

Bainbridge Township, Ohio
Board of Zoning Appeals
January 10, 2009

A special meeting was called to order at 9:07 A.M. by Mr. Michael Lamanna, Chairman. Members present were Mr. Todd Lewis, Mr. Mark Murphy, Mr. Mark Olivier and Ms. Lorrie Sass. Also present were Zoning Commission Members Mr. Steve Hunder and Mr. Scott Raypholtz, Zoning Inspector Michael J. Joyce, Assistant Zoning Inspector Shane Wrench and Trustee Jeffrey S. Markley.

Mr. Joyce opened the meeting by introducing everyone and provided the five facets of zoning enforcement which are the Zoning Commission, the Board of Trustees, the Zoning Department, the Board of Zoning Appeals and the Prosecutor's Office/Court System. He also noted that this meeting was called as a joint work session between the Board of Zoning Appeals and Zoning Commission in order to make further amendments to the Zoning Resolution.

Mr. Lamanna was the moderator of the meeting and a discussion was held generally following the prepared agenda below regarding legislation topics.

1. Expiration and Renewal period for conditional uses (Chapter 109.06 (B)).
 - a. Criteria for renewal
 - b. Five years in current code
 - c. Zoning inspection – compliance, conformity and violations
 - d. Notification of expiration to permit holder – how far in advance of expiration, how will notification occur and inspection be scheduled
 - e. Appearance before BZA by applicant
2. Clarification that Conditional Use follows owner (occupant/tenant) – not property should it change ownership.
3. Definition of Permitted “Front Yard” Obstructions.
 - a. Light Posts
 - b. Fences
 - c. Cable Boxes
 - d. Structural Landscaping i.e. walls, towers, etc.
 - e. Signage – personal and development
4. Defensibility of Large Lot Zoning when the following separately or together exist.
 - a. Sewer Line Easement on Property
 - b. Sewer Line Capacity Available
 - c. Sole reliance on 208 Plan
 - d. Water Line Easement on Property
 - e. Water Line Capacity Available

5. Widely variant lot size in cluster situations.
6. Structures in front yards but not within minimum setback requirements.

Since there was no further business, the meeting was adjourned at 12:01 P.M.

Respectfully submitted,

Michael Lamanna, Chairman
Todd Lewis, Vice Chairman
Mark Murphy
Mark Olivier
Lorrie Sass

Attested to by: Linda L. Zimmerman, Secretary
Board of Zoning Appeals

Date: January 15, 2009