

Minutes of Zoning Commission

May 25, 2021

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Mr. John Lateulere, Chairman at 7:05 P.M. Members present in person were: Ms. Marion Perry; Ms. Marlene Walkush and Mr. Dennis Williams. Ms. Stacy Westervelt, Alternate was present via Zoom. Ms. Kristina Alaei and Ms. Laura Weber, Alternate were absent. Ms. Karen Endres, Zoning Inspector and Mr. David Dietrich, Planning and Zoning Coordinator were present in person.

Secretary's note: The meeting was held in accordance with COVID-19 Social Distancing guidelines and also held as a "Zoom" meeting.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENTS: None.

GUESTS: Mr. Glenn Knific was present via Zoom.

MINUTES

Ms. Walkush moved to adopt the minutes of the April 27, 2021 meeting as written.

Ms. Perry seconded the motion that passed unanimously.

OLD BUSINESS

Proposed Zoning Amendment – Architectural Review Board – Chapter 119

This proposed zoning amendment is for the creation of an Architectural Review Board pursuant to ORC 519.171. Mr. Dave Dietrich explained that it was proposed to be a subcommittee of the Zoning Commission but the opinion of the Geauga County Prosecutor's Office was it is not statutorily authorized. The 11th District Court of Appeals decision is still inconclusive and it would seem that an ARB is only permitted in residential zones. Mr. Lateulere will follow up with Mr. Jeff Markley on this. The Zoning Commission was in agreement to keep this item on the agenda for now.

Mr. Glenn Knific had questions about the proposed ARB amendment. Mr. Lateulere explained that the Zoning Commission doesn't know if it will be moving forward with the amendment.

Proposed Zoning Amendment – PUD (Planned Unit Development)

The Zoning Commission was in agreement to table this proposed amendment and to keep it on the agenda.

NEW BUSINESS

Food Trucks

The Zoning Commission reviewed a proposed amendment for Food Trucks and held a discussion regarding the following:

Should they be permitted in the Active Public Park Districts?

Concern for litter coming from the food trucks in the parks.

Keep as temporary uses in Active Public Park Districts.

Adding food trucks safely in parking lots at parks.

Competing food trucks.

Requiring property owner permission.

Permitted accessory uses rather than temporary uses.

Potential parking issues.

Are they considered transient vendors?

Limiting number of food trucks per parcel, limiting days, limiting events and limiting hours of operation.

Idle food trucks when not actively selling out of the trucks.

There should be no visibility from the road and other properties when not in use.

Setbacks for food trucks.

Safety.

Prohibited in Fire Lanes.

No tables and chairs for patron use.

Not more than one per legal lot.

Sanitary station should be provided for customers ie. inside restrooms.

Site plans would be required.

Establish setbacks.

Nothing to be sold out of the food trucks but food and beverages.

The Zoning Commission reviewed business locations with adjacent residential areas.

Drive-In and Drive-Through Facilities

The Zoning Commission reviewed a proposed amendment for Drive-In and Drive-Through Facilities. Definitions, speaker systems, car washes, wash and vac stations, banks and service station fuel islands were discussed.

Electric Vehicle Charging

The Zoning Commission discussed provisions for Electric Vehicle Charging.

Site Plan Review

The Zoning Commission was in agreement to table this proposed amendment until the next regularly scheduled meeting.

CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated April 12, 2021; April 15, 2021; April 22, 2021; April 26, 2021; May 6, 2021.

Since there was no further business to come before this meeting of the Bainbridge Township Zoning Commission, Ms. Perry made a motion to adjourn.

Mr. Williams seconded the motion that passed unanimously. The meeting was adjourned at 9:50 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Commission Secretary

John Lateulere, Chairman

Date Approved: June 29, 2021