

Minutes: Russell Township Zoning Commission
Russell Fire-Rescue Station
Wednesday, February 24, 2010

Present: Richard E. Snyder, Chairman
Bruce Murphy
Donna Weiss Carson
Wendy Bruzas
Ben Kotowski
Diana Steffen, Secretary

Also in attendance: Ric Machnics, Zoning Inspector.

The Chairman called the meeting to order at 7:35 p.m.

MINUTES OF JANUARY 27, 2010 – *Ms. Weiss Carson made the motion to accept the minutes, Mr. Kotowski seconded and the motion passed unanimously.*

SPECIALTY FOOD SERVICE OPERATIONS – DRAFT AMENDMENT – Mr. Snyder explained that David Dietrich of the Geauga County Planning Commission has advised that the Prosecutor recommends legal descriptions of the commercial zones being inserted into the body of the Zoning Resolution. This would be necessary only for four commercial districts. Mr. Snyder would like to keep the Zoning Resolution uncluttered, since legal descriptions could take many pages. He said he looked at Newbury Township's Zoning Resolution, and he handed out the descriptions of the zoning districts. These appear to be quasi-legal descriptions. Mr. Snyder suggested listing parcel numbers instead, but Mr. Dietrich had said these numbers change when a lot is split or consolidated. Using both parcel numbers and legal descriptions would be acceptable too. Ms. Bruzas said that in her job at an engineering consultant company she prefers parcel numbers, since they are easier to use and trace. Mr. Snyder handed out copies of Newbury's zoning map and of an area around St. Helen's Church to demonstrate that the descriptions in Newbury's Zoning Resolution do not necessarily match the accurate location of the road.

Mr. Snyder suggested listing the parcel numbers and linking them to the volume and page number of the deeds that are stored at the County Recorder's Office. This would be less costly to the Township, but would provide a way to refer to the legal descriptions. Mr. Machnics commented that there has been discussion at the County regarding zoning inspectors reviewing lot splits before they are recorded, and this is in the public hearing process currently. Once this goes through, he will be aware of any changes to lots in the commercial areas, and therefore of changes in parcel numbers.

The Commission agreed with Mr. Snyder's suggestion, and Mr. Murphy said that by linking the parcel number to the volume and page of the deed, there would be easy reference to the specific metes and bounds legal description.

Action item: Mr. Snyder will email Mr. Dietrich to ask if the Commission's plan is acceptable, and if so, he will compile the list. Mr. Snyder will also ask if it is acceptable to do this for the four zones – C-S 1, C-S 2, O-B, L-B, and not to include the residential or park zones.

