

Saturday, March 19,

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The Bainbridge Township Board of Trustees met in Special session at the Bainbridge Town Hall on March 19, 2011. Those present were trustees Mrs. Lorrie Sass Benza, Mr. Jeffrey S. Markley, and Mr. Matthew J.D. Lynch. Fiscal Officer Mrs. Cherianne H. Measures was not present. Mrs. Benza presided and called the meeting to order at 8:38 A.M.

TOWN HALL – OLD BUSINESS

Health Insurance

Mr. Lynch had previously asked for an analysis of benefits in an effort to maintain last years' costs. The Fiscal Officer has been asked to check on Mr. Feliciano's availability for Monday, March 21st at 7:00 P.M.

PUBLIC COMMENTS

Mrs. Ann Meyers inquired as to the possibility of eliminating ancillary coverage in order to save money. The ancillary coverage provided for township employees consists of dental, life and short term disability.

Mr. Jim Norbuta introduced himself as the representative for the property owners along Chillicothe Road north of Pilgrim Village. The four property owners are concerned that their properties should no longer be residential properties.

WORK SESSION

Mrs. Benza explained the purpose of today's work session was to receive an update from the various zoning boards and discuss the future needs of said boards. Board members were introduced.

Mr. Don Sheehy, Chairman of the Zoning Commission, announced the approved zoning amendment for the Sign Code. The Zoning Commission is currently working on the rezoning of various parcels to accurately identify the proper use. Mr. Sheehy then went on to express concerns regarding the Cedar Fair property and explain the opportunities that exist to protect our zoning codes.

Mr. Mike LaManna, Chairman of the Board of Zoning Appeals, announced that the Board of Zoning Appeals is receiving many more requests that require extensive research which reveals the weaknesses in our current Zoning Regulations. He also expressed his concern with the unclear code references, which may cite a code section number, but not identify to what extent the referenced code applies.

Mr. Sheehy expressed the need to modernize our Zoning Code to include links for cross reference and improve the numbering system.

Mr. Todd Lewis, member of the Board of Zoning Appeals, expressed his concern with the existing code and the future of the township twenty years from now.

The board of trustees asked the zoning boards how to proceed with a comprehensive rewrite of our zoning code. The boards agreed that a request for qualifications should be written to identify the appropriate planner to perform the rewrite as well as legal counsel that can act as an advocate for the township. If this rewrite prevents at least one lawsuit, then the monies will be well spent. The last rewrite was in 1978.

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The comment was also made that when land use is updated, the zoning codes need to be in compliance with that land use. It is very important to be proactive instead of reactive.

The Zoning Commission will draft the Request for Qualification at their next meeting to be held on March 29th. The draft will then be reviewed by the Board of Zoning Appeals Chairman, Board of Township Trustees Chairman and the Zoning Inspector.

Mr. Lewis questioned how the general welfare revisions will affect the future of the Zoning Code.

WATER ISSUES ON TOWNSHIP PROPERTIES

Mrs. Benza recapped the current water issues in regards to the township properties. The Police Department needs a new well. The Town Hall and Fire Department do not have potable water. Heritage Park will need a water supply when the Bissell House and restrooms are opened.

Mr. Wrench and Mrs. Benza were able to meet with Geauga County Water Resources and one topic of discussion was the extreme waste of water that is used to flush the end of the line that runs through the Kenston Lake subdivision with only 22 homes.

The question was asked, how do we resolve the problem at hand? And do we continue to drill new wells as temporary remedies.

Mr. Stephen Ciciretto explained his involvement with the township and the community and the poor water situation in the general area.

Mr. Herman Bohenz, with Norohio Plumbing, explained his experience that this area does not have a positive water production. The problems with treating the water would be very expensive.

Mr. Lewis was concerned about the legal defensibility of our zoning if a waterline is brought through the township.

Amy Brennan, with Chagrin River Watershed Partners, stated that the township can defend its' zoning for large lots in spite of the potential water lines provided everything else is aligned, such as the land use plan and the zoning code.

Mr. Sheehy asked the Board of Trustees if it would be possible for the board to work with the county to reduce the \$10,000.00 tap in fee.

Mr. Markley asked those present if they were aware of the 208 Service Plan that had been formally adopted by a previous board of trustees.

Mr. Lamanna said if sewer and water is available, then stricter language on what can and cannot be done.

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ZONING ISSUES TO BE ADDRESSED

Lot coverage will be an issue especially when it comes to the Cedar Fair property.

A comprehensive zoning review will also need to be performed for the said property. Mr. Lamanna recommended making a list of allowable uses for the property as well as a list of unacceptable uses.

Mr. Sheehy feels that is a separate issue from the zoning code review.

The question was raised on whether or not the township has the statutory authority to change the zoning for a district.

The trustees are in general agreement to have the Zoning Commission prepare a request for qualifications for potential uses for the Cedar Fair Property. There should be a clear starting point, conceptual step, and then eliminating certain possibilities.

SUMMARY

The Zoning Commission will prepare the RFQs requested at their March 29th meeting. They will also address any other concerns or requests from the Board of Trustees, which will be put in writing and copied to the Board of Zoning Appeals.

The Board of Zoning Appeals will attempt to be more proactive and will improve communications with the Zoning Commission.

Mrs. Brennan would like to see the Balance Growth Plan adopted, even with modifications.

Mr. Chris Horn, Board of Zoning Appeals, feels important to include resident input to verify that these boards truly understand the desires of the residents.

Mr. Ciciretto informed the board of his intent to move forward on the township projects and will propose what is needed to complete those projects without affecting the long term plans.

Mr. Wrench agreed with the Zoning Commission opinions and the concerns of the Board of Zoning Appeals regarding the language in the code as it pertains to cluster housing.

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Since there was no further business to come before this meeting of the Bainbridge Township Board of Trustees, the meeting was adjourned at 11:23 AM.

Respectfully Submitted,

Cherianne H. Measures,
Fiscal Officer, Bainbridge Township

Date

Date

Date

Minutes Read: _____

Minutes Approved: _____