

**Minutes: Russell Township Zoning Commission
Russell Fire-Rescue Station
April 25, 2018**

Present: Tom Warren, Chairman
Ben Kotowski, Vice Chairman
Jim Dickinson

Also in attendance: Jennell Dahlhausen, Zoning Secretary; Shane Wrench, Zoning Inspector; Charlie Butters; Brian Bukovec; Peter Rogers.

Mr. Warren called the meeting to order at 7:39 p.m.

MINUTES OF FEBRUARY 28, 2018: *Mr. Dickinson moved to approve the minutes of the February 28, 2018 meeting, seconded by Mr. Kotowski. Motion passed unanimously.*

2018 GOALS: The Commission discussed possible revisions to the zoning regulations for definitions, generators and storage containers. The Geauga County Planning Commissioner sent the Zoning Secretary sample legislation for storage containers and pods that was proposed by Chesterland Township, but wasn't approved. There are no other townships in the county that have anything in their Zoning Resolution on this topic.

The Zoning Inspector stated that he has received a few complaints about storage containers. One complaint is from Mr. Bukovec on Fairmount Road. The property owner across the street has had a storage container in full view for years. The property owner says he is putting an addition on their barn and is housing the materials in the storage container, but the project is as of yet still uncompleted.

Mr. Bukovec spoke about the storage container across the street from him and stated it doesn't meet the required setbacks. Mr. Bukovec applied for a shed, which he said had to meet zoning setbacks so he feels pods and storage containers should too. He added the storage container was a barn red color but was recently painted green.

Mr. Dickinson stated he wanted to disclose that he may have a conflict of interest with this topic since he may be using some of these storage containers when staging his house for sale in the future.

The proposed amendment for storage sheds was discussed and several changes were made to the amendment. The Commission would like to research the topic more before moving forward. The Commission also wants to add propane tanks to the section of the zoning regulations that states specified items need to meet setbacks, although a permit is not needed.

Mr. Bukovec also brought attention to advertising signs and signs posted on telephone poles. Mr. Wrench stated that he is going to start enforcing this section of the Zoning

Resolution more. Mr. Dickinson added that political signs are freedom of speech so those signs are hard to restrict.

The Commission asked Mr. Butters if he had any comments on the topics being discussed. He said he feels there should be a little more enforcement with zoning requirements in the township.

The Zoning Secretary stated that she emailed the proposed amendments to the Geauga County Prosecutor's Office twice, but never heard back.

OTHER BUSINESS: Discussion was held on possibly canceling the May meeting since one of the members is absent. Mr. Kotowski moved to cancel the May meeting, seconded by Mr. Dickinson. Motion passed unanimously. The Commission will meet next in June.

The Zoning Secretary stated that due to a recent denied variance application that involved a home on a corner lot which required two front yard setbacks, the Board of Zoning Appeals suggested the Zoning Commission look into possible changes for these circumstances. The Zoning Inspector said the township Zoning Regulations have the same requirements for corner lots as any other township in the county.

Being that there was no further business to come before the Commission, Mr. Dickinson moved to adjourn, seconded by Mr. Kotowski. The meeting adjourned at 8:31 p.m.

Jennell Dahlhausen
Zoning Secretary

Date

Tom Warren
Chairman

Date