

Minutes of Zoning Commission

September 30, 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 Mr. Dan Tutolo. Ms. Jill Adams, 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

Ms. Sass Benza moved to adopt the minutes of the August 26, 2025 meeting as written.

Ms. Troutman seconded the motion.

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

OLD BUSINESS

Recreational Marijuana Discussion

The Zoning Commission held a discussion on Recreational Marijuana. It was noted that the voters in Bainbridge Township overwhelmingly supported it and it is regulated by the Ohio Revised Code. By separate resolution adopted by the Board of Trustees recreational marijuana growing, processing, and dispensaries are prohibited.

Tattoo and Body Art Establishments

Ms. Sass Benza reported that she reached out to the Board of Trustees to see if they would consider an amendment for Tattoo and Body Art Establishments as a conditional use in the Convenience Business District. The proposed amendment has been forwarded to Geauga County Assistant Prosecuting Attorney Ms. Linda Applebaum for review.

Home Education Learning Pods

The Zoning Commission held a discussion on Home Education Learning Pods.

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 28 2025; August 11, 2025 – Special; August 11, 2025; August 18, 2025 – Special; August 25, 2025; September 8, 2025.
2. Bainbridge Township Board of Zoning Appeals Meeting Minutes, dated July 17, 2025.
3. Memo from the Geauga County Planning Commission, dated August 21, 2025. RE: Church Subdivision – Replat of Sublot 12 & Part of Sublots 11 & 13 – Final Plat.

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

Ms. Sass Benza seconded the motion that passed unanimously. The meeting was adjourned at 6:44 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Commission Secretary

Marlene Walkush, Chair

Date Approved: October 28, 2025