

Minutes of Zoning Commission

July 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. Jennifer Troutman; Mr. Dan Tutolo and Ms. Jill Adams, Alternate. Ms. Laura Weber, Alternate was absent. Mr. Dave Dietrich, Zoning and Planning Coordinator was present.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENTS

None.

GUESTS

None.

MINUTES

The adoption of the June 24, 2025 minutes was tabled until the next regularly scheduled meeting to be held August 26, 2025.

NEW BUSINESS

Proposed Zoning Amendment Z-2025-4

The Zoning Commission reviewed proposed zoning amendment Z-2025-4 for Chapters 101 – Purpose and Conflict; Chapter 105 – Definitions and Chapter 177 – Prohibited Uses.

Mr. Dietrich explained that just recently there has been some new text in O.R.C. Section 519.215 regarding Township zoning regulations for Home Education Learning Pods which is legislation to allow this in every zoning district in the township. He said the proposed amendment to Chapter 177 (Prohibited Uses) relates to changing “Tattooing or body piercing service” to “Body art establishments” as defined in O.R.C. 3701-9-01. This proposed amendment will be forwarded to Ms. Linda Applebaum, Geauga County Assistant Prosecuting Attorney for her review.

Cipiti Property

Mr. Dietrich stated that the Cipiti property located on Chillicothe Road consisting of 27.75 acres is currently for sale and is zoned R-3A for single family dwellings only.

OLD BUSINESS

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

The Zoning Commission discussed Ohio Senate Bill 104 and Ohio House Bill 109 and agreed to table the discussion.

Ohio Revised Code Chapter 519

The Zoning Commission continued its review of Ohio Revised Code Chapter 519.

CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated June 9, 2025; June 23, 2025 – Work Session; June 23, 2025 – Regular Meeting.
2. Bainbridge Township Board of Zoning Appeals Meeting Minutes, dated June 19, 2025.
3. Geauga County Planning Commission Meeting Minutes, dated June 10, 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. Sass Benza seconded the motion that passed unanimously. The meeting was adjourned at 7:19 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Commission Secretary

Marlene Walkush, Chair

Date Approved: August 26, 2025