Bainbridge Township

Minutes of Zoning Commission

April 28, 2026

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Ms. Marlene Walkush, Chair, at 6:06 P.M. at the Bainbridge Township Burns-Lindow Building, 8465 Bainbridge Road. Members present were Mrs. Devon Gamble; Mr. Dan Tutolo; Mrs. Marlene Walkush. Mr. Victor Como was absent. Mr. Dave Dietrich, Planning and Zoning Coordinator, was not present.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENTS

None.

GUESTS

None.

MINUTES

Mrs. Gamble made a motion to adopt the minutes of the February 24, 2026, meeting as written.

Ms. Tutolo seconded the motion.

Vote: Mrs. Gamble, aye; Mr. Tutolo, aye; Mrs. Walkush, aye.

OLD BUSINESS

Proposed Zoning Amendment - Chapter 143.02 Convenience Business district use regulations.

After some discussion, Mrs. Walkush offered that she would like the statement under "Repair Garages" to read "Sales, lease, or display of vehicles shall be prohibited unless said sales, lease or display area is attached to or part of the repair garage." The committee was unsure about the reasons for the initial change and suggested that it should be tabled until Mr. Dietrich returns.

Proposed Zoning Amendment - Chapter 161.11 General provisions, permitted yard obstructions.

This amendment concerns permanent generators. All members agreed that this amendment was acceptable.

Proposed Zoning Amendment - Chapter 169.06 Off-Street parking and loading facilities, Parking spaces required.

This amendment is in response to an event center. There are no parking references for event or party centers so they will be added to the list. The members agreed that this amendment was acceptable.

Proposed Zoning Amendment - Chapter 177.01 Prohibited uses, prohibited uses specified

(y) Marijuana

The committee discussed this issue starting back in November 2024. The ORC Section 519.21 was amended. The change removes the word "medical" from this section.

Mrs. Walkush believes that the state is still trying to change this provision and it will affect the Township eventually.

Mrs. Gamble mentioned that the reclassification of marijuana is coming from the Federal Government so that is probably correct.

Mrs. Walkush stated she is fine with the change but would also like to hear from Mr. Como.

(jj) Tattooing

Mrs. Walkush began by saying that the commission has discussed the issue enough to know that tattooing is specialized and requires certification and cannot be lumped into microblading/cosmetics. [Secretary's note-this issue has been studied and discussed for several months.]

This change to this part of the chapter will remove the words "tattooing or body piercing" and replace it with the term "body art". Body art is defined in the Ohio Administrative Code not Ohio Revised Code and it says body art is the practice of physical body adornment including tattooing, permanent cosmetics and/or body piercing. This definition does not include practices that are considered medical procedures by the state medical board that are performed with medical devices that include but are not limited to biopsy, dermal punches and scalpels. [This is the definition from the OAC 3701-9-01.]

NEW BUSINESS

Resignation from the Zoning Commission

Jennifer Troutman submitted her resignation from the Zoning Commission. The resignation was accepted by the Trustees. Mrs. Gamble will send the secretary the minutes of the meeting so she can advertise for the open spots on the commission.

Review Proposed Zoning Amendment-Chapter 105 Definitions, Section 105.02 Special Meanings of Words or Phrases: body art, body piercing, massage therapist, microblading, tanning, tattooing, licensed residential facility

The committee discussed the definitions that Mr. Dietrich proposed and after some discussion decided to table this discussion until May so that Mr. Como and Mr. Dietrich could be present and give their input.

Review Proposed Zoning Amendment-Chapter 131 Purpose of Districts Classified, Section 131.04 (a) and (b) Purpose of Districts

The proposed changes are adding more detail to the section. The additions concern water resources and sewage disposal. Mrs. Walkush said that she accepts these changes. No other comments were made.

Review Proposed Zoning Amendment-Chapter 134 Schedule of Uses, Section 134.05 Schedule of Principal Buildings, Structures, and Uses in CB Zoning District.

The proposed changes add the following items to the schedule of uses: Body Artists, Body Art Establishments, Body Piercing Establishments and also added "Licensed by the State of Ohio to Barbers and Beauticians. Mrs. Walkush said she is in agreement with these changes. No other comments were made.

Review Proposed Zoning Amendment-Chapter 135 R-5A Rural Open Residential District, Section 135.02 Use Regulations

The proposed changes will correct references to the ORC. Mr. Tutolo read the definition of Licensed Residential Facility and the part of the ORC. Mrs. Walkush approved of this change. No other comments were made.

Review Proposed Zoning Amendment- Chapter 161 General Provisions, Section 161.12 Outdoor Lighting

The proposed changes correct references to other parts of Chapter 161. Mrs. Walkush stated that she has no issues with this change. No other comments were made.

Review Proposed Zoning Amendment - Chapter 169 Off-Street Parking and Loading Facilities, Section 169.08 Vehicle Queuing or Stacking Regulations

The proposed changes correct a reference to Chapter 143. Mrs. Walkush stated that she had no issues with this change. No other comments were made.

Review Proposed Zoning Amendment-Chapter 177 Prohibited Uses, Section 177.01 Prohibited Uses Specified. (jj) (tattooing removal)

This item was discussed in conjunction with the other issue in Chapter 177.01. Refer to "Old Business".

Sub HB 646 Data Center Study Commission

This item was not discussed.

Sub HB 361 Regards Building Inspections, Local Regulations, & Zoning

Mrs. Walkush began speaking about HB 361 noting that the Zoning Commission would need to be "on call" because this bill would change the time limits. Mrs. Walkush does not believe this is possible. Hearing times would be changed in order to rush items through. She was unsure if the bill had been revised from the last form. She asked Mr. Tutolo to check the website to find out where it is in the legislative process. He stated that it is in House committee on the second step at the time of the meeting.

Mrs. Walkush continued that if the bill passes it will be harder for the zoning inspector. She said this bill will change a section of Chapter 519, Section 123. "Meetings of the BZA shall be held at the call of the chairperson and at each other times as the Board determines." She stated that bills and amendments would be rushed. It is antiquated now and the timeline to get an amendment through is somewhat long.

Mrs. Walkush explained that she is not in favor of this bill because when documents are being amended there needs to be time to review and get input from people.

OPEN DISCUSSION

There was a brief discussion about the May meeting. Mrs. Gamble has to be present at the Trustees' meeting and it will be moved to the same day as the Zoning Commission. Mrs. Walkush offered to move the meeting. Mr. Tutolo said that Wednesday May 27 would be difficult for him. It was decided that the meeting will remain on May 26.

CORRESPONDENCE

1. Board of Trustees Minutes dated March 23, 2026
2. Board of Trustees Minutes dated March 9, 2026
3. Board of Trustees Minutes dated February 9, 2026
4. Board of Trustees Minutes dated January 26, 2026
5. Board of Zoning Appeals dated February 19, 2026

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

Mrs. Gamble seconded the motion that passed unanimously. The meeting was adjourned at 7:12 **P.M.**

Respectfully submitted,

Allana Hennette

Allana Hennette
Zoning Commission Secretary

Marlene Walkush

Marlene Walkush, Chair ,

Date Approved:
June 30, 2026