

Bainbridge Township, Ohio  
Board of Zoning Appeals  
January 21, 2016

Pursuant to notice by publication and ordinary mail, the public hearing was called to order at 7:07 P.M. by Mr. Michael Lamanna, Chairman. Members present were Mr. Ted DeWater; Mr. Joseph Gutoskey; Mr. Todd Lewis and Mr. Mark Murphy. Ms. Karen Endres, Zoning Inspector was present.

Mr. Lamanna welcomed everyone to the regular meeting of the Bainbridge Township Board of Zoning Appeals. He then explained the hearing process and swore in all persons who intended to testify.

Application 2015-32 by Kevin Duffy for property at 7033 Pine Street - Continuance

The applicant is requesting a use variance for the purpose of maintaining a multi-family dwelling. The property is located in a R-3A District.

The applicant did not appear for this hearing.

Mr. Lamanna asked the secretary to send Mr. Duffy a letter stating the application will be continued to the next regularly scheduled meeting but if he fails to appear at that meeting the application will be dismissed with prejudice.

Mr. Lamanna moved to continue this application to the next regularly scheduled meeting to be held February 18, 2016.

Mr. Gutoskey seconded the motion.

Vote: Mr. DeWater, aye; Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Murphy, aye.

Since there was no further testimony, the public hearing was closed at 7:10 P.M.

Respectfully submitted,

Ted DeWater  
Joseph Gutoskey  
Michael Lamanna, Chairman  
Todd Lewis, Vice Chairman  
Mark Murphy

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

Date: February 18, 2016

AUDIO RECORDING ON FILE

Bainbridge Township, Ohio  
Board of Zoning Appeals  
January 21, 2016

The regular meeting of the Bainbridge Township Board of Zoning Appeals was called to order at 7:10 P.M. by Mr. Michael Lamanna, Chairman. Members present were Mr. Ted DeWater; Mr. Joseph Gutoskey; Mr. Todd Lewis and Mr. Mark Murphy. Ms. Karen Endres, Zoning Inspector was present.

Minutes

Mr. Lamanna made a motion to adopt the minutes of the December 17, 2015 meeting as written.

Mr. DeWater seconded the motion.

Vote: Mr. DeWater, aye; Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Murphy, aye.

Organizational Session

Election of Chairman

Mr. Lewis made a motion to appoint Mr. Lamanna as Chairman.

Mr. DeWater seconded the motion.

Vote: Mr. DeWater, aye; Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Murphy, aye.

Election of Vice Chairman

Mr. Lamanna made a motion to appoint Mr. Lewis as Vice Chairman.

Mr. Gutoskey seconded the motion.

Vote: Mr. DeWater, aye; Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Murphy, aye.

### Sunshine Law

Mr. Murphy made a motion to adopt the Ohio Sunshine law (ORC).

Mr. DeWater seconded the motion.

Vote: Mr. DeWater, aye; Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Murphy, aye.

### Meeting Schedule

Mr. Gutoskey made a motion to set the meeting night of the Board of Zoning Appeals on the third Thursday of each month at 7:00 P.M. at the Bainbridge Town Hall; which meetings may be continued from time to time, at the discretion of the board, to such other dates as set at the meeting; and also that the board may schedule additional meetings during the month upon its motion.

Mr. DeWater seconded the motion.

Vote: Mr. DeWater, aye; Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Murphy, aye.

### Zoning Secretary

Mr. Lamanna made a motion to reappoint Linda Zimmerman as secretary to the Board of Zoning Appeals.

Mr. Gutoskey seconded the motion.

Vote: Mr. DeWater, aye; Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Murphy, aye.

### By-Laws

Mr. DeWater made a motion to adopt the Bainbridge Township Board of Zoning Appeals By-Laws and Procedures, effective January 18, 2007 and amended on January 15, 2009.

Mr. Murphy seconded the motion.

Vote: Mr. DeWater, aye; Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Murphy, aye.

### Zoning Inspector's Comments

Ms. Karen Endres, Zoning Inspector noted that Mr. Ed Lennon's neighbor is here to talk about the screening condition that was placed on a previous variance for property at 19025 Brewster Road. Mr. Fred Wendel expressed that he lives on the south side of the property and Mr. Lennon's garage is against his property line but he does not have any objections to the screening that Mr. Lennon has installed. The board was in agreement to have Mr. Lennon appear at the next regularly scheduled meeting to be held February 18, 2016 and to place this item on the agenda.

Ms. Endres reported that the Cooke lot split has been completed. She also reported that she has submitted a new recommended zoning fee structure to the Board of Trustees for approval at its next meeting and explained the proposed subdivision tables that she has prepared.

### Applications for Next Month

#### Application 2014-10 by Ed Lennon for property at 19025 Brewster Road

The applicant is requesting that the screening condition placed on the previously granted variance be dismissed and the improvements made to the landscaping be approved as satisfactory. The property is located in a R-3A District.

#### Application 2015-32 by Kevin Duffy for property at 7033 Pine Street - Continuance

The applicant is requesting a use variance for the purpose of maintaining a multi-family dwelling. The property is located in a R-3A District.

#### Application 2016-1 by Church of the Holy Angels for property at 18325 Chillicothe Road

The applicant is requesting a modification of a conditional use permit for the purpose of constructing a 5,000 sq. ft. storage building to replace the old barn that was destroyed. The property is located in a R-3A District.

#### Application 2016-2 by S. P. Greenville Land LLC (Phillip Siegal) for property at 7150 Pine Street

The applicant is requesting a modification of an existing variance (removal of restrictions for signage and outdoor seating and service). The property is located in a R-3A District.

#### Application 2016-3 by Patricia Setlock for property at 8740 Tanglewood Trail

The applicant is requesting area variances for the purpose of constructing a detached garage. The property is located in a R-3A District.

Application 2016-4 by Patricia Setlock for property at 8740 Tanglewood Trail

The applicant is requesting area variance(s) for the purpose of constructing a storage addition. The property is located in a R-3A District.

Application 2016-5 by Tim Roach for property at 7045 N. Aurora Road

The applicant is requesting a substitution of a non-conforming use for the purpose of mulch, plant, nursery and outdoor furniture sales. The property is located in the MUP District.

Since there was no further business, the meeting was adjourned at 8:08 P.M.

Respectfully submitted,

Ted DeWater  
Joseph Gutoskey  
Michael Lamanna, Chairman  
Todd Lewis, Vice Chairman  
Mark Murphy

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

Date: February 18, 2016