

## Minutes of Zoning Commission

March 10, 2007

A special meeting of the Bainbridge Township Zoning Commission was called to order by Mr. Christopher Horn, Trustee Chairman at 9:04 A.M. Mr. Horn presided at the meeting. Zoning Commission members present were Ms. Denise Januska, Ms. Lorrie Sass, Mr. David Weiss and Mr. Steve Yingling. Mr. Donald Sheehy was absent.

The zoning commission met for a joint meeting with Bainbridge Township Trustees Mr. Christopher Horn, Mr. Jeffrey Markley and Ms. Linda White; Bainbridge Township Board of Zoning Appeals members Mr. Michael Lamanna, Mr. Todd Lewis, Mr. Mark Murphy and Mr. Mark Olivier; Mr. Frank McIntyre, Zoning Inspector; Mr. Shane Wrench, Assistant Zoning Inspector; Mr. David Dietrich, Geauga County Planning Director; Mr. Chris Sheridan, Geauga County Assistant Prosecutor; Ms. Becky Schlag, Geauga County Assistant Prosecutor; Ms. Kyle Dreyfuss-Wells, Director of Chagrin River Watershed Partners; Mr. Gus Saikaly, Director of Geauga County Department of Water Resources; Ms. Carmella Shale, Engineer and Administrator of the Geauga Soil and Water Conservation District; Ms. Annie Rzepka and Ms. Shannon Mullins, Geauga Soil and Water Conservation District.

Mr. Horn made the introduction.

Mr. David Dietrich presented an overview of the Geauga County Planning Commission regarding its members, roles, responsibilities and resources.

Ms. Kyle Dreyfuss-Wells presented an overview of the Chagrin River Watershed Partners regarding member services and watershed initiatives. Other topics presented by Ms. Dreyfuss-Wells were flooding, erosion and transfer of development rights (TDR).

Mr. Dietrich reported that HB 69 would enable the transfer of development rights.

Mr. Gus Saikaly presented an overview of the Geauga County Department of Water Resources and information on the proposed 208 Plan for Bainbridge Township and reviewed a map of same. He presented a map that indicates existing sewer lines, force mains and generalized water mains throughout the township. He also talked about the Memorandum of Understanding between the Bainbridge Township Board of Trustees and the Geauga County Board of Commissioners regarding sewer services in Bainbridge Township and discussed the water lines within Bainbridge Township.

Mr. Dietrich reported on Senate Bill 83 that would place a moratorium on the new septic rules.

Ms. Carmella Shale of the Geauga Soil and Water Conservation District presented an overview of the general services and technical assistance that her department provides and talked about agriculture pollution abatement rules, conservation easements, water management and sediment control regulations, and meeting the needs of NPDES Phase II stormwater regulations.

Mr. Chris Sheridan of the Geauga County Prosecutor's office spoke on transitional zoning, PUD options and general welfare.

A general discussion took place among those in attendance. Topics discussed were PUD zoning, impervious cover, ground water quantity and quality, sewers, easements, deed restrictions, storm water, conservation easements, septic issues, the general welfare clause and licensing for sexually oriented businesses.

Mr. Jim Norbuta, Realtor and representative for the Cipiti family asked if the township would have any interest in cluster homes or senior cluster homes on the 29 acres that the Cipiti family owns. The board of trustees directed him to the zoning boards.

Since there was no further business to come before the meeting of the Bainbridge Township Zoning Commission, the meeting was adjourned at 12:08 P.M.

Respectfully submitted,

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Linda L. Zimmerman  
Zoning Secretary

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David Weiss  
Chairman

Date Approved: 3/29/2007