

Bainbridge Township, Ohio
Board of Zoning Appeals
January 20, 2022

Pursuant to notice by publication and ordinary mail, the public hearing was called to order at 7:00 P.M. by Mr. Todd Lewis, Vice Chairman. Members present were Mr. Brent Barr, Alternate; Mr. Ted DeWater; Mr. Joseph Gutoskey; Ms. Lori O'Neill, Alternate and Mr. Emeil Soryal. Mr. Michael Lamanna was absent. Ms. Karen Endres, Zoning Inspector was present.

Mr. Lewis welcomed everyone to the regular meeting of the Bainbridge Township Board of Zoning Appeals and said he was going to forego the part about informing everybody on the floor of the meeting and we will go right into the application. Mr. Lewis stated that the board has one application before us tonight and that is application 2020-35 for Dangelo, Ltd. at 16965 Park Circle Drive.

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.

Mr. Lewis stated that at the applicant's request to postpone this application scheduled for today he will move to accept this postponement request so this application is hereby rescheduled for March 17, 2022 with the following comments.

1. The applicant has requested and has been granted multiple previous postponements.
2. The applicant has requested a full BZA board be present.
3. The BZA has availability of board members previously engaged in this application at the March meeting.
4. Lead Legal Counsel for the Knolls HOA is not available in February and is at the March meeting.
5. In the spirit of having all affected parties present the application will be continued to the March meeting.
6. Regarding counter rebuttal brief submissions, they are due on or before January 31, 2022 and should be directed to the BZA Secretary.

Mr. DeWater seconded the motion.

Vote: Mr. Barr, aye; Mr. DeWater, aye; Mr. Gutoskey, abstain; Mr. Lewis, aye; Ms. O'Neill, aye; Mr. Soryal, aye.

Since there was no further testimony, the public hearing was closed at 7:03 P.M.

Respectfully submitted,

Brent Barr, Alternate
Ted DeWater
Joseph Gutoskey
Michael Lamanna, Chairman
Todd Lewis, Vice Chairman
Lori O'Neill, Alternate
Emeil Soryal

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

Date: February 17, 2022

AUDIO RECORDING ON FILE

Bainbridge Township, Ohio
Board of Zoning Appeals
January 20, 2022

The regular meeting of the Bainbridge Township Board of Zoning Appeals was called to order at 7:03 P.M. by Mr. Todd Lewis, Vice Chairman. Members present were Mr. Brent Barr, Alternate; Mr. Ted DeWater; Mr. Joseph Gutoskey; Ms. Lori O'Neill, Alternate and Mr. Emeil Soryal. Mr. Michael Lamanna was absent. Ms. Karen Endres, Zoning Inspector was present.

Mr. Lewis welcomed the two new Board of Zoning Appeals members, Mr. Emeil Soryal who joined us in December and Ms. Lori O'Neill who is the new alternate.

MINUTES

Mr. Lewis moved to adopt the meeting minutes of December 16, 2021 as written.

Mr. DeWater seconded the motion.

Vote: Mr. Barr, aye; Mr. DeWater, aye; Mr. Gutoskey, aye; Mr. Lewis, aye, Mr. Soryal, aye.

ORGANIZATIONAL SESSION

Election of Chairman

Mr. Lewis made a motion to appoint Mr. Lamanna as Chairman.

Mr. Barr seconded the motion.

Vote: Mr. Barr, aye; Mr. DeWater, aye; Mr. Gutoskey, aye; Mr. Lewis, aye; Mr. Soryal, aye.

Election of Vice Chairman

Mr. Gutoskey made a motion to appoint Mr. Lewis as Vice Chairman.

Mr. Barr seconded the motion.

Vote: Mr. Barr, aye; Mr. DeWater, aye; Mr. Gutoskey, aye; Mr. Lewis, abstain; Mr. Soryal, aye.

Sunshine Law

Mr. DeWater made a motion to adopt the Ohio Sunshine Law (ORC).

Mr. Gutoskey seconded the motion.

Vote: Mr. Barr, aye; Mr. DeWater, aye; Mr. Gutoskey, aye; Mr. Lewis, aye; Mr. Soryal, aye.

Meeting Schedule

Mr. Barr made a motion to set the meeting night of the Board of Zoning Appeals on the third Thursday of each month at 7:00 P.M. at the Bainbridge Town Hall; which meetings may be continued from time to time, at the discretion of the board, to such other dates as set at the meeting; and also that the board may schedule additional meetings during the month upon its motion.

Mr. Lewis seconded the motion.

Vote: Mr. Barr, aye; Mr. DeWater, aye; Mr. Gutoskey, aye; Mr. Lewis, aye; Mr. Soryal, aye.

Zoning Secretary

Mr. Gutoskey made a motion to reappoint Linda Zimmerman as secretary to the Board of Zoning Appeals.

Mr. Barr seconded the motion.

Vote: Mr. Barr, aye; Mr. DeWater, aye; Mr. Gutoskey, aye; Mr. Lewis, aye; Mr. Soryal, aye.

By-Laws

Mr. Soryal made a motion to adopt the Bainbridge Township Board of Zoning Appeals By-Laws and Procedures effective January 18, 2007 and amended on January 15, 2009.

Mr. DeWater seconded the motion.

Vote: Mr. Barr, aye; Mr. DeWater, aye; Mr. Gutoskey, aye; Mr. Lewis, aye; Mr. Soryal, aye.

New BZA Member Guidance

Mr. Lewis reviewed BZA guidance with the new members.

APPLICATIONS FOR NEXT MONTH

Application 2022-1 by Myers Architects on Behalf of William Oliver for property at 8605 Lake in the Woods Trail

The applicant is requesting area variance(s) for the purpose of adding a front porch. The property is located in a R-5A District.

Application 2022-2 by David Steiner and Katherine Gibbons for property at 17320 Corban Drive

The applicants are alleging error by the Zoning Inspector. The property is located in a R-5A District.

Application 2022-3 by Timothy Bollinger for property at 17490 Lansmark Court

The applicant is requesting area variance(s) for the purpose of additional lot coverage for a driveway and parking. The property is located in a R-3A District.

Application 2022-4 by Ted A. Batchelor for property at 16434 Snyder Road

The applicant is requesting area variance(s) for the purpose of replacing two front porches. The property is located in a R-5A District.

Application 2022-5 by VOH-Bainbridge Township, LLC for property at 8378 East Washington Street (Citizens Bank)

The applicant is requesting area variance(s) for side lot line setbacks to allow two driveway accesses to cross and allow a 0' driveway setback. The property is located in a CB District.

Application 2022-6 by VOH-Bainbridge Township, LLC for property at PP#02-292860 East Washington Street (Aldi's Grocery Store)

The applicant is requesting area variance(s) to allow two driveway accesses to cross side lot line and allow a shared driveway. The property is located in a CB District.

The Bainbridge Township Board of Zoning Appeals set a public hearing on the above applications for February 17, 2022 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 7:51 P.M.

Respectfully submitted,

Brent Barr, Alternate
Ted DeWater
Joseph Gutoskey
Michael Lamanna, Chairman
Todd Lewis, Vice Chairman
Lori O'Neill, Alternate
Emeil Soryal

Attested to by: Linda L. Zimmerman, Secretary
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