

Subject: Re: 4/26/17 Minutes & Amendment

From: Chuck Walder <cwalder@russelltownship.us>

Date: 5/25/2017 10:11 AM

To: Jennell Dahlhausen <JDahlhausen@Russelltownship.us>

CC: Jim Mueller <jmueller@russelltownship.us>, Justin Madden <jmadden@russelltownship.us>, Gary Gabram <ggabram@russelltownship.us>, Melissa Palmer <mpalmer@russelltownship.us>, Jen Dorka <jdorka@russelltownship.us>, Shane Wrench <zoning@russelltownship.us>, cwalder@russelltownship.us, justin madden <jmadden@justinmaddenlaw.com>

Jennell,

Concerning the attached documents:

- 1.) In the minutes, "**Madroo**" should read "**Modroo**" in several places.
- 2.) In the minutes, it refers to changing the current zoning classification from "**R-5 Residential to PPD Passive Park District**" in several places. I believe that the section of Modroo Farm in question was zoned **R-3 Residential** not **R-5**. This will need to be corrected and re-approved by the ZC before the Trustees consider the change.

Chuck

On 5/25/2017 9:47 AM, Jennell Dahlhausen wrote:

Please see the attached minutes of the 4/26/17 ZC meeting. I have also attached amendment ZC2017-1, which the ZC recommended to the trustees for approval. This amendment will rezone the Madroo property purchased by the Park Commission from Residential to Passive Park.

Thanks,

**Minutes: Russell Township Zoning Commission
Russell Fire-Rescue Station
April 26, 2017**

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

Also in attendance: Shane Wrench, Zoning Inspector; Jennell Dahlhausen, Zoning Secretary.

Mr. Warren called the meeting to order at 7:38 p.m.

MINUTES OF MARCH 15, 2017: *Mr. Dickinson moved to approve the minutes of the March 15, 2017 meeting, seconded by Mr. Kotowski. Motion passed unanimously.*

PROPOSED ZONING AMENDMENT ZC2017-1 – MAP CHANGE – REZONE 1 PARCEL OWNED BY RUSSELL PARK COMMISSION TO PPD PASSIVE PARK DISTRICT

Mr. Warren presented amendment ZC2017-1 to the Zoning Commission to rezone the undeveloped parcel of the Modroo Farm, recently purchased by the Russell Park Commission at PP#26-214299 Hemlock Road, from the current zoning classification of R-3 Residential to PPD Passive Park District. Rezoning the parcel as Passive Park District is consistent with the current land use guide plan's emphasis on preserving open green space within the Township, with the concerns of Hemlock Hills residents should it be otherwise zoned, and with the way the Zoning Commission has treated other such park land parcels in the past.

Mr. Dickinson moved to initiate an amendment to the Russell Township Zoning Map to rezone PP#26-214299 Hemlock Road, from the current zoning classification of R-3 Residential to PPD Passive Park District, seconded by Mr. Kotowski. Roll Call; Mr. Warren – yes, Mr. Kotowski – yes, Mr. Dickinson – yes. Motion passed.

Mr. Dickinson moved to conduct a Public Hearing on proposed amendment ZC2017-1 to the Russell Township Zoning Map, on Wednesday, May 24, 2017 at 5:30 p.m. at the Russell Fire-Rescue Station, seconded by Mr. Kotowski. Roll Call; Mr. Warren – yes, Mr. Kotowski – yes, Mr. Dickinson – yes. Motion passed.

OTHER BUSINESS: The progress of the Land Use Guide Plan was discussed. Mr. Kotowski suggested changing various maps and several other amendments to the document. The most recent version is posted to Dropbox as a PDF. Mr. Warren referred to the trustees request to convert the document to word and stated that it should be completed. Mr. Kotowski said he will look into how to convert the document since he is editing it in his graphic design software but said there may be some formatting issues.

The workshop meeting with the Zoning Commission, Board of Trustees, Board of Zoning Appeals, Geauga County Planning Commissioner, Dave Dietrich, and the Geauga County

Prosecutor, Kate Jacobs is scheduled for May 24, 2017 at 4 p.m. Mr. Dickinson offered to run the meeting. The Zoning Secretary has a draft agenda that she will send to Mr. Dickinson.

Mr. Dickinson moved to change the time of the next regular meeting to be held May, 24, 2017 from 7:30 p.m. to 5:30 p.m., seconded by Mr. Kotowski. Motion passed unanimously.

Being that there was no further business to come before the Commission, Mr. Kotowski moved to adjourn, seconded by Mr. Dickinson. The meeting adjourned at 8:17 p.m.

Jennell Dahlhausen
Zoning Secretary

Date

Tom Warren
Chairman

Date