

Minutes of Zoning Commission

April 25, 2023

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Ms. Lorrie Sass Benza, Vice Chair at 7:01 P.M. Members present were: Ms. Kristina Alaei; Ms. Stephanie Puzzo; Ms. Marlene Walkush and Ms. Stacy Westervelt, Alternate. Mr. John Lateulere and Ms. Laura Weber, Alternate were absent. Mr. Dave Dietrich, Planning and Zoning Coordinator, Mr. Steven Averill, Zoning Inspector and Mr. Bill Lovell, Assistant Fire Chief were present.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

MINUTES

Ms. Walkush moved to adopt the minutes of the March 28, 2023 meeting as written.

Ms. Puzzo seconded the motion.

Vote: Ms. Alaei, aye; Ms. Benza, aye; Ms. Puzzo, aye; Ms. Walkush, aye; Ms. Westervelt, aye.

PUBLIC COMMENTS

Mr. Glenn Knific, 8460 Woodberry Boulevard met with the Zoning Commission to discuss the proposed changes to Chapter 143 regarding Outdoor Dining and how it relates to noise. He also asked if there will be any peripheral impacts to residential districts resulting from the Planned Unit Development District overlay or Land Use Plan that are currently under development.

The Zoning Commission explained that proposed Zoning Amendment Z-2023-1 addresses Outdoor Dining as a conditional use with a list of conditions that will apply. The Zoning Commission discussed noise ordinances and enforceability issues.

Ms. Sass Benza explained that since there is a proposed Land Use Plan update the Planned Unit Development District (PUD) overlay has been put on hold.

OLD BUSINESS

Proposed Land Use Plan Update

The Zoning Commission acknowledged that the Board of Trustees, at its April 24, 2023 meeting, was in general agreement to issue requests for proposals (RFP's) for a Land Use Plan update.

Proposed Zoning Amendment Z-2023-1 - Detached Accessory Buildings

Mr. Averill and Mr. Dietrich explained the proposed zoning amendment regarding detached accessory buildings which is to establish regulations that are more suitable, understandable and fair.

Proposed Zoning Amendment Z-2023-1 - Electric Vehicle Supply Equipment (EVSE)

Assistant Fire Chief Bill Lovell met with the Zoning Commission to discuss Electric Vehicle Supply Equipment (EVSE) and the fire hazards they can cause. The Zoning Commission noted that in Zoning Amendment Z-2021-3 items were removed from the amendment during the public hearing portion per the recommendation of the Planning Commission but are being reinstated in proposed Zoning Amendment Z-2023-1 per the recommendation of Assistant Fire Chief Lovell.

NEW BUSINESS

Proposed Zoning Amendment Z-2023-1

The Zoning Commission reviewed the proposed amendment and noted that it is an amendment to Chapter 101 – Purpose and Conflict; Chapter 105 – Definitions; Chapter 117 – Board of Zoning Appeals; Chapter 133 – Schedule of Dimensional Requirements by Zoning District (New); Chapter 134 – Schedule of Uses (New); Chapter 135 – R5A Rural Open Residential District; Chapter 141 – Professional Office (P-O) District; Chapter 143 – CB Convenience Business District; Chapter 157 – Agriculture; Chapter 160 – Establishment of Riparian Setbacks; Chapter 161 – General Provisions; Chapter 165 – Nonconformities; Chapter 169 – Off-Street Parking and Loading Facilities; Chapter 173 – Signs.

Ms. Westervelt moved the adoption of the following motion:

That an amendment to the Bainbridge Township Zoning Resolution, identified as number Z-2023-1, marked Exhibit A and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Bainbridge Township Zoning Commission this 25th day of April, 2023.

Ms. Alaei seconded the motion.

Vote: Ms. Alaei, aye; Ms. Sass Benza, aye; Ms. Puzzo, aye; Ms. Walkush, aye; Ms. Westervelt, aye.

Motion to Set a Date for a Public Hearing on the Proposed Zoning Amendment Z-2023-1

Ms. Walkush moved the adoption of the following motion:

That the Bainbridge Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number Z-2023-1 to the Bainbridge Township Zoning Resolution as attached hereto on the 30th day of May, 2023 at 7:00 P.M. at the Bainbridge Town Hall and request that the Bainbridge Township Board of Trustees issue a purchase order for the necessary legal advertising.

Ms. Puzzo seconded the motion.

Vote: Ms. Alaei, aye; Ms. Sass Benza, aye; Ms. Puzzo, aye; Ms. Walkush, aye; Ms. Westervelt, aye.

OTHER BUSINESS/LATE ADDITION

Replacement of Zoning Commission Chairman

The Zoning Commission reviewed a letter from Mr. John Lateulere, dated April 21, 2023 requesting to be replaced as Chairman of the Bainbridge Township Zoning Commission and to appoint a new Chairperson.

Ms. Walkush moved to accept Mr. Lateulere's request to be replaced as Chairman of the Bainbridge Township Zoning Commission.

Ms. Puzzo seconded the motion.

Vote: Ms. Alaei, aye; Ms. Sass Benza, aye; Ms. Puzzo, aye; Ms. Walkush, aye; Ms. Westervelt, aye.

Chairman

Ms. Westervelt moved to appoint Ms. Lorrie Sass Benza as Chairman.

Ms. Alaei seconded the motion.

Vote: Ms. Alaei, aye; Ms. Sass Benza, abstain; Ms. Puzzo, aye; Ms. Walkush, aye; Ms. Westervelt, aye.

Vice Chairman

Ms. Westervelt moved to appoint Ms. Walkush as Vice Chairman.

Ms. Alaei seconded the motion.

Vote: Ms. Alaei, aye; Ms. Sass Benza, aye; Ms. Puzzo, aye; Ms. Walkush, abstain; Ms. Westervelt, aye.

CORRESPONDENCE

1. Letter from Mr. John Lateulere, Chairman of the Bainbridge Township Zoning Commission, dated April 21, 2023. RE: Continuation of ZC Chairman.
2. Bainbridge Township Board of Trustees Meeting Minutes, dated March 13, 2023, March 16, 2023, March 20, 2023, March 27, 2023.

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

Ms. Westervelt seconded the motion that passed unanimously. The meeting was adjourned at 8:02 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Commission Secretary

Lorrie Sass Benza, Chairman

Date Approved: May 30, 2023