

Minutes: Russell Township Zoning Commission
Russell Town Hall
October 26, 2022

Present: Mr. Ben Kotowski, Chairman
Mr. Barry Rogers, Vice-Chairman
Mr. Nathan Booth Wynveen
Dr. Chris Stormann
Mr. Jim Dickinson

Also in attendance: Mr. Shane Wrench, Zoning Inspector; Mrs. Cathleen Birli, Zoning Secretary

Mr. Ben Kotowski joined the meeting at 7:15 p.m.

Also in attendance: Mr. Dave Dietrich (consultant for resolution book updating)

The meeting was called to order at 7:00p.m.

The 2022 Schedule, Sunshine Notice, was announced in the Chagrin Valley Times and the Geauga Maple Leaf, Thursday, December 23, 2021.

Resolution Book Updating with Mr. Dave Dietrich

The Commissioners' reviewed Section 5: Zone and Overlay District Regulations

5.2(2) Residential Zones
Accessory Uses

Mr. Dietrich suggested a square foot minimum regulation to determine what is allowed for an Accessory Suite.

The Commissioners' agreed to 30% of the principal building with a maximum of 800 square feet.

5.8 – Extraction of Oil,
Natural Gas
Hydrocarbons

Mr. Dietrich said the state strengthened their authority, which is unenforceable. He suggested to strike through the whole section.

5.9 – Wireless Telecommunication
Tower Overlay District

Mr. Dietrich said is enforceable. If a tower is owned by a public utility in a residential zone, the zoning inspector can exercise some authority.

The zoning inspector will consult with the ADA for an exact number of towers in Russell Township.

The Commissioners' reviewed Section 6: Conditional Use Regulations

- 6.1(B) – Conditional Zoning Certificate
Mr. Dietrich suggested to strike through the application process and put “All information is contained in the application forms. The application fee shall be submitted with the application.”

Per the ADA, if in the future, the fees or forms are changed, it will not take 3 months for a Resolution Book change. This will give the zoning inspector more flexibility to revise.
- 6.3(E) – Revocation of Conditional Zoning Certificate
Mr. Dietrich suggested to strike out Board of Zoning Appeals and use Zoning Inspector.

Also, Conditional Use Certificates are good for 5 years.
- 6.5(B) – Parochial and Private Schools and Institutions
Mr. Dietrich stated that student ratio to water/sewer not listed. The Commissioners' will talk to the Trustees.
- 6.5(G) – Private Landing Strip
Mr. Dietrich suggested to delete.
- 6.5(H) – Billboards
Mr. Dietrich suggested to leave in book. There are enough state regulations.

Air BNB Legal Action Update:

October 25, 2022: APA filed a motion for the courts to deny the Defendant's Motion to dismiss. The Zoning Inspector signed an affidavit for future court proceedings. No future date given.

Marden Road Violation Update:

The Zoning Inspector updated the Commission that Russell Township is still waiting for the Army Corps of Engineers inspection report from the August 16, 2022, on-site inspection with Geauga County Soil & Water.

Comments from the Public:

Mr. Charlie Butters, River Glen Drive

Mr. Butters read an article from the Wall Street Journal regarding large lot zoning for Townships. The Commissioners' said this could take away local authority if passed.

