

Minutes: Russell Township Zoning Commission
Russell Fire-Rescue Station
November 22, 2010

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

The Chairman called the meeting to order at 7:39 p.m.

MINUTES OF OCTOBER 27, 2010 – *Mr. Murphy moved to approve the minutes as submitted, Mr. Kotowski seconded and the motion passed unanimously.*

WIND & SOLAR ENERGY – The Commission agreed that Stefanie Spear of Expedite Renewable Energy gave a good presentation at the last meeting providing useful information for the Commission to consider. Mr. Kotowski said that so far the Commission has only heard from proponents of wind towers who minimize possible noise issues. Although residential units are quieter than industrial units he was concerned about the noise factor in a densely populated area. Mr. Murphy said that an amendment should have a requirement to measure noise relative to ambient noise.

Re. solar panels, the Commission discussed adding them to the definition of structure. The Building Department requires electrical permits for solar panels, and likes to review solar panel installations, including those that are roof mounted since they add to the roof load.

Re. height of wind towers, since the consultant advised the higher the better, the Commission will need to consider a fall zone limitation. Members discussed whether wind towers could be located near the high tension power lines. Ms. Weiss Carson suggested reviewing the wind map of Ohio for the wind in this area.

Action Item: Mr. Snyder will send to the Commission copies of other communities' amendments given to him by Ms. Spear. He will also contact Ms. Spear to ask where there is a residential tower that the Commission can visit.

PLANNED RESIDENTIAL DEVELOPMENT ZONING – This topic was raised at the last zoning workshop with the Trustees and Board of Zoning Appeals, and is a Zoning Commission goal for consideration in 2010. Mr. Snyder said he was disappointed when the developer of Cypress Pond decided not to continue with his request for a planned residential development (P.R.D.), but to go forward with the permitted five-acre zoning due to the difficulty of appeasing neighbors of the property. The Guide Plan supports conservation zoning and emphasizes keeping preserved areas contiguous to each other. Mr. Snyder recommended reviewing the Poggemeyer study from a few years ago that recommended making P.R.D.'s the permitted zoning and 3 and 5 acre zoning the conditional use. He said P.R.D.'s cost less because the length of the road can be shorter depending on the location of the preserved area in the layout of the development.

Mr. Snyder suggested that the Commission first decide whether to consider this change, and if so then whether to change the 20-acre requirement for P.R.D.'s. Mrs. Steffen had completed a map of Russell to show vacant lots over 15 acres, lots with a house or business over 15 acres, vacant lots 10 to 15 acres, and lots with a house or business 10 to 15 acres. She omitted lots known to be protected by conservation easements and lots in platted subdivisions. The Commission reviewed the map for lots that could be developed, since in the future there will be more pressure on the Township to develop these undeveloped lots.

Issues mentioned were the public perception of P.R.D.'s, the perception that the Township might be looking to increase density, and septic systems.

