

Minutes of Zoning Commission

January 27, 2009

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Mr. Stephen Yingling, Vice Chairman at 7:09 P.M. Members present were: Mr. Scott Raypholtz, Mr. Donald Sheehy and Mr. Ken Watson. Mr. Steve Hunder was absent.

The members welcomed Mr. Ken Watson, newest member of the Zoning Commission. Mr. Watson will be serving a five year term from January 1, 2009 through December 31, 2013.

It was also noted that Mr. Daniel Miller was appointed as an Alternate member for a five year term from January 1, 2009 through December 31, 2013.

MINUTES

Mr. Yingling made a motion to approve the minutes of the November 24, 2008 meeting as written.

Mr. Sheehy seconded the motion that passed unanimously.

ORGANIZATIONAL SESSION

Sunshine Law

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

Mr. Yingling seconded the motion.

Vote: Mr. Raypholtz, aye; Mr. Sheehy, aye; Mr. Watson, aye; Mr. Yingling, aye.

Secretary

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

Mr. Sheehy seconded the motion.

Vote: Mr. Raypholtz, aye; Mr. Sheehy, aye; Mr. Watson, aye; Mr. Yingling, aye.

Meeting Notification

Mr. Sheehy made a motion that the Zoning Commission require a \$25.00 fee, 20 self-addressed stamped envelopes and a written request for notification of regular, special and/or emergency meetings of the Zoning Commission.

Mr. Watson seconded the motion.

Vote: Mr. Raypholtz, aye; Mr. Sheehy, aye; Mr. Watson, aye; Mr. Yingling, aye.

Meeting Schedule

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

Mr. Yingling seconded the motion.

Vote: Mr. Raypholtz, aye; Mr. Sheehy, aye; Mr. Watson, aye; Mr. Yingling, 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. Yingling made a motion to nominate Mr. Sheehy as Chairman.

Mr. Raypholtz seconded the motion.

Vote: Mr. Raypholtz, aye; Mr. Sheehy, aye; Mr. Watson, aye; Mr. Yingling, aye.

Vice Chairman

Mr. Sheehy made a motion to nominate Mr. Yingling as Vice Chairman.

Mr. Raypholtz seconded the motion.

Vote: Mr. Raypholtz, aye; Mr. Sheehy, aye; Mr. Watson, aye; Mr. Yingling, aye.

Mr. Sheehy presided over the remainder of the meeting.

OLD BUSINESS

Proposed Zoning Amendment – Signage

The Zoning Commission discussed signage regulations regarding height and building elevations.

Balanced Growth Plan

Mr. Sheehy explained the role of the Chagrin River Watershed Partners and the help that the organization provides to townships and the purpose of the proposed Balanced Growth Plan and added that they also do mapping and regional work for Cuyahoga and Geauga Counties.

General Zoning Discussion

The Zoning Commission held a general discussion regarding large lot zoning, density and ground water and was in agreement to invite Mr. Michael Joyce, Zoning Inspector to attend the next meeting.

Pervious Materials

The Zoning Commission discussed the use of pervious materials for parking lots and driveways which is a technique used to reduce storm water run-off. Mr. Sheehy stated his concerns with the product regarding installation, maintenance and enforcement. The members were in agreement to remove this item from the agenda.

Acknowledgement

The Zoning Commission acknowledged Mr. David Weiss and his 15 years of service on the Bainbridge Township Zoning Commission. The members were in agreement to recommend to the township trustees that a thank you letter be sent to Mr. Weiss for his service to Bainbridge Township.

CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated November 17, 2008, December 1, 2008, December 8, 2008, December 15, 2008 and January 5, 2009.
2. Bainbridge Township Board of Zoning Appeals Meeting Minutes, dated November 20, 2008, December 18, 2008 and January 10, 2009.
3. Memo from the Geauga County Planning Commission, dated November 24, 2008. RE: Stoneridge of Geauga Subdivision Phase I – Final Plat.
4. Memo from the Geauga County Planning Commission, dated December 2, 2008. RE: County Planning Commission Meeting Dates for 2009.
5. Memo from the Geauga County Planning Commission, dated December 24, 2008. RE: Canyon Lake Colony Subdivision No. 12-A (Replat of Sublots 264 and 265) – Final Plat.

6. Copy of letter to Mr. Chris Brown, Prestige Homes from David C. Dietrich, Geauga County Planning Director, dated January 21, 2009. RE: Canyon Lake Colony Subdivision No. 12-A (Replat of Sublots 264 and 265) – Final Plat.

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

Mr. Sheehy seconded the motion that passed unanimously. The meeting was adjourned at 8:55 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Secretary

Donald Sheehy, Chairman

Date Approved: 2/24/2009