

Bainbridge Township

Minutes of Zoning Commission

January 27, 2026

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Ms. Marlene Walkush, Chair, at 6:04 P.M. at the Bainbridge Township Burns-Lindow Building, 8465 Bainbridge Road. Members present were Mr. Victor Como; Ms. Devon Gamble; Mr. Dan Tutolo; Mrs. Marlene Walkush and Mrs. Linda Zimmerman, Alternate. Ms. Jennifer Troutman was absent.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENTS

None.

GUESTS

None.

MINUTES

Mr. Como made a motion to adopt the minutes of the November 25, 2025 meeting as written.

Ms. Tutolo seconded the motion.

Vote: Mr. Como, aye; Ms. Gamble, aye; Mr. Tutolo, aye; Ms. Walkush, aye.

Secretary's Note: The December 29, 2025 meeting was canceled.

ORGANIZATIONAL SESSION

Chair

Mr. Tutolo made a motion to elect Ms. Walkush as the Chair.

Mr. Como seconded the motion.

Vote: Mr. Como, aye; Ms. Gamble, aye; Mr. Tutolo, aye; Ms. Walkush, aye.

Vice Chair

Mr. Como made a motion to elect Mr. Tutolo as Vice Chair.

Ms. Walkush seconded the motion.

Vote: Mr. Como, aye; Ms. Gamble, aye; Mr. Tutolo, aye; Ms. Walkush, aye.

Secretary

Ms. Walkush made a motion to appoint Allana Hennette as secretary for the Zoning Commission.

Vote: Mr. Como, aye; Ms. Gamble, aye; Mr. Tutolo, aye; Ms. Walkush, aye.

Sunshine Law

Ms. Tutolo made a motion to adopt and support the Sunshine Law as provided in the O.R.C.

Mr. Como seconded the motion.

Vote: Mr. Como, aye; Ms. Gamble, aye; Mr. Tutolo, aye; Ms. Walkush, aye.

Meeting Schedule

Ms. Tutolo made a motion to hold the regular meetings on the last Tuesday of each month at 6:00 P.M. at the Town Hall.

Ms. Gamble seconded the motion.

Vote: Mr. Como, aye; Ms. Gamble, aye; Mr. Tutolo, aye; Ms. Walkush, aye.

Acceptance of Proposed Amendments

Mr. Como made a motion to retain the policy of accepting any proposed amendment applications on the last meeting night of each month. (Generally to be the last Tuesday of the month.)

Mr. Tutolo seconded the motion.

Vote: Mr. Como, aye; Ms. Gamble, aye; Mr. Tutolo, aye; Ms. Walkush, aye.

NEW BUSINESS

Discussion about a possible new amendment to the Resolution was mentioned and discussed. The amendment had the potential to be introduced in this meeting but was deemed not ready.

The possibility of meeting quarterly was also discussed with the mention of having to shorten some discussions so they can be concluded in a timely manner, as, for example, current discussions about body art establishments has been ongoing for several meetings. The necessity of meeting in February was mentioned since there may be an amendment to discuss.

OLD BUSINESS

Ohio Revised Code Chapter 519 Update

Nothing new was reported or discussed.

CORRESPONDENCE

1. Bainbridge Township Board of Trustees Meeting Minutes, dated November 6, 2025 – Special; November 10, 2025; November 17, 2025 – Special; November 24, 2025; December 8, 2025 - Special; December 15, 2025.
2. Bainbridge Township Board of Zoning Appeals Meeting Minutes, dated October 16, 2025; November 20, 2025.
3. Geauga County Planning Commission dated November 20, 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.

Mr. Como seconded the motion that passed unanimously. The meeting was adjourned at 6:15 P.M.

Respectfully submitted,

Allana Hennette
Zoning Commission Secretary

Marlene Walkush, Chair

Date Approved: