

Minutes of Zoning Commission

February 25, 2025

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Ms. Marlene Walkush, Chair at 6:04 P.M. at the Bainbridge Township Fire Station, 17822 Chillicothe Road. Members present were: Ms. Jill Adams, Alternate; Ms. Lorrie Sass Benza; Ms. Sephanie Puzzo; Ms. Jennifer Troutman; Mr. Dan Tutolo and Ms. Laura Weber, Alternate and Zoning Inspector Steven Averill.

Also present were Bainbridge Township Board of Trustees Mr. Jeff Markley and Ms. Kristina O'Brien and Board of Zoning Appeals members Mr. Ted DeWater; Ms. Devon Gamble, Alternate; Mr. Mike Lamanna; Mr. Todd Lewis and Mr. Emeil Soryal.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENTS

None.

MINUTES

Ms. Troutman made a motion to adopt the minutes of the 1/28/2025 meeting as written.

Ms. Puzzo seconded the motion.

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

NEW BUSINESS

Proposed Zoning Amendment Z-2025-1

The Zoning Commission reviewed the proposed amendment and noted that it is an amendment to Chapter 105 – Definitions and Chapter 135 – R-5A Rural Open Residential District.

It was noted that Ms. Linda Applebaum, Geauga County Assistant Prosecuting Attorney reviewed the proposed amendment prior to initiation.

Motion to Initiate Proposed Zoning Amendment Z-2025-1

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

That an amendment to the Bainbridge Township Zoning Resolution, identified as number Z-2025-1, 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 February, 2025.

Mr. Tutolo seconded the motion.

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

Motion to Set a Date for a Public Hearing on Proposed Zoning Amendment Z-2025-1

Ms. Troutman 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-2025-1 to the Bainbridge Township Zoning Resolution as attached hereto on the 25th day of March, 2025 at 6:15 P.M. at the Bainbridge Township Burns-Lindow Building, 8465 Bainbridge Road 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; Mr. Tutolo, aye; Ms. Walkush, aye.

JOINT ZONING MEETING

The Zoning Commission met with the Board of Zoning Appeals and Board of Trustees for a joint meeting.

Mr. Lewis gave an overview of the responsibilities of the Board of Zoning Appeals.

The following topics were discussed.

1. Recent zoning amendment to Chapters 135 and 139 regarding lot coverage, setbacks, accessory structures and area variances.
2. Conditional uses.
3. Temporary signs.
4. Mobile billboards.
5. Legal cases – rulings (short term rentals and home occupations).
6. Chickens on residential non-agriculture zoned property.
7. Training.
8. Gmail accounts for BZA and ZC members.

CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated January 6, 2025 (Organizational); January 6, 2025 (Regular); January 27, 2025 and February 3, 2025.

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. Troutman seconded the motion that passed unanimously. The meeting was adjourned at 8:00 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Commission Secretary

Marlene Walkush, Chair

Date Approved: March 25, 2025