

Minutes: Russell Township Zoning Commission
Russell Town Hall
July 24, 2024

Present: Barry Rogers, Chairman
Jim Dickinson
Chris Stormann
Nathan Wynveen
Shannon Stanich

Also in attendance: Shane Wrench, Zoning Inspector

Meeting Activities:


1. The meeting was called to order at 6:01 p.m.
2. New Zoning Commission member Shannon Stanich was welcomed. Introductions were provided and a general discussion was held of member activities and responsibilities.
3. Highlights of the NE Ohio Planning and Zoning Workshop held on June 28th were reviewed.
 - a. Agreed by attendees that the Workshop is very beneficial, providing insight to issues and activities by other nearby communities.
 - b. Information was provided about free technologies available to zoning, including traffic data available from ODOT.
 - c. Noted that ZC is able to call for an executive session, if appropriate, but strict rules for procedure must be followed.
 - d. If audio or video recordings are used for meetings, there must be a definition of retention policy.
 - e. May be appropriate to provide copies of agenda topics to the public in advance of meetings or publish on website. This may be applicable to pending Resolution changes.
 - f. City of Columbus is currently reviewing density requirements in zoning because of the additional housing needed for the planned large chip plant nearby.
 - g. Discussion of Comprehensive Plan for Zoning, different from Zoning Resolution. The Comprehensive Plan can set priorities and timelines. Suggested that Comprehensive Plans should be updated continuously. Stated that the Comprehensive Plan is the “guide” and the Zoning Resolution is the “law”.
 - h. AirBNB’s were discussed – Columbus suggested as a guideline where they treat Air BNB like a business, and as such are not allowed in residential zones.
 - i. Signage restrictions due to court decisions are changing, but are still not clearly defined by the courts. Permanent signs can define limits for digital, poles or no poles, size, and lighting. Cannot give special treatment for gas stations etc. Obscenity in signs is protected by Freedom of Speech.
4. Zoning Resolution updates were discussed. At this time, all Sections have been reviewed and documented. A digital copy will be sent by Chairman to all members for a final review prior to the next meeting. At the next ZC meeting there will be a vote to accept the

proposed amendments on a Section by Section basis. After approval, the updated Sections will be sent to the Trustees as they had requested.

5. Other Business:

- a. Zoning Inspector advised that there have been some inquiries about development of Hillbrook which has a total size of 50.4 acres but includes existing permanent development.
 - b. Zoning Inspector advised that Laurel School is currently constructing an 11,000 sf Science Center.
6. A motion to accept the minutes from the June 26th 2024 meeting was made and seconded, and it passed unanimously.
7. Meeting was adjourned at 7:00 p.m.

Respectfully submitted,

 8-28-24

Barry Rogers, Chairman Date