

Minutes: Russell Township Zoning Commission
Russell Fire-Rescue Station
March 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 7:39 p.m.

MINUTES OF FEBRUARY 24, 2010 – Mr. Murphy made the motion to approve the minutes as presented, Mr. Kotowski seconded and the motion passed unanimously.

SPECIALTY FOOD SERVICE OPERATIONS – DRAFT AMENDMENT – Mr. Kotowski handed out a revised draft amendment. Previously the Commission had decided to remove any mention of off-street parking, since it is dealt with in Section 4.4 Off-Street Parking. However, Mr. Kotowski reviewed other Conditional Use sections, and found that Section 6.5.D Private or Commercial Recreational Areas contains item 7, that provides wording that he felt was appropriate for this amendment. He added some of this language to the draft.

The Commission changed the definition title, "Specialty Food Shop" to "Specialty Food Service", and then discussed the definition. Due to the difficulty of describing several types of food service, Mr. Snyder suggested changing the term from Specialty Food Service to Restaurants, using a more general definition. The Commission agreed to this change.

Mrs. Steffen had drawn up a map of the S.R. 306/87 intersection that showed the lots to be included in the new C-S1 zone and those in the O-B zone, and which lots are located within the 208 sewer plan area and those that are not included in that area. Due to the small size of the lots the Commission will need to address the size of lots permitted to have restaurants.

Mr. Snyder said he spoke to David Dietrich at the Geauga County Planning Commission regarding the way to define the new commercial zone, whether by using parcel numbers and reference to the volume and page numbers of deeds at the County Recorder's Office that include the legal description, or whether the entire legal description for each lot must be included in the text of the Zoning Resolution. Mr. Dietrich said he will ask Assistant Prosecuting Attorney Rebecca Schlag to speak to Mr. Snyder.

Action Item: Mr. Snyder will speak to Ms. Schlag and report on her advice at the next meeting.

