

## Minutes of Zoning Commission

January 31, 2023

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Mr. John Lateulere, Chairman at 7:00 P.M. Members present were: Ms. Kristina Alaei; Ms. Lorrie Sass Benza, Ms. Marlene Walkush, Ms. Laura Weber, Alternate and Ms. Stacy Westervelt, Alternate. Mr. Dave Dietrich, Planning and Zoning Coordinator was present.

The Zoning Commission welcomed new member Ms. Lorrie Sass Benza. Ms. Benza was appointed to fill the unexpired term of Ms. Marion Perry ending December 31, 2025.

The Zoning Commission acknowledged that Mr. Dennis Williams chose not to continue on the Zoning Commission for another term.

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENTS: None.

### MINUTES

Ms. Westervelt moved to adopt the minutes of the November 29, 2022 meeting as written.

Ms. Alaei seconded the motion.

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

Secretary's note: The December 27, 2022 meeting was cancelled.

### ORGANIZATIONAL MEETING

#### Sunshine Law

Ms. Westervelt made a motion to adopt and support the Sunshine Law as provided in the O.R.C.

Ms. Walkush seconded the motion.

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

### Secretary

Ms. Walkush made a motion to reappoint Ms. Linda Zimmerman as secretary for the Zoning Commission.

Ms. Westervelt seconded the motion.

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

### Meeting Schedule

Ms. Benza made a motion to hold the regular meetings on the last Tuesday of each month at 7:00 P.M. at the Town Hall.

Ms. Walkush seconded the motion.

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

### Acceptance of Proposed Amendments

Ms. Benza made a motion to retain the policy of accepting any proposed amendment applications on the last meeting night of each month. (Generally to be the last Tuesday of the month.)

Ms. Westervelt seconded the motion.

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

### Election of Officers

#### Chairman

Ms. Benza made a motion to elect Mr. John Lateulere as Chairman.

Ms. Walkush seconded the motion.

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

## Vice Chairman

Ms. Walkush made a motion to elect Ms. Lorrie Sass Benza as Vice Chairman.

Ms. Westervelt seconded the motion.

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

## NEW BUSINESS

### Land Use Plan

The Zoning Commission held a discussion on the need to update the township's Land Use Plan and was in general agreement for Mr. Lateulere to draft a letter to the Board of Trustees recommending that consideration be given to the Land Use Plan being updated.

## OLD BUSINESS

### PUDO (Planned Unit Development District Overlay)

The Zoning Commission reviewed modifications to 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.

### Proposed Zoning Amendments

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

1. Chapter 101 – Purpose and Conflict
2. Chapter 105 – Definitions
3. Chapter 135 – R5A Rural Open Residential District
4. Chapter 143 – Convenience Business District
5. Chapter 157 – Agriculture (setbacks)
6. Chapter 160 – Establishment of Riparian Setbacks
7. Chapter 161.11 – General Provisions (Permitted Yard Obstructions)
8. Chapter 173 – Temporary Signs

OTHER BUSINESS

TIF (Tax Increment Financing) and Architectural Review Boards

A discussion was held on TIFs and the formation of an Architectural Review Board.

Detached Accessory Buildings

The Zoning Commission discussed the current zoning regulations for detached accessory buildings.

CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated December 19, 2022.
2. Bainbridge Township Board of Zoning Appeals Meeting Minutes, dated December 15, 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. Benza seconded the motion that passed unanimously. The meeting was adjourned at 8:58 P.M.

Respectfully submitted,

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Linda L. Zimmerman  
Zoning Commission Secretary

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John Lateulere, Chairman

Date Approved: February 28, 2023