

Minutes: Russell Township Zoning Commission  
Russell Fire-Rescue Station  
December 28, 2011

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

The Chairman called the meeting to order at 7:52 p.m.

**MINUTES OF NOVEMBER 30, 2011** – *Mr. Murphy moved to accept the minutes as submitted, Mr. Madden seconded and the motion passed unanimously.*

**SPLIT C-S ZONES** – Mrs. Steffen said she removed the redline from the most recent text of the proposed amendment, and suggested deleting the paragraph regarding an oil/gas amendment that is no longer necessary. The Commission agreed to the changes and to this final version.

Mr. Snyder discussed the conflict between Section 4.7.U in Prohibited Uses and Section 5.3.A regarding the wording of accessory uses "similar to..." He had spoken again to David Dietrich, and now understood that Mr. Dietrich recommended keeping Section 4.7.U as a catch-all to prohibit uses not listed. The problem then becomes that if a use is not listed it is not permitted. Mr. Dietrich recommended removing the "similar" wording, which is confusing, and instead including a list of permitted uses. Then if a use is not listed there is the option to apply for an amendment to add the use. Mrs. Steffen had provided everyone with a copy of Newbury Township's list of permitted uses. Mr. Snyder said that Mrs. Steffen also has lists from Auburn, Chester and Bainbridge, and rather than the Commission trying to think of uses he suggested Mrs. Steffen create an Excel spreadsheet with a column of suggested permitted uses, and columns with the Commission members' names. Members can then review the list and insert a check mark against uses they may not wish to include. Mrs. Steffen will then compile a revised list and members can discuss their objections at a meeting. The Commission agreed to this method. The proposed amendment to split the zones will not be sent to Mr. Dietrich until a list of permitted uses is created.

Action Item: Mrs. Steffen will create a spreadsheet and compile a list of permitted uses from several townships' lists.

**RETAIL FOOD SERVICE** – Mrs. Steffen had removed all redline from the final version. The Commission approved the proposed amendment for informal review by Mr. Dietrich.

Action Item: Mrs. Steffen will send the proposed amendment to Mr. Dietrich for informal review.

**TRAFFIC IMPACT STUDY** – Mrs. Steffen had inserted the proposed language into Section 6.4 General Standards for Conditional Uses. The Commission approved the proposed amendment for informal review by Mr. Dietrich.

Action Item: Mrs. Steffen will send the proposed amendment to Mr. Dietrich for informal review.

**DEFINITION OF FAMILY** – Mrs. Steffen had drafted a proposed amendment using the language approved at the previous meeting. The Commission approved this final version. Mr. Snyder said he had shown this language to Mr. Dietrich who suggested the Commission look at the definition of family that is in the County Model Zoning Resolution. This definition has a list of exclusions, but also has several elements that are in common with the Township's amendment. Mr. Snyder asked if everyone wished to rewrite the language to include the County Model wording. The Commission agreed to send its proposed amendment, as written, to Mr. Dietrich for his comments. Mr. Snyder also said that Mr. Dietrich strongly

