

Minutes: Russell Township Zoning Commission  
Russell Town Hall  
November 16, 2009

Present: Richard E. Snyder, Chairman (arrived at 7:50 p.m.)  
Bruce Murphy, Vice-Chairman  
Donna Weiss Carson  
Ben Kotowski  
Diana Steffen, Secretary

Wendy Bruzas was absent with apologies.

In the absence of the Chairman, Vice-Chairman Bruce Murphy called the meeting to order at 7:40 p.m.

**MINUTES OF SEPTEMBER 21, 2009** – *Mr. Kotowski made the motion to accept the minutes as presented, Ms. Weiss Carson seconded and the motion passed unanimously by 3-0.*

**FOOD SERVICE/PERMITTED USES IN C-S ZONE** – The Commission discussed a revised draft of Specialty Food Service Operations prepared by Mr. Kotowski. In order to clarify that outside activities are only permitted as an ancillary use to food service within an enclosed structure, it was agreed to add wording from Mr. Murphy's draft of Restaurants. (Mr. Snyder arrived at this time.) The Commission discussed floor area and parking spaces, and Mr. Murphy suggested checking how other communities calculate these. Regarding regulation of odors, there were questions about enforcement and the need for regulation due to the small size of the lots restricting the size of an operation; the Commission agreed this should be part of the consideration of whether restaurants should be permitted.

Mr. Murphy recommended the revisions be made, and the draft then sent to the County Planning Commission Director for informal comment. Mr. Snyder said that before it is sent to the County the items that need attention are: parking spaces, grammatical changes, add the clause D.1 from the Restaurants draft, change the definition of Floor Area, Specialty Food Service, to Gross Floor Area, add a reference to use the C-S Zone regulations for all requirements not mentioned in the Specialty Food Service section.

Mr. Kotowski will make the revisions to the draft, email the draft to Mrs. Steffen who will email it to the Commission and then to David Dietrich.

**MAP OF PROPERTIES PROTECTED BY CONSERVATION EASEMENTS** – Mr. Snyder said that Trustee Jim Mueller had requested that all lots with conservation easements be mapped as a layer on the zoning. Mr. Snyder had spoken with Ed Meyers, general counsel for the Western Reserve Land Conservancy, who agreed to create the map and send it to the County Planning Commission to be finalized. Mr. Meyers did not feel he needed to attend a meeting to arrange this. Mr. Murphy said he would like to see

