

Minutes of Zoning Commission

January 13, 2015

The *special* meeting of the Bainbridge Township Zoning Commission was called to order by Mr. Steve Hunder, Chairman at 7:04 P.M. Members present were: Mr. Justin Czekaj, Mr. Howard Miller, Alternate and Mr. Charles Nichols. Ms. Shannon Byrne and Mr. Stephen Yingling were absent. Ms. Karen Endres, Zoning Inspector was present.

GUEST: Student from Notre Dame/Cathedral Latin High School

OLD BUSINESS

Proposed Mixed Use Planned Unit Development Zoning Amendment

Topics discussed were:

1. The informal comments from Mr. David Dietrich, Geauga County Planning Director.
2. The twelve non-conforming uses outside of the Cedar Fair property and the development criteria for these properties (should have a non-conforming statement).
3. Mix of housing types (market can determine housing types).
4. The PUD makeup of residential, non-residential and vertical mixed use.
5. Lakefront standards (private ownership versus public ownership).
6. Limitation on single family dwellings.
7. Changing the housing chart in 3.1.304 from 55% to 40%.
8. Minimum acreage for PUD development.
9. The purpose statement needs to be strengthened based on the recommendation of Mr. David Dietrich, Geauga County Planning Director and suggestions from InSITE Advisory Group.
10. Minimum floor area requirements.
11. Location of dwelling units near a waterbody.

MEETING SCHEDULE

The Zoning Commission was in agreement to hold a Special Meeting on January 22, 2015 at 7:00 P.M. to meet with InSITE Advisory Group.

MINUTES

Mr. Czekaj made a motion to adopt the minutes of the November 25, 2014 meeting as written.

Mr. Miller seconded the motion that passed unanimously.

ORGANIZATIONAL SESSION

Sunshine Law

Mr. Nichols made a motion to adopt and support the Sunshine Law as provided in the O.R.C.

Mr. Miller seconded the motion.

Vote: Mr. Czekaj, aye; Mr. Hunder, aye; Mr. Miller, aye; Mr. Nichols, aye.

Secretary

Mr. Czekaj made a motion to reappoint Linda Zimmerman as secretary for the Zoning Commission.

Mr. Nichols seconded the motion.

Vote: Mr. Czekaj, aye; Mr. Hunder, aye; Mr. Miller, aye; Mr. Nichols, aye.

Meeting Schedule

Mr. Czekaj made a motion to hold the regular meetings on the last Tuesday of each month at 7:00 P.M. at the Town Hall.

Mr. Nichols seconded the motion.

Vote: Mr. Czekaj, aye; Mr. Hunder, aye; Mr. Miller, aye; Mr. Nichols, aye.

Acceptance of Proposed Amendments

The Zoning Commission was in general agreement to retain the policy of accepting any proposed amendment applications on the last meeting night of each month. (Generally to be the last Tuesday of the month.)

Election of Officers

Chairman

Mr. Nichols made a motion to nominate Mr. Hunder as Chairman.

Mr. Czekaj seconded the motion.

Vote: Mr. Czekaj, aye; Mr. Hunder, aye; Mr. Miller, aye; Mr. Nichols, aye.

Vice Chairman

Mr. Nichols made a motion to nominate Mr. Czekaj as Vice Chairman.

Mr. Miller seconded the motion.

Vote: Mr. Czekaj, aye; Mr. Hunder, aye; Mr. Miller, aye; Mr. Nichols, aye.

ZONING INSPECTOR COMMENTS

Ms. Endres reported on the conditional use application by the Wembley Club and the new phase that has been proposed for Canyon Lakes.

CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated November 24, 2014; December 6, 2014; December 8, 2014; December 15, 2014; December 18, 2014 and December 29, 2014.
2. Memo from Mr. David C. Dietrich, Geauga County Planning Director, dated December 9, 2014. RE: GCPC Meeting Dates for 2015.
3. Memo from Mr. David C. Dietrich, Geauga County Planning Director, dated December 24, 2014. RE: McFarland Woods Subdivision Phase I – Final Plat.

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

Mr. Nichols seconded the motion that passed unanimously. The meeting was adjourned at 8:54 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Secretary

Steve Hunder, Chairman

Date Approved: January 27, 2015