

Minutes: Russell Township Zoning Commission  
Russell Town Hall  
January 14, 2008

Present: Richard E. Snyder, Chairman  
Bruce Murphy  
Elizabeth Rader  
Donna Weiss Carson  
Diana Steffen, Secretary

Eileen Rogers was absent.

Also in attendance: Ric Machnics, Zoning Inspector, and later in the meeting Trustee Kristina Port.

The Chairman called the meeting to order at 7:36 p.m., and announced that he wished to add an item to the agenda after approval of the minutes. This was discussion regarding a resolution of appreciation to Eileen Rogers.

**ELECTION OF OFFICERS** - *Mr. Murphy moved to open nominations for Chairman and Vice-Chairman of the Zoning Commission for 2008, Ms. Weiss Carson seconded and the motion passed unanimously.*

*Mr. Murphy moved that Richard Snyder be re-elected Chairman, Ms. Rader seconded.*

*Ms. Rader moved that Bruce Murphy be re-elected Vice-Chairman, Mr. Snyder seconded.*

There being no other nominations, *Mr. Murphy moved to close nominations for Chairman and Vice-Chairman, Ms. Rader seconded and the motion passed unanimously.*

*Upon roll call vote to re-elect Mr. Snyder as Chairman, the vote was Mr. Murphy – yes, Ms. Rader – yes, Ms. Weiss Carson – yes, Mr. Snyder – yes, and the motion passed unanimously.*

*Upon roll call vote to re-elect Mr. Murphy as Vice-Chairman, the vote was Mr. Murphy – yes, Ms. Rader – yes, Ms. Weiss Carson – yes, Mr. Snyder – yes, and the motion passed unanimously.*

Richard Snyder was re-elected Chairman and Bruce Murphy was re-elected Vice-Chairman for 2008.

**MINUTES OF DECEMBER 17, 2007** – *Mr. Murphy made the motion to accept the minutes as submitted, Ms. Weiss Carson seconded and the motion passed unanimously.*

**RESOLUTION OF APPRECIATION** – Mr. Snyder said that the Board of Trustees decided at its January 9<sup>th</sup> meeting not to re-appoint Eileen Rogers to the Zoning Commission. He said that Mrs. Rogers served for 24 years and he would like a motion to draft a resolution of appreciation to be voted on at the next meeting.

*Mr. Murphy made the motion that the Zoning Commission draft a resolution of appreciation for Eileen Rogers for approval at the next meeting, Ms. Weiss Carson seconded and the motion passed unanimously.*

Mr. Snyder also said that according to the Zoning Resolution a member remains on the Commission until someone else is appointed.

**TAKE OUT FOOD SERVICES** – Mr. Snyder said he researched other townships in Ohio and only found Northfield Center that had zoning for restaurants that might be useful in the Commission's discussions. The Commission reviewed definitions from Northfield Center and also other definitions Mr. Snyder found that are used in some cities around the country. Members discussed how to zone for the restaurant industry since it can change very quickly, how to allow some types of restaurants and not others, and number and proximity of driveways to an intersection. The Commission listed the following issues to be considered: parking, location of driveways relative to intersections, definition of food service and food preparation. Mr. Murphy volunteered to look for information at the Cleveland State Law Library prior to the next meeting.

**ROADS/STRUCTURES** – Mr. Snyder handed out an excerpt from the County Model Zoning Resolution listing permitted buildings, structures and uses in required yards, and also driveway regulations. He explained that the Township's definition of front yard is that it is unoccupied, which means that none of the items in the County Model are permitted in the front yard, including driveways. Also, since no zoning certificate is required for a driveway, he said someone could put one within a riparian setback.

Mr. Snyder spoke to Fire Chief John Frazier regarding driveways to oil and gas wells. Mr. Machnics said that although the Township can ask for certain driveway standards to such wells, they are only recommendations and are not enforceable. Mr. Snyder explained that he spoke to Geauga County Planning Director David Dietrich, who believes it may now be possible to regulate these driveways in the interest of health and safety. The Township still has oil and gas regulations in the Zoning Resolution, which include driveways. Although hard to enforce, Chief Frazier had told Mr. Snyder that there may be an economic incentive for companies to have driveways that allow access for safety forces. He had mentioned a fire at a well in Hambden where a valuable rig was saved from destruction by the speed of the fire departments in handling the fire. Mr. Snyder said he will contact Mr. Dietrich and suggest a workshop with other townships to come up with a way to regulate driveways to oil and gas wells.

**EPA WORKSHOP RE. PUBLIC EDUCATION** – Mrs. Steffen said she attended an E.P.A. workshop in Twinsburg, "Implementing an Effective Public Involvement & Public Education Program" (P.I.P.E.). The first five years of the Phase II Stormwater Program are over this Spring and then another five years will start. The E.P.A. will require a continuation of the current program with new requirements as well. There is a public notice with a draft of the new N.P.D.E.S. permit on the E.P.A.'s website and comments can be made until mid-February. Mrs. Steffen said that in the next five years the Township must have an ongoing strategic program to educate the public regarding stormwater, and must identify five themes or messages, with target audiences within the Township. One message must be aimed at the development community. The Township must use several mechanisms for delivering the

