

Minutes of Zoning Commission

May 27, 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. Jennifer Troutman; Mr. Dan Tutolo and Ms. Jill Adams, Alternate. Ms. Sass Benza and Ms. Laura Weber, Alternate were absent. Mr. Steven Averill, Zoning Inspector was present.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ZONING COMMISSION RESIGNATION

The Zoning Commission acknowledged the resignation of Ms. Stephanie Puzzo by email dated May 22, 2025.

PUBLIC COMMENTS

None.

GUEST

None.

OLD BUSINESS

Ohio Revised Code Chapter 519

The Zoning Commission discussed ORC Chapter 519. Each member will review it for possible updates and after approval by the Zoning Commission, it will be sent in letter form to State Representative Steve Demetriou for his proposed action on these items.

MINUTES

Ms. Adams moved to adopt the minutes of the 4/29/2025 meeting as written.

Mr. Tutolo seconded the motion.

Vote: Ms. Adams, aye; Ms. Troutman, aye; Mr. Tutolo, aye; Ms. Walkush, aye.

NEW BUSINESS

Proposed Zoning Amendment – Z-2025-2

The Zoning Commission reviewed 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 161 – General Provisions and Chapter 173 – Signs.

It was noted that Geauga County Assistant Prosecuting Attorney Ms. Linda Applebaum has reviewed this proposed amendment and approved it from a legal perspective that it does not present a legal concern.

Motion to Initiate Proposed Zoning Amendment Z-2025-2

Ms. Troutman moved the adoption of the following motion:

That an amendment to the Bainbridge Township Zoning Resolution, identified as number Z-2025-2, marked Exhibit A and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Bainbridge Township Zoning Commission this 27th day of May, 2025.

Mr. Tutolo seconded the motion.

Vote: Ms. Adams, aye; Ms. Troutman, aye; Mr. Tutolo, aye; Ms. Walkush, aye.

Motion to Set a Date for a Public Hearing on Proposed Zoning Amendment Z-2025-2

Mr. Tutolo 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-2025-2 to the Bainbridge Township Zoning Resolution as attached hereto on the 24th day of June, 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. Adams seconded the motion.

Vote: Ms. Adams, aye; Ms. Troutman, aye; Mr. Tutolo, aye; Ms. Walkush, aye.

Proposed Zoning Amendment – Z-2025-3

The Zoning Commission reviewed proposed zoning amendment Z-2025-3 which is 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).

It was noted that Geauga County Assistant Prosecuting Attorney Ms. Linda Applebaum has reviewed this proposed amendment and approved it from a legal perspective that it does not present a legal concern.

Motion to Initiate Proposed Zoning Amendment Z-2025-3

Mr. Tutolo moved the adoption of the following motion:

That an amendment to the Bainbridge Township Zoning Resolution, identified as number Z-2025-3, marked Exhibit A and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Bainbridge Township Zoning Commission this 27th day of May, 2025.

Ms. Troutman seconded the motion.

Vote: Ms. Adams, aye; Ms. Troutman, aye; Mr. Tutolo, aye; Ms. Walkush, aye.

Motion to Set a Date for a Public Hearing on Proposed Zoning Amendment Z-2025-3

Ms. Adams 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-2025-3 to the Bainbridge Township Zoning Resolution as attached hereto on the 24th day of June, 2025 at 6:20 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.

Mr. Tutolo seconded the motion.

Vote: Ms. Adams, aye; Ms. Troutman, aye; Mr. Tutolo, aye; Ms. Walkush, aye.

OLD BUSINESS

Ohio Senate Bill 104 and Ohio House Bill 109 – Short Term Rentals

The Zoning Commission discussed Senate Bill 104 and House Bill 109 regarding Short Term Rentals. Mr. Tutolo suggested that the Zoning Commission send a letter of opposition for the record.

CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated April 14, 2025 and April 28, 2025.

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

Ms. Troutman seconded the motion that passed unanimously. The meeting was adjourned at 6:55 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Commission Secretary

Marlene Walkush, Chair

Date Approved: June 24, 2025