Bainbridge Township

Minutes of Zoning Commission

June 30, 2026

The regular meeting of the Bainbridge Township Zoning Commission was called to order by Mrs. Marlene Walkush, Chair, at 6:03 P.M. at the Bainbridge Townhall, 17826 Chillicothe Road. Members present were Mr. Victor Como, Mrs. Devon Gamble, and Mrs. Marlene Walkush. Mr. Dan Tutolo was absent. Mr. Dave Dietrich, Planning and Zoning Coordinator, was present.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

MINUTES

Mrs. Walkush asked Mr. Dietrich to restate the answer to her question regarding only two people signing the meeting minutes. Mr. Dietrich said a person does not necessarily have to be at the meeting to sign the minutes. The signature on the minutes denotes that the person has read and understood the meeting minutes.

Mr. Como made a motion to accept the minutes of the May 28, 2026, meeting as written. Mrs. Gamble seconded the motion. All members were in favor of the motion. Mrs. Walkush signed the minutes and returned them to the secretary.

Mrs. Gamble made a motion to accept the minutes of the April 28, 2026, meeting as written. Mr. Como seconded the motion. All members were in favor of the motion. Mrs. Walkush signed the minutes and returned them to the secretary.

PUBLIC COMMENTS

None.

GUESTS

None.

OLD BUSINESS

Mr. Dietrich informed the committee that Ms. Linda Applebaum, Geauga County APA, has reviewed all of the sections of the proposed amendment, both new and old, and has approved of them all.

All items under old business have been reviewed by the committee at least twice.

NEW BUSINESS

Pool Amendments

Mr. Dietrich explained how Mr. Averill, Bainbridge Township Zoning Inspector, requested that the resolution be more explicit around the building of pools and pool facilities. Mr. Dietrich explained that some people argued about gates and several other issues regarding pools. These changes will also clarify the size and usage of pool houses. There was also some discussion about the changes to the definition of hot tub so that when Mr. Averill issues a permit for a hot tub the recipient cannot use it for a pool. Mrs. Walkush, Mr. Como, and Mrs. Gamble all approved of the various changes.

Data Center Amendments

Mr. Dietrich began by explaining that some other townships in the state are looking at how to deal with data centers. He also explained that House Bill 646 did not go anywhere before the legislature recessed so there is no further direction from the state, particularly regarding the issues of water usage, noise pollution, generators and other concerns.

Mr. Dietrich said that this amendment would not allow large data centers in the township but would allow information technology service as an accessory usage to an already approved business use. Subparagraph (c) would limit the size of the information technology center to either a certain percentage of total floor space or total number of square footage. This would allow the business to commit some area to technology usage, but it must be a secondary or accessory use.

There was some discussion about what the information technology usage should be called and Mrs. Gamble suggested it to be called an "information technology hub" to which all members approved. There was also some discussion that the word service be removed so that the implication is it would be for personal or small business usage, not commercial use.

Mr. Como mentioned that he would like to ensure that a private user would not be restricted from having some type of set up in their home for private use. The committee discussed this issue and agreed that a private user in their home should not be restricted as long as it is for personal use. Mr. Dietrich offered to add verbiage to the amendment that would ensure this.

Floor Area Amendments

Mr. Dietrich explained that Mr. Averill had requested some clarification about the definition of floor area

There was some discussion on what constituted the first floor and the commission looked at the definitions of basement and first floor. Mr. Como included the idea of a walk-out basement

and how it should be handled in this scenario. Mr. Dietrich offered to discuss the matter with Mr. Averill.

Mrs. Walkush began a discussion on whether the amendment should be initiated in August or wait until September. The members decided it would be best to wait until September since there were a few issues in the proposed items discussed at this meeting.

CORRESPONDENCE

None

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

Mrs. Gamble seconded and the motion passed unanimously. The meeting was adjourned at 7:00 P.M.

Respectfully submitted,

Allana Hennette

Allana Hennette
Zoning Commission Secretary

Marlene Walkush

Marlene Walkush, Chair

Date Approved: