

Minutes of Zoning Commission

February 28, 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. Stephanie Puzzo; 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 Ms. Stephanie Puzzo as a new regular member of the Zoning Commission, term ending December 31, 2027 and noted that Ms. Laura Weber, Alternate was reappointed to another two year term ending December 31, 2024.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENTS: None.

MINUTES

Ms. Alaei moved to adopt the minutes of the January 31, 2023 meeting as written.

Ms. Benza seconded the motion.

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

NEW BUSINESS

RFP for Land Use Plan

The Zoning Commission reviewed a Preliminary and Subject to Revision "Request for Proposal" for the proposed Bainbridge Township Land Use Plan Update. The Zoning Commission members will submit their comments/revisions to Mr. Lateulere by March 7, 2023.

208 Plan

A discussion was held regarding the current 208 Service Plan map for the township dated July 2015, the MOU dated June 13, 1998 between Bainbridge Township Board of Trustees and the Geauga County Board of Commissioners regarding sanitary service areas and a proposed map dated January 19, 2023 received from Mr. Nick Gorris, Geauga County Sanitary Engineer. It was noted that the Board of Trustees approved an amended 208 Service Plan map dated June 27, 2022 and this map was transmitted to the county. No action was taken on this matter by the Board of County Commissioners. Chairman Lateulere indicated that he would contact Dr. Michael Bates, Township Trustee Chair and Zoning Department liaison regarding this matter.

OLD BUSINESS

Proposed Zoning Amendments

The Zoning Commission reviewed drafts of the following proposed zoning amendments and was in agreement to send them to Geauga County Assistant Prosecuting Attorney Linda Applebaum for review.

1. Chapter 101 – Purpose and Conflict
2. Chapter 105 – Definitions
3. Chapter 117 – Board of Zoning Appeals
4. Chapter 131 – Districts Classified and Purpose
5. Chapter 135 – R5A Rural Open Residential District
6. Chapter 141 – Professional Office (P-O) District
7. Chapter 143 – CB Convenience Business District
8. Chapter 157 – Agriculture
9. Chapter 160 – Establishment of Riparian Setbacks
10. Chapter 161 – General Provisions
11. Chapter 173 – Signs
12. Schedule of Dimensional Requirements by Zoning District (Proposed Chapter 133)
13. Schedule of Uses (Proposed Chapter 134)
14. Outdoor Dining (Chapter 143.02 (b))
15. PUD (Planned Unit Development Overlay) (Proposed Chapter 145)

OTHER BUSINESS

Joint Meeting with Zoning Commission and Board of Zoning Appeals

The Zoning Commission discussed holding another joint meeting with the Board of Zoning Appeals in May.

CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated January 9, 2023 (Organizational); January 9, 2023 (Regular); January 23, 2023; February 6, 2023.
2. Bainbridge Township Board of Zoning Appeals Meeting Minutes, dated January 19, 2023.
3. Memo from Linda M. Crombie, Geauga County Planning Director, dated February 9, 2023. RE: Canyon Lakes Colony Subdivision No. 14-C – Final Plat.
4. Memo from Linda M. Crombie, Geauga County Planning Director, dated February 23, 2023. RE: Tall Timbers Replat – Sublots 8, 9, 10 & 11 – Bainbridge Township – Final Plat.

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

Ms. Alaei seconded the motion that passed unanimously. The meeting was adjourned at 8:36 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Commission Secretary

John Lateulere, Chairman

Date Approved: March 28, 2023