

Minutes of Zoning Commission

April 30, 2013

The *regular* meeting of the Bainbridge Township Zoning Commission was called to order by Mr. Donald Sheehy, Chairman at 7:00 P.M. Members present were: Mr. Steve Hunder, Mr. Charles Nichols, Mr. Ken Watson and Mr. Stephen Yingling. Ms. Karen Endres, Zoning Inspector was present.

Also present was Bainbridge Township Trustee Mr. Jeff Markley.

GUEST: Mr. Ted Seliga

MINUTES

Mr. Yingling made a motion to adopt the minutes of the April 9, 2013 meeting as written.

Mr. Watson seconded the motion that passed unanimously.

NEW BUSINESS

Zoning Issues

Ms. Endres stated that a request for residential solar panels has been received. She also reported that she and Mr. Markley met with the City of Aurora regarding Cedar Fair and that Bainbridge Township will be working with them on a joint development plan and a memorandum of understanding.

Mr. Markley stated that Cedar Fair wants to divest their properties within 18 months and that both Bainbridge Township and the City of Aurora need to work together.

Also discussed was the budget, overages and delays regarding the Zoning Resolution Rewrite.

WEBEX TELECONFERENCE WITH KENDIG KEAST

The Zoning Commission held a Webex Teleconference with Mr. Matt Bucchin of Kendig Keast Collaborative. Topics discussed were the proposed zoning map; Neighborhood Conservation Districts and related setbacks; PUD zoning; sewer versus non-sewered areas; overall density; existing R-3A and R-5A districts; overlays on zoning map; riparian setbacks; streams and drainage-ways; Geauga Lake (Cedar Fair property); additional public educational meetings.

Mr. Bucchin stated that Kendig Keast Collaborative will proceed with drafting Modules 1, 2 and 3 and will submit them to the township by the end of May, 2013 and they will work with Ms. Endres on Module 4 which is Administrative.

The Zoning Commission was in agreement to forward its decisions regarding the zoning resolution re-write to Kendig Keast Collaborative as follows.

Neighborhood Conservation District: This district would not apply to new developed areas. Each area needs to be mapped and calibrated.

The zoning commission was in agreement to move forward with the Neighborhood Conservation District zoning and have the zoning map prepared by Kendig Keast Collaborative. The approach was deemed appropriate because each neighborhood would have consistent guidelines for setbacks, lot coverage, etc. that would be tailored to that individual neighborhood, and would give each neighborhood a reasonable expectation of where they could add on to their house or put up a shed without going through the BZA process.

Zoning Districts

PUD will apply to all remaining residentially developable areas, not just the areas that are sewered or may be sewered.

The zoning commission was in agreement to move forward with PUD zoning districts for the remaining residential developable areas as follows:

RP5

Starting: 3- acre at 30% open space
Maximum: 1.5-acre at 50% open space

If not in a sewered area, lots have to be designed and approved to gain approval of Geauga County Health Department, even if minimum lot size is greater than 1.5 acres.

RP3

Starting: 2-acre at 30% open space
Maximum: 1.5 acre at 40% open space

If not in a sewered area, lots have to be designed and approved to gain approval of Geauga County Health Department, even if minimum lot size is greater than 1.5 acres.

This approach was deemed appropriate for all residentially zoned areas in Bainbridge Township beyond the areas now covered by the 208 plan because the service area of the 208 plan is likely to be modified in the future and the technology and permitting requirements for on-lot septic systems is also likely to change in the future and may require less lot area to provide treatment to sewage. This approach was also deemed appropriate because it strives to protect natural resources throughout the Township, not just the limited areas covered by the current 208 plan.

The zoning commission was in agreement to conduct more public educational meetings.

MEETING SCHEDULE

The Zoning Commission was in agreement to cancel the special meeting scheduled for May 14, 2013.

CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated March 13, 2013; March 18, 2013; March 25, 2013; April 8, 2013.

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 9:45 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Secretary

Donald Sheehy, Chairman

Date Approved: May 28, 2013