

Minutes of Zoning Commission

July 30, 2024

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Ms. Marlene Walkush, Chair at 6:02 P.M. Members present were: Ms. Lorrie Sass Benza, Ms. Stephanie Puzzo and Ms. Jennifer Troutman. Ms. Jill Adams, Alternate; Mr. John Lateulere and Ms. Laura Weber, Alternate were absent. Also present was Mr. Dave Dietrich, Planning and Zoning Coordinator.

The Zoning Commission welcomed Ms. Jennifer Troutman who was recently appointed to fill the unexpired term of Kristina Alaei that ends December 31, 2028.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENTS

None.

MINUTES

Secretary's note: The Zoning Commission members noted that even though some of the members were not present at the meetings on May 28, 2024 and June 25, 2024 they have had an opportunity to fully review the minutes and confer about the taking of the minutes and are comfortable in approving them.

Ms. Sass Benza moved to adopt the minutes of the May 28, 2024 meeting as written.

Ms. Walkush seconded the motion.

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

Ms. Puzzo moved to adopt the minutes of the June 25, 2024 meeting as written.

Ms. Sass Benza seconded the motion.

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

OLD BUSINESS

Ohio Senate Select Committee on Housing (National Association of Home Builders)

Ms. Walkush stated that there is still a movement going on regarding rescinding all zoning authority for statutory townships and it has reached the national level.

A discussion followed and it was noted that there is currently a placeholder bill out there and that ORC Chapter 519 needs to be revised.

NEW BUSINESS

Proposed Re-zoning of part of the Mixed Use Planned Unit Development (MUP) District to Convenience Business (CB) District

Mr. Dietrich referred to the Zoning Map and explained where the MUP District is which was rezoned in 2015 from Commercial Recreation (CR) that followed the Commercial Business (CB) zoning classification to the Mixed Use Planned Unit Development District (MUP) but since there is a judgment entry on the former Geauga Lake Property now it supersedes everything in terms of zoning so those out parcels don't fit in the MUP district that were created under the CB zoning with regards to lot size, frontage and setbacks so it creates roadblocks for the properties along State Route 43. He stated that the township may want to revert back to CB zoning except for the Geauga Lake redevelopment area because it would make this area more conforming to zoning. He added that these properties are non-conforming now because they met the old CB criteria but they don't meet the MUP zoning for various reasons and are not conducive for redevelopment.

Adult Oriented Business Model Regulations from OAG Licensing and Criminal Conduct

The Zoning Commission reviewed Ohio Revised Code Section 503.52 Adult Entertainment Establishment Regulations; a Preface to Model Ordinance Regulating Sexually Oriented Businesses and a Model Ordinance Prohibiting Criminal Conduct in Sexually Oriented Businesses and held a discussion regarding Adult Oriented Businesses which are currently permitted in the LIR Light Industry Restricted District.

OTHER BUSINESS

Special Joint Meeting - Zoning Commission and Board of Zoning Appeals

The Zoning Commission discussed a proposed joint meeting with the Board of Zoning Appeals. The BZA will be sharing a list of topics to discuss at the joint meeting.

CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated June 10, 2024; June 24, 2024; July 8, 2024.
2. Bainbridge Township Board of Zoning Appeals Meeting Minutes, dated May 16, 2024; June 20, 2024.

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

Ms. Puzzo seconded the motion that passed unanimously. The meeting was adjourned at 7:14 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Commission Secretary

Marlene Walkush, Chair

Date Approved: August 27, 2024