

## Minutes of Zoning Commission

April 29, 2014

The *regular* meeting of the Bainbridge Township Zoning Commission was called to order by Mr. Steve Hunder, Vice Chairman at 7:04 P.M. Members present were: Mr. Howard Miller, Alternate; Mr. Charles Nichols and Mr. Steve Yingling. Mr. Justin Czekaj and Mr. Donald Sheehy were absent. Ms. Karen Endres, Zoning Inspector was present.

Also present were Mrs. Lorrie Benza, Mr. Jeff Markley and Mr. Chris Horn, Bainbridge Township Board of Trustees.

The Zoning Commission acknowledged that Mr. Justin Czekaj was appointed to the Zoning Commission, to replace Mr. Ken Watson, for a five year term effective immediately and ending December 31, 2018.

### MINUTES

Mr. Yingling made a motion to adopt the minutes of the February 11, 2014 meeting as written.

Mr. Nichols seconded the motion that passed unanimously.

Mr. Nichols made a motion to adopt the minutes of the February 25, 2014 meeting as written.

Mr. Miller seconded the motion that passed unanimously.

Mr. Miller made a motion to adopt the minutes of the March 25, 2014 as written.

Mr. Nichols seconded the motion that passed unanimously.

### NEW BUSINESS

#### Zoning Amendment Forms

The Zoning Commission discussed the revised zoning amendment forms from the Geauga County Planning Commission and noted that the requirement for submitted amendments is the proposed text must be high-lighted and the existing text to be deleted must be shown with a strike-thru. The Zoning Commission was in agreement that with the new Comprehensive Zoning Resolution Re-write it would be too difficult to accomplish the high-lights and strike-thrus that are required.

## OLD BUSINESS

### Kendig Keast Collaborative (Comprehensive Zoning Resolution Re-Write)

The Zoning Commission reviewed the proposed regulations of the Comprehensive Zoning Resolution Re-Write with the Board of Trustees and discussed the following: time-frame for completion; the Neighborhood Conservation standards and buffering are not completed; the Table of Contents were delivered; the streets on the proposed zoning map need to be more easily identified.

Ms. Endres reported that Mr. Matt Bucchin of Kendig Keast Collaborative did respond to the questions regarding the proposed zoning map. Also discussed was the protected conservation areas and if they should be identified on the zoning map.

The Zoning Commission was in agreement that after the entire proposed code is reviewed another pass through will be required before it is initiated and any public meetings are held. Mrs. Benza suggested that the Geauga County Planning Commission be asked to perform an informal review prior to the initiation.

The existing Active and Passive Park Districts are currently displayed on the proposed zoning map as Public Districts. The Zoning Commission has expressed a concern that the existing Passive Public Park District may be lost with the proposed new Public District. Ms. Endres explained that Kendig Keast has proposed an overlay for the public districts that will define the Passive Public Park District and the original intent will not be lost. The Zoning Commission was in agreement that it is a good solution.

Ms. Endres gave an update on the proposed Mixed Use District. The Board of Trustees and Zoning Commission discussed the kinds of businesses that should be permitted or prohibited in the Mixed Use District.

The Zoning Commission discussed the proposed software (Encode) costs for the zoning resolution and the three options that are available.

## MEETING SCHEDULE

Mr. Yingling made a motion to hold a special meeting on May 13, 2014 at 7:00 P.M. with the Board of Trustees and Kendig Keast Collaborative via teleconference.

Mr. Hunder seconded the motion that passed unanimously.

CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated March 31, 2014.
2. Bainbridge Township Board of Zoning Appeals Meeting Minutes, dated March 20, 2014.
3. Memo from David C. Dietrich, Planning Director, Geauga County Planning Commission, dated April 15, 2014. RE: Zoning Amendment Forms.

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. Yingling seconded the motion that passed unanimously. The meeting was adjourned at 8:39 P.M.

Respectfully submitted,

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Linda L. Zimmerman  
Zoning Secretary

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Steve Hunder, Vice Chairman

Date Approved: May 13, 2014