

Bainbridge Township, Ohio
Board of Zoning Appeals
November 16, 2023

Pursuant to notice by publication and ordinary mail, the public hearing was called to order at 7:00 P.M. by Mr. Michael Lamanna, Chairman. Members present were Mr. Ted DeWater; Mr. Joseph Gutoskey; Mr. Todd Lewis; Ms. Lori O'Neil, Alternate and Mr. Emeil Soryal. Mr. Steven Averill, Zoning Inspector was present.

Mr. Lamanna welcomed everyone to the regular meeting of the Bainbridge Township Board of Zoning Appeals, explained the public hearing process and stated that individuals will be sworn in when the application is started.

Mr. Lamanna swore in Mr. Steven Averill, Zoning Inspector.

Application 2023-24 by Scott DiMuzio for Goddard School for property at 16706 Chillicothe Road

The applicant is requesting a review and renewal of an existing conditional use permit. The property is located in a (PO) Professional Office District.

Mr. Scott DiMuzio and Mrs. Kim DiMuzio were present to represent this application.

Mr. Lamanna swore in Mr. Scott DiMuzio and Mrs. Kim DiMuzio and he let the record reflect that Mr. and Mrs. DiMuzio were duly sworn.

Mr. Lamanna swore in Mr. Matt Marous and he let the record reflect that Mr. Marous was duly sworn.

Mr. Lamanna asked Mr. Steven Averill, Zoning Inspector if there are any issues at this location that he is aware of.

Mr. Steven Averill, Zoning Inspector testified that there are no issues.

Mr. Gutoskey said he has been through the site a few different times and based on the board's original conditions as far as the traffic pattern it is all copasetic, it looks good.

Mr. Lamanna said on that side of the road things seem to move smoothly, the problem is when you get down towards the intersection. He asked if there have been any changes or modifications.

Mr. Scott DiMuzio testified by saying yes and thanked the board for having them. He said you may or may not know that he and his wife purchased the school June 1, 2017 so they have been there a little over six years.

Mr. DiMuzio continued by saying when they purchased this school there was roughly about 80 – 90 children in it, it was about 60% – 65% occupied and since then they have invested probably close to \$300,000 in the internal of the building by refacing it, they are certainly working with Mr. Matt Marous their landlord now and they are going to be improving the outside with new fencing, a new playground but something he is very proud of is when they purchased the school, the Goddard School, Goddard Schools as you may or may not know are really the standard for preschools in the country and the school at the time was really not meeting those standards. He said over the last six years his wife and her team has taken that school not only to one of the top preschools in the area but we were awarded this last year as COE as one of the top 30 schools in the entire country so there are 617 Goddard schools in the country and we were in the top 30. He said they ranked those based on operations, based on quality and quality control and also they come in and they do surprise audits if you will and parent’s feedback and the Vice President just this last trip we went on, a COE trip, pulled Kim and I aside and told us that we are currently the number one school in the entire country. He said a little bit of bragging for my wife, we had a lot of blood, sweat and tears getting us there but he thinks everyone in this town should be proud of that, there are schools of Goddard in New York City, Los Angeles, the biggest cities, bigger operations and your school serving your community is one of the best if not the best in the entire country so we should all be proud of that.

Mr. Lewis said he doesn’t have any questions, it is a continuation of the pre-existing conditions which are all being met, there are no complaints, there are no modifications in your business plan, it is a straight renewal.

Since there was no further testimony, this application was concluded.

Motion BZA 2023-24 – 16706 Chillicothe Road (Goddard School)

Mr. Lamanna moved to renew the conditional use permit for a period of five years from the date the minutes of this hearing becomes final.

Based on the following findings of fact.

1. It is a continuing operation.
2. It is the same character in use as it has been.
3. There have been no complaints received regarding the application and it appears that the applicant is doing a fine job in meeting all of the requirements for a conditional use.
4. The board notes that the prior conditions that have been approved will continue during this period as will any of the generally applicable conditions set forth in the zoning ordinance.

Mr. Gutoskey seconded the motion.

Vote: Mr. DeWater, aye; Mr. Gutoskey, aye; Mr. Lewis, aye; Mr. Lamanna, aye; Mr. Soryal, aye.

Since there was no further testimony, the public hearing was closed at 7:07 P.M.

Respectfully submitted,

Brent Barr, Alternate
Ted DeWater
Joseph Gutoskey
Michael Lamanna, Chairman
Todd Lewis, Vice Chairman
Lori O'Neill, Alternate
Emeil Soryal

Attested to by: Linda L. Zimmerman, Secretary
Board of Zoning Appeals

Date: December 21, 2023

AUDIO RECORDING ON FILE

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November 16, 2023

The regular meeting of the Bainbridge Township Board of Zoning Appeals was called to order at 7:07 P.M. by Mr. Michael Lamanna, Chairman. Members present were Mr. Ted DeWater; Mr. Joseph Gutoskey; Mr. Todd Lewis; Ms. Lori O'Neil, Alternate and Mr. Emeil Soryal. Mr. Steven Averill, Zoning Inspector was present.

Mr. Matt Marous met with the board to discuss his property at 16706 Chillicothe Road and potential additional parking.

MINUTES

Mr. Gutoskey moved to adopt the minutes of the October 19, 2023 meeting as written.

Mr. DeWater seconded the motion.

Vote: Mr. DeWater, aye; Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Soryal, aye.

APPLICATIONS FOR NEXT MONTH

Application 2023-17 by Caleb Chou for the Church In Solon for property at 7765 Country Lane - Continuance

The applicant is requesting a review and renewal of an existing conditional use permit. The property is located in a R-5A District.

Since there was no further business, the meeting was adjourned at 7:30 P.M.

Respectfully submitted,

Brent Barr, Alternate
Ted DeWater
Joseph Gutoskey
Michael Lamanna, Chairman
Todd Lewis, Vice Chairman
Lori O'Neill, Alternate
Emeil Soryal

Attested to by: Linda L. Zimmerman, Secretary
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Date: December 21, 2023