

Minutes: Russell Township Zoning Commission
Russell Town Hall
November 17, 2008

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

Richard Snyder and Ben Kotowski were absent with apologies.

Also in attendance: Ric Machnics, Zoning Inspector.

The Vice-Chairman called the meeting to order at 7:03 p.m.

MINUTES OF OCTOBER 20, 2008 – *Ms. Weiss Carson made a motion to accept the minutes of October 20, 2008, Ms. Bruzas seconded and the motion passed unanimously.*

FOOD SERVICE/PERMITTED USES IN C-S ZONE – Mr. Kotowski had emailed to the Commission his research on increased buffers at the Music Street C-S district. Mrs. Steffen mentioned that Mr. Snyder was planning to create a template that the Commission could work on for a food service amendment. Mr. Murphy suggested that at the same time the Commission establish a differentiation between the two C-S zones, and package the two items as one amendment in the Zoning Resolution. At the next meeting the Commission will discuss Mr. Kotowski's research and review Mr. Snyder's template.

PERMITTED USES IN FRONT YARD – The Geauga County Planning Commission has added some items to its list of permitted uses in required yards. The Zoning Commission discussed the new items. Ms. Bruzas will try again to contact Fire Chief John Frazier regarding driveway entrances.

BALANCED GROWTH PROGRAM – There was a lengthy discussion of the information provided by Amy Brennan of the Chagrin River Watershed Partners. The information included the layers used to create the map of the Township showing Priority Development Areas and Priority Conservation Areas, the financial and technical incentives, and a model resolution of support for the program. Although the Commission could not see a down side to recommending approval, members felt there had not been enough time for them to review the map in detail. Ms. Bruzas will contact Ms. Brennan to ask if an entire lot could be included, rather than just the portion of a lot that might be within the riparian setback, as shown beside the Chagrin River north of S.R.87. She will also ask about the impact of the P.D.A. designation on the C-S zone; the Commission discussed including the S.R. 306/87 commercial zone and not the Music Street/S.R. 306 commercial zone. The Commission would like to understand the benefits and the costs. Ms. Weiss Carson suggested everyone review the map in detail prior to the next meeting. She noted that a residential lot appeared to be included in the P.D.A., which may just be an error on the map, and also that the northwest corner of County Line Road was not

