

Minutes: Russell Township Zoning Commission
Russell Town Hall
February 9, 2009

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

Donna Weiss Carson was absent with apologies.

Also in attendance: Ric Machnics, Zoning Inspector.

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

MINUTES OF JANUARY 12, 2009 – *Mr. Murphy made the motion to accept the minutes as presented, Ms. Bruzas seconded and the motion passed unanimously.*

BALANCED GROWTH PROGRAM – The Commission reviewed text written by Amy Brennan to accompany the map delineating Priority Conservation Areas and Priority Development Areas. Some minor changes were made. Mr. Murphy explained that the text, being a statement that describes the make-up of the map, will be controlling while the map is a reference. Mr. Snyder suggested recommending this be added to the Guide Plan. Mr. Murphy felt there was no urgency to do this, and that it could be added when the Guide Plan is next updated.

Mrs. Steffen will revise the text and ask Ms. Brennan to provide a copy of the map with the changes agreed previously. Mr. Snyder will compose a motion for the Commission's recommendation to the Trustees. Mr. Murphy suggested everyone review the Resolution drafted by Ms. Brennan for the Board of Trustees. The Commission will then recommend endorsement of the Balanced Growth Program at the next meeting.

FOOD SERVICE/PERMITTED USES IN C-S ZONE – Mr. Snyder handed out a first rough draft of an amendment for Restaurants and Food Service Operations as a Conditional Use. Since food service will be permitted at the S.R. 306/S.R. 87 C-S zone only, he recommended that the two C-S zones be differentiated by renaming the S.R. 87 zone to C-S-1, and the Music Street zone to C-S-2. This will require a separate amendment.

The Commission and Mr. Machnics agreed that there was no advantage to repeating the requirements written in Section 5.3 C-S Zone D through M. A reference to that section will be written instead. With regard to Lighting, Section 4.14 Exterior Lighting will apply, but Mr. Murphy suggested regulating the hours when lighting may be turned on. The new inclusion of General Welfare as a purpose for zoning may permit regulation of hours of operation and of noise. Regulating outdoor hours of operation more restrictively

