

Minutes: Russell Township Zoning Commission
Russell Town Hall
June 15, 2009

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

Also in attendance: Ric Machnics, Zoning Inspector, and Jim Dickinson, Chairman of the Board of Trustees.

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

MINUTES OF MAY 18, 2009 – *Mr. Murphy made the motion to approve the minutes as submitted, Mr. Kotowski seconded and the motion passed unanimously.*

PERMITTED USES IN FRONT YARD – Mr. Snyder said that before talking with the Geauga County Planning Commission he reviewed the County Model Zoning Resolution with regard to definitions concerning yard, front yard, setback line, lot line, etc. He handed out these definitions and read them aloud. Mr. Snyder said he realized that Russell's definitions were slightly different from the County Model, and proposed that the Commission use the draft amendment they have already written, but replace existing definitions with those in the County Model. He explained that this should resolve any confusion over the front, rear and side yards. He has spoken to David Dietrich, who agreed that this will resolve the problem. Mr. Snyder said that prior to the next meeting he will review the Zoning Resolution to see if the new definitions concerning "yard" will affect anything else. The revised proposed amendment will then be sent for informal review to the G.C.P.C.

FOOD SERVICE/PERMITTED USES IN C-S ZONE – Mr. Murphy said he used the Access Geauga website to determine lot size, building square footage and impervious coverage of fast food restaurant properties in Geauga County, specifically in Chester, Middlefield and Bainbridge. He handed out his figures, which he emphasized were estimated for this project, along with the lot sizes of the C-S lots at the S.R. 306 and 87 intersection. Mr. Murphy said that his conclusion was that there were three locations that could fit a fast food restaurant with drive-through without exceeding the impervious coverage limit. Since liquor is not permitted he believed the fast food model to be the most viable type of restaurant model at the intersection. Mr. Murphy's research centered on the larger fast food restaurants, and Mr. Snyder noted that smaller ones could also fit on several lots. Mr. Snyder said the difference between this intersection and the locations of existing fast food restaurants elsewhere is the higher speed limit here.

Mr. Snyder said that in the past people have said the C-S zone is very restrictive, and he would like to see the vacant lots used for the benefit of the Township residents. Mr. Machnics noted that when the BP lot was for sale most of the requests he received

