

Minutes of Zoning Commission

September 27, 2022

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Mr. John Lateulere, Chairman at 7:02 P.M. Members present were: Ms. Kristina Alaei; Ms. Marlene Walkush and Ms. Stacy Westervelt, Alternate. Ms. Laura Weber, Alternate and Mr. Dennis Williams were absent. Ms. Karen Endres, Zoning Inspector and Mr. Dave Dietrich, Planning and Zoning Coordinator were present.

Also present was Mrs. Kristina O'Brien, Bainbridge Township Trustee and Board of Zoning Appeals members Mr. Ted DeWater; Mr. Joe Gutoskey; Mr. Todd Lewis, Ms. Lori O'Neill, Alternate and Mr. Emeil Soryal.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENTS: None.

NEW BUSINESS

The Zoning Commission met with the Board of Zoning Appeals for a joint meeting to discuss the following topics.

1. The required 10' separation between the house and an accessory building on conforming lots and the required 20' separation between the house and an accessory building on non-conforming lots.
2. Accessory building height limit without regard to roof pitch and matching the primary structure roof pitch.
3. Establishment of a definition of a standard two-car garage size as an accessory building.
4. Accessory building size in some cases permitted up to 900 square feet with substantially reduced side yard setback requirement and impact on the adjacent property.
5. Should allowable accessory buildings be proportionately sized according to lot size, using lot size in determining accessory building size and setbacks versus using non-conforming lots or conforming lots as the criteria.
6. Solar panels – ground and roof mounted.
7. Short-term rentals.
8. Zoning conflicts – Ambiguities and inconsistencies in applying 1977 zoning resolution to present code with exceptions and out of date consent agreement judgments. Example 1: Former M1 District Zoning versus today's districts. Example 2: Conforming vs non-conforming residential lots/setback allowances.

9. Should the MUP District remain on the zoning map because of the existing judgment entry with the former Geauga Lake property and the Memorandum of Understanding that covers the Market Place at Four Corners shopping center.

MINUTES

Ms. Westervelt moved to adopt the minutes of the August 30, 2022 meeting as written.

Ms. Walkush seconded the motion that passed unanimously.

OLD BUSINESS

PUDO (Planned Unit Development District Overlay)

The Zoning Commission discussed the new proposed Chapter 145 for Planned Unit Development District Overlay (PUDO) that would act as an overlay in the Convenience Business (CB), Professional Office (PO) and Light Industrial Restricted (LIR) districts and was in agreement to continue the discussion at the next regularly scheduled meeting.

CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated August 3, 2022; August 5, 2022; August 8, 2022; August 22, 2022; August 30, 2022.
2. Bainbridge Township Board of Zoning Appeals Meeting Minutes, dated August 18, 2022.

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

Ms. Walkush seconded the motion that passed unanimously. The meeting was adjourned at 9:07 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Commission Secretary

John Lateulere, Chairman

Date Approved: November 29, 2022