

## Minutes of Zoning Commission

August 27, 2024

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Ms. Marlene Walkush, Chair at 6:05 P.M. Members present were: Ms. Jill Adams, Alternate; Ms. Lorrie Sass Benza; Mr. John Lateulere; Ms. Stephanie Puzzo and Ms. Jennifer Troutman. Ms. Laura Weber, Alternate was absent. Also present was Mr. Dave Dietrich, Planning and Zoning Coordinator.

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

### PUBLIC COMMENTS

None.

### MINUTES

Ms. Sass Benza moved to adopt the minutes of the July 30, 2024 meeting as modified.

Ms. Puzzo seconded the motion.

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

### NEW BUSINESS

#### Proposed Zoning Amendment Z-2024-2

The Zoning Commission reviewed the proposed amendment and noted that it is an amendment to Chapter 121 - Amendments; Chapter 131 – Districts Classified and Purpose; Zoning Map; Chapter 153 – Farm Markets and Agritourism; Chapter 157 - Agriculture; Chapter 159 – Environmental Standards; Chapter 160 – Establishment of Riparian Setbacks; Chapter 169 – Off-Street Parking and Loading and Chapter 177 – Prohibited Uses.

Ms. Walkush reported that she and Mr. Lateulere met with Geauga County Assistant Prosecuting Attorney Linda Applebaum on August 1, 2024 for a review of proposed zoning amendment Z-2024-2 and it received approval from a legal perspective with the indication that nothing in this proposed amendment presents a legal concern.

A discussion was held on Chapter 169 – Off-Street Parking and Loading regarding a proposed driveway width of 12'. The Zoning Commission was in agreement to leave it in the proposed amendment and it will be discussed further at the public hearing.

A discussion was held on Chapter 157 – Agriculture regarding eliminating the prohibition of agriculture on lots in platted subdivisions between one to five acres. The Zoning Commission was in agreement to not eliminate the prohibition.

Mr. Lateulere departed the meeting at 7:24 P.M.

Ms. Adams departed the meeting at 7:35 P.M.

Motion to Initiate Proposed Zoning Amendment Z-2024-2

Ms. Sass Benza moved the adoption of the following motion:

That an amendment to the Bainbridge Township Zoning Resolution, identified as number Z-2024-2, marked Exhibit A and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Bainbridge Township Zoning Commission this 27<sup>th</sup> day of August, 2024.

Ms. Troutman seconded the motion.

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

Motion to Set a Date for a Public Hearing on Proposed Zoning Amendment Z-2024-2

Ms. Sass Benza 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-2024-2 to the Bainbridge Township Zoning Resolution as attached hereto on the 24<sup>th</sup> day of September, 2024 at 6:15 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. Sass Benza, aye; Ms. Puzzo, aye; Ms. Troutman, aye; Ms. Walkush, aye.

OLD BUSINESS

Resolutions “Regulating Sexually Oriented Business and Employees” and “Prohibiting Criminal Conduct in Sexually Oriented Businesses”

The Zoning Commission reviewed the two above mentioned resolutions. The Board of Trustees would have to adopt the resolutions.

CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated July 22, 2024.
2. Bainbridge Township Board of Zoning Appeals Meeting Minutes, dated July 18, 2024

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

Ms. Sass Benza seconded the motion that passed unanimously. The meeting was adjourned at 7:48 P.M.

Respectfully submitted,

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Linda L. Zimmerman  
Zoning Commission Secretary

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Marlene Walkush, Chair

Date Approved: September 24, 2024