

## Minutes of Zoning Commission

March 30, 2006

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Ms. Lorrie Sass, Chairman, at 7:30 P.M. Members present were: Ms. Chris Fine, Mr. Donald Sheehy and Mr. David Weiss. Mr. Raymond Richards was absent.

### MINUTES

Ms. Fine made a motion to approve the minutes of the February 23, 2006 meeting as written.

Mr. Weiss seconded the motion that passed unanimously.

### PUBLIC COMMENTS

Mr. John Andras of Deva Farms met with the zoning commission regarding the zoning and future use of his property at 9451 E. Washington Street.

### NEW BUSINESS

#### Ohio EPA Meeting

Mr. Weiss reported that he will be attending a meeting with the Ohio EPA and the Chagrin River Watershed Partners regarding ground water (aquifers).

#### Zoning Seminar

Ms. Sass reported that the zoning commission has been invited to a zoning seminar sponsored by the Geauga County Prosecutor's Office to be held on April 8, 2006 at the new Geauga County Safety Center in Chardon with a pancake breakfast before the seminar.

#### Proposed Zoning Amendment – Alternate Board of Zoning Appeals Member

The zoning commission discussed a proposed amendment to allow the appointment of an alternate member for the board of zoning appeals, at the request of board chairman Mr. Michael Lamanna. The members reviewed the text from the Model Township Zoning Resolution, proposed text from Mr. Lamanna, and the Auburn and Newbury Township Zoning Resolutions. The commission was in agreement to forward the Model Township Zoning Resolution text and Mr. Lamanna's proposed text to the Geauga County Planning Commission for review and recommendation.

Bainbridge Township Land Use Plan

Ms. Sass reported that the Revised Bainbridge Township Land Use Plan was adopted by the Bainbridge Township Board of Trustees.

OLD BUSINESS

Proposed Zoning Amendment - Side Yard Setbacks for Accessory Structures

The zoning commission reviewed a draft of a proposed zoning amendment regarding side yard setbacks for accessory structures and was in agreement to initiate a zoning amendment.

Proposed Zoning Amendment Z-2006-1

Ms. Fine made a motion to adopt the following motion:

That an amendment to the Bainbridge Township Zoning Resolution of one page, marked Exhibit A attached hereto and incorporated herein, be hereby initiated by the Bainbridge Township Zoning Commission on this 30th day of March, 2006.

Mr. Sheehy seconded the motion.

Vote: Ms. Fine, aye; Ms. Sass, aye; Mr. Sheehy, aye; Mr. Weiss, aye.

The proposed amendment proposes to amend the following:

Chapter 165-10 – Side Yard Setbacks for Accessory Buildings and Maximum Floor Area and Maximum Height for Accessory Buildings

The zoning commission enumerated this amendment as Z-2006-1 and set the public hearing for April 27, 2006 at 7:45 P.M. at the Bainbridge Town Hall, 17826 Chillicothe Road, Bainbridge Township, Ohio and requested that the Bainbridge Township Board of Trustees issue a purchase order for the necessary legal advertising.

Proposed Zoning Amendment – Obstructions Prohibited within Riparian Setbacks

The zoning commission reviewed a draft of a proposed zoning amendment regarding obstructions prohibited within riparian setbacks and was in agreement to initiate a zoning amendment.

Proposed Zoning Amendment Z-2006-2

Mr. Sheehy made a motion to adopt the following motion:

That an amendment to the Bainbridge Township Zoning Resolution of one page, marked Exhibit A attached hereto and incorporated herein, be hereby initiated by the Bainbridge Township Zoning Commission on this 30th day of March, 2006.

Ms. Fine seconded the motion.

Vote: Ms. Fine, aye; Ms. Sass, aye; Mr. Sheehy, aye; Mr. Weiss, aye.

The proposed amendment proposes to amend the following:

Chapter 160.08 – Structures, Uses and Obstructions Prohibited in Riparian Setbacks and Chapter 161.11 – Permitted Yard Obstructions

The zoning commission enumerated this amendment as Z-2006-2 and set the public hearing for April 27, 2006 at 7:45 P.M. at the Bainbridge Town Hall, 17826 Chillicothe Road, Bainbridge Township, Ohio and requested that the Bainbridge Township Board of Trustees issue a purchase order for the necessary legal advertising.

CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated February 13, 2006, February 20, 2006, February 25, 2006, February 27, 2006, March 9, 2006, March 13, 2006.
2. Bainbridge Township Board of Zoning Appeals Meeting Minutes, dated January 19, 2006.
3. Zoning Inspector's Report, dated February 2006.
4. Memo from David C. Dietrich, Geauga County Planning Director, dated February 21, 2006. RE: The Shops at Marketplace Subdivision – Final Plat.
5. Letter from David P. Joyce, Geauga County Prosecutor, dated March 14, 2006. RE: 2006 Zoning Seminar to be held April 8, 2006.
6. Copy of letter to Mr. Matt McGill, Bainbridge North Land Development, LLC from David C. Dietrich, Geauga County Planning Director, dated March 15, 2006. RE: Shops at Marketplace Subdivision – Final Plat.
7. Copy of letter to Mr. Rick Dinallo from David C. Dietrich, Geauga County Planning Director, dated March 15, 2006. RE: Reserves at Brighton Park Estates Subdivision – Preliminary Plan.
8. Facsimile from Becky Schlag Assistant County Prosecutor, dated March 22, 2006. RE: Am. Sub. H.B. No. 23.
9. Memo from David C. Dietrich, Geauga County Planning Director, dated March 23, 2006. RE: Reserves at Brighton Park Estates Subdivision – Preliminary Plan.

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

Ms. Fine seconded the motion that passed unanimously. The meeting was adjourned at 9:04 P.M.

Respectfully submitted,

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Linda L. Zimmerman  
Zoning Secretary

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Lorrie Sass, Chairman

Date Approved: April 27, 2006