

Minutes of Zoning Commission

November 29, 2022

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Mr. Dennis Williams, Vice Chairman at 7:02 P.M. Members present were: Ms. Kristina Alaei; Ms. Marlene Walkush and Ms. Stacy Westervelt, Alternate. Ms. Laura Weber, Alternate was absent. Ms. Karen Endres, Zoning Inspector and Mr. Dave Dietrich, Planning and Zoning Coordinator were present. Mr. Lateulere arrived at 7:28 P.M. and assumed the duties of Chairman.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENTS: None.

MINUTES

Ms. Westervelt moved to adopt the minutes of the September 27, 2022 meeting as written.

Ms. Alaei seconded the motion that passed unanimously.

Secretary's note: The October meeting was canceled due to lack of a quorum.

DECEMBER MEETING SCHEDULE

The Zoning Commission was in general agreement to hold the regularly scheduled meeting in December but to change the start time to 6:00 P.M.

OLD BUSINESS

PROPOSED ZONING AMENDMENTS

The Zoning Commission reviewed drafts of the following proposed zoning amendments.

1. Detached Accessory Buildings – CB, R-3A & R-5A
2. Chapter 105 – Definitions
3. Chapter 117 – Board of Zoning Appeals
4. Chapter 141 – Professional Office District
5. Chapter 143 – Convenience Business District
6. Chapter 160 – Establishment of Riparian Setbacks
7. Chapter 173 – Signs
8. Schedule of Uses

9. Chapter 161.11 – General Provisions (Permitted Yard Obstructions) – Add uses not requiring a zoning certificate.
10. Conditional uses – Vet Clinics
11. Chapter 157 – Agriculture (setbacks)

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.

OTHER BUSINESS

“Zoned Out of the American Dream - The Impact of Land Use and Zoning Policy on Affordable Housing”

The Zoning Commission reviewed an article called “Zoned Out of the American Dream – The Impact of Land Use and Zoning Policy on Affordable Housing” by John P. Slagter, Tony Vacanti and Danielle Easton published in the Cleveland Metropolitan Bar Journal regarding the changing demographics of the country. Mr. Lateulere stated that he is not advocating anything different in the township, he just wants the Zoning Commission to start thinking about it to see if there is anything that the township should be doing to accommodate the changes that are probably real that are coming to our community within the next few years.

CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated September 12, 2022; September 26, 2022; October 10, 2022; October 12, 2022; October 24, 2022; November 7, 2022.
2. Bainbridge Township Board of Zoning Appeals Meeting Minutes, dated September 15, 2022; October 20, 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 9:04 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Commission Secretary

John Lateulere, Chairman

Date Approved: January 31, 2023