

Minutes: Russell Township Zoning Commission
Russell Town Hall
August 17, 2009

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

Absent: Richard E. Snyder, Chairman

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

The July meeting had been cancelled for lack of a quorum. Mr. Snyder did not arrive so Vice-Chairman Bruce Murphy called the meeting to order at 7:45 p.m.

MINUTES OF JUNE 15, 2009 – *Ms. Bruzas made the motion to approve the minutes as submitted, Mr. Kotowski seconded and the motion passed unanimously.*

FOOD SERVICE/PERMITTED USES IN C-S ZONE – Mr. Kotowski reviewed the information he had emailed to the Commission regarding specialty food service. His preliminary concept would allow for one line of edible merchandise, mostly for take out, and with limited seating. Such food shops would include coffee, candy and ice cream shops, and could be an accessory use within a different primary use such as a grocer or bookstore. Such a regulation would allow Circle K to sell hot dogs and coffee as an accessory use. Mr. Kotowski said his research found that some ordinances prohibit the use of deep fryers, which limits the type of establishment permitted.

Mr. Murphy noted that if the Commission decides to allow specialty food shops it will need to define additional buffers if next to residential property. At the S.R. 306/87 intersection, where food service may be permitted, the O-B zone will act as a buffer except for a couple of C-S zoned lots that abut residential lots.

Mr. Murphy suggested controlling the specialty food shops by limiting the type of food rather than the amount of seating. Mr. Kotowski said he will rework the seating requirement, and work on the wording for full-service meals and definitions.

A draft amendment had been emailed to the Commission by Mr. Murphy for restaurants and food service as a Conditional Use. He said careful definitions are crucial to the amendment. They will need to add definitions for all the terms used for both restaurants and specialty food service. Limiting the type of food permitted might be more effective than controlling the amount of seating. Ms. Bruzas said she believed the Township should work with existing businesses and help them to continue what they are doing, and if possible help the Shell Station without a negative impact on the Township.

