



BATH TOWNSHIP ZONING COMMISSION MARCH 13, 2025 - WORK SESSION MINUTES

Approved: 4/21/25

MEMBERS PRESENT: Chairman Richard Bradner, Vice Chair Maryellen Burnham, Joy Kosiewicz, Kyle Craven, Kristin Sanchez, Legal Counsel Bob Konstand, Planning Director/Zoning Inspector Bill Funk. Residents Joann Alexander and Michael Ackermann were also present. Zoning Secretary Nanci Noonan, Emily Hete and Marshal Pitchford were excused.

- I. Call to Order – Roll Call
- II. Pledge of Allegiance
- III. Approval of February 27, 2025 Minutes: Minutes were not approved as not enough members were present that were in attendance on February 27th. Will approve at next meeting when quorum is attained.
- IV. Zoning Report – N/A
- V. Unfinished Business:

a. Ghent Overlay District draft language from Envision – Mr. Smalley presented the architectural standards that were started at the last meeting. This will continue to be the focus tonight. He began with Subarea 1 and stated that much of this is coming directly from Section 905 of Bath’s zoning code. But, rather than just state “See 905” we copied it to here in full. Refer to page 8, A through F, to page 12. All of that language, including the images are a directly copied out of 905. Mr. Smalley walked the Commission through the sections. Regarding trash receptacles, we did tighten up language on them. Mr. Chairman asked if there could be regulation on what time of day contractors could begin collection, like at 6:00 or 7:00 am. Noise concerns are driving this inquiry. Also, we need to ensure that such trash receptacles are screened from general sightlines and any gates or other doors be kept closed. Mrs. Burnham inquired if there could be a section on noise barriers; she wanted buffering or insulation from septic systems, roof systems, etc. on commercial uses. Mr. Smalley continued to touch on Architectural Standards in Subarea 1. He referred to page 13, Section G, Exterior Building Materials and Colors and stated that these are in addition to what is in our code. Mrs. Sanchez suggested contractors should be able to use wood as an option in the 60 percent of each building façade. Natural or simulated wood shakes options will be added. Discussion led to noise and colors and the members felt the Appearance Review Commission could review and approve any projects and require a full-blown noise study.

Mr. Smalley moved on to the architectural standards for Subarea 2, beginning on Page 14, and stated that it mimics Rosemont Greens, in Fairlawn, and the image displayed is from some of the homes in that development. Mr. Smalley walked the members through the sections starting on Pages 14 through 16. Discussion led to inserting that “no exposed concrete block or poured concrete be used.” A comment came up on Section E on “Openings”, about requiring grids in the windows or not requiring that. After discussion, Mr.

Smalley asked the Commission their thoughts and it was decided to pull item vi. that stated they were required. He redirected the members back to Section D on Roofs. Regarding the solar panels, it was suggested that all solar panels must be mounted on the roof. A lot of discussion was on not having a “cookie cutter” looking houses but having a variety of home styles, by one detail or another, i.e. windows or colors. Mr. Konstand recommended saying different front elevations, not necessarily different styles. He also recommended striking out the words “aluminum” and “steel” in the Openings Section E – ii. On the topic of sheds, it was agreed to prohibit sheds. Mr. Smalley asked for input on other accessory structures and pools. Discussion was had on detached screened in porches, pergolas and wood decks. Mr. Funk stated he would allow patios. Mr. Konstand kind of agreed because the problem with decks, and the like, is the homeowners could possibly add to the deck, they won’t maintain them, and one will look great and one won’t. Mr. Smalley summarized to say no decks, just patios with pavers, stone or concrete. He will add “accessory structure” language to this section as well. He asked if the members wanted a square footage maximum and one suggestion was 10 percent of the foundations’ square footage. But then it was decided to make it a square footage max. Mr. Smalley will look into current averages and put something in for the Commission’s review. Wording should also include a definition on detached open-air structures that do not contain any HVAC. Wording will be worked on for Subarea 2 to have a common space for the HOA. On the fence sections we will state that they are only allowed in the back yard. Plus, add the words “on both sides” to decorative in nature in Section G - i.- 2. Also adding “concrete walls are prohibited” and “no foundations.”

Mr. Chairman brought up the subject of the environmental buffer zone between this neighborhood. Mr. Smalley referenced where it was written on Pages 6 and 7, and said it is taken from the base code. He noted that we did add a clause to state that there are no variances allowed on the northern border and it has to be 50 feet wide. Mr. Funk asked if we could add a Section J to include language on landscape buffering for along Ghent Road. Mr. Smalley will add language for next meeting. Mrs. JoAnn Alexander spoke about provisions for salvaging the existing tree canopy and Mr. Funk also recommended adding in some language for steep slopes and riparian setbacks. Mr. Smalley will get these revisions done and next meeting we will work on the lighting section.

- VI. New Business:
- VII. Miscellaneous: N/A
 - a. Committee discussion – N/A
- VIII. Citizens’ Comments – none.
- IX. Next Meeting – Thursday, March 25, 2025 at 7 PM
- X. Adjourn