

Minutes of Zoning Commission

April 29, 2025

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Ms. Marlene Walkush, Chair at 6:00 P.M. at the Bainbridge Township Burns-Lindow Building, 8465 Bainbridge Road Road. Members present were: Ms. Lorrie Sass Benza; Ms. Stephanie Puzzo; Ms. Jennifer Troutman; Mr. Dan Tutolo and Ms. Jill Adams, Alternate. Ms. Laura Weber, Alternate was absent. Mr. Dave Dietrich, Planning and Zoning Coordinator was present.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENTS

None.

GUEST: Mr. Glenn Knific

MINUTES

Ms. Troutman made a motion to adopt the minutes of the 3/25/2025 meeting as written.

Ms. Benza seconded the motion.

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

OLD BUSINESS

Ohio Senate Bill 122 – Agriculture

The Zoning Commission discussed Ohio Senate Bill 122. Ms. Walkush reported that she met with the Bainbridge Township Board of Trustees on April 14, 2025 to discuss the proposed bill and offered to write a letter to Senator Paula Hicks-Hudson on behalf of the Zoning Commission expressing opposition to the bill. The Board of Trustees was interested in having Ms. Walkush prepare the letter. Ms. Walkush stated that she also contacted Senator Hicks-Hudson via email regarding SB 122 and read the response from the Senator.

Ohio Senate Bill 104 – Short Term Rentals

The Zoning Commission discussed Senate Bill 104 regarding Short Term Rentals and noted that a companion bill was introduced in the House. Mr. Tutolo agreed to write a letter in response to SB Bill 104 opposing Short Term Rentals.

Proposed Zoning Amendment – Z-2025-2

The Zoning Commission held an informal review of Chapter 105 – Definitions; Chapter 109 – Zoning Inspector, Certificates and Enforcement; Chapter 117 – Board of Zoning Appeals; Chapter 133 – Schedule of Dimensional Requirements; Chapter 134 – Schedule of Uses; Chapter 135 – R-5A Rural Open Residential District; Chapter 139 – R-3A Rural Residential District; Chapter 140 – Active Public Park District; Chapter 141 – Professional Office (P-O) District; Chapter 142 - Passive Public Park District; Chapter 143 – CB Convenience Business District; Chapter 155 – LIR Light Industry Restricted District; Chapter 160 – Establishment of Riparian Setbacks; Chapter 173 – Signs. It was noted that Geauga County Assistant Prosecuting Attorney Ms. Linda Applebaum has recently examined these chapters from a legal perspective.

Zoning Amendment Z-2025-1

Mr. Dietrich reported that the Bainbridge Township Board of Trustees adopted Z-2025-1 on April 28, 2025 and it will become effective in 30 days.

Ohio House Bill 315

Mr. Dietrich referred to HB 315 stating that townships no longer have to place legal notices in newspapers, they can be placed on township websites and township social media accounts.

Proposed Zoning Amendment – Z-2025-3

The Zoning Commission held an informal review of proposed zoning amendment Z-2025-3 which is a preliminary draft of a proposed zoning map that would rezone parcels in the MUP District located in the southwest corner of the township to CB (Convenience Business District) except for the Geauga Lake Development area, and, the parcels that are owned by the City of Solon in Bainbridge Township from Rural Open Residential (R-5A) to Active Public Park District (APP).

CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated February 24, 2025; February 28, 2025; March 10, 2025; March 24, 2025; April 7, 2025.
2. Memo from the Geauga County Planning Commission, dated April 23, 2025. Re: Lake Lucerne Subdivision No. 1 – Replat of Sublots 4 & 5 Block M – Final Plat.

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 7:37 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Commission Secretary

Marlene Walkush, Chair

Date Approved: May 27, 2025