

## Minutes of Zoning Commission

November 28, 2012

The *special* meeting of the Bainbridge Township Zoning Commission was called to order by Mr. Charles Nichols, Vice Chairman at 7:07 P.M. Members present were: Mr. Steve Hunder, Mr. Howard Miller, Alternate and Mr. Stephen Yingling. Mr. Kenneth Watson and Mr. Donald Sheehy were absent. Ms. Karen Endres, Zoning Inspector was present.

The Zoning Commission held a special joint meeting with the Bainbridge Township Board of Trustees and met with Mr. Matt Bucchin of Kendig Keast Collaborative. Mr. Bucchin noted that the meeting was being recorded. It was also recorded by the Zoning Commission.

### MINUTES

The Zoning Commission was in agreement to dispense with the reading of the minutes for November 13, 2012 until the next meeting to be held December 11, 2012.

### OLD BUSINESS

#### Zoning Resolution Update

Mr. Matt Bucchin of Kendig Keast Collaborative, with Mr. Todd Messenger and Mr. Lane Kendig also participating, held a Webex Teleconference with the Zoning Commission and Board of Trustees to review the proposed Comprehensive Zoning Resolution (CZR) outline. Mr. Bucchin explained that the draft for Module 1 is available for comments on Zoning Plus right now. It was agreed that it would be available only to the Board of Trustees, Zoning Commission, Board of Zoning Appeals and staff at the present time.

The topics reviewed were proposed Module 1, Chapter 1 – Purpose, Authority, Jurisdiction, Property Rights, and Transition and Chapter 2 – Zoning Districts and Land Use. A discussion was held between Mr. Bucchin, Mr. Messenger, Mr. Kendig, the Zoning Commission members and the Board of Trustees regarding the proposed CZR such as the proposed zoning districts objectives, the interpretation of the proposed land use tables, proposed residential lot sizes, density, commercial parking areas (access control), septic system regulations, sewers and incentives for cluster development.

The next scheduled WebEx teleconference with Kendig Keast Collaborative will be held January 8, 2013 at 7:00 P.M.

### MEETING SCHEDULE

The Zoning Commission was in agreement to hold its next meeting on December 11, 2012 at 7:00 P.M.

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

Mr. Miller seconded the motion that passed unanimously. The meeting was adjourned at 9:40 P.M.

Respectfully submitted,

---

Linda L. Zimmerman  
Zoning Secretary

---

Charles Nichols, Vice Chairman

Date Approved: January 29, 2013

AUDIO RECORDING ON FILE

ZC 11/28/2012

-2-