

## Minutes of Zoning Commission

November 25, 2014

The *regular* meeting of the Bainbridge Township Zoning Commission was called to order by Mr. Steve Hunder, Chairman at 7:03 P.M. Members present were: Ms. Shannon Byrne; Mr. Justin Czekaj; Mr. Charles Nichols; Mr. Stephen Yingling and Mr. Howard Miller, Alternate. Ms. Karen Endres, Zoning Inspector was present.

Guests: Mr. Jeff Markley, Bainbridge Township Trustee  
Mr. John Brett, Bainbridge Township Road Superintendent

### NEW BUSINESS

Mr. Hunder reported on the disposition of the Cedar Fair property. Cedar Fair has entertained offers from a large big box retail store for property on the Bainbridge side and for residential housing on the Aurora side.

### MINUTES

Mr. Yingling made a motion to adopt the minutes of the October 28, 2014 meeting as written.

Mr. Czekaj seconded the motion that passed unanimously.

### PRESENTATION

Ms. Karen Endres, Zoning Inspector and Mr. John Brett, Road Superintendent presented their Public Management Academy project on the proposed Mixed Use Planned Unit Development for the former Geauga Lake Park property entitled "Gauga Lake Park Rezoning – Fight the Blight".

### OLD BUSINESS

#### Proposed Mixed Use Planned Unit Development Zoning Amendment

Mr. Hunder reported on the recent meeting with Mr. David Dietrich, Geauga County Planning Director, Ms. Karen Endres and Mr. Jeff Markley and the best way to move forward is to create a new MUP District and to try to get it in place during the 120 day zoning moratorium.

Ms. Endres reported that K. Hovanian Homes has submitted a very general site plan (conceptual idea) for a senior housing development but it does not fit in with the plans for this area.

The Zoning Commission reviewed the progress of the CZR re-write and discussed the amendment process. Mr. Hunder presented items that need to be addressed for the proposed zoning amendment:

1. Redaction of all references of commercial recreation in the current code.
2. Platform for amendment.
3. A shared web service to work jointly together.
4. What the new chapter will look like.
5. Timeline for amendment.

Mr. Czekaj and Mr. Hunder will work on what the new chapter will look like, Mr. Hunder will work on a shared web service to work jointly together and Ms. Zimmerman will provide the time-line for the amendment and work on the redaction of the commercial recreation code within the current zoning resolution.

Mr. Czekaj volunteered to contact Crocker Park regarding vacancies and will provide to the Zoning Commission the presentation that Ms. Jennifer Syx, Planner gave to the Aurora Planning Commission.

The Zoning Commission discussed hiring a planner to help with the proposed Mixed Use Planned Unit Development zoning.

Mr. Markley stated that the Board of Trustees would prefer that the township staff work on the proposed amendment.

Ms. Endres reiterated that the boundary district survey has been created, the map change has been done and the Land Use Plan update is nearly completed.

The Zoning Commission discussed the need for additional time by the zoning secretary to perform the work required on the Mixed Use Planned Unit Development zoning while the moratorium is in effect. It was suggested that Ms. Zimmerman be permitted to cash out an additional week of vacation time to be able to work on the proposed amendment.

### Motion

Mr. Czekaj made a motion to recommend that Ms. Zimmerman be permitted to cash out an additional week of vacation so that she will be available to assist in administrative duties beyond what she normally performs for the commission to amend the current zoning resolution to replace the CR (Commercial Recreation) zoning district with Mixed Use Planned Unit Development zoning while the moratorium is in effect.

Mr. Nichols seconded the motion that was passed unanimously.

The Zoning Commission was in agreement to obtain some quotes to help with the proposed Mixed Use Planned Unit Development zoning amendment.

MEETING SCHEDULE

The Zoning Commission was in agreement to hold a special meeting on December 9, 2014 at 7:00 P.M. and to cancel the regularly scheduled meeting for December 30, 2014.

The Zoning Commission was in agreement to hold a special meeting on January 13, 2015 at 7:00 P.M.

CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes dated October 16, 2014; October 27, 2014 and November 7, 2014.

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. Yingling seconded the motion that passed unanimously. The meeting was adjourned at 9:20 P.M.

Respectfully submitted,

---

Linda L. Zimmerman  
Zoning Secretary

---

Steve Hunder, Chairman

Date Approved: January 13, 2015