

Minutes of Zoning Commission

May 28, 2013

The *regular* meeting of the Bainbridge Township Zoning Commission was called to order by Mr. Donald Sheehy, Chairman at 7:12 P.M. Members present were: Mr. Charles Nichols and Mr. Stephen Yingling. Mr. Steve Hunder and Mr. Ken Watson were absent. Ms. Karen Endres, Zoning Inspector was present.

GUESTS: Mr. Steve Ciciretto and Mr. Gino Oppedisano

MINUTES

Mr. Yingling made a motion to adopt the minutes of the April 30, 2013 meeting as written.

Mr. Nichols seconded the motion that passed unanimously.

NEW BUSINESS

Zoning Issues

Mr. Steve Ciciretto and Mr. Gino Oppedisano met with the Zoning Commission to discuss the property at 8575 E. Washington Street (Cucina Rustica Restaurant). Mr. Ciciretto explained that this property is currently zoned residential and this is the former Washington Place Party Center but there are not enough parking spaces for the property so Mr. Oppedisano is looking into purchasing the neighboring eastern property which is also zoned residential. The adjacent property would only be used for over-flow parking for the employees on the weekends.

The Zoning Commission discussed the property and noted that it currently functions as a commercial use and there three options: Kendig Keast could be asked to handle this, the applicant could initiate a zoning amendment or the applicant could seek a use variance through the Board of Zoning Appeals. The Zoning Commission also talked about Professional Office District zoning, landscape buffering, lot coverage and deed restrictions for the adjacent property.

In-Law Suites

Mr. Steve Ciciretto met with the Zoning Commission regarding In-Law Suites because there have been requests for them lately.

The Zoning Commission discussed In-Law Suites and was in agreement that they could be turned into non-permitted rental properties. Also discussed were septic systems, fire regulations, separate entrances, separate cooking facilities etc. for the suites. The Zoning Commission was in agreement for Kendig Keast Collaborative to review regulations for In-Law Suites.

MEETING SCHEDULE

The Zoning Commission was in agreement to cancel the special meeting scheduled for June 11, 2013.

OLD BUSINESS

Geauga Lake/Cedar Fair Property

Ms. Endres reported that she and Mr. Markley met with officials from the City of Aurora for a discussion on the Geauga Lake/Cedar Fair property and that a Memorandum of Understanding will be developed with the City of Aurora along with a possible JEDD prior to any additional development on the property.

Kendig Keast Collaborative (Comprehensive Zoning Resolution Re-Write)

The Zoning Commission discussed the current invoice and overages regarding the zoning resolution re-write and future public education meetings. Ms. Endres encouraged everyone to review the comments regarding the re-write via the Kendig Keast Collaborative link.

CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated April 22, 2013.
2. Bainbridge Township Board of Zoning Appeals Meeting Minutes, dated April 18, 2013.
3. Bainbridge Township Zoning Permits Report, dated April 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 8:55 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Secretary

Donald Sheehy, Chairman

Date Approved: June 25, 2013