chairman at 7:00 P.M. Members present were: Mr. Brent Classen; Mr. John Lateulere and Mr. Howard Miller, Alternate. Ms. Shannon Byrne was absent. Ms. Karen Endres, Zoning Inspector was present.

Secretary's note: The regular meeting of the Zoning Commission scheduled for August 29, 2017 was rescheduled to August 22, 2017.

MINUTES

Mr. Miller moved to adopt the minutes of the August 8, 2017 meeting as written.

Mr. Classen seconded the motion that passed unanimously.

NEW BUSINESS

Zoning Commission Chairman

Mr. Nichols stated that he would like to resign as Chairman of the Zoning Commission.

Mr. Lateulere moved to accept Mr. Nichols' resignation as Chairman.

Mr. Classen seconded the motion that passed unanimously.

Mr. Nichols moved to appoint Mr. Lateulere as Chairman of the Zoning Commission.

Mr. Classen seconded the motion that passed unanimously.

Mr. Lateulere assumed the role of Chairman.

enCode Plus Software

The Zoning Commission discussed the pros and cons of the enCode software.

Pros

1. It is a useful tool in form base code and is a user friendly interactive software.
2. One of its strengths is it is able to integrate with other technology.

Cons

1. Bainbridge Township does not have a lot of development now, it is happening at a slower pace. It would be usable and reasonable if growth was occurring in the township.
2. The level of sophistication is more suitable for large rates of growth and large cities.
3. The software is costly to maintain. Do not see the benefit to continue with the cost.
4. Repeal and replace of the Zoning Resolution is a concern and it is risky.
5. By approving the use of this platform it makes future changes of the code very difficult.
6. It is easier to administer own simple version of the zoning code to retain control of the township and future of the township. By using enCode we give up control.

The Zoning Commission discussed the enCode software and was in agreement not to continue using it but to pursue a plan to revise the zoning code in its current but updated form and to make it more user friendly and more in line with the current Land Use Plan.

Motion – enCode Plus

Mr. Lateulere moved to permit the chairman to communicate the thoughts of this Zoning Commission as collected by this group to the Board of Trustees.

Mr. Nichols seconded the motion that passed unanimously.

Agenda for Zoning Resolution Re-write

The Zoning Commission discussed lot coverage, ponds as structures, telecommunication towers, alternative energy provisions as solar panels and permitted administrative uses.

Ms. Karen Endres, Zoning Inspector submitted a list of items for future amendments.

The Zoning Commission members were in agreement to develop the following timeline with regards to the zoning resolution re-write.

September

- Development standards
- Site Plan Review

October

- Telecommunication Towers
- Alternative Energy
- Signage – continue review

November

- Landscape Buffering for commercial and non-residential
- Outdoor display of merchandise and outdoor storage
- Parking (in its own section in both current and CZR) – Are we asking for too much parking, with more parking comes more lot coverage. Could put buffering and parking together.

2018

January

- Temporary uses
- Chagrin Falls Park, Church/Walker – 1977 standards
- Lake Lucerne

February

- Review CZR chapter by chapter and move usable language to current zoning resolution via amendment(s).

CORRESPONDENCE

1. Bainbridge Township Board of Trustee Meeting Minutes dated July 24, 2017.

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

Mr. Miller seconded the motion that passed unanimously. The meeting was adjourned at 9:09 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Secretary

John Lateulere, Chairman

Date Approved: September 26, 2017