Bainbridge Township

Minutes of Zoning Commission

May 26, 2026

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Mrs. Marlene Walkush, Chair, at 6:00 P.M. at the Bainbridge Township Burns-Lindow Building, 8465 Bainbridge Road. Members present were Mr. Victor Como; Mr. Dan Tutolo; Mrs. Marlene Walkush. Mrs. Devon Gamble was absent. Mr. Dave Dietrich, Planning and Zoning Coordinator, and Mr. Steve Averill, Bainbridge Township Zoning Inspector, were present.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENTS

None.

GUESTS

Bridey Matheney-Thrasher, Dinsmore & Dolan
Pete Snavely and Grant Wilk representing 7145 Pine, LLC
Bill Boron with Langan Engineering and Environmental Services

The group was present to speak about a proposed development and possible zoning amendment for a property that is currently zoned LIR but, in their proposal, the property will change to R-3A.

Mr. Pete Snavely began the meeting with a brief history and possible future uses of the property. He also discussed what the group is doing to clean up and rehabilitate the land, including a brownfield clean up due to lead contamination from prior use as a gun range. He explained how the group had two meetings with the neighbors and that the reaction to the project was generally favorable.

Ms. Bridey Matheny took over and began by discussing the need to reconfigure some of the property by consolidating it into 12 acres and then rezoning the property from LIR to R-3A. A map and text zoning amendment would be necessary to complete this. She continued by asking the commission to look at their proposed site plans and explained how this land would be used. They are seeking a conditional use in the new proposed R-3A property and call this property a "conservation residential development". There would be certain requirements for a property to be in this development. Some of the requirements include having a stream run through the property and 20% of the land would be conserved. There are 19 sub-lots, and each lot will be .6 acres with maximum lot coverage of 60% including home, driveway and sidewalk. There will be a public road, sewer and water in this subdivision. The setbacks would follow the Church subdivision and be 30 feet in the front, 5-feet] rear setbacks and side yard setbacks would be 10 feet. The riparian setback guide map shows a 75-foot setback from the stream, but they will be requesting a 25-foot

setback based upon the watershed drainage area. There would be no frontage requirements and there would be storm water management basins. There is also a preliminary landscaping plan.

Mr. Dietrich asked when the Ohio EPA is expected to give them the all clear on the site. Mr. Snavely explained that the environmental work is ongoing and it may take until the end of the year to get EPA approval.

Mr. Tutolo asked why there needs to be a new subsection of an existing chapter rather than refer to existing text and if this would be something used in other areas of the township or specifically for this development. Mr. Dietrich explained that there is very little LIR zoned property left.

Mrs. Walkush expressed her concern with EPA approval. She explained how she had been in contact with someone at the Twinsburg EPA who manages brownfield clean-ups and was told this property has covenants and other restrictions that pertain to industrial development. Mr. Snavely said he thought those covenants would be null with the new work that is being done and that it would conform to residential standards.

There was also some discussion about storm water and landscaping including making sure the township is not responsible for maintaining any lighting or landscaping.

OLD BUSINESS

The committee discussed proposed amendments to Chapter 105 further. Mr. Dietrich did research in the Ohio Administrative Code and that is where he found the definitions.

Mrs. Walkush asked what an operator is and if it should be defined. Mr. Dietrich replied it is either the owner or lessee, but that is why licensing is included in many of the definitions surrounding body art.

Mr. Como began a discussion on the spelling of marijuana. The OAC/ORC spells it “marihuana” whereas the more common spelling is marijuana. Mr. Dietrich explained that is why the word is in quotation marks.

Mrs. Walkush looked into microblading and explained it is a detailed and expensive course in order to perform this service.

The committee discussed Chapter 143 further. This section is about service garages and vehicle sales and rental. Mr. Dietrich made adjustments to previous versions of this section. Mrs. Walkush said she likes vehicle sales and garages are permitted together making these businesses less restrictive. Mr. Tutolo agreed with this idea and he favored Mrs. Walkush’s desire to allow these businesses to operate in one building.

The committee discussed Chapter 177 further. Mr. Dietrich explained how the section will be relettered since tattooing will be removed from the list.

ORC Chapter 519 Update

Letter to Kyle Brooks-no response.

NEW BUSINESS

None

CORRESPONDENCE

None

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 and the motion passed unanimously. The meeting was adjourned at 7:16 P.M.

Respectfully submitted,

Allana Hennette
Allana Hennette
Zoning Commission Secretary

Marlene Walkush
Marlene Walkush, Chair

Date Approved: June 30, 2026