

Minutes: Russell Township Zoning Commission
Russell Town Hall
June 16, 2008

Present: Bruce Murphy, Vice-Chairman
Donna Weiss Carson
Ben Kotowski
Wendy Bruzas
Diana Steffen, Secretary

Chairman Richard Snyder was absent with apologies due to being delayed out-of-town unexpectedly. Vice-Chairman Bruce Murphy chaired the meeting.

Also in attendance: Ric Machnics – Zoning Inspector, Kristina Port – Township Trustee.

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

MINUTES OF MAY 19, 2008 – *Ms. Weiss Carson made the motion to approve the minutes as written, Mr. Kotowski seconded and the motion passed unanimously.*

FOOD SERVICE/PERMITTED USES IN C-S ZONE – Mr. Kotowski reported on his research of other communities' use of multiple levels of commercial zoning. He looked at Geauga County townships and also fast-growing townships in other parts of Ohio that have their zoning resolutions online. The multiple levels of zoning appear to be based on 1) the infrastructure, such as roads and sewers, 2) protecting older historic or traditional commercial areas in older districts, and 3) the need for differing lot sizes depending on the use and the need for suitable buffering from surrounding residential areas.

Mr. Kotowski said that of those he looked at in Geauga County only Auburn Township has multiple levels of commercial zoning. Four levels reflect the need to codify a pre-existing commercial district at Auburn Corners (B-1A Auburn Corners), the presence of a highway interchange that is expected to attract development (B3 Retail/Motorist Service), and two levels of commercial zoning (B-1 General Business and B-2 Village Retail). Auburn Corners allows several types of offices and retail and some community facilities, as well as apartments above retail, but does not allow auto sales or car washes. The Retail/Motorist Service district is a broader designation that allows retail services such as restaurants, outdoor displays, planned business developments and auto sales and service, gas stations and car washes, but not animal clinics nor dwellings. The General Business District allows child day care and self-storage facilities as conditional uses, but the Village Retail District is a broader designation that allows many office, retail and service uses. The Commission discussed other communities researched by Mr. Kotowski.

Mr. Murphy said that the Commission needs to have some rationale for allowing different uses in Russell's two commercial districts. He felt there are three major differences: 1) One is on two State highways and one is on a State highway and a County/Township road; traffic patterns are different with a traffic light at one and only a flashing light at the other; 2) The difference in infrastructure with potential for sewers; 3) Buffers due to the impact on the surrounding area. Ms. Weiss Carson suggested that an option may be not to change the C-S districts. Mr. Murphy

