

## Minutes of Zoning Commission

November 25, 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: Mr. Victor Como and Ms. Linda Zimmerman, Alternate. Ms. Lorrie Sass Benza; Ms. Jennifer Troutman; Mr. Dan Tutolo and Ms. Jill Adams, Alternate were 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

Mr. Como moved to adopt the minutes of the October 28, 2025 meeting as written.

Ms. Walkush seconded the motion.

Vote: Mr. Como, aye; Ms. Walkush aye; Ms. Zimmerman, aye.

### OLD BUSINESS

#### Ohio Revised Code Chapter 519

The Zoning Commission discussed its review of Ohio Revised Code Chapter 519 and reviewed a letter of recommendations that will be sent to Mr. Kyle Brooks, Director of Governmental Affairs for the Ohio Township Association and Mr. Steve Demetriou, State Representative R-35.

### NEW BUSINESS

#### Smoke Shops

The Zoning Commission discussed the presence of smoke shops in the township with possible zoning regulations.

## OLD BUSINESS

### Proposed Zoning Amendment Z-2025-4

Mr. Como made a motion to recess the regular meeting.

Ms. Walkush seconded the motion that passed unanimously.

The regular meeting was recessed at 6:17 P.M.

## PUBLIC HEARING

Ms. Walkush, Chair, called the public hearing to order at 6:17 P.M.

Zoning Commission members present were: Mr. Como; Ms. Walkush and Ms. Zimmerman, Alternate.

Proposed Zoning Amendment Z-2025-4 proposes to amend Chapter 101 - Purpose and Conflict; Chapter 105 – Definitions; Chapter 134 – Schedule of Uses and Chapter 161 – General Provisions.

Ms. Walkush noted that the public hearing was duly advertised on the Bainbridge Township Website on November 14, 2025 and has been available for public examination and review at the township zoning office for at least ten days before today as required by Ohio Revised Code Section 519.12 (D, 5).

The Zoning Commission reviewed and considered the recommendations of the Geauga County Planning Commission in a letter dated November 13, 2025, in which the Planning Commission recommended approval of the proposed amendment with modifications as follows:

1. Chapter 101, 105, and 134: Recommend the proposed language be stricken.
2. Chapter 161.11(b)(2): The modified language allows for some flexibility but less than what is currently allowed. Recommend this be reconsidered and recommend the Township consider the language establishing the twelve feet and three feet exceptions apply to a conforming lot as a lot's conforming or non-conforming status should not be the factor in determining whether an architectural projection is or is not allowed. See example on Page 2. Two drawings were provided.

Also recommend the Township consider a maximum customary sidewalk width of no more than five (5) feet be established as well as a total side yard projection of seven (7) feet (example: 2' landscaped area and a 5' sidewalk). As a safeguard, an absolute minimum distance off the side lot line could be established.

The zoning commission discussed the Planning Commission's recommendation.

Mr. Dietrich explained the proposed amendment and noted Item 1. of the letter that recommends the proposed amendment for Chapters 101, 105 and 134 be stricken but there is no explanation as to why. The Geauga County Assistant Prosecuting Attorney for Bainbridge Township reviewed this proposed amendment prior to initiation.

Ms. Walkush solicited comments for the proposed amendment: None.

Ms. Walkush solicited comments against the proposed amendment: None.

Mr. Como moved to close the public hearing.

Ms. Walkush seconded the motion.

Vote: Mr. Como, aye; Ms. Walkush, aye; Ms. Zimmerman, aye.

The public hearing was closed and the regular meeting was reconvened at 6:35 P.M.

Ms. Walkush moved the adoption of the following motion:

That the Bainbridge Township Zoning Commission recommend the approval of the following proposed zoning amendment Z-2025-4 to the Bainbridge Township Zoning Resolution which is an amendment to Chapter 101 - Purpose and Conflict; Chapter 105 – Definitions; Chapter 134 – Schedule of Uses and Chapter 161 – General Provisions without modifications.

Mr. Como seconded the motion and the roll being called the vote of the Bainbridge Township Zoning Commission was as follows:

Vote: Mr. Como, aye; Ms. Walkush, aye; Ms. Zimmerman, aye.

The amendment will be submitted to the Bainbridge Township Board of Trustees for its action.

### MEETING SCHEDULE

The Zoning Commission was in general agreement to cancel the regularly scheduled meeting of December 30, 2025.

### CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated October 13, 2025, October 21, 2025 and October 27, 2025.

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

Ms. Walkush seconded the motion that passed unanimously. The meeting was adjourned at 6:50 P.M.

Respectfully submitted,

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Linda L. Zimmerman  
Zoning Commission Secretary

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Marlene Walkush, Chair

Date Approved: January 27, 2026