Bainbridge Township

Minutes of Zoning Commission

August 25, 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. Additional members present were Mr. Dan Tutolo, Mr. and Christopher Wincek, Jr. Mr. Victor Como and Mrs. Devon Gamble were absent. Mr. Dave Dietrich, Planning and Zoning Coordinator, was present.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

MINUTES

Mrs. Marlene Walkush made a motion to accept the minutes as written.

Mr. Christopher Wincek, Jr. seconded the motion.

The motion passed unanimously.

PUBLIC COMMENTS

None.

GUESTS

None.

OLD BUSINESS

The committee discussed the building of a large data center in the Cincinnati area. Mr. Dietrich mentioned the Ohio legislature was discussing data centers but nothing was finalized before their summer break. Most of the legislation was centered around how the data centers would be taxed rather than land use and zoning issues. He informed the committee that Auburn Township has recently passed a prohibition against data centers, very similar to the proposal before this committee. The APA office has reviewed it and found it to be acceptable. He also mentioned that Middlefield Village has a moratorium on them as well. He stated that complete prohibition was the safest approach to keep them out of the township.

Mr. Tutolo asked if there were any long term benefits of having a data center in the area beyond the initial building of the facility. Mrs. Walkush mentioned that the initial building of the new center by Cincinnati would require several thousand people to complete the center but only about

2,500 to run it. They also discussed the issue of a lack of available land in which to build a center in Bainbridge Township. They discussed the fact that many farms are under conservancy and would not be available for a center.

Pool Amendments: Mrs. Walkush asked about the wording of the definition of a swimming pool in Chapter 105.02 uses the word "may", but section 135.02 uses the word "shall".

Mr. Dietrich responded by stating that Mr. Steve Averill, Bainbridge Township Zoning Inspector, wanted it worded as it is but will discuss it with Mr. Averill to clarify. The zoning resolution does require a pool to be fully enclosed by a fence.

Mrs. Walkush asked Mr. Dietrich about a phrase on page two that had a typographical error that will be corrected and asked about the quotation marks around the letter *e*. Both decided it will remain as is.

Mrs. Walkush stated that she did not have any comments for section 155.02 and she approved it.

Data Center issues: The committee discussed the definition of data center and information technology hub in section 105.02. Mrs. Walkush discussed her concern about removing the words "conditional" or "permitted" use in the definition. It was changed to principal use. Mr. Dietrich explained that the hub is in support of the principal use. Mrs. Walkush explained that the words conditional and permitted are actual uses and suggested it should stay.

General Provisions: Section 161.25 Mr. Dietrich decided to add the prohibition of data centers in this section and all other sections of the resolution would refer to this section. Mrs. Walkush mentioned that the words permitted and conditional were used in this section and it was agreed that they would stay in 105.02 as well. Some discussion took place over the size of the information technology hub including that it must stay in the primary building and may only use 10% or 400 square feet of floor space.

Mr. Wincek began a discussion on the definition of information technology hub and it was decided that Mr. Wincek would put his ideas into an email to Mr. Dietrich so that he may review them and possibly incorporate them into the definition.

NEW BUSINESS

The committee welcomed Chris Wincek to the zoning commission.

Floor area: Mrs. Walkush began by discussing the new definitions regarding floor area. She said she is in agreement with attic and crawl space. For the definition of floor area she asked if the type of building should be more precisely defined, possibly adding *residential*. She also questioned if the phrase *other buildings* should be more specific.

Mr. Dietrich clarified that the *other buildings* would be non-residential dwellings but offered to add this into the definition.

Mrs. Walkush also wanted to discuss section 135.03 explaining that some of the measurement items were somewhat confusing to her.

Mr. Dietrich offered that Mr. Averill wanted those changes to be made to clarify net versus gross-floor area.

Mrs. Walkush also pointed out a minor typo in Chapter 161 that needed to be corrected.

Mr. Dietrich also discussed section 135.03 about easements, mentioning that Mr. Averill had requested some of the section be removed for clarity.

Letter to Steve Demetriou: Mrs Walkush gave Mr. Wincek the brief history of the need for the letter and the work of the commission to get the state legislature to work on O.R.C. Chapter 519. The commission listed their top three issues and sent the letter to Mr. Demetriou and Mr. Brooks. One of their biggest issues is the definitions section.

Mrs. Walkush mentioned the Geauga County Township Association meetings to Mr. Wincek and his ability to join the organization.

Training letter: Mrs. Walkush explained that the Geauga County Township Association wants to implement a training session for members of the zoning boards, similar to what had been done in the past.

Mr. Dietrich explained that the training was approved by the township trustees and was useful in the past.

Mr. Tutolo and Mr. Wincek were given the chance to sign the letter.

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.

Mrs. Walkush seconded and the motion passed unanimously. The meeting was adjourned at 7:05 P.M.

Respectfully submitted,

___Allana Hennette_____
Allana Hennette
Zoning Commission Secretary

__Marlene Walkush_____
Marlene Walkush, Chair

Date Approved: September 29, 2026

Recording on file