

Bainbridge Township, Ohio  
Board of Zoning Appeals  
July 17, 2025

The regular meeting of the Bainbridge Township Board of Zoning Appeals was called to order at 7:10 P.M. at the Burns-Lindow Building, 8465 Bainbridge Road, by Mr. Michael Lamanna, Chair. Members present were Mr. Ted DeWater; Mr. Joseph Gutoskey; Mr. Todd Lewis and Mr. Emeil Soryal. Mr. Steven Averill, Zoning Inspector was absent.

Mr. Lamanna stated that there are no applications for tonight but the board is meeting to review and approve the minutes of the board's meeting of June 19, 2025.

MINUTES

Mr. Gutoskey moved to adopt the minutes of the June 19, 2025 meeting as written.

Mr. Soryal seconded the motion.

Vote: Mr. DeWater, aye; Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Soryal, aye.

APPLICATIONS FOR NEXT MONTH

Application 2025-4 by CMT Group, LLC for property at 7269 Aurora Road

The applicant is requesting a new conditional use permit for the purpose of constructing a vehicle wash facility (Rainforest Car Wash). The property is located in the MUP District.

Application 2025-5 by Matt Gile for property at 7269 Aurora Road

The applicant is requesting an area variance to the front building line setback. The property is located in the MUP District.

Application 2025-6 by Matt Gile for property at 7269 Aurora Road

The applicant is requesting an area variance to the side yard setback. The property is located in the MUP District.

Application 2025-7 by Matt Gile for property at 7269 Aurora Road

The applicant is requesting an area variance for three (3) stacking lanes in the Drive-thru lane. The property is located in the MUP District.

Application 2025-8 by Matt Gile for property at 7269 Aurora Road

The applicant is requesting an area variance for one (1) additional wall sign. The property is located in the MUP District.

Application 2025-11 by Jake Kobilarcsik (Koby Electric) for Robin Vasichok for property at 7325 Pettibone Road

The applicant is requesting area variance(s) for the purpose of installing a Solar Panel Array in front of the dwelling. The property is located in a R-5A District.

Application 2025-12 by John and Lynn Abbott for property at 17927 Elliott Drive

The applicant is requesting area variance(s) for the purpose constructing an addition. The property is located in a R-3A District.

Since there was no further business, the meeting was adjourned at 7:15 P.M.

Respectfully submitted,

Brent Barr, Alternate  
Ted DeWater  
Devon Gamble, Alternate  
Joseph Gutoskey  
Michael Lamanna, Chair  
Todd Lewis, Vice Chair  
Emeil Soryal

Attested to by: Linda L. Zimmerman, Secretary  
Board of Zoning Appeals

Date: August 21, 2025