

## Minutes of Zoning Commission

July 31, 2003

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Mr. David Weiss, Chairman at 7:34 P.M. Members present were: Ms. Chris Fine, Mr. Raymond Richards and Ms. Lorrie Sass. Mr. Donald Sheehy arrived at 9:14 P.M.

### MINUTES

Mr. Weiss made a motion to approve the minutes of the June 26, 2003 meeting as written.

Mr. Richards seconded the motion that passed unanimously.

### OLD BUSINESS

#### Proposed Zoning Amendments

##### Single Family Dwelling On Lot of Record

The zoning commission discussed a proposed amendment to allow only one single family detached dwelling on a lot of record. A draft will be forwarded to Mr. David Dietrich, Geauga County Planning Director, for his review.

##### Swimming Pools/Fences

The zoning commission held a discussion regarding the fencing of in-ground versus above-ground swimming pools.

##### Cluster Zoning Regulations

The zoning commission discussed the existing Cluster Zoning Regulations and setbacks for same.

### CORRESPONDENCE

1. Zoning News, dated June 2003.
2. Bainbridge Township Board of Zoning Appeals Meeting Minutes, dated June 19, 2003.
3. Copy of letter from the Geauga County Planning Commission to Mr. Clifford Hershman of Bainbridge Associates, Ltd., dated July 9, 2003. RE: Bainbridge Associates Waterline Easement – Final Plat.
4. Zoning Inspector's Report, dated June 2003.
5. Memo from the Geauga County Planning Commission, dated July 1, 2003. RE: Agenda for July 8, 2003 Planning Commission Meeting.

6. Bainbridge Township Board of Trustees Meeting Minutes, dated June 12, 2003, June 16, 2003, June 20, 2003 and June 23, 2003.

Mr. Weiss recessed the regular meeting at 8:02 P.M.

### PUBLIC HEARING

#### Proposed Zoning Amendment Z-2003-2

Mr. Weiss called the public hearing to order at 8:02 P.M. Members present were Ms. Chris Fine, Mr. Raymond Richards and Ms. Lorrie Sass. Mr. Donald Sheehy was absent.

Proposed amendment Z-2003-2 by motion of the Zoning Commission proposes to amend Chapter 155 (LIR Light Industry Restricted District) and Chapter 177.01 (Prohibited Uses) of the Bainbridge Township Zoning Resolution to permit Adult Entertainment and Adult Oriented Businesses as a conditional use and delete Adult Entertainment Businesses from Prohibited Uses of the Bainbridge Township Zoning Resolution.

Mr. Weiss noted that the legal advertisement for the public hearing had been duly advertised in the News Herald on July 21, 2003.

Mr. Weiss then read into the record the recommendation of the Geauga County Planning Commission in a letter dated July 9, 2003 in which the planning commission recommended approval of Z-2003-2 with comments listed.

Mr. Weiss explained the proposed amendment and the purpose is to regulate Adult Entertainment and Adult Oriented Businesses as a conditional use in Light Industry Restricted (LIR) zoned areas with minimum distances to schools, churches, day care centers, CB, CR and POD districts etc. as these businesses can no longer be prohibited.

Mr. Weiss solicited comments for the amendment.

None.

Mr. Weiss solicited comments against the amendment.

None.

Mr. Weiss made a motion to close the public hearing at 8:06 P.M.

Ms. Fine seconded the motion that passed unanimously.

PUBLIC HEARING

Proposed Zoning Amendment Z-2003-3

Mr. Weiss called the public hearing to order at 8:07 P.M. Members present were Ms. Chris Fine, Mr. Raymond Richards and Ms. Lorrie Sass. Mr. Donald Sheehy was absent.

Proposed amendment Z-2003-3 by motion of the Zoning Commission proposes to amend Chapter 117.12 – Conditional Use Procedure of the Bainbridge Township Zoning Resolution.

Mr. Weiss noted that the legal advertisement for the public hearing had been duly advertised in the News Herald on July 21, 2003.

Mr. Weiss then read into the record the recommendation of the Geauga County Planning Commission in a letter dated July 9, 2003 in which the planning commission recommended approval of Z-2003-3 with comments listed.

Mr. Weiss explained the proposed amendment and the purpose is to modify the existing conditional use permit application and procedure to provide for more input by the zoning inspector as opposed to the current conditional use procedures.

Mr. Weiss solicited comments for the amendment.

None.

Mr. Weiss solicited comments against the amendment.

None.

Mr. Weiss made a motion to close the public hearing at 8:10 P.M.

Mr. Richards seconded the motion that passed unanimously.

Mr. Weiss reconvened the regular meeting at 8:10 P.M.

OLD BUSINESS

Riparian Setbacks

Mr. Weiss reported on the status of the proposed riparian setback amendment. The zoning commission members reviewed a draft of the proposed amendment and a discussion followed.

## NEW BUSINESS

### Planned Unit Developments

The zoning commission met with Mr. Jeff Markley for a discussion regarding Planned Unit Developments (PUDs).

## OLD BUSINESS

### Proposed Zoning Amendment Z-2003-2

Mr. Weiss made a motion to recommend approval of Proposed Zoning Amendment Z-2003-2.

Ms. Sass seconded the motion.

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

### Proposed Zoning Amendment Z-2003-3

Mr. Weiss made a motion to recommend approval of Proposed Zoning Amendment Z-2003-3.

Ms. Sass seconded the motion.

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

## OTHER BUSINESS

### Meeting Schedule

The zoning commission members were in general agreement to cancel the regularly scheduled meeting of August 28, 2003.

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

Mr. Richards seconded the motion that passed unanimously. The meeting was adjourned at 9:24 P.M.

Respectfully submitted,

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Linda L. Zimmerman  
Zoning Secretary

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David Weiss, Chairman

Date Approved: 9/25/2003