

Minutes of Zoning Commission

April 27, 2021

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Mr. John Lateulere, Chairman at 7:10 P.M. Members present in person were: Ms. Marlene Walkush and Ms. Laura Weber, Alternate. Ms. Kristina Alaei and Ms. Marion Perry were present via Zoom. Ms. Stacy Westervelt, Alternate and Mr. Dennis Williams were absent. Ms. Karen Endres, Zoning Inspector and Mr. David Dietrich, Planning and Zoning Coordinator were present in person. Mrs. Lorrie Benza, Township Trustee was present via Zoom.

Secretary's note: The meeting was held in accordance with COVID-19 Social Distancing guidelines and also held as a "Zoom" meeting.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENTS: None.

MINUTES

Ms. Walkush moved to adopt the minutes of the March 30, 2021 meeting as written.

Ms. Perry seconded the motion that passed unanimously.

OLD BUSINESS

Proposed Zoning Amendment – Architectural Review Board – Chapter 119

The Zoning Commission discussed the proposed zoning amendment for the creation of an Architectural Review Board pursuant to ORC 519.171 and because of the recent 11th District Court of Appeals decision the commission was in agreement to continue this to the next regularly scheduled meeting pending feedback from the Geauga County Prosecutor's Office.

Proposed Zoning Amendment – PUD (Planned Unit Development)

Mr. Lateulere explained that there is already PUD language in the MUP District regulations so it could be used in other districts as well, not just the MUP District.

OTHER BUSINESS

Mr. Lateulere stated that there are priorities right now in this order: Food Trucks; Drive-Thrus; Site Plan Review and PUD.

1. Food Trucks

Mr. Lateulere said food trucks should be revisited and are a higher priority because of the recent requests for them and should they be allowed from outside of the community or just tied to a brick and mortar business within the community. The fire department has concerns regarding registration or a permitting process specifically because of health consequences of having potentially unlicensed businesses. Mr. Dietrich noted that food trucks are currently in our zoning resolution under temporary uses where a license would be required. Ms. Alaei volunteered to research food trucks.

2. Drive-Thrus

The Zoning Commission held a discussion on drive-thrus and noted that there is no provision for drive-thrus in the CB District which is probably an over-sight but it is in the MUP District. Ms. Weber and Mr. Lateulere will research drive-thrus.

3. Site Plan Review

Mr. Lateulere also noted that Hinckley Township has a site plan review process in their resolution and he would ask for a volunteer from the Zoning Commission to look at Hinckley Township and how they approach it. Ms. Walkush volunteered to research Hinckley Township.

Temporary Signs

The Zoning Commission discussed temporary sign (sandwich boards) regulations and was in agreement that it not be a priority at this time. Ms. Endres stated that the Zoning Department is going to get back into enforcing the zoning on temporary non-permitted signs.

CORRESPONDENCE

1. Bainbridge Township Board of Zoning Appeals Meeting Minutes, dated March 18, 2021.
2. Bainbridge Township Board of Trustees Meeting Minutes, dated March 22, 2021; March 23, 2021; March 30, 2021; March 25, 2021; April 1, 2021; April 8, 2021.
3. Memo from Linda Crombie, Geauga County Planning Director, dated March 30, 2021. RE: Informal reviews of text and map amendments.

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

Ms. Weber seconded the motion that passed unanimously. The meeting was adjourned at 8:05 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Commission Secretary

John Lateulere, Chairman

Date Approved: May 25, 2021