

Bainbridge Township, Ohio  
Board of Zoning Appeals  
October 21, 2021

Pursuant to notice by publication and ordinary mail, the public hearing was called to order at 7:06 P.M. by Mr. Michael Lamanna, Chairman. Members present were Mr. Ted DeWater; Mr. Ian Friedman, Alternate; Mr. Joseph Gutoskey and Mr. Todd Lewis. Ms. Karen Endres, Zoning Inspector was present.

Mr. Lamanna welcomed everyone to the regular meeting of the Bainbridge Township Board of Zoning Appeals, explained the public hearing process and stated that anyone who wishes to testify will be sworn in.

Mr. Lamanna swore in Ms. Karen Endres, Zoning Inspector and he let the record reflect that Ms. Endres was duly sworn.

Mr. Lamanna swore in all of those interested in testifying and he let the record reflect that all of the people intending to testify have been duly sworn.

Application 2020-35 by Dangelo, Ltd. for property at 16965 Park Circle Drive - Continuance

The applicant is requesting area variance(s) for the purpose of maintaining a pavilion. The property is located in a LIR District.

Motion BZA 2021-35 – 16965 Park Circle Drive (Sapphire Creek)

Mr. Lamanna moved to continue this application to the next regularly scheduled meeting to be held November 18, 2021 at the request of the applicant.

Mr. Lewis seconded the motion.

Vote: Mr. DeWater, aye; Mr. Friedman, aye; Mr. Gutoskey, abstain; Mr. Lamanna, aye; Mr. Lewis, aye.

Application 2021-24 by 422 Company, Ltd. for property at 8200 Washington Street

The applicant is requesting a review and renewal request of an existing conditional use. The property is located in a CB District.

Mr. Jaredd Flynn and Mr. Kyle Blumenthal, Manager of the Golf Dome were present to represent this application.

Mr. Flynn testified that the Golf Dome property, as most of you know, is in the CB District as a conditional use permit and it has been in existence since the nineties. He said about five years ago he came before the board and got an extension of the conditional use permit regarding the ballfield in the back and at that time the renewal was for five years so that renewal stopped in April and actually January of this year the golf dome collapsed and we are in the process of rebuilding that golf dome with the current specs and everything is going to stay the same with the exception of a generator that has to be moved based upon code requirements at this time so it is going to be moved 10' to 15', outside of that everything is going to remain the same, it will have improved lighting, it is going to have improved turf and everything else but that is pretty much it, we are here for a renewal and like he said it is in the process of being reconstructed and he thinks it is going to be November – December and he can talk more about that if the board has questions but it is in the process and due to production delays and everything else, they are moving.

Mr. Gutoskey said you are talking about the interior, no changes.

Mr. Flynn said no changes to that site.

Mr. Lamanna asked if we have a revised plan for the relocation of the generator yet.

Ms. Karen Endres, Zoning Inspector testified that she doesn't have the plans for the generator but any lot coverage that would be added is going to be de minimis, she wouldn't send it to the board for 10 or 20 sq. ft. of extra lot coverage whatever it might be.

Mr. Lamanna told the applicants to submit that for the record once they get a final location on that so we have that in the file.

Ms. Endres said that application has not been submitted yet, this is just for the renewal of the conditional use.

Mr. Lamanna said but technically it is a modification and he doesn't want to get held up over a technicality here and they would have to come back.

Ms. Endres said you are right.

Mr. Lamanna asked if there are any other outstanding issues here.

Ms. Endres said she has had no complaints with the Golf Dome but the biggest issue is unfortunately it collapsed and they have to go through the aggravation of rebuilding under current building codes.

Mr. Lamanna asked if there is anybody else here interested in this application.

Since there was no further testimony, this application was concluded.

Motion BZA 2021-24 – 8200 Washington Street (422 Company – Golf Dome)

Mr. Lamanna moved to renew the applicant's Conditional Use Permit for a five year period from the date the board's decision becomes final and the board also notes that the board is approving a relocation of the generator required by code change and the rebuilding of the dome which was destroyed by weather and when the applicant gets a final location on that he will submit an appropriate drawing to the Zoning Inspector to complete the file on that change.

Mr. Lewis seconded the motion.

Vote: Mr. DeWater, aye; Mr. Friedman, aye; Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye.

Application 2021-25 by Federated Church by Melissa Owen, Sr. Director of People and Operations for property at 16349 Chillicothe Road

The applicant is requesting a review and renewal request of an existing conditional use. The property is located in a R-5A District.

Ms. Melissa Owen was present to represent this application.

Ms. Owen testified that their property is located at 16349 Chillicothe Road.

Mr. Lewis said in August of 2017 the board made a provision for permitting the property to allow a YMCA Day Camp program with some very specific dates and times on that. He said it is his understanding they have not renewed.

Ms. Owen said no.

Mr. Lewis said he would probably suggest from the board that we delete that provision in the renewal and if the applicant comes up with something new in the future that they re-present it to us.

Mr. Gutoskey said it looks like in 2017 the board renewed it for a year and then in 2018 they came back and we gave them to October 15<sup>th</sup> of this year.

Mr. Lewis said that is expiring and he just wanted to formally address it that that was not part of the renewal.

Mr. Gutoskey said his question is whether or not they are still using it.

Ms. Owen asked the YMCA.

Mr. Gutoskey said yes.

Ms. Owen said no.

Mr. Lamanna said so you are not anticipating them coming back, they have other places that works better for them.

Ms. Owen said yes.

Mr. Gutoskey asked if there is anybody in the audience that would like to speak on this.

Mr. Dale Markovitz testified that he is here for Community Life Collaborative which is just managing the property, he was hoping there would be nothing that he would need to speak about but he can answer any questions the board may have.

Mr. Lamanna asked if there are any other pending issues.

Ms. Karen Endres, Zoning Inspector testified that there have been no complaints and no problems and to the best of her knowledge they have been complying with all of the conditions that were approved.

Since there was no further testimony, this application was concluded.

Motion BZA 2021-25 – 16349 Chillicothe Road (Federated Church Family Life Center)

Mr. Lamanna moved to renew the applicant's Conditional Use Permit for a period of five years commencing on the date that this decision becomes final.

The board notes that the previous modification with respect to the YMCA Day Camp will be deleted from this renewal as they are no longer using it as a day camp.

Mr. DeWater seconded the motion.

Vote: Mr. DeWater, aye; Mr. Friedman, aye; Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye.

Application 2021-26 by Lord of Life Lutheran Church for property at 17989 Chillicothe Road

The applicant is requesting a review and renewal request of an existing conditional use. The property is located in a R-3A District.

Mr. Wayne Gacnik and Mr. Kirk Henline were present to represent this application.

Mr. Gacnik testified that there are no changes.

Mr. Lamanna asked Ms. Endres if there are any issues.

Ms. Karen Endres, Zoning Inspector testified that there have been no complaints and she is unaware of any problems of any kind, to the best of her knowledge they are in compliance with all of their conditions.

Mr. Lamanna asked if there are any questions.

The board responded no.

Mr. Lewis said it is business as usual, you guys are doing a great job, you've done everything you said you would.

Mr. Gacnik said thank you.

Since there was no further testimony, this application was concluded.

Motion BZA 2021-26 – 17989 Chillicothe Road (Lord of Life Lutheran Church)

Mr. Lamanna moved to grant the applicant a renewal of their Conditional Use Permit for a period of five years commencing on the date this decision becomes final.

Mr. Gutoskey seconded the motion.

Vote: Mr. DeWater, aye; Mr. Friedman, aye; Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye.

Since there was no further testimony, the public hearing was closed at 7:20 P.M.

Respectfully submitted,

Brent Barr, Alternate  
Ted DeWater  
Ian Friedman, Alternate  
Joseph Gutoskey  
Michael Lamanna, Chairman  
Todd Lewis, Vice Chairman

Attested to by: Linda L. Zimmerman, Secretary  
Board of Zoning Appeals

Date: November 18, 2021

AUDIO RECORDING ON FILE

Bainbridge Township, Ohio  
Board of Zoning Appeals  
October 21, 2021

The regular meeting of the Bainbridge Township Board of Zoning Appeals was called to order at 7:20 P.M. by Mr. Michael Lamanna, Chairman. Members present were Mr. Ted DeWater; Mr. Ian Friedman, Alternate; Mr. Joseph Gutoskey and Mr. Todd Lewis. Ms. Karen Endres, Zoning Inspector was present.

MINUTES

Mr. Lamanna moved to adopt the meeting minutes of September 16, 2021 as written.

Mr. Gutoskey seconded the motion.

Vote: Mr. DeWater, aye; Mr. Friedman, aye; Mr. Gutoskey, aye; Mr. Lamanna, aye, Mr. Lewis, aye.

APPLICATIONS FOR NEXT MONTH

Application 2020-35 by Dangelo, Ltd. for property at 16965 Park Circle Drive - Continuance

The applicant is requesting area variance(s) for the purpose of maintaining a pavilion. The property is located in a LIR District.

Application 2021-27 by Blaine McKelvey and Daniel Villani of Payne & Payne Renovations and Design on behalf of Brian and Beth Gallagher for property at 8320 Devon Court

The applicants are requesting area variance(s) for the purpose of constructing a residential accessory building. The property is located in a R-5A District.

The Bainbridge Township Board of Zoning Appeals set a public hearing on the above applications for November 18, 2021 at 7:00 P.M. at the Bainbridge Township Community Hall, 17826 Chillicothe Road, Bainbridge Township, Ohio and unanimously resolved to request the Bainbridge Township Board of Trustees to issue a purchase order for legal advertising.

Since there was no further business, the meeting was adjourned at 8:13 P.M.

Respectfully submitted,

Brent Barr, Alternate  
Ted DeWater  
Ian Friedman, Alternate  
Joseph Gutoskey  
Michael Lamanna, Chairman  
Todd Lewis, Vice Chairman

Attested to by: Linda L. Zimmerman, Secretary  
Board of Zoning Appeals

Date: November 18, 2021