

Minutes of Zoning Commission

September 28, 2010

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

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

MINUTES

Mr. Watson made a motion to approve the minutes of the August 31, 2010 meeting as written.

Mr. Miller seconded the motion that passed unanimously.

NEW BUSINESS

Former Geauga Lake Park Property – Proposed Flea Markets

Mr. Thomas Deitrick, Mr. Mike DiDomenico and Mr. Bob Slanina met with the zoning commission to discuss a proposed zoning amendment to allow Flea Markets to be held at the former Geauga Lake Park parking lot. They stated that they have already met with the Vice President of Cedar Fair regarding the proposal and Cedar Fair would be their partner but the property could be sold at anytime. They are proposing to make landscape improvements and beautify the property and their plans are to hold them twice a month during warm weather in the spring, summer and early fall, in the daytime hours only and there would not be any permanent structures built and no permanent vendors. They said the advertising would be through the internet and flyers and it would draw better clientele versus in the rural areas. Messrs. Deitrick, DiDomenico and Slanina agreed to submit a business plan to the zoning commission for further discussion.

OLD BUSINESS

Proposed Zoning Amendment - Signs

Mr. Sheehy reported that he spoke with Mr. David Deitrich of the Geauga County Planning Commission regarding the proposed amendment for signs and there are errors and discrepancies in the submitted document, therefore it was recommended that the amendment be withdrawn and reinitiated. The proposed sign amendment will be sent back to Mr. Smerigan and then to Mr. Dietrich for an informal review.

Secretary's note: The public hearing set for Z-2010-1 to be held at 7:15 P.M. on September 28, 2010 was cancelled and the proposed zoning amendment for signs will be reinitiated at a later date.

Proposed Zoning Amendment – Rezoning of Various Properties

Mr. Sheehy noted that he talked to the Township Trustees regarding the re-zoning of the various properties from residential to Passive and Active Public Park Districts and the Trustees would like to have conversations with the affected property owners first as a good neighbor policy.

Proposed Zoning Amendment General Welfare – Exterior Maintenance

Mr. Sheehy reported that he spoke with Mr. Dave Dietrich of the Geauga County Planning Commission about a proposed zoning amendment for exterior maintenance and Mr. Dietrich recommended that the proposed amendment be forwarded to the Geauga County Prosecutor's Office for a legal opinion. The zoning commission was in agreement to send the proposed amendment to the Prosecutor's Office and the Township Trustees for review.

Former Geauga Lake Park Property

The zoning commission discussed potential uses for the former Geauga Lake Park property and was in agreement that the township should work with the City of Aurora so that the uses compliment each other. The zoning commission will submit a public records request to the City of Aurora for any documents or meeting minutes regarding this topic.

Correspondence

1. Bainbridge Township Board of Trustees Meeting Minutes, dated May 24, 2010; June 5, 2010; June 7, 2010; June 14, 2010; July 10, 2010; July 12, 2010; July 26, 2010; August 9, 2010; August 23, 2010; August 28, 2010.
2. Bainbridge Township Board of Zoning Appeals Meeting Minutes, dated July 22, 2010 and August 5, 2010.
3. Zoning Inspector's Report, dated August 2010.

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

Mr. Sheehy seconded the motion that passed unanimously. The meeting was adjourned at 9:05 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Secretary

Donald Sheehy, Chairman

Date Approved: October 26, 2010