

Minutes of Zoning Commission

September 25, 2012

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. Howard Miller, Alternate; Mr. Charles Nichols and Mr. Ken Watson. Mr. Yingling arrived at 8:07 P.M.

GUESTS: Mr. Christopher Horn, Bainbridge Township Trustee
Mr. Robert Knowles

MINUTES

Mr. Watson made a motion to approve the minutes of the September 11, 2012 meeting as written.

Mr. Hunder seconded the motion that passed unanimously.

PUBLIC COMMENTS

Mr. Robert Knowles stated that he has always believed that Knowles Industrial Park is zoned M-1 instead of LIR and added that there is only one available lot left and he is concerned about the proposed uses in that area.

OLD BUSINESS

Zoning Resolution Update

Mr. Brett Keast and Mr. Matt Bucchin of Kendig Keast Collaborative held a Webex Teleconference with the Zoning Commission to review the proposed Comprehensive Zoning Resolution (CZR) outline and generally followed the prepared agenda.

- **Geauga Lake:** Discussion of whether there is interest in pursuing a more holistic (i.e., multiple jurisdictions) approach to the future of the Geauga Lake area.
- **Discussion of priorities influencing CZR development**
- **Staging of the Modules**
- **Detailed Outline of CZR:** A discussion of how the entire CZR would be organized, with specific questions about items that would fall within Module 1.
- **Public Involvement:** This was an issue identified during the last round of meetings. We could cover our current scope of work and then discuss if there are additional public participation opportunities needed or warranted.
- **Project Schedule**
- **Other Items?**

Messrs. Keast and Bucchin discussed the three proposed modules and stated that they are concerned that the current modules are too big and recommended expanding them to four modules instead. The breakdown would be as follows:

Module 1 – Chapter 1 – Purpose, Authority, Jurisdiction, Property Rights, and Transition
Chapter 2 – Zoning Districts and Land Use

Module 2 - Chapter 3 – Density, Intensity, Bulk, and Scale
Chapter 4 – Site Capacity, Environmental Quality, and Resource Stewardship

Module 3 - Chapter 5 – Development Standards (Parking, Signs, Landscaping and Buffering)

Module 4 - Chapter 6 – Administration (Certificates and Procedures)
Chapter 7 – Measurements and Words

The Zoning Commission reviewed the proposed chapters of the annotated outline. Also discussed was holding another public meeting for the residents at Timmons School or Kenston Middle School and contacting the homeowner’s associations about upcoming meetings.

Mr. Sheehy will contact the Western Reserve Land Conservancy and it was noted that information was received from the Chagrin River Watershed Partners.

The Zoning Commission discussed Geauga Lake Park and was in agreement that if it is a priority, it needs to be addressed now. Trustee Horn will follow up with Trustee Benza regarding the City of Aurora’s involvement on Geauga Lake Park.

MEETING SCHEDULE

The Zoning Commission was in agreement to cancel the special meeting scheduled on October 9, 2012.

CORRESPONDENCE

1. Bainbridge Township Board of Zoning Appeals Meeting Minutes, dated July 19, 2012 and July 24, 2012.
2. Bainbridge Township Board of Trustees Meeting Minutes, dated March 29, 2010; August 22, 2011; September 2, 2011; November 28, 2011; December 14, 2011; May 29, 2012; June 4, 2012; June 11, 2012; June 25, 2012; July 9, 2012; July 23, 2012; August 6, 2012; August 8, 2012; August 13, 2012; August 22, 2012; August 27, 2012.

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. Sheehy seconded the motion that passed unanimously. The meeting was adjourned at 9:02 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Secretary

Donald Sheehy, Chairman

Date Approved: October 30, 2012