

## Minutes of Zoning Commission

August 26, 2025

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Ms. Marlene Walkush, Chair at 6:03 P.M. at the Bainbridge Township Burns-Lindow Building, 8465 Bainbridge Road Road. Members present were: Ms. Lorrie Sass Benza; Mr. Victor Como; Ms. Jennifer Troutman and Ms. Jill Adams, Alternate. Mr. Dan Tutolo was absent. Mr. Dave Dietrich, Zoning and Planning Coordinator, was present.

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

### NEW MEMBERS

The Zoning Commission welcomed new member Mr. Victor Como who was appointed to fill the unexpired term of Ms. Stephanie Puzzo ending December 31, 2027.

The Zoning Commission acknowledged the appointment of Ms. Linda Zimmerman, Zoning Secretary, as an alternate member with the term ending December 31, 2026.

### PUBLIC COMMENTS

None.

### GUESTS

None.

### MINUTES

Ms. Sass Benza moved to adopt the minutes of the June 24, 2025 meeting as written.

Ms. Walkush seconded the motion.

Vote: Ms. Adams, abstain; Ms. Sass Benza, aye; Mr. Como, abstain; Ms. Troutman, abstain; Ms. Walkush aye; Ms. Zimmerman, aye.

Ms. Troutman moved to adopt the minutes of the July 29, 2025 meeting as written.

Ms. Sass Benza seconded the motion.

Vote: Ms. Adams, aye; Ms. Sass Benza, aye; Mr. Como, abstain; Ms. Troutman; aye; Ms. Walkush, aye.

## OLD BUSINESS

### Informal Review of Proposed Zoning Amendment Z-2025-4

#### 1. Proposed Zoning Amendment - Chapter 101 – Purpose and Conflict

The Zoning Commission held an informal review of proposed zoning amendment for Chapter 101.08(k) regarding “Home Education Learning Pod” and was in agreement to table it.

#### 2. Proposed Zoning Amendment – Chapter 105 – Definitions

The Zoning Commission held an informal review of proposed zoning amendment for Chapter 105.02 regarding “Home Education” and “Home Education Learning Pod” and was in agreement to table it.

#### 3. Proposed Zoning Amendment – Chapter 177 – Prohibited Uses Specified

The Zoning Commission held an informal review of proposed zoning amendment for Chapter 177.01 regarding amending “Tattooing or body piercing service” establishments to “Body art” establishments as defined in O.A.C. 3701-9-01. Also discussed was permitting tattooing or body art establishments as conditional uses in CB and LIR Districts. Ms. Sass Benza will reach out to Trustee Markley, Zoning Liaison, regarding this matter.

### Ohio Revised Code Chapter 519

The Zoning Commission continued its review of Ohio Revised Code Chapter 519 and will continue its review at the next meeting.

## CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated July 14, 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.

Ms. Troutman seconded the motion that passed unanimously. The meeting was adjourned at 7:00 P.M.

Respectfully submitted,

---

Linda L. Zimmerman  
Zoning Commission Secretary

---

Marlene Walkush, Chair

Date Approved: September 30, 2025