

Minutes of Zoning Commission

October 28, 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; 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 September 30, 2025 meeting as written.

Ms. Troutman seconded the motion.

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

OLD BUSINESS

Tattoo and Body Art Establishments

Mr. Como presented his research on Body Art Zoning Restrictions. The Zoning Commission held a discussion regarding Tattoo and Body Art Establishments and whether they should be permitted uses or permitted conditional uses and noted that Micro Blading is a permitted use in the township presently. The Zoning Commission was in agreement to table the proposed zoning amendment for Chapter 177 and to continue its work on this subject.

NEW BUSINESS

Proposed Zoning Amendment – Z-2025-4

The Zoning Commission reviewed Chapter 101 – Purpose and Conflict; Chapter 105 – Definitions; Chapter 134 – Schedule of Uses and Chapter 161 – General Provisions.

It was noted that Geauga County Assistant Prosecuting Attorney Ms. Linda Applebaum 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-2025-4

Ms. Troutman moved the adoption of the following motion:

That an amendment to the Bainbridge Township Zoning Resolution, identified as number Z-2025-4, marked Exhibit A and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Bainbridge Township Zoning Commission this 28th day of October, 2025.

Mr. Tutolo seconded the motion.

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

Motion to Set a Date for a Public Hearing on Proposed Zoning Amendment Z-2025-4

Ms. Sass Benza 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-2025-4 to the Bainbridge Township Zoning Resolution as attached hereto on the 25th day of November, 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. Troutman seconded the motion.

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

OLD BUSINESS

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 September 22, 2025.
2. Bainbridge Township Board of Zoning Appeals Meeting Minutes, dated August 21, 2025; September 18, 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 7:40 P.M.

Respectfully submitted,

Linda L. Zimmerman
Zoning Commission Secretary

Marlene Walkush, Chair

Date Approved: November 25, 2025