

Monday, March 18,

13

The Bainbridge Township Board of Trustees met in special session at the Geauga County Planning Commission Office on March 18, 2013. Those present were trustees Mr. Jeffrey S. Markley and Mrs. Lorrie Sass Benza and Fiscal Officer Mrs. Cherianne H. Measures. Trustee Mr. Christopher Horn was absent. Mrs. Benza presided and called the meeting to order at 10:06 A.M.

ZONING DEPARTMENT – OLD BUSINESS

Zoning Resolution Rewrite

The members of the Board of Trustees participated in a webex with Matt Bucchin and Lane Kendig from Kendig Keast Collaborative along with their legal counsel Mr. Todd Messenger. Geauga County Planning Commissioner Mr. David Dietrich and Chairman of the Planning Commission Mrs. Margaret Muehling were also present. Geauga County Health District Health Commissioner Mr. Robert Weisdack and Administrator Mr. Michael Tusick participated in the meeting.

Mrs. Rebecca Schlag, with the Geauga County Prosecutor's office, joined the meeting at 10:11 A.M.

Discussions took place regarding the recommended minimum lot size. A new minimum lot size is being recommended in order to maximize the natural resource protection and the preservation of the rural character.

Pros and cons were discussed with respect to extreme clustering in order to maximize open space. The township was told that they have been "doing the right thing."

Various neighborhoods within Bainbridge Township were compared. With recommendations of the recommended clustering data displayed.

Mr. Weisdack is extremely concerned about the constraints on development and the ability to put the same number of septic and water systems into an area with lots smaller than one and a half acres. Mr. Weisdack also brought up the proposed changes to the state regulations with regard to septic systems. He would like to see Kendig Keast Collaborative incorporate the groundwater analysis reports to support their recommendation with the various soil and geographical restraints.

Planning Commissioner Dietrich would like to define the open spaces that are to be preserved. Floodplains, wet-lands, and ravines are unbuildable sites and will automatically be preserved as open space without the restrictions that have been previously mentioned. Mr. Dietrich stated that the township had one and a half acre minimum lot size in the 1970s and a vote of the residents increased minimum lot sizes to three and five acres, depending on the location within the township. Nowhere in Geauga County uses one and a half acres as minimum lot size, and it seems like the township would be regressing.

Mrs. Muehling asked the trustees if a resident survey has been conducted and if not, perhaps that should be done before too long. It would be a shame to put all of this time and money into such a revision only to have the residents attempt to stop it from being implemented.

The members of the Health District departed the meeting at 11:41 A.M.

Monday, March 18,

13

Discussions turned to the adoption process of an entire replacement and the necessary steps to satisfy the Ohio Revised Code. Mrs. Schlag expressed her concerns about the exposure to the Township for a challenge to the amendment process.

Mrs. Muehling asked for a redlined version in order to compare the old or original document with the new proposed version. Discussions continued on the ease and appropriateness of preparing and interpreting a redlined document.

Since there was no further business to come before this meeting of the Bainbridge Township Board of Trustees, the meeting was adjourned at 12:31 P.M.

Respectfully Submitted,

Cherianne H. Measures,
Fiscal Officer, Bainbridge Township

Date

Date

Date

Minutes Read: _____

Minutes Approved: _____