

Monday, May 11,

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The Bainbridge Township Board of Trustees met in regular session at the Bainbridge Town Hall on May 11, 2015. Those present were trustees Mrs. Lorrie Sass Benza, Mr. Christopher Horn, Mr. Jeffrey S. Markley and Fiscal Officer Mrs. Janice S. Sugarman. Mr. Markley presided and called the meeting to order at 6:03 P.M.

EXECUTIVE SESSION

Mr. Markley made a motion to go into executive session to discuss the employment of public employees, per Ohio Revised Code Section 121.22(G)(1).

Mrs. Benza seconded the motion. Vote followed: Mrs. Benza, aye; Mr. Horn, aye; Mr. Markley, aye. Motion carried.

The trustees recessed their regular meeting at 6:04 P.M. in order to go into executive session.

The trustees returned from executive session, after discussing the employment of public employees, reconvening their regular meeting at 7:02 P.M.

CHANGES TO THE AGENDA

Mrs. Sugarman stated that there are four Blanket Certificates that need to be extended. (General Office Supplies; Road-Other; Road-Repairs & Maintenance and General Supplies)

Mrs. Benza stated that the trustees have a request from the Fire Chief to consider the issuance of a \$100.00 stipend for any part-time firefighter who works a twelve hour shift over the Memorial Day holiday and July 4th.

MINUTES

Mr. Markley moved to approve the minutes of the trustees' April 27, 2015 regular meeting as written.

Mrs. Benza seconded the motion that was passed unanimously.

DEPARTMENTAL REPORTS

FISCAL DEPARTMENT

Mrs. Sugarman, Fiscal Officer presented the Fiscal Department Report for the month of April 2015.

She referred to the April Cash Summary. Fund Balance of \$4,134,360.04; Revenue of \$98,747.88; Expenditures of \$83,636.59 for a total of \$4,149,478.33.

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SERVICE DEPARTMENT

Mr. Jim Stanek, Service Director presented the Service Department report for the month of April 2015.

He reported that the scope of work has shifted based on the weather; Heritage Park is being utilized; plow damage repair has been minimal; the concession stand at River Road Park is almost done; everything from the Lodge was sold on GovDeals; Settlers Park drainage is in good shape; they are performing maintenance, patching and surface repairs; he is working with the architect regarding the Centerville Mills Dining Hall and working on the Service Department addition. There were over 500 cars for clean-up days held this past weekend. He talked about the construction projects recently awarded. The salt bids were opened and there has been a 69% increase.

KENSTON COMMUNITY EDUCATION

Ms. Jane Edwards presented the KCE report for the month of April 2015.

She reported that the KCE Board met April 26th the bylaws were tabled but will be ready at the May meeting for review; KCE awarded the first two scholarships to two seniors so on May 8th they were presented; the scoreboard at the high school got a new controller; the sports programs are going to kick off and the next KCE meeting will be held May 31st.

Mrs. Benza noted that there is an annual joint meeting scheduled between the trustees and KCE on Saturday, September 19th at 8:00 A.M.

PUBLIC COMMENTS

None.

FIRE DEPARTMENT – OLD BUSINESSEvaluation of Proposals – Strategic Analysis of the Bainbridge Township Fire Department

The trustees noted that two out of the three firms responded so a special meeting has been scheduled for Monday, May 18, 2015 at 5:30 P.M. to meet with the firms.

POLICE DEPARTMENT – NEW BUSINESSPromotion (Grade Change)

Mrs. Benza moved to promote Ptl. Alan Dent from Grade E Probationary to Grade D Probationary with an increase in annual salary from \$49,063.86 to \$51,255.07 per the recommendation of the Police Chief.

Mr. Horn seconded the motion that passed unanimously.

Employee Termination

Mrs. Benza moved to terminate Part-time employee Ptl. Drew Merchant from the Bainbridge Township Police Department per the recommendation of the Police Chief.

Mr. Horn seconded the motion that passed unanimously.

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SERVICE DEPARTMENT – OLD BUSINESSUpdate on Restructuring Parks Department

Mr. Markley noted that two new positions were recently created and the trustees are being asked to promote/reassign two employees to these new positions – Maintenance Supervisor and Administrative Coordinator.

Mrs. Benza moved to reassign Dave Mitchell from Parks and Properties Superintendent to Maintenance Supervisor effective May 16, 2015 at a rate of \$24.00 per hour.

Mr. Horn seconded the motion that passed unanimously.

Mr. Horn moved to reassign Leighanna Cawrse from Administrative Assistant to the Service Department to Administrative Coordinator effective May 16, 2015 at a rate of \$18.00 per hour.

Mrs. Benza seconded the motion that passed unanimously.

Tax Bill – Aurora Co-Op

Mr. Horn reported that he received a recommendation for Mr. Christopher Gibbons of Walter & Haverfield to handle the appeal of this tax bill. The trustees will continue to investigate the township's options. The deadline for payment to the Geauga County Treasurer is July 8, 2015.

River Road Concession Agreement

Mr. Markley reported that a concession stand is being implemented at River Road Park and this agreement is for Café Michael to provide the concessions operations for the 2015 season until November 15, 2015.

Mrs. Benza moved to approve the agreement with Café Michael and subject that agreement to his signature and the trustees' follow-up.

Mr. Horn seconded the motion that passed unanimously.

SERVICE DEPARTMENT – NEW BUSINESSRoad & Bridge Fund Renewal Levy Discussion

The trustees discussed the renewal of a 2.0 mil levy for the Road & Bridge Fund. The trustees were in general agreement for the Fiscal Officer to have the forms prepared for the next agenda.

Award Bid – The Reconstruction of Various Roads in Bainbridge Township

Mr. Horn moved to award contract BAI-RC-15 in the amount of \$385,397.50 to Ronyak Paving Inc. for the The Reconstruction of Various Roads in Bainbridge Township pursuant to the recommendation of the Geauga County Engineer and the Service Director.

Mrs. Benza seconded the motion that passed unanimously.

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Award Bid – The Concrete Pavement Repair of Park Circle, TR 517, and West Park Circle, TR 533 Contract: BAI-CONC-15

Mrs. Benza moved to award Contract BAI-CONC-15 in the amount of \$253,604.00 to CATTs Construction, Inc. for The Concrete Pavement Repair of Park Circle, TR 517, and West Park Circle TR 533 per the recommendation of the Geauga County Engineer and the Service Director.

Mr. Horn seconded the motion that passed unanimously.

Requesting Authorization to Sell Obsolete Equipment No Longer Needed by the Township

Mrs. Benza moved to authorize the sale of the 2005 Cushman Field Groomer (Obsolete and No Longer Needed by the Township) per the recommendation of the Service Director.

Mr. Horn seconded the motion that passed unanimously.

Mrs. Benza moved to authorize the Fiscal Office to sell the 2005 Cushman Field Groomer to Kenston Board of Education in the amount of \$3,500.00.

Mr. Markley seconded the motion that passed unanimously.

Requesting Authorization to Sell Obsolete Equipment No Longer Needed by the Township

Mrs. Benza moved to authorize the sale of Field Preparation Supplies – Mound Clay, Field Conditioner, Field Dry, Line Chalk, Striping Paint (Obsolete and No Longer Needed by the Township) per the recommendation of the Maintenance Supervisor and Service Director.

Mr. Horn seconded the motion that passed unanimously.

Mr. Markley moved to authorize the Service Director to sell the above mentioned supplies that are obsolete and no longer needed by the township to Kenston Community Education.

Mrs. Benza seconded the motion that passed unanimously.

TOWN HALL – OLD BUSINESS

Land Bank

Mr. Markley explained that the Land Bank consists of properties the township owns in Chagrin Falls Park and a decision has to be made on whether to continue or discontinue the Land Bank program. There are parcels in the Land Bank that are presently valued at more than what a buyer would be willing to pay.

Mrs. Benza moved the approval for Mr. Chris Yaeker to provide an appraisal of eight Land Bank parcels in Chagrin Falls Park in the amount of \$400.00. Parcels to be appraised are PP# 02-238800, PP#02-238900, PP#02-239000, PP#02-239100, PP#02-239200, PP#02-239300, PP#02-239400, PP#02-025800 and are located on the corner of E. Broadway and Railroad Place. The township has a statement of interest for the above mentioned properties from Habitat for Humanity.

Mr. Markley seconded the motion that passed unanimously.

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The trustees noted that Chagrin Falls Park Community Center may have an interest in buying some of the Land Bank parcels. Also discussed was the philosophy of the Land Bank that was established 15 years ago and the future of the Land Bank. The trustees will check with the Service Director on whether any of the parcels can be acquired for a public purpose.

Mr. Markley recessed the regular meeting at 8:04 P.M. and opened the public hearing at 8:05 P.M.

ZONING – NEW BUSINESS

Public Hearing for Zoning Amendment Z-2015-1

Mr. Markley explained that this is an amendment to the Bainbridge Township Zoning Resolution which is a recommendation from the Bainbridge Township Zoning Commission pertaining to the Rezoning of the CR (Commercial Recreation) District to Mixed Use District. The public meeting was advertised on April 30, 2015 in the News Herald and receipt was received that it was published. He said that the trustees held a public hearing at the last meeting on April 27, 2015 and the Fiscal Officer had sent the notice to the News Herald via Fax but later learned that it had not been published by the News Herald so the public hearing was not effectively held but there was an opportunity to talk about it. Today the official public hearing will be held on this zoning amendment. He said the Mixed Use Planned Unit Development is a combination of residential and commercial uses, residential over retail with several classifications of commercial uses such as office and retail located on the same parcel proposed for development and currently zoning doesn't allow for that. The purpose statement as developed in this chapter is to promote the redevelopment of a formerly regionally significant tourist area and to protect the site's plentiful natural resources while maximizing compatibility and integration with adjacent jurisdictions and the existing uses such as the adjacent water park and residential areas. Bainbridge Township plans to provide flexibility in site design by creating opportunities for higher density, semi-urban residential housing and mixed-uses and to improve the overall tax base of the township. The mixed-use planned unit development district intends to promote integrated developments that are compatible with adjacent neighborhoods with access and internal circulation methods that are pedestrian-friendly. Within the MUP District, the zoning regulations need not be uniform, but may vary in order to accommodate unified development and to promote the public health, safety and morals. Effectively what the township is doing is the CR district is the green triangle on the lower left portion of the zoning map and that district is CR, the CR will then be changed to if this moves forward to this Mixed Use Planned Unit Development District and it includes both of the existing shopping centers, the Market Place at Four Corners and the Geauga Lake parcel which is not developed yet but it is currently in the CR District.

Ms. Joyce Hannum of 19070 Brewster asked if it will include property north of the railroad tracks.

Mr. Markley replied no that is R-5A and explained that Cedar Fair still owns that residential property but the zoning will not be changed there.

Mr. Markley asked that everyone state their name and address and whether they are for or against the zoning amendment.

Ms. Hannum asked if this amendment goes through, will the people still have to get approval from zoning.

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Mr. Markley said there are a lot of steps associated with that and this is much more detailed than the commercial recreation and effectively everything that the commercial recreation allows is everything in our convenience business district but it does not permit any residential in that green triangle (the old CR District) so you can build anything, big box or otherwise, retail, carwash etc. but you couldn't do residential. What the mixed use does is it starts to more tightly define how that commercial retail office/residential component would work.

Ms. Hannum asked if it allows any industrial in there.

Mr. Markley said it does not and it is very detailed, there are 130 pages of detail and a lot of it is pictures and design concepts on how the development, landscaping, parking requirements, spatial relationships all go because we recognize this parcel particularly, the Cedar Fair piece but the district as a whole has wetlands and the lake and abutting residential neighborhoods and it has existing business so how do you try to blend something on that site and work cohesively to have a good plan. He noted that this has been on line on the township website.

Mr. Mike Vary of 19070 Brewster Road and basically the first driveway on Brewster Road as you go north across the railroad tracks.

Mr. Markley said there are 65 acres next to you that are currently deed restricted but deed restrictions can be broken so we are mindful of that as well and there are a lot of wetlands there.

Mr. Vary said it is owned by Cedar Fair.

Mr. Markley said it is owned by Cedar Fair and it is his understanding that it would be included at some point in another sale, it is listed as part of the 500 acres for sale.

Mr. Vary said the line the runs from the northwest to the southeast.

Mr. Markley said that is the railroad track.

Mr. Vary asked how the zoning proposal compares to the zoning proposal that was adopted in Aurora.

Mr. Markley said theirs is very broad, it doesn't have nearly the amount of detail that we have tried to incorporate into ours. They did not want industrial in their area, they were okay with residential and commercial and he can also defer his answer to a couple of people who are much more familiar with this document than he is but he would say that is a quick synopsis of it and they want to be consistent with what Bainbridge wants to do which has been this integration of both residential and office developing economic activity on that site because this truly is an economic opportunity for both communities but also understand that there is a whole lot of environmental issues we need to be aware of and a large portion of it, again, abuts your neighborhood on the residential side so we are sensitive to that. He explained that 500 acres are for sale but asked Mr. Hunder how many acres total.

Mr. Hunder said about 800 acres in Bainbridge alone.

Mr. Markley said that includes the other areas on the other side of Rt. 43 also such as the Christmas tree farm, Bob Evans, the Odyssey, all of those fall under the proposed zoning and they are individually owned parcels. All of those pieces from the railroad tracks to the corner are included.

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Mr. Vary asked if there are current infrastructure plans with regards to changing existing roadways etc.

Mr. Markley said this has been a really long process and he doesn't know how much people have read and how involved this board has been and how he has been involved in it. The biggest thing they have wanted is a master plan for this site, we want to understand how the 500 acres that Cedar Fair is selling integrates into everything else around it including the existing water park. We recognize that circulation is a big part of that, internal for the site and external in getting onto that site, there is a traffic light that allows people to come into the Geauga Lake site but there is just that one. Karen Endres who could not be here tonight is our zoning inspector and she has had conversations with ODOT and ODOT is not looking to see a number of curb cuts meaning driveways coming off of Rt. 43 to go onto the Cedar Fair site, they want to minimize that number significantly so basically what that means is primary entrances onto the 500 acre site on Cedar Fair to go along with the entrances that already exists. He said there is utility access, the two shopping centers are currently served by Aurora for utilities through an agreement between Bainbridge and Aurora and the Cedar Fair site has the opportunity to participate in that as well and right now you have heard that Meijer is an interested buyer of the property and they would have to go through an approval process with the township and they would also have to get approved by the City of Aurora for utilities relative to that so there are steps along the way for everybody.

Mr. Vary asked if whether Meijer, if they build there, would have traffic access onto Depot Road versus just on Rt. 43.

Mr. Markley said the site plan he has seen from Meijer would not give them direct access to Depot at all, they have not purchased the land that would be adjacent to Depot at all, it is not to say though that the circulation decision might be to incorporate a route off of Depot, he does not know.

Mr. Vary said if you include Squire Road it is basically a big U and the problem that they see, during the summer when the water park opens, we get a lot of people short-cutting either on Geauga Lake Road or Brewster Road and completely ignoring the 30 mph zone, it is a real headache.

Mr. Markley said that would be part of the master planning process that ultimately has to happen when development proposals are put forth but right now with Meijer, Meijer is caught in the middle between the Cedar Fair sale and a township rezoning process. He said there have been conversations with the former mayor or Aurora to think about how this site is developed cohesively. He said that is the introduction to this whole amendment, CR allows for the development under current zoning which is retail, no residential whatsoever, it could be just more strip centers what we already have across the street or we could look at trying to do something more comprehensive and that has been the objective here, let's really working on something that benefits Bainbridge Township a whole lot more than what the CR would allow for respecting certainly the buffer to the residential right next door.

Ms. Hannum said the utilities would go through Aurora.

Mr. Markley said Aurora has already got lines stretched across the frontage.

Ms. Hannum asked if this septic treatment plant can handle it.

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Mr. Markley said it would be sewer treatment and the capacity is there, it would be on city services, city sewer and city water, nobody can operate on well and septic on that site, so we need to see if we can get a nice plan together between Aurora, Bainbridge and whoever the applicants are that ultimately want to develop that site.

Mr. Jim Reed of Kingsley Drive asked why Meijer won't use the old Flower Factory building, that thing is humongous.

Mr. Markley said better exposure on Aurora Road he is assuming, nobody has stated the answers.

Mr. Horn said the footprint of the building does not meet the size of what they want to build. They want to build 200,000 sq. ft. which is similar to the size of the Walmart.

Mr. Markley said we asked and strongly suggested but we are not the buyer or the developer.

Mr. Reed said to combine retail commercial and residential, he thinks it is a very smart idea otherwise you would get a developer putting 20,000 homes in.

Mr. Markley asked if there are any more questions on what this really is all about. He solicited comments for and against the amendment.

Mr. Ted Seliga of N. Spring Valley Drive asked if 600 acres are in Bainbridge.

Mrs. Benza said 800 acres in the district to be rezoned.

Mr. Seliga asked how many areas of the Cedar Fair property are in Bainbridge.

Mr. Markley said 250 – 260 acres approximately.

Mr. Seliga asked how many acres of that is the lake.

Mrs. Benza said approximately 50 - 75 acres.

Mr. Seliga said so that leaves 150 acres to develop and asked if any are excluded because of wetlands etc.

Mr. Markley said sure.

Mr. Seliga asked what are we talking about as far as physically buildable, usable property.

Mr. Markley said we have not broken up the Cedar Fair site in that kind of detail. He said that is why they sought the master plan, show us the big picture and then we can start working this thing out but the Meijer site looks to be about a little over 40 acres and conversations he has had with Tracy Jemison our economic development team from Geauga County, Geauga Growth Partnership has said there is probably about 100 acres of developable land after the Meijer site is sold off, so that takes away some of the wetlands and the lake acreage.

Mr. Vary asked if Cedar Fair has transferred the land yet.

Mr. Markley replied no.

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Mr. Vary asked if there is a sale pending with the outcome of this.

Mr. Markley said there were two sales pending, maybe more.

Mrs. Benza said she does not know if we actually know all of the intricacies of what has taken place.

Mr. Markley said Tracy Jemison has said there were purchase agreements put out there to Cedar Fair but they were not executed.

Mrs. Benza said probably proposals.

Mr. Vary asked if there is anyone here from Cedar Fair tonight.

Mrs. Benza said she does not believe so.

Mr. Markley said at this point he would entertain any comments in support of this proposal.

Mr. Seliga asked if you have to swear people in before the start of this.

Mrs. Benza said no and explained that this is not a quasi-judicial hearing, this is a public hearing.

Mr. Markley said this is not BZA, we just want to know who you are when you make your comments so that it is on the record.

Mr. Jim Reed said the way it is being proposed as a mixed use he is definitely for it, he thinks it is a proper use of the area if all of the details can get worked out.

Ms. Joyce Hannum of Brewster Road said as it has been explained here tonight she is for it as long as you keep control over it, that was the only thing she was concerned about because Aurora has left themselves open to issues the way they did theirs.

Mr. Al Anthony of Rivers Edge said he is definitely for it.

Mr. Mike Vary of 19070 Brewster Road said he is for it as well but if it turns out after development begins that traffic patterns significantly change we will be back, I promise you and the thought occurs to him and he does not know if it is permissible, it is not a county road, to turn their end of Rivers Edge into a gated community to cut down on the through traffic. He said Joyce and he both walk their dogs on that street and he cannot tell you how many times kids in BMWs have in excess of 50 mph come down our street.

Mr. Markley said he can pledge to you that when the process goes forward for development activity, and again we are pushing for a master plan and continue to push, as early as tomorrow morning when we meet with some folks that circulation is a big key to this as he said before and also the protection of residential on the other side of those tracks, that is really really important and can almost guarantee that a traffic study will have to be a part of this process because if you develop 500 acres you are going have to be able to show that your impacts are negligible on the adjacent property owners and it might mean a reconfiguration of the road, it might mean a number of different things but he is not a traffic engineer so he can't speak to that part of it.

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Mr. Vary said Brewster Road and Geauga Lake Road are narrow, two-lane, winding roads that are 30 mph or less, he thinks Geauga Lake Road is 25 mph in areas.

Mr. Markley said there are things we can do with the county engineer's office when you start putting in road restrictions and weight limit restrictions and enforcement of course solves a piece of that so we will always be mindful of that, we have to separate residential from what is happening on this side, we get that.

Mr. Markley asked for any other comments relative to the support of this amendment.

Mr. Steve Hunder of Highpoint Road said he is the chairman of the zoning commission so of course is in favor of this and he is also a resident. He said Mr. Markley has talked a lot about the aspects of this but when we put this legislation together there were three things we were trying to accomplish, number one was to put together the best economically sustainable set of code and if you look in northeast Ohio the most that are successful are the mixed use developments. You have people living there, you have professional office, restaurants and it is more of a hub as opposed to just a retail center. The second thing was to try to protect the natural resources and the third thing was to provide a different kind of housing so young professionals can come out and own a nice condominium or something like that if they don't want a single family home, so to provide that type of housing and then also provide things that would be reasonable for seniors who don't want to own property in Bainbridge,

Ms. Julie Anthony of Rivers Edge said again she is for it.

Mr. Markley said thank you and asked for any more comments for the amendment.

Mr. Markley said he will entertain any comments against the amendment.

Mr. Ted Seliga of Spring Valley said he has an issue with Section 512.03 mixed use in a MUP District Section D development standards Item 3 Mixed Use, Planned Unit Development shall be comprised of the following and he has an issue with the minimums of mixture and he can see having all of those items involved and available for that district but let's not dictate the percentages and Item, Section 3.303 Mixed Use, Standards, he disagrees with the standard for 50,000 sq. ft. as the maximum and he feels it should be higher.

Mr. Markley asked for which one.

Mr. Seliga said where it relates to commercial and the vertical mixed use.

Mr. Markley said you have got 50,000 sq. ft. for the commercial retail, office, service, vertical mixed use and all other units, they all have maximum lot areas of 50,000 sq. ft.

Mr. Seliga said which affects the building size.

Mr. Markley said yes.

Mr. Seliga said those are the two items.

Mr. Benza asked Mr. Seliga if he would put any kind of limit on the size of the building.

Mr. Seliga replied no and he wouldn't dictate what has to be built.

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Mrs. Benza asked about height restrictions.

Mr. Seliga said he has no problems with that.

Mr. Markley asked for any other comments against the amendment. He said the trustees have the opportunity to either continue the public hearing or close the public hearing and if it is closed, the trustees have 20 days in which to make a decision and then they have to act on it within that 20 day period and then the clock takes effect which gives anybody the opportunity to oppose that via a referendum vote.

Mrs. Benza explained that once the township trustees act on the proposed zoning amendment the decision takes effect thirty days after the trustees' decision unless there is a public referendum petition submitted to the board of elections in which case any zoning referendum has to go on the general election in November.

Mr. Markley said that would require a petition and signatures etc. He said that is if people don't like the decision the trustees make tonight or in the near future.

Mr. Horn said the moratorium is in place now.

Mrs. Benza said it expires June 23, 2015.

Mr. Markley explained that the moratorium is basically a hold on applications, nobody can really do any development there until that time either expires or until we get this in place.

Mrs. Benza said except the trustees did carve out an exception to the moratorium at the last meeting so there is still a moratorium in place for everything else except for Meijer.

Mr. Markley said there are a number of conditions associated with that.

Mrs. Benza said when we met the last time when we thought we were involved in a public hearing or generalize discussion Mr. Markley had some questions regarding the housing component and asked if those concerns have been addressed.

Mr. Markley said no they haven't but Mr. Hunder was very good at explaining a portion of the residential piece and he knows that there was some discussion at the zoning commission there wasn't a lot of discussion on the single family and the duplex with the win unit component and his concern relative to allowing both single family and he thinks Mr. Seliga pointed out "the shall be comprised of" in 5.1.203 Mixed Use component, that is 30% of the development (that is a minimum) 30% shall be residential, 30% non-residential, 30% vertical mixed use which could include some residential and 10% variable and his biggest concern on the residential piece is that it includes single family residential homes that can be 1,400 sq. ft., twins or duplexes could be 900 sq. ft. but the single family would fall on acreage that is one-half acre as a minimum to one acre as a maximum and he goes back to the purpose statement and this is where his concern comes in is if the purpose is to create opportunities for higher density, semi-urban residential housing and mixed use so he goes back to higher density, semi-urban residential housing, he doesn't really see half-acre and acre lots in that range as meeting that purpose and that is probably his only concern. Absent a master plan to see how much of that site could potentially be consumed with single family or duplex homes, he is having a hard time visualizing, even as a planner, what that really means in terms of total number of units. He asked Mr. Hunder if the zoning commission ever had their hands around that, the only comment he knows Mr. Steve

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Yingling made at the last meeting was it is market driven and we don't necessarily see that is going to be a big part of this given the entire complexity of the project.

Mr. Hunder said he believes it is okay to leave it in there because we thought in the long run if a developer really wanted to have that we would have it in the code but if you feel otherwise.

Mrs. Benza said perhaps making it permissive instead of obligatory.

Mr. Hunder said the way it reads right now is that you are supposed to have 30% but instead of having a lot of houses there, a lot of units there anyone type cannot be more than 30%,so this is to help provide a good mixture, it doesn't say that it has to be single family you could have twin homes and things like that.

Mr. Markley said so just some clarity and maybe both you and Ms. Jennifer Syx, if we had a 100 acre site that was proposed for development and all 100 acres could be built on assuming no wetlands or anything like that 30% of that or 30 acres shall be residential under this code, 30% shall be non-residential so another 30 acres should be office, retail etc., another 30 acres would be vertical mixed use which again is First In Main, it might be Legacy Village, it might be retail with homes above.

Mr. Hunder said correct.

Mr. Markley said so residential could be part of that vertical mixed use component.

Mr. Hunder replied yes.

Mr. Markley said and then 10% variable so somebody could add 10 acres to one of those other three categories and mixture therein and of that 30 acres of residential you are saying that that too must be a blend shall be or may be a blend of single family.

Mr. Hunder said shall be a mixture.

Mr. Markley said shall be a mixture of single family, twin and townhomes. He said the shall should stay and not a may because otherwise may would allow for an increase and he would not be comfortable with that and doesn't think you are going to see too many national builders come in on a 100 – 150 total acres if they can only put in so many single family homes at x cost per acre that really is not going to market or sell well. There are some builders who can do that whole blend which that would be great because you do get exactly what you are looking for which is the hierarchy of housing types that are there as well as the integration of economic development which is really what this whole thing is about, we want fewer homes that buses have to go to and more economic development where dollars are spent and earned and at the end of the day that is what we want.

Ms. Hannum said if Meijer goes in that is going to break up the whole thing.

Mr. Markley said there are some challenges there, no doubt about it.

Mrs. Benza said essentially even though the zoning commission has given us their input as their required component in the zoning amendment process so what you are saying is the additional comments you are expecting from Dave Dietrich have to do with the bigger process of the comprehensive zoning rewrite.

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Mr. Markley said for everyone who has made a comment, even if we continue the public hearing that does not obligate nor require you to come back at another one to say the exact same thing again, you don't need to do that because your comments are on the record, duly noted. We recognize the concerns thus far and if we continue it it gives us a little bit of time to hear some additional comments from the professionals but also allows us to have a discussion with some of the people that might be involved with this process from an applicant standpoint to see what is going on with Meijer. We have the opportunity to continue or to close and once we close we have effectively 20 days to make action and the clock begins to tick immediately at that point and if we are hearing that by the end of the month Mr. Dietrich still needs to provide some comments that may be valuable, he would recommend that we continue.

Mrs. Benza asked when the zoning commission is expecting those comments from Mr. Dietrich.

Mr. Hunder said we would receive them for meeting on May 26th.

Mrs. Benza said that is also when we will be meeting and we have the option of continuing our hearing and can continue it for a reasonable amount of time and she would think that a reasonable extension is probably because of that fact that we are expecting additional input from the county planning director.

The trustees discussed continuing the public hearing to the next regularly scheduled meeting on June 8, 2015.

Mr. Markley said he heard a lot of good comments overwhelmingly, it seems like support and Mr. Seliga has brought some good comments to the table relative to his objections to this so these are things that we can talk to Dave Dietrich about.

Mr. Hunder replied yes.

Mr. Markley said and look at some square footage issues.

Mr. Horn said he is inclined to wait until we get Dave Dietrich's comments.

Mr. Markley said we will continue this hearing on Monday June 8th and 30 days from that puts us into July so we would have to extend the moratorium.

The trustee recessed the public hearing at 8:47 P.M. and reconvened their regular meeting at 8:52 P.M.

The trustees were in agreement to continue the public hearing on June 8, 2015 at 8:00 P.M.

TOWN HALL – OLD BUSINESS

Land Bank - Continued

The trustees discussed the Land Bank and forming a committee consisting of Jim Stanek, Service Director; Karen Endres, Zoning Inspector and Janice Sugarman, Fiscal Officer to offer suggestions with the disposition of the Land Bank.

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Mr. Seliga explained the reason behind the Land Bank and that it has not been managed since 2006. He said it would be nice to set the direction that the township is no longer going to participate in bringing new land into the Land Bank to support an organization that isn't in existence anymore.

The trustees agreed that the remaining properties still need to be managed.

TOWN HALL – NEW BUSINESS

HR – Administrative Positions Structure

Mrs. Tammy Most explained that she has gathered information from the department heads for the administrative assistants regarding the Kessler methodology and determining the proper range for each administrative assistant. The trustees gave permission for Mrs. Most to talk with the department heads about the structure.

TOWN HALL – OLD BUSINESS

Solon-Geauga-Parkside Sewer and Water Agreement

The trustees discussed the sewer and water agreement, the Township's 208 Service Area Plan and the JEDD agreement. They are waiting for procedural information on the needed steps for amending the JEDD agreement, and additional public discussions will be needed. For the 208 plan amendment, the trustees were in general agreement to follow the steps needed to petition the county commissioners to modify the Truth for Life parcel to the designation "may be sewerred." Mr. Horn has conferred with the county prosecutor and confirmed that a letter from the Board of Trustees to the Board of County Commissioners is needed.

Township Entrance Signs

The trustees are checking with Mr. Stanek on this.

TOWN HALL – NEW BUSINESS

Meeting Schedule for May 2015 (Change Meeting date from May 25th to May 26th for the purpose of observing Memorial Day)

Mrs. Benza moved to reschedule the May 25, 2015 meeting to Tuesday, May 26, 2015.

Mr. Horn seconded the motion that passed unanimously.

FISCAL OFFICER – NEW BUSINESS

Purchase Order Approval

Mrs. Benza made a motion to approve the purchase order list (Item 1) as submitted by the Fiscal Officer.

Mr. Horn seconded the motion that passed unanimously.

The list as presented is as follows:

Purchase Order Approval Requests

1. CareWorksComp-Workers' Comp Group Rating Program - \$12,412.00 (General)

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Invoice Approvals

Mr. Markley made a motion to approve the Invoice list (Items 1, 4, and 5) as submitted by the Fiscal Officer.

Mrs. Benza seconded the motion that passed unanimously.

Invoice Approval

1. CareWorksComp – Workers' Comp Group Rating Program - \$12,412.00 (General)
2. Littler Mendelson – Legal Services – Negotiations with Bainbridge Fire Company - \$3,085.50(General)
3. Littler Mendelson – Legal Services – General Labor - \$2,029.50 (General)
4. Walter & Haverfield – Legal Services – Bainbridge-Aurora JEDD - \$657.33 (General)
5. Walter & Haverfield – Legal Services – Cedar Fair – Mixed Use Development - \$2,016.00 (General)

CHECKS DATED APRIL 28, 2015 THROUGH MAY 11, 2015

The trustees examined and signed checks and invoices dated April 28, 2015 through May 11, 2015 consisting of warrants 23120 through 23202 in the amount of \$100,624.98, including payroll from April 18, 2015 through May 1, 2015 in the amount of \$204,925.88.

NOTE: A register of said checks is attached to, and becomes a permanent part of these minutes.

LATE ADDITIONSFiscal Office

Mrs. Sugarman reported that there are four BC's for approval.

Mr. Markley moved to approve (transfer of funds) BC #1 (General Office Supplies - \$5,000.00) 1000-10-410-0000.

Mrs. Benza seconded the motion that passed unanimously.

Mr. Markley moved to approve (transfer of funds) BC #13 (Road and Other - \$15,000.00).

Mr. Horn seconded the motion that passed unanimously.

Mr. Markley moved to approve (transfer of funds) BC #29 (Parks Repairs and Maintenance - \$10,000.00).

Mr. Horn seconded the motion that passed unanimously.

Mr. Markley moved to approve (transfer of funds) BC #31 (General Supplies - \$15,000.00).

Mr. Horn seconded the motion that passed unanimously.

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Fire Department

Mrs. Benza moved to approve a \$100 stipend for those employees that work a full shift on Memorial Day per the request of the Fire Chief.

Mr. Horn seconded the motion that passed unanimously.

CORRESPONDENCE

Invitation from Two Foundation. Re: Open House

Memo from Time Warner. Re: Time Warner will continue as the cable system in Bainbridge Township.

Since there was no further business to come before this meeting of the Bainbridge Township Board of Trustees, the meeting was adjourned 10:20 P.M.

Respectfully Submitted,

Janice S. Sugarman,
Fiscal Officer, Bainbridge Township

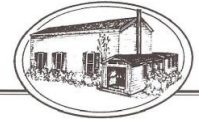
Date

Date

Date

Minutes Read: _____

Minutes Approved: _____



Service Department Report

April 2015

Parks/Properties Projects:

Town Hall Campus:

- Baseball fields prepped for Spring play
- Plow damage repair

River Road Park:

- Electrical work and plumbing near complete at concession stand
- Insulated space and insulated walls and ceiling
- Continued to work on lease agreement
- Ordered and received equipment for concession stand

Settlers Park:

- Open Park- Multi-purpose fields will remain closed until further notice.
- Repaired door at restroom- slab heaved from winter

Centerville Mills Park:

- Worked with electrician to correct issues in Dining Hall
- Worked with architect and engineer on planning projects from Heery Report
- Upgraded plumbing in kitchen

Road Maintenance Facility:

- Continued final design changes for Building
- Continued construction of pad for cinder bin, ordered hoop house
- Electrical, insulation, and dry wall all installed in Carpenters shop
- Work on prepping auxiliary lot for clean-up days
- Coordinate electrical change needs with First Energy

Maintenance Activities:

- 18 days ditching
- Mailbox repair, snow plow damage repair- as needed
- Cold patching only where absolutely necessary- waiting on durapatcher
- 3 days of tree work
- 3 days catch basin repair

Other:

- Worked on inventory equipment/product which is no longer needed for the purpose of requesting authorization to advertise for sale.
- Opened bids and awarded contracts for Peppermill/Chase and Amber Trail projects.
- Design completed for Tall Tree and Trails End project, opened bids-Contract award pending.
- Open bids for concrete repair contract award pending.
- Began identifying areas for full depth/surface repair and met with contractor.



Service Department Report April 2015

Department's Completed Training:

Name	April	Location	Title of approved training	Amount authorized
Brett, J.	7th	Columbus	Permeable Pavement Workshop	\$0.00
Stanek, J.	7th	Columbus	Permeable Pavement Workshop	\$0.00
Cawrse, L.	17th	Akron/Fairlawn	Managing Multiple Projects, Objectives, & Deadlines	\$0.00
All Employees (Roads Division)	17th	Geauga County Engineers	MPVS Storm water	\$0.00
Brett, J.	30th	Cleveland	Fundamentals of Successful Project Management (2 days)	\$0.00