

Minutes: Russell Township Zoning Commission
Russell Fire-Rescue Station
August 25, 2010

Present: Richard E. Snyder, Chairman
Bruce Murphy
Wendy Bruzas
Ben Kotowski
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 7:37 p.m.

MINUTES OF JULY 28, 2010 – *Mr. Murphy made the motion to accept the minutes as submitted, Ms. Bruzas seconded and the motion passed unanimously by 3-0. Mr. Snyder abstained due to his absence from that meeting.*

CONSERVATION EASEMENT ZONING – Mrs. Steffen reported that she has not received any more responses to the letter to conservation easement holders since the last meeting. Only four property owners responded out of 12 letters sent out. It was agreed to send the letter out again in October to the other eight owners.

FOOD SERVICE OPERATIONS – Mr. Kotowski explained the changes he had made, shown on the draft dated 8/20/10. He said he reviewed the widths of the lots that are adjacent to the residential zone, and found they are large enough that the buffer will not cause a significant impact. The board altered wording regarding odors, moved language covering outside activities to a separate paragraph, deleted excess wording regarding the buffer zone, and clarified the definition of Exterior Dining. Mr. Murphy recommended working on defining the C-S 1 and C-S 2 districts next.

Action Item: Mrs. Steffen will make the changes and email the revised draft to the Commission for final review before sending it on to David Dietrich, Geauga County Planning Commission, for his informal review.

ESTABLISHMENT OF ZONES – Mr. Snyder said he would prefer to discuss this at another meeting, but discuss the status of pending amendments tonight.

STATUS OF PENDING AMENDMENTS – The Commission reviewed the list of amendments Mrs. Steffen had drawn up in April. Mr. Snyder recommended initiating at one time the first four amendments listed. These are to rezone five parcels on the S.E. quadrant of S.R. 306/87 from C-S to O-B, rezone five parcels owned by the Park Commission from R-5 to PPD, delete Section 4.7.T sales of alcohol, and change Section 11.8 Amendments.

Mr. Murphy recommended that any time 'general welfare' is mentioned in the Zoning Resolution, the wording should mirror that of the Statement of Purpose. Alternatively the Commission could write a definition of 'general welfare.' Language in the current statute should be used.

Action Item: Mrs. Steffen will research the Zoning Resolution for the use of 'general welfare' and 'morals' for discussion by the Commission. Mr. Snyder will talk to the Board of Trustees about which lots they would like to see rezoned at the S.R. 306/87 intersection.

WIND & SOLAR ENERGY – Mrs. Steffen advised that resident Brett Anderson is away on vacation this week, but he is planning on attending the September meeting. Mr. Snyder talked about the wind turbine proposed for a farm in Auburn Township. Mr. Murphy talked about noise and vibrations through the ground. He said Middlefield Village has a large section in its ordinance relating to the generation of noise. He understood Mr. Anderson was researching noise.

