

Minutes of Zoning Commission

April 26, 2016

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Mr. Steve Hunder, Chairman at 7:06 P.M. Members present were: Ms. Shannon Byrne; Mr. Brent Classen and Mr. Charles Nichols. Mr. Justin Czekaj was absent. Ms. Karen Endres, Zoning Inspector was present.

GUESTS: Ms. Jennifer Syx and Mr. Jordan Warfield of inSITE Advisory Group

MINUTES

Mr. Nichols moved to adopt the meeting minutes dated February 23, 2016 as written.

Mr. Classen seconded the motion that passed unanimously.

Mr. Nichols moved to adopt the meeting minutes dated March 29, 2016 as written.

Mr. Classen seconded the motion that passed unanimously.

KENDIG KEAST COLLABORATIVE

The Zoning Commission acknowledged a letter from the Bainbridge Township Board of Trustees to Mr. Bret Keast, Owner and CEO of Kendig Keast Collaborative, dated March 14, 2016 regarding confirmation of the conclusion of the township's engagement with Kendig Keast Collaborative as it relates to the agreement for services relative to the online zoning code. It was also noted that the township currently has license agreements in place for the enCode software so the Zoning Commission can complete any modifications and amendments.

OLD BUSINESS

inSITE Advisory Group

Ms. Jennifer Syx reported on the work that has been accomplished by inSITE Advisory Group. Chapter 190 (MUP) is back in the proposed Comprehensive Zoning Resolution (CZR), the tables are updated, the word "alley" has been removed and proposed Chapter 137 has been added to the CZR under 3.2.201. The purpose statement was also reviewed.

Ms. Syx also mentioned that Cedar Fair has agreed to create a Master Plan for its property.

Definitions and Subdivision Standards

The Zoning Commission reviewed the proposed definitions and subdivision standards and held a discussion on lot coverage. It was suggested that changes should not be made to the lot coverage for three and five acre lots but the lot coverage should be increased for the following:

1 to 1.5 acre lots platted prior to 1979 = 20%

Chagrin Falls Park = 25%

Lake Lucerne = 25%

Church Walker Subdivision and adjacent lots = 25%

Tanglewood Subdivision = 30%

Bainbrook and Laurel Springs = 30%

Tanglewood Condos – remains 20% per dwelling unit and new structures may not exceed current footprint

Remove references of dwelling unit and re-reference entire lot for calculation of lot coverage

Also discussed was resolving the setback conflict for corner lots.

OTHER BUSINESS

Senior Housing

The Zoning Commission discussed Senior Housing and acknowledged the township does not currently address it in its zoning resolution.

MEETING SCHEDULE

The Zoning Commission was in agreement to cancel the regularly scheduled meeting for May 31, 2016 and to hold its regular meeting on May 24, 2016.

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

Ms. Byrne seconded the motion that passed unanimously. The meeting was adjourned at 9:02 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Secretary

Steve Hunder, Chairman

Date Approved: June 28, 2016