

Minutes: Russell Township Zoning Commission  
Russell Town Hall  
July 21, 2008

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

Wendy Bruzas was absent with apologies.

The Chairman called the meeting to order at 7:33 p.m.

**MINUTES OF JUNE 16, 2008** – *Mr. Murphy made the motion to accept the minutes as submitted, Ms. Weiss Carson seconded and the motion passed unanimously by 3-0. Mr. Snyder abstained due to his absence from that meeting.*

**FOOD SERVICE/PERMITTED USES IN C-S ZONE** – Mr. Kotowski presented his research on commercial district purpose statements for selected townships that have different classifications of commercial zones. Mostly there are two types, one being mostly convenient retail to serve the immediate area with low traffic and impact, and the other is a more general commercial area with moderate impact. That area with more impact is usually designated to be served by water and sewers and serves an area greater than the township but not regional. Some townships have special features, such as a freeway going through, and have a retail/motorist service district, permitting hotels, gas and service stations. These serve a much wider area. Auburn Township has a village retail district intended to preserve a compact, yet cohesive, "village center" environment. Mr. Kotowski's report included the purpose statements of the townships he researched.

The Commission discussed Mr. Kotowski's findings. Mr. Kotowski emphasized that a higher degree of impact meant a higher classification, such as car dealerships, hotels. Traffic impact, sewers and city water are defining factors for the type of classification. Mr. Snyder explained that the two Northstar studies that have been incorporated into the Land Use Guide Plan provide the legal standing for two different commercial districts in Russell. Because the Music Street intersection lacks buffers it should have uses that have less impact than those at the S.R. 87 intersection where the Office Building zone acts as a buffer from the Residential zone. Additionally, Mr. Kotowski said that since Music Street is a local access street it cannot handle the amount of traffic that the state highways can. Mr. Snyder mentioned that Northstar Planning has recommended properties fronting on Music Street should, in general, be zoned residential. Mr. Majewski of Northstar Planning had spoken to the business owners and surrounding residents and heard that they felt the commercial districts are too restrictive. He later recommended permitting restaurants, bed and breakfasts, and expanding on the "and similar" language so they are less restrictive. However, he also recommended increasing services at the S.R. 87 intersection and decreasing them at the Music Street intersection.

