

Minutes: Russell Township Zoning Commission
Russell Town Hall
March 19, 2007

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

Also in attendance: Ric Machnics, Zoning Inspector, and James Dickinson, Trustee.

The Chairman call the meeting to order at 7:30 p.m.

MINUTES OF FEBRUARY 12, 2007 – *Mr. Murphy made the motion to accept the minutes as submitted, Ms. Weiss Carson seconded and the motion passed unanimously.*

**CONTINUE PUBLIC HEARING – AMENDMENT 2007-1
Section 4.13 Water Management & Sediment Control**

The Chairman announced that the hearing was continued from the last meeting in order to receive comments from the Geauga County Planning Commission. David Dietrich sent a letter dated 02/21/07 advising that the Planning Commission recommended approval subject to comments relating to soil disturbance. It recommended deleting reference to regulating any soil disturbing activities incident to or in preparation for construction of any building, structure, or use regardless of when such soil disturbances occur. Mr. Snyder said that no reasons were given for this recommendation, which if acted on would defeat the purpose of the amendment. Currently the Township regulates stormwater management only when a zoning permit is issued; the purpose of the amendment is to protect the Township residents' health and safety by requiring stormwater management practices for large soil disturbances regardless of whether a zoning permit is issued. He suggested adding a definition of "soil disturbing activity" to alleviate any concerns about the meaning of this phrase.

Mrs. Steffen handed out definitions from the County Model Zoning Resolution and from the Geauga County Water Management and Sediment Control Regulations. They were identical as far as "Soil Disturbing Activity means clearing, grading, excavating, filling or other alteration of the earth's surface where natural or human made ground cover is destroyed and which may result in, or contribute to, erosion and sediment pollution." However, the Water Management & Sediment Control Regulations definition added "grubbing" and a further sentence, "This may also include construction of non-farm buildings, structures, utilities, roadways, parking areas, and septic systems that will involve soil disturbance or altering of the existing ground cover." The Commission decided to use the longer definition and modify the amendment by adding it to Section 2 Definitions. In some sentences in the amendment the phrase "soil disturbing activities" was changed to "soil disturbing activity" for uniformity with the definition.

There were no comments from the audience.

Mr. Murphy made the motion to close the public hearing for Amendment 2007-1, Mrs. Rogers seconded and the motion passed unanimously.

Ms. Weiss Carson made the motion that the Russell Township Zoning Commission recommend the approval of the following modification to the proposed amendment 2007-1 to the Russell Township Zoning Resolution as attached hereto with the modification shown in redline in new Section 4.13, including new definition in Section 2 Definitions, Mr. Murphy seconded and upon roll call the vote was Mr. Murphy – yes, Mrs. Rogers – yes, Ms. Weiss Carson – yes, Mr. Snyder – yes, and the motion passed unanimously.

