

Minutes of Zoning Commission

March 25, 2025

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Ms. Marlene Walkush, Chair at 6:20 P.M. at the Bainbridge Township Burns-Lindow Building, 8465 Bainbridge Road Road. Members present were: Ms. Lorrie Sass Benza and Mr. Dan Tutolo. Ms. Stephanie Puzzo; Ms. Jennifer Troutman, Ms. Jill Adams, Alternate and Ms. Laura Weber, Alternate were absent. Mr. Dave Dietrich, Planning and Zoning Coordinator was present.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENTS

None.

MINUTES

Ms. Sass Benza made a motion to adopt the minutes of the 2/25/2025 meeting as written.

Mr. Tutolo seconded the motion.

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

OLD BUSINESS

Proposed Zoning Amendment Z-2025-1

Ms. Sass Benza made a motion to recess the regular meeting.

Mr. Tutolo seconded the motion that passed unanimously.

The regular meeting was recessed at 6:23 P.M.

PUBLIC HEARING

Ms. Walkush, Chair called the public hearing to order at 6:23 P.M.

Zoning Commission members present were: Ms. Sass Benza; Mr. Tutolo and Ms. Walkush.

Proposed Zoning Amendment Z-2025-1 proposes to amend Chapter 105 – Definitions and Chapter 135 –R-5A Rural Open Residential District.

Ms. Walkush noted that the public hearing was duly advertised in the News Herald on March 14, 2025 and has been available for public examination and review at the township office for at least ten days before today as required by Ohio Revised Code Section 519.12 (D, 5).

The Zoning Commission reviewed and considered the following recommendations of the Geauga County Planning Commission in a letter dated March 12, 2025, in which the Planning Commission recommended approval of the proposed amendment with modifications as follows:

Article 2 Definitions

- a. Home Occupation: Recommend the zoning districts not be referenced.
- b. School, Public: Recommend “i.e.” not be referenced as it would otherwise need to be included in other definitions for consistency. Recommend the definition not include school names, removal of “or other” accordingly, and align the definition with the Ohio Revised Code.

The zoning commission discussed the proposed amendment.

Ms. Walkush stated that she looked at the Planning Commission’s recommendations and does not agree with either one of them.

Mr. Dietrich stated that “Home Occupation” should be cited in the R-5A and R-3A districts as it is already in the Mixed Use Planned Unit Development (MUP) zoning district so why not and then on the other public school definition and the “i.e.”, that came directly from our APA. He said the other reasoning is that Kenston had been noted in the definition so shouldn’t Chagrin Falls be included as well since it is also in our township, that is the rational.

Ms. Walkush solicited comments for the proposed amendment: None.

Ms. Walkush solicited comments against the proposed amendment: None.

Ms. Sass Benza moved to close the public hearing.

Mr. Tutolo seconded the motion.

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

The public hearing was closed and the regular meeting was reconvened at 6:30 P.M.

Ms. Walkush moved the adoption of the following motion:

That the Bainbridge Township Zoning Commission recommend the approval of the following proposed zoning amendment Z-2025-1 to the Bainbridge Township Zoning Resolution which is an amendment to Chapter 105 – Definitions and Chapter 135 - R-5A Rural Open Residential District without modifications.

Mr. Tutolo seconded the motion and the roll being called the vote of the Bainbridge Township Zoning Commission was as follows:

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

The amendment will be submitted to the Bainbridge Township Board of Trustees for its action.

(Audio Recording of Public Hearing on File)

Review O.R.C. Chapter 519

The Zoning Commission discussed the preliminary draft revisions to O.R.C. Chapter 519.

Proposed Zoning Amendments

The Zoning Commission reviewed Chapters 105, 109, 117, 135 & 139. The members were in agreement to continue to review these chapters at the next meeting.

NEW BUSINESS

Ohio Senate Bill 122 – Agriculture and Ohio Senate Bill 104 – Short Term Rentals

The Zoning Commission discussed Senate Bills 122 and 104. Ms. Walkush will reach out to the Board of Trustees regarding these bills.

CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated February 10, 2025.
2. Bainbridge Township Board of Zoning Appeals Meeting Minutes, dated January 16, 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.

Mr. Tutolo seconded the motion that passed unanimously. The meeting was adjourned at 7:41 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Commission Secretary

Marlene Walkush, Chair

Date Approved: April 29, 2025