

Minutes: Russell Township Zoning Commission
Russell Town Halls
May 21, 2007

Present: Richard E. Snyder, Chairman
Bruce Murphy
Elizabeth Rader
Eileen Rogers
Diana Steffen, Secretary

Donna Weiss Carson was absent with apologies.

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

The Chairman called the meeting to order at 7:34 p.m.

MINUTES OF APRIL 16, 2007 – *Mr. Murphy made the motion to approve the minutes, Ms. Rader seconded and the motion passed by 3-0. Mrs. Rogers abstained since she did not have a draft of the Riparian Setback regulation to compare to the notes in the minutes.*

RIPARIAN SETBACKS – Kyle Dreyfuss-Wells, Executive Director of the Chagrin River Watershed Partners, was in attendance. She had submitted to the Commission a revised draft with highlighted changes agreed to at the previous meeting, and in redline suggested changes as a result of the discussion at that meeting.

The Commission discussed four items:

- 1) Whether to leave definitions in the Riparian Setback regulation section, or whether to include them in Section 2 Definitions; compare the definition of Impervious Cover against the definition in the Zoning Resolution for Impervious Surface, both being in the County Model; check the definition of Soil Disturbing Activity which is slightly different from the definition added recently in Amendment #2007-1. To be resolved at the next meeting.
- 2) Whether to add a fourth class of watercourses (Section 3.A of the draft) since watercourses draining an area of 0.5 square miles and up to 20 square miles includes a large range. Ms. Dreyfuss-Wells cautioned that the Township should be consistent with surrounding communities and with the County Model. She had spoken with David Dietrich, Geauga County Planning Director, who felt the setback distances of 25 feet, 75 feet and 120 feet should not be changed at all. However, since Russell Township already has a well-established history of 30 feet, this could be acceptable instead of 25 feet. The Commission and Mr. Machnics discussed this item. To be resolved at the next meeting.
- 3) Whether to permit Storm Water Retention and Detention Facilities within a riparian setback with a zoning certificate (Section 7.C of the draft). Ms. Dreyfuss-Wells said that Munson Township is the only local community with this item, Bainbridge and Auburn do not have it, but it is in the County Model. If it is included then only a zoning certificate is needed, if it is not included then a variance would be required. Reasons to keep this item are that the Fire Department would like more fire protection ponds, and the County allows these facilities in its Riparian Setback section in the County Subdivision Regulations. The reasons not to include this item are that surrounding communities, except Munson, do not have it in their regulation, and also a basin could be built near an eroding stream, since engineers prefer a low area. The Commission agreed to include this item.

