

Minutes: Russell Township Zoning Commission  
Russell Town Hall  
December 15, 2008

Present: Richard E. Snyder, Chairman  
Bruce Murphy  
Ben Kotowski  
Wendy Bruzas  
Diana Steffen, Secretary

Donna Weiss Carson was absent with apologies.

The Chairman called the meeting to order at 7:34 p.m.

**MINUTES OF NOVEMBER 17, 2008** – Mr. Murphy made the motion to approve the minutes as submitted, Ms. Bruzas seconded and the motion passed unanimously by 2-0. Mr. Snyder and Mr. Kotowski abstained due to their absence from that meeting.

**BALANCED GROWTH PROGRAM** – Ms. Amy Holtshouse Brennan, Director of the Chagrin River Watershed Partners, was in attendance. Ms. Bruzas handed out her notes from a lengthy telephone call she had with Ms. Brennan prior to the meeting, and reviewed her conversation. She emphasized that no programs are mandated for properties in the Balanced Growth Program, only incentives. Grant applications for such properties will receive extra points. Properties in the Priority Development Areas (PDA's) may receive incentives with regard to jobs and roads. Ms. Bruzas said that some communities are not designating any PDA's, and that is a question Russell will need to decide.

Ms. Bruzas also explained that at the end of December the C.R.W.P. grant ends, and the goal was to have 75% of the communities approve the program by that deadline. However, this is not feasible, and the C.R.W.P. will continue working towards that goal. Ms. Brennan said that once 75% is reached, communities will have access to the incentives in the grant program.

Ms. Bruzas said that one reason for approving the program is that The West Woods Park and a few private properties in Russell have already used some of the incentive programs for projects. This approval would make them more competitive when applying for grants.

A discussion followed with Ms. Brennan, who explained the process she used to designate the Priority Conservation Areas (PCA's) on the final map. She used three layers: existing open space classified by different land uses, riparian setbacks, and parcels over 10 acres. The Chairman asked if it would be advantageous to include an entire lot rather than in many cases part of a lot. However, since in some cases a grant application would concern an area within a riparian setback there would be no purpose to including a larger area than necessary. Ms. Brennan recommended against designating more land than necessary since it would appear that the Township did not review the areas closely.

The Commission discussed the rationale for using lots over 10 acres in one layer. Ms. Brennan said she assumed those parcels may be subject to further development. Mr. Snyder

