

Minutes of Zoning Commission

May 13, 2014

The *special* meeting of the Bainbridge Township Zoning Commission was called to order by Mr. Steve Hunder, Vice Chairman at 7:02 P.M. Members present were: Mr. Justin Czekaj; Mr. Howard Miller, Alternate and Mr. Steve Yingling. Mr. Charles Nichols 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 welcomed new member Mr. Justin Czekaj.

MINUTES

Mr. Yingling made a motion to adopt the minutes of the April 8, 2014 meeting as written.

Mr. Miller seconded the motion that passed unanimously.

Mr. Yingling made a motion to adopt the minutes of the April 29, 2014 meeting as written.

Mr. Miller seconded the motion that passed unanimously.

OLD BUSINESS

Kendig Keast Collaborative (Comprehensive Zoning Resolution Re-Write)

The Zoning Commission held a joint work session with the Bainbridge Township Board of Trustees and Mr. Matt Bucchin of Kendig Keast Collaborative via teleconference regarding the zoning resolution re-write.

Conditional Uses and Area and Use Variances

The Zoning Commission and the Board of Trustees discussed the proposed PUD zoning with Mr. Bucchin and the Zoning Commission was in agreement to go with the Conditional Use (CUP) option for that particular zoning classification and for the Board of Zoning Appeals to have the ability to impose conditions and findings for conditional use permits in terms under which the applicant comes back for review after the first initial two year period. Mr. Bucchin stated as it is currently written in the CZR a conditional use permit with the Board of Zoning Appeals gives more flexibility for PUD development. He also stated that the ability to grant use variances has been removed from the proposed CZR so the Board of Zoning Appeals can only act on numerical variances or grant conditional use permits. A discussion was held regarding standards for area variances and use variances and the Zoning Commission was in agreement to keep the standards for use variances in the CZR. Mrs. Benza explained the Duncan factors

regarding the practical difficulties standards for area variances and the unnecessary hardship standards for use variances.

The Zoning Commission continued its review of the proposed Comprehensive Zoning Resolution regarding Neighborhood Conservation Development, Lot Standards and Buffer Strips and was in agreement to thoroughly review the propose Comprehensive Zoning Resolution one more time.

CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated April 1, 2014 and April 14, 2014.

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

Mr. Miller seconded the motion that passed unanimously. The meeting was adjourned at 9:12 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Secretary

Steve Hunder, Vice Chairman

Date Approved: May 27, 2014