

Minutes: Russell Township Zoning Commission  
Russell Town Hall  
November 30, 2022

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

Mr. Nathan Booth Wynveen was absent, with apologies.

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

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

The meeting was called to order at 7:06 p.m.

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

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### **Resolution Book Updating with Mr. Dave Dietrich: Review Modifications**

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

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| 5.2(2) Residential Zones                                | The Commissioners' agreed to 30% of the principal building with a maximum of 800 square feet. Mr. Dietrich will add into the Resolution Book.  |
| 5.2(B) Dimensions                                       | Zoning Inspector explained why there was a column for "Pre-Existing Lots of Record Under 3 Acres in an R-3 or R-5 Zones" stating that the Chagrin Heights area has their own set of rules because of the area having sewers. |
| 5.8 – Extraction of Oil,                                | Mr. Dietrich struck through the section because the State stripped away all authority from Townships.  |
| 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 Commissioners' reviewed Section 6: Conditional Use Regulations*

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| 6.5(A)(7) Planned Residential                         | Mr. Dietrich will include affected site with a radius to show established developments water, which impacts adjacent properties, showing possible green space. |
| 6.5(B) Parochial and Private Schools and Institutions | Mr. Dietrich stated that student ratio to water/sewer not listed. He will add verbiage from 6.5(A)(7).   |
| 6.5(D)(D) Private or Commercial Recreational Areas    | Golf Courses: Should not be allowed. Mr. Dietrich will strike through.   |
| 6.5(G) Private Landing Strip                          | Mr. Dietrich struck through.   |
| 6.5(I) Adult Oriented Business                        | Mr. Dietrich suggested to leave section in so that it can be regulated.  |

*The Commissioners' reviewed Section 8: Zoning Commission*

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| 8.10 Access to Property | Board of Zoning Appeals or court order can access a property. Mr. Dietrich will add into the Resolution Book. |
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**December Meeting Date:**

The Commissioners' agreed to meet on Tuesday, December 20, 2022.

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**2023 Meeting Schedule:**

The Commissioners' reviewed meeting dates and will discuss at the next meeting, Tuesday, December 20, 2022.

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**Minutes:**

The Commissioners' reviewed and signed the minutes from September 28, 2022.

