

## Minutes of Zoning Commission

May 25, 2006

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Ms. Lorrie Sass, Chairman, at 7:31 P.M. Members present were: Ms. Chris Fine, Mr. Raymond Richards, Mr. Donald Sheehy and Mr. David Weiss.

### MINUTES

Ms. Fine made a motion to approve the minutes of the April 27, 2006 meeting as written.

Mr. Richards seconded the motion that passed unanimously.

### CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated April 17, 2006, April 24, 2006, May 1, 2006, May 3, 2006, May 8, 2006.
2. Bainbridge Township Board of Zoning Appeals Meeting Minutes, dated April 20, 2006 and May 4, 2006.
3. Zoning Inspector's Report, dated April 2006.
4. Memo from the Geauga County Planning Commission, dated May 2, 2006. RE: Agenda for May 9, 2006 County Planning Commission Meeting.

### OLD BUSINESS

#### Farm Markets

Ms. Sass reported that she did talk to Mr. Eric Drake, Geauga County Assistant Prosecutor regarding the regulations for farm markets.

Ms. Fine made a motion to recess the regular meeting.

Mr. Richards seconded the motion that passed unanimously.

The regular meeting was recessed at 7:40 P.M.

### PUBLIC HEARING

#### Proposed Zoning Amendment Z-2006-3

Ms. Sass called the public hearing to order at 7:40 P.M. Members present were Ms. Chris Fine, Mr. Raymond Richards, Mr. Donald Sheehy and Mr. David Weiss.

Proposed amendment Z-2006-3 is a motion by the zoning commission to amend the following:

Chapter 117 – Board of Zoning Appeals (117.01 – Members Appointment or Removal) to allow alternate members.

Ms. Sass noted that the legal advertisement for the public hearing had been duly advertised in the News Herald on May 15, 2006.

Ms. Sass then read into the record the recommendation of the Geauga County Planning Commission in a letter dated May 10, 2006 in which the planning commission recommended approval of Z-2006-3 with comments listed.

Ms. Sass explained the proposed amendment that will allow the appointment of two alternate board of zoning appeals members and added that it is a great idea.

Mr. Dale Markowitz stated that it is a good idea.

Ms. Sass solicited comments for the amendment: None.

Ms. Sass solicited comments against the amendment: None.

Ms. Fine made a motion to close the public hearing at 7:43 P.M.

Mr. Richards seconded the motion that passed unanimously.

The regular meeting was reconvened at 7:43 P.M.

#### Proposed Zoning Amendment Z-2006-3

Ms. Fine made a motion to recommend approval of Proposed Zoning Amendment Z-2006-3 as written.

Mr. Richards seconded the motion.

Vote: Ms. Fine, aye; Mr. Richards, aye; Ms. Sass, aye; Mr. Sheehy, aye; Mr. Weiss, aye.

#### NEW BUSINESS

##### Proposed Zoning Amendment

The zoning commission met with Mr. Dale Markowitz, Attorney, Mr. Dennis Roth, Health Care Attorney and Mr. Keith Myers, Montefiore Housing Corp. and operator of the Weils regarding a proposed zoning amendment to permit skilled nursing facilities as a conditional use in the R-5A and R-3A Districts.

Ms. Sass suggested that a special public work session be held with the applicant, zoning commission members and board of trustees before the planning commission meeting on June 13, 2006.

Secretary's note: A special public work session was scheduled for June 7, 2006 regarding proposed zoning amendment.

Proposed Zoning Amendment Z-2006-4

The Zoning Commission accepted a proposed amendment submitted by The Montefiore Housing Corporation which proposes to add skilled nursing facilities as a conditional use in the R-5A and R-3A Districts.

Ms. Fine made a motion to accept this proposed amendment and to enumerate it as Proposed Amendment Z-2006-4 and to set the public hearing for June 29, 2006 at 7:40 P.M. at the Bainbridge Town Hall, 17826 Chillicothe Road, Bainbridge Township, Ohio and to request that the Bainbridge Township Board of Trustees issue a purchase order for necessary legal advertising.

Mr. Sheehy seconded the motion.

Vote: Ms. Fine, aye; Mr. Richards, aye; Ms. Sass, aye; Mr. Sheehy, aye; Mr. Weiss, aye.

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

Ms. Fine seconded the motion that passed unanimously. The meeting was adjourned at 9:10 P.M.

Respectfully submitted,

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Linda L. Zimmerman  
Zoning Secretary

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Lorrie Sass, Chairman

Date Approved: June 29, 2006