

Minutes of Zoning Commission

May 28, 2019

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Mr. John Lateulere, Chairman at 7:04 P.M. Members present were: Mr. Chuck Giallanza, Alternate; Mr. Howard Miller, Alternate; Ms. Marlene Walkush and Mr. Dennis Williams. Ms. Karen Endres, Zoning Inspector and Mr. Dave Dietrich, Assistant Zoning Inspector/Planning and Zoning Coordinator were present. Ms. Kristina Alaei arrived at 7:15 P.M.

Secretary's note: The Zoning Commission did not hold a meeting on April 30, 2019 due to lack of a quorum.

PLEDGE OF ALLEGIANCE

The Zoning Commission recited the Pledge of Allegiance.

GUESTS: Mr. Dale Markowitz, Mr. Russell Berzin and Mrs. Sherry Williams

MINUTES

Ms. Walkush moved to adopt the minutes of the March 26, 2019 meeting as written.

Mr. Miller seconded the motion.

Vote: Mr. Giallanza, alternate, aye; Mr. Lateulere, abstain; Mr. Miller, alternate, aye; Ms. Walkush, aye; Mr. Williams, aye.

Mr. Miller moved to adopt the minutes of the special May 11, 2019 meeting as written.

Mr. Williams seconded the motion.

Vote: Mr. Giallanza, alternate, aye; Mr. Lateulere, abstain; Mr. Miller, alternate, aye; Ms. Walkush, aye; Mr. Williams, aye.

NEW BUSINESS

Proposed Zoning Amendment Z-2019-1

The Zoning Commission reviewed subject application and met with Mr. Dale Markowitz, who represents the applicant.

The Zoning Commission accepted a proposed amendment submitted by 7207 Chagrin Industrial, LLC which proposes to rezone PPN# 02-419836 (7207 Chagrin Road) consisting of 2.85 acres and 7209 Chagrin Hemlock, LLC which proposes to rezone PPN# 02-376800 (7209 Chagrin Road) consisting of 1.49 acres from Professional Office District (P-O) to Limited

Industrial Restricted District (LIR). The applicants are also requesting that Section 155.02(a) be amended to add a permitted use, where a zoning certificate is required, *for exercise and fitness studios, martial arts facilities, yoga studios and similar disciplines and related facilities.*

Ms. Walkush made a motion to accept this proposed amendment and to enumerate it as Amendment Z-2019-1, and to set the public hearing for June 25, 2019 at 7:15 P.M. at the Bainbridge Town Hall, 17826 Chillicothe Road, Bainbridge Township, Ohio and to request the Bainbridge Township Board of Trustees to issue a purchase order for the necessary legal advertisement.

Mr. Williams seconded the motion.

Vote: Mr. Giallanza, alternate, aye; Mr. Lateulere, aye; Mr. Miller, alternate, aye; Ms. Walkush, aye; Mr. Williams, aye.

OLD BUSINESS

Proposed Zoning Amendments

Signage

The Zoning Commission discussed proposed amendments for signage such as temporary signs, sandwich boards, billboards, interior window signs and changeable copy signs. The Zoning Commission was in agreement that at least (12) seconds would be an appropriate fixed time for message signs versus (30) seconds that is currently in the zoning resolution.

Board of Zoning Appeals Discussion Topics

The Zoning Commission discussed the zoning topics presented by the BZA.

OTHER BUSINESS

Cedar Fair Property – Pulte Homes

Mr. Lateulere reported on the Pulte Homes project being proposed for the Aurora side of the Cedar Fair property on the former Sea World parking area site.

CORRESPONDENCE

1. Bainbridge Township Board of Zoning Appeals Meeting Minutes, dated February 21, 2019; March 21, 2019 and April 18, 2019.
2. Bainbridge Township Board of Trustees Meeting Minutes, dated March 11, 2019; March 25, 2019; April 8, 2019; April 22, 2019 and May 2, 2019.

3. Memo from the Geauga County Planning Commission, dated May 16, 2019. RE: Plat of Subdivision for Canyon Lake Colony Subdivision No. 14-A – Final Plat.

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

Mr. Giallanza seconded the motion that passed unanimously. The meeting was adjourned at 8:15 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Commission Secretary

John Lateulere, Chairman

Date Approved: June 25, 2019