

## Minutes of Zoning Commission

June 26, 2003

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Mr. David Weiss, Chairman at 7:30 P.M. Members present were: Ms. Chris Fine, Mr. Raymond Richards, Ms. Lorrie Sass and Mr. Donald Sheehy.

### MINUTES

Mr. Weiss made a motion to approve the minutes of the May 29, 2003 meeting as written.

Ms. Fine seconded the motion that passed unanimously.

### OLD BUSINESS

#### Adult Entertainment

The zoning commission reviewed and discussed the proposed zoning amendment regarding adult entertainment and adult oriented businesses. Mr. Sheehy suggested some changes to the proposed amendment.

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

Mr. Weiss made a motion to adopt the following motion, including Mr. Sheehy's suggested changes to the proposed amendment:

That an amendment to the Bainbridge Township Zoning Resolution of eleven pages, marked Exhibit A attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Bainbridge Township Zoning Commission on this 26th day of June, 2003.

Mr. Sheehy seconded the motion.

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

The proposed amendment 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.

The zoning commission enumerated this amendment as Z-2003-2 and set the public hearing for July 31, 2003 at 8:00 P.M. at the Bainbridge Town Hall, 17826 Chillicothe Road, Bainbridge Township, Ohio and requested that the Bainbridge Township Board of Trustees issue a purchase order for the necessary legal advertising.

## Conditional Use Zoning Regulations

The zoning commission reviewed and discussed the proposed zoning amendment regarding conditional use zoning regulations. Mr. Sheehy suggested some changes to the proposed amendment. The members also discussed requiring professional surveys and site plans for zoning applications.

### Proposed Zoning Amendment Z-2003-3

Mr. Weiss made a motion to adopt the following motion, including Mr. Sheehy's suggested changes to the proposed amendment:

That an amendment to the Bainbridge Township Zoning Resolution of two pages, marked Exhibit A attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Bainbridge Township Zoning Commission on this 26th day of June, 2003.

Ms. Sass seconded the motion.

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

The proposed amendment proposes to amend Chapter 117.12 – Conditional Use Procedure of the Bainbridge Township Zoning Resolution.

The zoning commission enumerated this amendment as Z-2003-3 and set the public hearing for July 31, 2003 at 8:00 P.M. at the Bainbridge Town Hall, 17826 Chillicothe Road, Bainbridge Township, Ohio and requested that the Bainbridge Township Board of Trustees issue a purchase order for the necessary legal advertising.

### Proposed Zoning Amendment – Riparian Setbacks

Mr. Weiss reported on the status of the proposed zoning amendment regarding riparian setbacks. The county will produce a map to be included as an exhibit with the proposed amendment. The members were in agreement to discuss this again at the July 31, 2003 meeting.

## NEW BUSINESS

### Proposed Zoning Amendment – Alteration of Topography

The zoning commission reviewed a proposed amendment prepared by Mr. Sheehy regarding alteration of topography. Mr. Sheehy will forward a copy of the proposed zoning amendment to the Geauga County Planning Commission for its review.

Cluster Zoning Regulations

The zoning commission discussed the township's cluster zoning regulations.

CORRESPONDENCE

1. Memo from the Geauga County Planning Commission, dated June 18, 2003. RE: Bainbridge Associates Waterline Easement – Final Plat.
2. Copy of letter to the Bainbridge Township Board of Zoning Appeals from Rebecca F. Schlag, Assistant Prosecuting Attorney, dated June 17, 2003. RE: Paul Dennis variance request (Dennis Family Condo).
3. Bainbridge Township Board of Zoning Appeals Meeting Minutes, dated May 15, 2003.
4. Zoning Inspector's Report, dated May 2003.
5. Bainbridge Township Board of Trustees Meeting Minutes, dated May 19, 2003, May 27, 2003, June 2, 2003, June 9, 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. Sheehy seconded the motion that passed unanimously. The meeting was adjourned at 10:55 P.M.

Respectfully submitted,

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Linda L. Zimmerman  
Zoning Secretary

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David Weiss, Chairman

Date Approved: 7/31/2003