

Minutes of Zoning Commission

August 31, 2021

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Mr. John Lateulere, Chairman at 7:08 P.M. Members present were: Ms. Kristina Alaei; Ms. Marlene Walkush and Ms. Stacy Westervelt, Alternate. Ms. Marion Perry; Mr. Dennis Williams and Ms. Laura Weber, Alternate were absent. Ms. Karen Endres, Zoning Inspector and Mr. David Dietrich, Planning and Zoning Coordinator were present.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENTS: None.

GUEST:

Mr. Justin English, Realtor, met with the Zoning Commission to discuss possibilities of rezoning a parcel, located on Bainbridge Road across from Tanglewood that he has currently under contract to purchase, for a potential two-story office building and mini-storage.

Ms. Karen Endres, Zoning Inspector noted that a small part of the parcel is zoned CB and the rest of the parcel is zoned R-3A residential.

The Zoning Commission reviewed zoning options with Mr. English.

MINUTES

The approval of the minutes for July 27, 2021 was tabled to the next regularly scheduled meeting to be held September 28, 2021.

OLD BUSINESS

Site Plan Review

The Zoning Commission discussed a proposed amendment for Site Plan Review and was in agreement to initiate an amendment for same.

Proposed Zoning Amendment Z-2021-5 – Site Plan Review

The Zoning Commission reviewed the proposed amendment and noted that it is an amendment to Chapter 109 – Zoning Inspector; Certificates and Enforcement to include Site Plan Review.

Ms. Walkush moved the adoption of the following motion:

That an amendment to the Bainbridge Township Zoning Resolution, identified as number Z-2021-5, consisting of 4 pages, marked Exhibit A and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Bainbridge Township Zoning Commission this 31st day of August, 2021.

Ms. Alaei seconded the motion.

Vote: Ms. Alaei, aye; Mr. Lateulere, aye; Ms. Walkush, aye; Ms. Westervelt, aye.

Motion to Set a Date for a Public Hearing on the Proposed Zoning Amendment Z-2021-5

Ms. Walkush moved the adoption of the following motion:

That the Bainbridge Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number Z-2021-5 to the Bainbridge Township Zoning Resolution as attached hereto on the 28th day of September, 2021 at 7:15 P.M. at the Bainbridge Town Hall and request that the Bainbridge Township Board of Trustees issue a purchase order for the necessary legal advertising.

Ms. Alaei seconded the motion.

Vote: Ms. Alaei, aye; Mr. Lateulere, aye; Ms. Walkush, aye; Ms. Westervelt, aye.

Proposed Zoning Amendment – Architectural Review Board

The Zoning Commission discussed the proposed amendment for Architectural Review Board and was in agreement to remove it from the agenda under Old Business.

Proposed Zoning Amendment – PUD (Planned Unit Development)

The Zoning Commission discussed the proposed amendment for PUD (Planned Unit Development) and was in agreement to keep it on the agenda under Old Business.

ZONING INSPECTOR UPDATE

Ms. Endres gave an update on the new Starbucks that is going in on Aurora Road and Handy Rents on E. Washington Street.

Mr. Dietrich gave an update on the Geauga Lake Property.

CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated July 12, 2021.
2. Bainbridge Township Board of Zoning Appeals Meeting Minutes dated July 15, 2021.
3. Memo from the Geauga County Planning Commission, dated August 26, 2021. RE: Big Dipper Road Dedication Plat – Final Plat.

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

Ms. Westervelt seconded the motion that passed unanimously. The meeting was adjourned at 8:35 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Commission Secretary

John Lateulere, Chairman

Date Approved: October 26, 2021