



Maxine Goodman Levin College of Urban Affairs

Prepared for:
THE RUSSELL TOWNSHIP ZONING COMMISSION

Prepared by:
Kathryn W. Hexter, Director
Molly S. Schnoke, Project Coordinator
Kirby Date, Program Manager

Center for Community Planning and Development
Levin College of Urban Affairs
Cleveland State University

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RUSSELL TOWNSHIP
LAND USE SURVEY
REPORT
2012

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INTRODUCTION

Russell Township's "Comprehensive Land Use Guide Plan" was originally adopted by the residents in 1975 and updated in 1995 to guide land use through 2015. It is updated every 20 years. In preparation for the next update which will guide land usage in the township until 2035, the township trustees and zoning commissioners retained the Center for Community Planning and Development, Levin College of Urban Affairs, Cleveland State University, to conduct a survey of residents to gather attitudes and opinions about important land use issues.

A similar survey was conducted in 1994, in preparation for the 1995 update. The 2012 survey is based on the 1994 survey so that attitudes and opinions can be compared over time although the two surveys are not identical. Some of the questions from the 1994 survey were updated and a few new questions were added by the CSU research team with input from the Russell Township Zoning Commission members. The 2012 survey is designed to address the following:

1. What are residents' perceptions of the quality of life in Russell Township and how do they think the quality of life might be affected in the future by different land use policies?
2. Why did residents choose to move to Russell Township and what are their expectations about land use issues in the future?
3. What are residents' opinions with regard to general land use considerations; specific land use considerations with regard to green space and recreation, residential, commercial, fiscal and other emerging issues such as oil and gas drilling?
4. What are residents' opinions with regard to environmental issues including quality and quantity of water supply, sewage systems and noise?
5. How have opinions on these issues changed since 1994?
6. How do opinions vary based on demographic or geographic differences?

METHODOLOGY

In October 2012, a 12-page survey was mailed to every address located within Russell Township. The survey was mailed by CSU using mailing labels supplied by Russell Township personnel. The survey packet included a cover letter signed by the chair of the zoning commission and a postage-paid return envelope addressed to the research team at CSU. The cover letter included the following instructions:

Who should fill out the survey? The survey must be filled out by an adult, 18 years of age or older, living in the household. If more than one adult lives in your household, the adult who has the **very next birthday** should answer the survey. This will assure that all age groups as well as both genders are fairly represented.

How will my privacy be protected? All respondents will remain anonymous. There are no identifying number or names on the survey. Only the aggregate results and final analysis will be provided to Russell Township officials. No Russell Township residents or officials will ever see the actual completed surveys.

Is the survey voluntary? Participation is completely voluntary and you may withdraw at any time. There is no reward for participating or consequence for not participating.

To help increase the response rate, township officials developed a communication plan that included letting residents know that the survey would be forthcoming, legitimizing the survey and emphasizing its importance, and reminding residents to complete the survey and return it to CSU.

Response Rate

The 2012 survey was mailed to 2,205 households. Of these, 117 were returned as undeliverable, reducing the universe of households to 2,088. In all, 612 completed surveys were returned, yielding a response rate of 29% (612/2088) and providing a 95% confidence level with a 3.3% margin of error.

A copy of the survey instrument and cover letter are included in Appendix A.

Data Entry and Management

All returned surveys were numbered consecutively upon receipt and a “double-blind” data entry system was used to enter the responses. In double-blind data entry, two individuals independently enter all of the survey data for every survey. This method of quality control is very useful in catching and correcting random mis-keyed strokes. All data was analyzed using Statistical Analysis Software (SAS).

SURVEY FINDINGS

Demographics of Survey Respondents

The demographic characteristics of survey respondents match closely with the U.S. Census Bureau’s American Community Survey data for Russell Township. (See Appendix B for comparison table). Survey respondents are representative of the Russell Township general population but there are some differences:

- A higher percentage of survey respondents were male.¹ This was also the case with the 1994 survey.
- Survey respondents are older than the general population and older than the 1994 survey respondents.
- More survey respondents are homeowners and have higher levels of education.

¹ Despite the over-representation of male respondents, the research team made the decision not to weight the data because the 1994 survey data which had a similar over-representation was not weighted and it was important to be able to compare the two sets of responses.

Survey respondents exhibit the following demographic characteristics:

- Respondents are almost exclusively homeowners. They are highly educated with 34% reporting a graduate degree.
- Most (87%) plan to stay in Russell Township for at least 5 years.
- 42% of respondents are age 65 and over; 9% are under age 44.
 - The median age is 62.
 - 33% identified themselves as retired.
- The number of years respondents have lived in Russell Township ranged from less than 1 year to over 90 years.
 - On average, respondents have lived in Russell Township for 23.8 years, an increase of 5 years from the 1994 survey. Slightly less than half have lived in Russell Township 20 years or less. The most frequently cited response is 10 years.
 - 40% moved to Russell within the last 20 years; most of these likely did not participate in the 1994 survey which was conducted 18 years ago.
 - 38% of older respondents (65 and over) have lived in Russell Township 40 years or more compared with 4% of middle-aged (45-64) and 0% of younger (25-44) respondents.
- 80% of respondents are married and 29% reported having one or more children under the age of 18 in their household. Of those who have children two-thirds have two children.
- The year in which respondents' homes were built ranged from 1800 to 2012.
 - The average age of homes is 51 years.
- On average, respondents commute 14.3 miles to work.
 - Responses regarding distance travelled to work ranged from 1 mile to 100 miles. The most frequent (median) response is 10 miles. This is very similar to the responses in 1994.
 - A significant percentage (36%) of respondents did not answer the question about distance travelled to work. This could be a function of the high percentage of respondents who identified themselves as retired.
- 60% of respondents live south of Dines Road/Pekin Road in the southern sections of the township (sections 7-12 on the map, page 7).
 - 33% live in a development, an increase of 8% from 1994.
- Not surprisingly, household incomes are higher than those reported in 1994, with 36% reporting a household income of \$125,000 or higher.

Table 1: Demographics: Survey questions 45 – 65

		1994		2012	
		Number	Percent	Number	Percent
Gender					
	Male	430	56%	326	55%
	Female	332	44%	269	45%
	Total	762	100%	595	100%
Age					
	44 & under	213	28%	52	9%
	45 to 54	208	28%	121	21%
	55 to 64	159	21%	162	28%
	65 and up	176	23%	240	42%
	Total	756	100%	575	100%
Education					
	High school grad. or less	95	13%	44	7%
	Some college	149	20%	106	18%
	College graduate	236	31%	197	33%
	Some graduate school	81	11%	49	8%
	Graduate degree	196	26%	205	34%
	Total	757	100%	601	100%
Employment Status					
	Employed full time	441	59%	287	48%
	Employed part time	75	10%	69	12%
	Temporarily unemployed	10	1%	11	4%
	Homemaker	61	8%	24	2%
	Retired	162	22%	197	33%
	Disabled	5	1%	4	1%
	Total	754	101%	592	100%
Marital Status					
	Married	632	83%	478	80%
	Unmarried	128	17%	119	20%
	Total	760	100%	597	100%
Household Income					
	\$19,999 or less	34	5%	12	2%
	\$20,000 to \$39,999	99	14%	41	8%
	\$40,000 to \$59,999	148	21%	70	13%
	\$60,000 to \$89,999	150	21%	97	18%
	\$90,000 to \$124,999	121	17%	100	19%
	\$125,000 or over	151	21%	-	-
	\$125,000 to \$249,999	-	-	124	24%
	\$250,000 or above	-	-	62	12%
	Don't know	-	-	13	2%
	Total	703	99%	520	100%

Table 2: Demographics, continued

Homeownership					
	Own	760	98%	600	98%
	Rent	9	1%	11	2%
	Other	5	1%	0	0%
	Total	774	100%	611	100%
Property Size in Acres					
	1/2 acre or less	14	2%	5	1%
	> 1/2 acres but no > than 1 1/2	130	17%	94	15%
	> 1 1/2 but not > 3	322	42%	233	39%
	>3 but not > 5	146	19%	135	22%
	> 5 but not > 10	114	15%	95	16%
	> 10 acres	49	6%	39	7%
	Total	775	101%	601	100%
Location of residence					
	Major road	166	22%	136	22%
	Minor road	384	50%	251	42%
	Development	189	25%	200	33%
	other	28	4%	19	3%
	Total	767	101%	606	100%
Remain in Russell Township for next 5 years					
	Yes	674	87%	531	87%
	No	20	3%	23	4%
	Don't know	79	10%	53	9%
	Total	773	100%	609	100%
Average Number of Years Lived in Russell Township*					
	Years	18		23.8	
Average Number of Adults in Household*					
	Adults	2	-	2	-
Average Number of Children Under 18 in Household*					
	Children	0.5	-	0.3	-
Average Age of Home in Years					
	Years	34	-	51	-
Average Number of Miles Driven One Way to Work					
	Miles	15	-	14.3	-
	Total Survey Respondents	781	100%	612	100%

*The full range of responses to these questions are found in Tables 1,2, and 3 in the "Supplemental Tables" section at the end of this report.

Table 3: Respondents' Former Community of Residence by Type, 2012

	Number	Percent
Urban	100	17%
Suburban	360	60%
Rural	130	22%
Total	590	99%

- Compared to the 1994 study, Russell Township is attracting slightly more residents who previously lived in rural areas, and slightly fewer who previously lived in suburban areas.

Table 4: Respondents' Former Community of Residence by Location, 1994 and 2012

	1994		2012	
	Number	Percent	Number	Percent
All my life	19	3%	18	3%
From another Geauga County community	70	9%	109	18%
From another county in Ohio	567	75%	405	67%
From someplace outside of Ohio	95	13%	74	12%
Total	751	100%	606	100%

- The vast majority of respondents (67%) moved to Russell Township from another county in Ohio. This is slightly less than the 1994 responses (75%). The percentage that moved to Russell Township from another Geauga County community increased from 9% to 18%. About 12% moved to Russell Township from another state.

Table 5: Location of Residence by Section of Russell Township, 2012

Section Number													
	1	2	3	4	5	6	7	8	9	10	11	12	Total
Number	17	44	36	28	28	31	51	62	58	81	106	42	584
Percent	3%	7%	6%	5%	5%	5%	9%	11%	10%	14%	18%	7%	100%

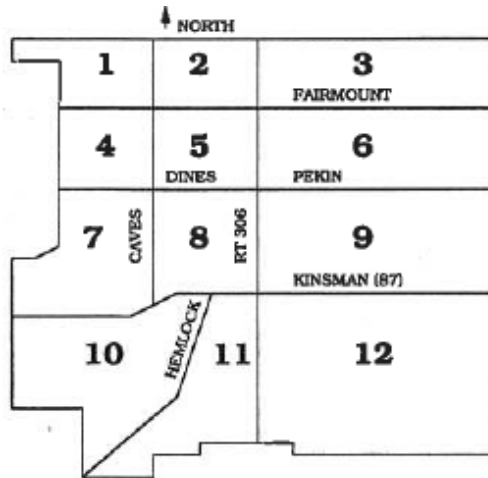


Table 6: Most Important Reason for Moving to Russell Township, 1994 and 2012

	1994		2012	
	Number	Percent	Number	Percent
Rural country atmosphere	477	64%	322	58%
Bigger house and lot	117	16%	75	14%
Access better schools	51	7%	74	13%
Job or business reasons	23	3%	23	4%
Other	28	4%	23	4%
Escape urban crime*	46	6%	15	3%
Escape urban traffic*	-	-	9	2%
Total	742	100%	541	100%

* The 1994 Survey combined *Escape from Urban Traffic and Crime* as one category.

- The majority (58%) of respondents moved to Russell Township for the rural country atmosphere. There was a slight increase in respondents (from 7% to 13%) who cited access to better schools in the 2012 survey.

Table 7: Second and Third Most Important Reasons for Moving to Russell Township, 1994 and 2012

	1994		2012	
	Number	Percent	Number	Percent
Bigger house and lot	357	28%	257	26%
Access better schools	213	16%	179	18%
Rural country atmosphere	227	18%	176	18%
Escape urban traffic*	-	-	157	16%
Escape urban crime*	411	32%	133	14%
Other	35	3%	42	4%
Job or business reasons	52	4%	30	3%
Total	1295	100%	974	100%

* The 1994 Survey combined *Escape from Urban Traffic and Crime* as one category.

Note: Percentages add up to +/-100 due to rounding error

Table 8: Likely Reasons for Move if Respondent Moves in Next 5 Years by Responses, 1994 and 2012

	1994		2012	
	Number	Percent	Number	Percent
Retirement	47	29%	54	36%
Other	23	14%	50	33%
More affordable housing	26	16%	15	10%
New job or job relocation	27	17%	10	7%
Change in marital status	8	5%	7	5%
Better schools	3	2%	3	2%
Bigger house/lot	19	12%	8	5%
Better access to employment	11	7%	3	2%
Total	164	102%	150	100%

Note: Percentages add up to +/-100 due to rounding error

Only 115 respondents are contemplating moving out of Russell in the next 5 years.

The most frequently mentioned reason for a possible move is retirement. The percentage of respondents who cited retirement was higher in 2012 than in 1994, reflecting the aging of the population. In 2012, “other” was the second most mentioned likely reason for moving. Of those who cited other, 17 specified downsizing, 8 specified weather.

Quality of Life

Five questions on the survey instrument (Questions 1-5) asked about how respondents perceive the quality of life in Russell Township.

Q1: In general what do you like most about Russell Township? (Note that this was an open-ended question. Responses were categorized by the research team.)

Table 9: Top 5 Responses, 1994 and 2012

Comments/Responses	1994		2012	
	Number	Percent*	Number	Percent*
Rural lifestyle	343	47%	210	36%
Wildlife/nature/environment	35	5%	85	15%
Quiet	76	10%	76	13%
Large lots	68	9%	71	12%
Open Spaces	106	14%	65	11%
Access to urban areas	26	4%	61	10%
Little development	6	1%	40	7%
No congestion	7	1%	24	4%
Safety	13	2%	23	4%
Fresh air	13	2%	10	2%
Total respondents	734	-	578	-

* Percentages are calculated based on the total number of respondents, not the total number of responses, as there could be more than one response per respondent.

Respondents overwhelmingly like the rural lifestyle with all that that entails including wildlife/nature/environment, quiet, large lots and open spaces, coupled with access to urban areas.

This response has not changed much since 1994. However, there are some notable differences: open spaces, which was second in 1994, was fifth in 2012; changing places with wildlife/nature/environment. Looking further down the list of responses, number 6 in 2012 was access to urban areas with 61 mentions, more than double the number in 1994. The lack of development in Russell Township was ranked 7th, with 40 mentions in 2012, compared with 6th in 1994.

Q2. What is the most important land use issue facing Russell Township?

Table 10: Most Important Land Use Issue Facing Russell Township, 1994 and 2012

Comments/Responses	1994		2012	
	Number	Percent*	Number	Percent*
Oil and gas drilling	-	-	132	25%
Concern about development (general)	105	15%	96	18%
Concerns about septic, water or sewage	93	14%	68	13%
Lot size	128	19%	64	12%
Preservation of rural character	63	9%	52	10%
Total respondents	689	-	534	-

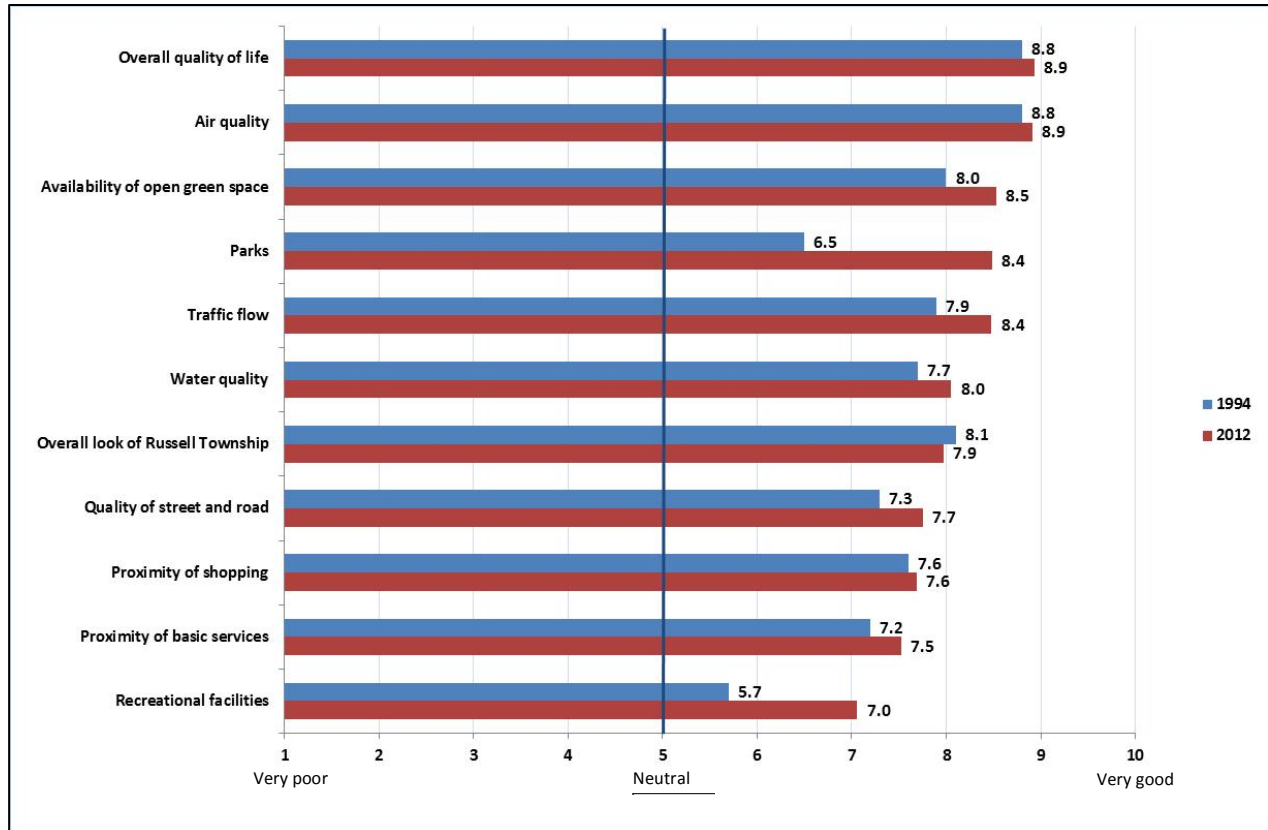
* Percentages are calculated based on the total number of respondents, not the total number of responses, as there could be more than one response per respondent.

By a wide margin, the most important land use issue facing Russell Township in 2012 is oil and gas drilling. This issue was not even on the radar in 1994.

The respondents' second-most important issue is general concern about development, which was also the second-rated issue in 1994. Lot size, which was the top issue for respondents in 1994, fell to fourth place in 2012.

Q. 3: On a scale of 1 to 10 where 1 means very poor and 10 means very good, how would you rate the following aspects of life in Russell Township?

Chart 1: Perceived Quality of Life in Russell Township, 1994 and 2012 (Mean ratings of attributes)



Respondents are very satisfied with their overall quality of life, air quality, open space and parks. They feel positively about all aspects of Russell Township.

- In 1994 and in 2012, the overall quality of life and air quality are at the top of respondent ratings of attributes of Russell Township.
- By 2012 parks and open green space were rated very highly by respondents. Compared with 1994, parks had the largest increase in mean ratings, followed by recreational facilities.
- There was not a significant difference in mean ratings among respondents who had children compared to those respondents that do not have children.

Both the township and the county made significant additions to the parks system between 1994 and 2012, possibly accounting for the increase in ratings for parks. Between 1994 and 2012 the Geauga County Park District opened the 902-acre West Woods Park in southeast Russell and Newbury Townships and Russell Township added to the community’s open space with the purchase of 130 acres of land between Kinsman Road and Russell Road in 2005, now known as the Russell Uplands Preserve.

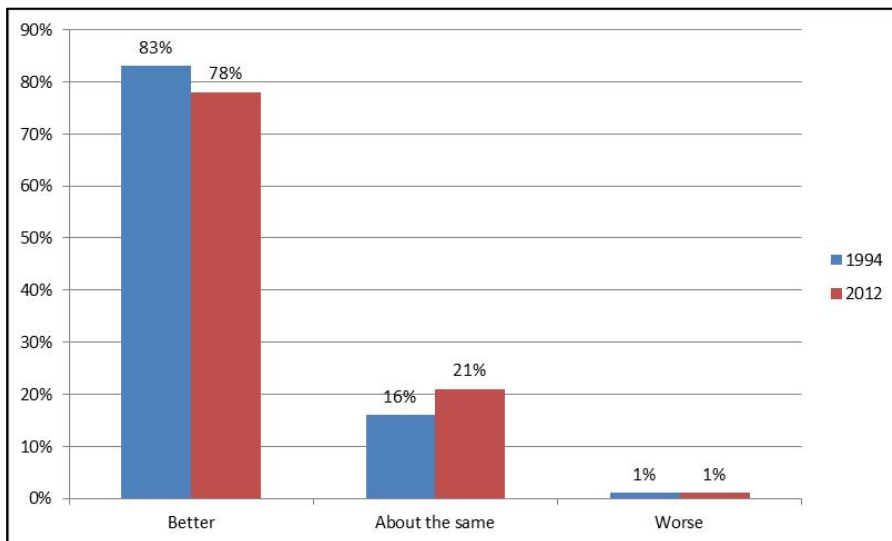
Q4, 5: Quality of life in Russell Township compared with elsewhere in Geauga County and compared with when resident moved to Russell Township.

Table 11: Russell Township Quality of Life Compared to Elsewhere in Geauga County, including “Don’t Know” response 2012²

	Number	Percent
Worse	4	1%
About the same	120	20%
Better	447	73%
Don't know	33	5%
Total	604	100%

Note: Percentages add up to +/-100 due to rounding error

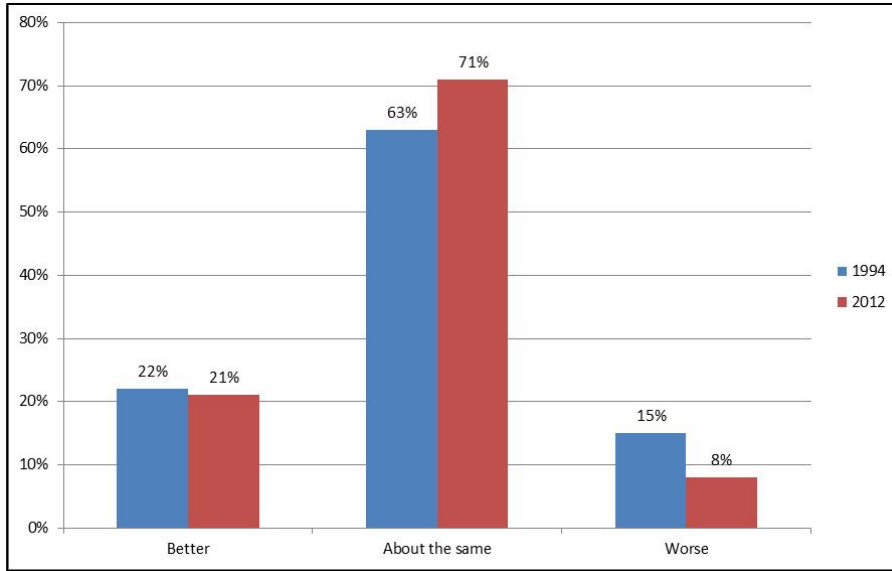
Chart 2: Russell Township Quality of Life Compared to Elsewhere in Geauga County, 1994 and 2012



- More than three-quarters of Russell Township respondents (78%) perceive their quality of life as better than elsewhere in Geauga County. This is 5% lower than in 1994.
- There is a slight increase in the percentage of respondents who perceive Russell Township’s overall quality of life as about the same as in other places in Geauga County.

² The 1994 survey report did not include the “don’t know response” for both of these quality of life questions (Table 11 and 12) so the 2012 percentages in the comparison charts are different from the percentages in the table because they are calculated based on a smaller number of total responses, not including the “don’t know” responses.

Chart 3: Russell Township Quality of Life Compared to When Respondent Moved Here, 1994 and 2012



- Perceptions of the quality of life in Russell Township have not changed much since 1994, with slightly more than two-thirds of respondents in 2012 who report that their quality of life is about the same as when they moved to the township.

Table 12: Russell Township Quality of Life Compared to When Respondent Moved Here, including “Don’t Know” response, 2012

	Number	Percent
Worse	46	7%
About the same	414	68%
Better	125	21%
Don't know	4	1%
Doesn't apply to me	19	3%
Total	608	100%

The 1994 survey report did not record the “don’t know” or “does not apply to me” responses. Therefore a comparison of these responses is not included here. However, it is notable that 19 responses to the 2012 survey were “does not apply to me” suggesting that these respondents have lived in Russell Township most of their lives.

Table 13: Russell Township Quality of Life Compared to When Respondent Moved to Russell by Length of Time Resident Has Lived in Russell Township, 2012

	20 Years or less		21 - 39 Years		40 Years or more	
	Number	Percent	Number	Percent	Number	Percent
Worse	13	5%	19	9%	14	13%
About the same	220	78%	146	70%	45	41%
Better	46	16%	42	20%	35	32%
Don't know	2	1%	2	1%	0	0%
Doesn't apply to me	1	0%	1	0%	17	15%
Total	282	100%	210	100%	111	100%

- Compared with the other two groups, a higher percentage (32%) of respondents who have lived in Russell Township 40 years or more found the quality of life to be better than when they moved to the township. Interestingly, 13% of the group who have lived in Russell Township for 40 years or more responded that the quality of life was worse than when they moved to the township.

Table 14: Russell Township Quality of Life Compared to When Respondent Moved to Russell as Perceived by Respondents with Children 18 and Under, 2012

	No kids		Kids	
	Number	Percent	Number	Percent
Worse	41	9%	5	3%
About the same	292	65%	122	78%
Better	98	22%	27	17%
Don't know	3	1%	1	1%
Does not apply to me	17	4%	2	1%
Total	451	100%	157	100%

- Respondents with children reported that the quality of life was about the same as when they moved to the township at slightly higher rates compared with respondents with no children in the household.

Land Use Considerations

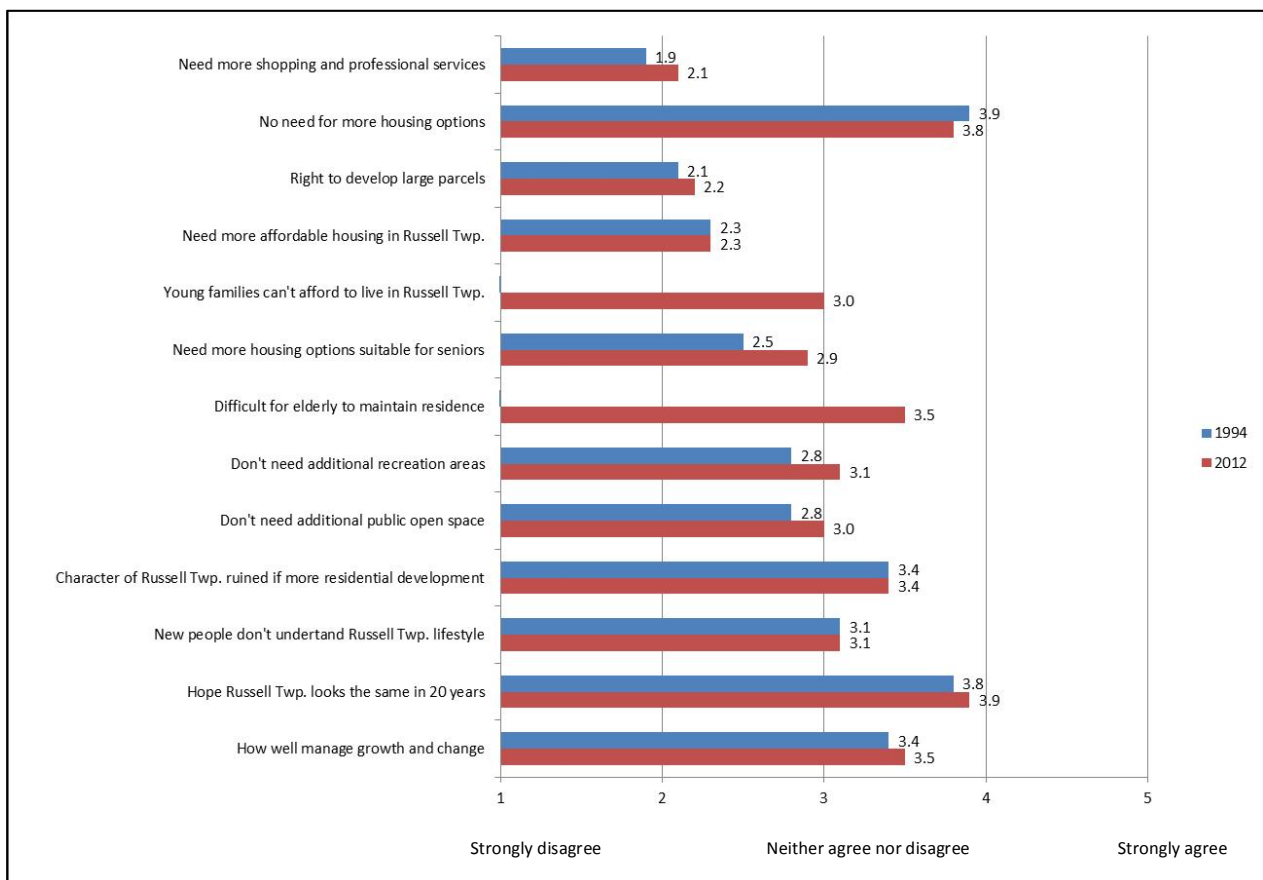
Land Use Considerations - General. Questions 6 through 33 of the survey are devoted to land use issues including general land use, residential, commercial, parks and open space, and fiscal considerations. In 2012, 98 percent of Russell Township was zoned for residential use. There were two districts for commercial/office use, both of which are along State Route 306, one at the intersection with State Route 87 and one at the intersection of Music Street. Zoning for park purposes consists of active park

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use and passive park use. The remainder of Russell Township is currently zoned for large-lot residential use for 3 and 5 acre minimum lot sizes. This descriptive information provides context for the following discussion of land use considerations.

Policy Related Land Use Issues. Questions 6 through 18 asked about specific policy related issues. In 1994, a series of focus groups were held to identify land use issues of concern to residents. Concerns expressed in those focus groups were tested in the 1994 survey and again, with some slight modification, in the 2012 survey. The responses, summarized in Chart 4, offer some insights into how concerns have changed over the past 18 years.

Chart 4: Opinions about land use issues. (Questions 6- 18)



The opinions of respondents on policy-related questions regarding land use issues have not changed significantly since 1994. They continue to favor the status quo with the strongest agreement around two issues: they hope Russell Township will look the same in 20 years as it does today, and they think there is no need for more housing options.

On a scale from 1 to 5 with 1 being strongly disagree, 5 being strongly agree and 3 being neither agree nor disagree, we consider a rating of 2.5-3.5 to be in the neutral range, neither agree or disagree. For 8 of the 13 opinion statements on land use issues, respondents were neutral. However, they did respond relatively strongly about the following:

- Respondents disagreed with three of the statements:
 - 1) there is a need for more shopping and professional services,
 - 2) people who own large parcels of land should have a right to develop it for profit, and
 - 3) there is a need for more affordable housing.
- They agreed with two of the statements:
 - 1) there is no need for more housing options,
 - 2) “hope Russell Township looks the same 20 years from now.”

Two questions were added to the 2012 survey, one about the need for more housing options for young families and one about whether it was difficult for the elderly to maintain their housing. Respondents, on average, were neutral on these issues. However, respondents were slightly more in agreement that it is difficult for the elderly to maintain their residences.

Responses on these two questions indicate that respondents do not feel strongly that more housing options are needed for young families or seniors, but at the same time, they may be supportive of programs that help elderly residents care for their homes so long as this is managed properly.

The two policy statements that received the strongest agreement (no need for more housing options and hope Russell Township looks the same in 20 years) were analyzed by subgroups of respondents to determine if there was any variation. (Tables 15-18)

Table 15: Policy Position, “There is no need for more housing options” by Length of Time Lived in Russell Township, 2012

	Strongly disagree		Disagree		Neither agree nor disagree		Agree		Strongly agree	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
20 years or less	8	3%	52	19%	32	11%	95	34%	94	33%
21-39 years	8	4%	29	14%	24	12%	72	35%	75	36%
40 years or more	5	4%	14	13%	13	12%	41	37%	37	34%

- The 1994 report found that people who had lived in Russell for a longer period of time, older residents, females, and residents with lower incomes do not think that there is a need for more housing options.
- This finding holds true in 2012.

Table 16: Policy Position, “Twenty years from now, I hope Russell Township looks just like it does today”, 2012

	Number	Percent
Strongly disagree	13	2%
Disagree	65	11%
Neither agree nor disagree	79	13%
Agree	222	36%
Strongly agree	229	38%
Total	608	100%

- Overall, the policy statement “Twenty years from now, I hope Russell Township looks just like it does today” received the most support: 74% of respondents either agreed or strongly agreed with the statement.

Table 17: Policy Position, “Twenty years from now, I hope Russell Township looks just like it does today”, by Type of Community Moved From, 2012

	Strongly disagree		Disagree		Neither agree nor disagree		Agree		Strongly agree	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Urban	4	4%	5	5%	8	8%	35	35%	47	47%
Suburban	2	1%	43	12%	50	14%	143	40%	21	34%
Rural	5	5%	15	12%	20	16%	40	31%	47	37%

- Respondents who had previously lived in an urban area were the most strongly in agreement with the policy statement; 47% of respondents agreed that Russell Township should look the same in 20 years.

Table 18: Policy Position, “New people don’t understand the Russell Township lifestyle” by Home Location, 2012

	Major road		Minor road		Development		Other	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Strongly disagree	10	7%	7	3%	6	3%	0	0%
Disagree	18	14%	57	23%	48	25%	5	26%
Neither agree nor disagree	54	41%	96	40%	105	54%	7	37%
Agree	36	27%	52	21%	26	13%	5	26%
Strongly agree	15	11%	31	13%	9	5%	2	11%
Total	133	100%	243	100%	194	100%	19	100%

- The location of a home in a development or near a major or minor road made some difference in the responses to the position that “New people don’t understand the Russell Township lifestyle.” Respondents who reported they lived in a development were less in agreement with the statement than others.

Most Important Land Use Considerations. The survey asked respondents to rank the most important issues that need to be considered in the update of the land use guide plan.

Question 19. Of the items listed below, which do you feel are the three most important considerations as the new land use guide plan is developed? (listed in rank order)

Table 19: Most Important Land Use Considerations, 1994 and 2012

Consideration	1994		2012	
	Number	Percent	Number	Percent
Environmental capabilities of the land	391	53%	280	53%
Desires of majority of Russell Twp. Residents	266	36%	170	32%
OEPA recommendations	40	5%	37	7%
State and county rules and regulations	16	2%	6	1%
Desires of owners of large tracts of land	7	1%	5	1%
Desires of commercial interest groups/developers that do shopping facilities and office buildings	4	1%	5	1%
Desires of special interest groups	3	< 1%	-	-
Desires of commercial interest groups/developers that do housing and recreation	-	-	1	0%
ODOT recommendations	2	< 1%	1	0%
Expanded interests in oil and gas drilling	-	-	8	2%
Other	13	2%	13	3%
Total	742	100%	526	100%

The two most important considerations for the Russell Township land use guide plan update remain virtually unchanged from 1994: environmental capabilities of the land and desires of residents.

Table 20: Second and Third Most Important Land Use Consideration, 1994 and 2012

Consideration	1994		2012	
	Number	Percent	Number	Percent
Environmental capabilities of the land	280	20%	199	21%
Desires of majority of Russell Twp. Residents	386	28%	259	27%
OEPA recommendations	297	20%	204	21%
State and county rules and regulations	262	22%	115	12%
Desires of owners of large tracts of land	56	4%	40	4%
Desires of commercial interest groups/developers that do shopping facilities and office buildings	22	2%	21	2%
Desires of special interest groups	7	0%	-	-
Desires of commercial interest groups/developers that do housing and recreation	-	-	26	3%
ODOT recommendations	34	2%	17	2%
Expanded interests in oil and gas drilling	-	-	25	3%
Other	24	2%	48	5%
Total	1368	100%	954	100%

- OEPA recommendations and state and county rules and regulations are the second and third most important considerations at 21% and 12% respectively. Respondents in 2012 placed less importance on state and county rules and regulations than in 1994; the percentage dropped by 10% from 1994 to 2012. Otherwise, there was little change.

Question 20: What do you feel are the least important land use considerations?

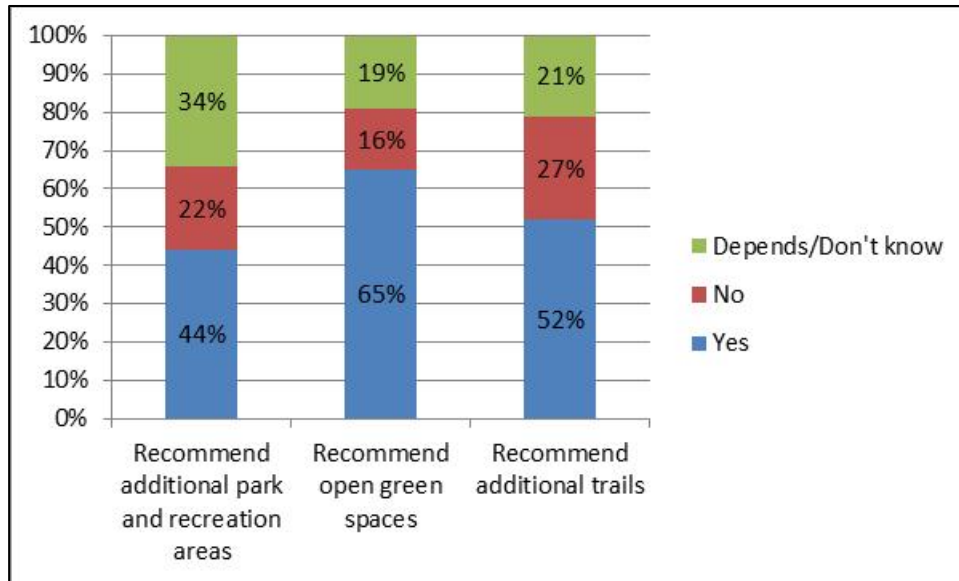
Table 21: Least Important Land Use Considerations, 2012

Consideration	Number	Percent
OEPA recommendations	39	8%
Desires of commercial interest groups/developers that do shopping facilities and office buildings	214	41%
State and county rules and regulations	8	1%
Desires of commercial interest groups/developers that do housing and recreation	53	10%
Environmental capabilities of land	5	1%
Desires of majority of Russell Twp. residents	9	2%
ODOT recommendations	16	3%
Desires of owners of large tracts of land	21	4%
Expanded interests in oil and gas drilling	152	29%
Other	2	0%
Total	519	100%

- The rankings of the least most important considerations are the inverse of the most important considerations, reflecting the consistency of the responses.

Land Use Considerations: Green Space And Recreation. In its new land use guide plan, the township can recommend certain conditions for future development. Questions 21-23 ask about whether parks and recreation areas, green and open space and trails should be a condition for development. In 1994, parks, recreation areas and open space were combined. For the 2012 survey, the decision was made to separate parks and recreation from open and green space because, from the residents' perspective, parks and recreation areas are used in different ways than open space. As a result of this change, the data in this series is not comparable to the 1994 data.

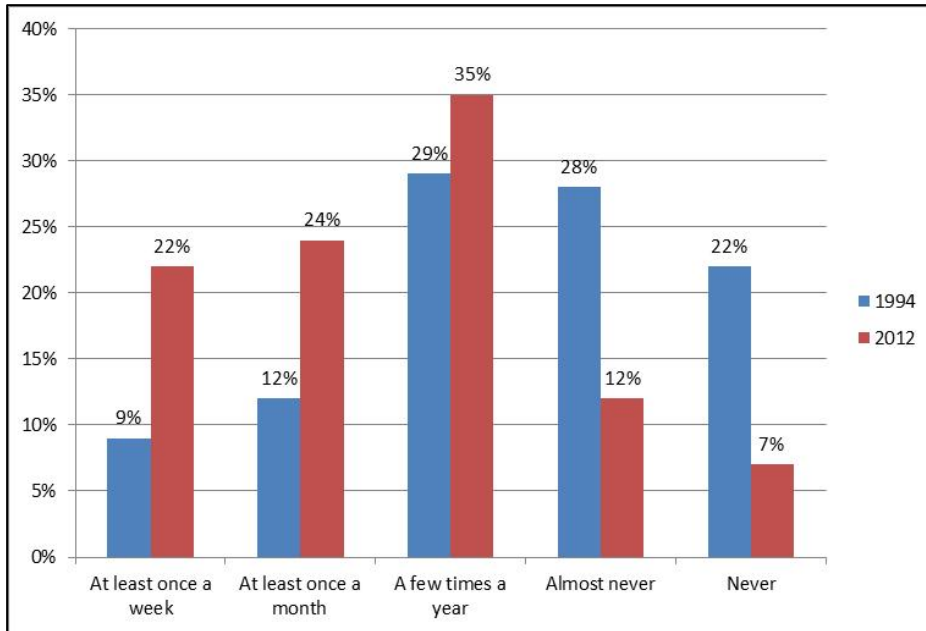
Chart 5: Conditions for Development to be Recommended by the New Land Use Guide Plan 2012



The strongest support was for additional green or open space to be set aside and maintained as a condition for future development, but there was only moderate support for additional trails for bikes, horses and other uses. Only 44% favor more parks and recreation areas, possibly because there is already a significant amount of park and recreation areas.

- In 2012, there is strong support (65%) for additional open green space to be set aside and maintained, and just over half (52%) of respondents support the recommendation for additional trails.
- There is only moderate support (44%) for additional parks and recreation areas, with 34% saying it depends/don't know. This divergence of opinion between parks and recreation and open space suggests that separating out parks and recreation areas was useful. In 1994, 60% recommended that additional parks, recreation areas and open green space be set aside and maintained for use. Much of this support for the combined question in 1994 data may have been support for open space. However, it is important to note that between 1994 and 2012, the Geauga Parks District opened The West Woods Park in Russell Township; also the township purchased 130 acres of land in 2005 and installed trails.

Chart 6: Frequency of Use of Russell Township Parks, Recreational, Green and Open Areas, 1994 and 2012



In 2012, respondents reported much greater usage of parks and recreation, and green and open areas than in 1994: the percentage of respondents using these areas at least once a week more than doubled.

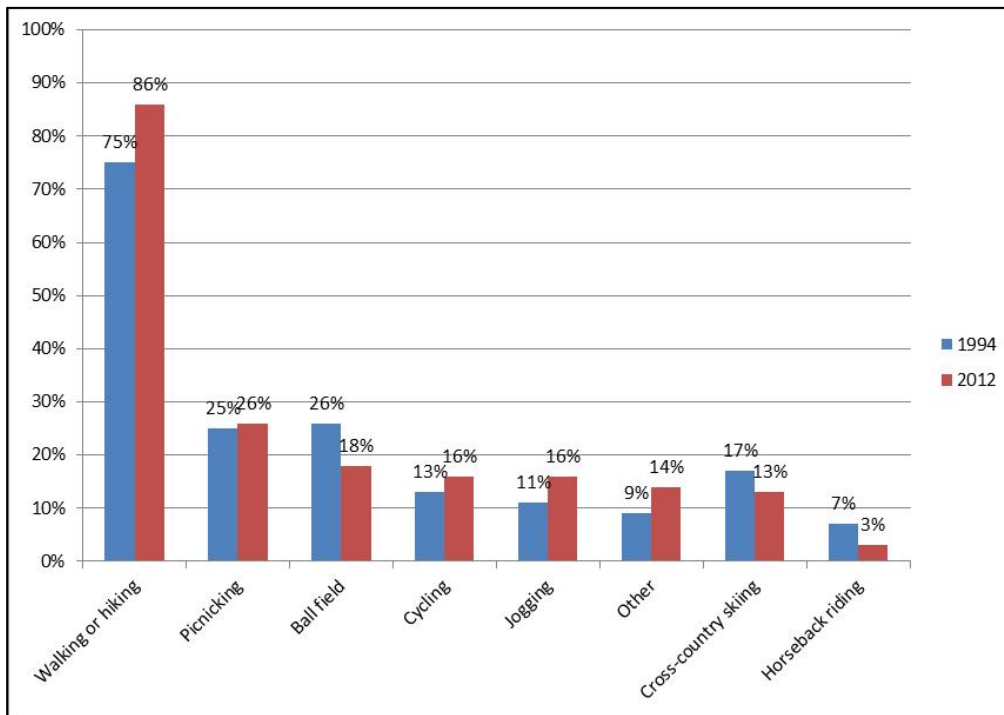
- In 2012, 81% of residents use these spaces at least a few times a year. In 1994, 50% reported that they use them at least a few times a year.
- This likely reflects the greater emphasis placed on exercise in today’s society, but may also reflect improvements to parks and recreational areas. In 1994 60% of respondents said that additional parks should be set aside and maintained for use and 50% said that additional trails should be developed and maintained.
- The parks and open spaces are well used by residents for a variety of active and recreational activities as described below.

Question 25: Respondents were asked which of the following activities they (and members of their household) do in the parks, recreational, green and open areas in Russell Township. (Note: Respondents were instructed to circle all that apply. Table 22 represents the total number of responses for each activity. Chart 7 and Table 23 represent the total number of respondents.)

Table 22: Activities in Parks, Recreation, Green and Open Areas by Responses, 2012

	Number	Percent
Walking or hiking	511	45%
Picnicking	156	14%
Ball field	105	9%
Jogging	94	8%
Cycling	93	8%
Other	83	7%
Cross-country skiing	76	7%
Horseback riding	20	2%
Total	1138	100%

Chart 7: Activities In Parks, Recreation, Green and Open Areas by Respondents, 1994 and 2012



- In both years, the vast majority of respondents use the parks for walking or hiking. Ranking a far second is picnicking and using the ball fields.

An additional 34 people answered the question as “None of the Activities”.

Table 23: Other Activities In Parks, Recreation, Green and Open Areas by Respondents, 2012

	Number	Percent
Sports activities like baseball and soccer	14	2%
Dog walking	16	3%
Children's recreation and playgrounds	21	4%
Park sponsored activities and special events	9	1%
Bird watching	6	1%
Fishing and hunting	4	1%
Camping	2	0%
Nature center	4	1%
Enjoy outdoor space and environment	3	0%
Total	79	100%

- 7% of respondents listed “other” including sports activities like baseball and soccer, dog walking and child recreation.

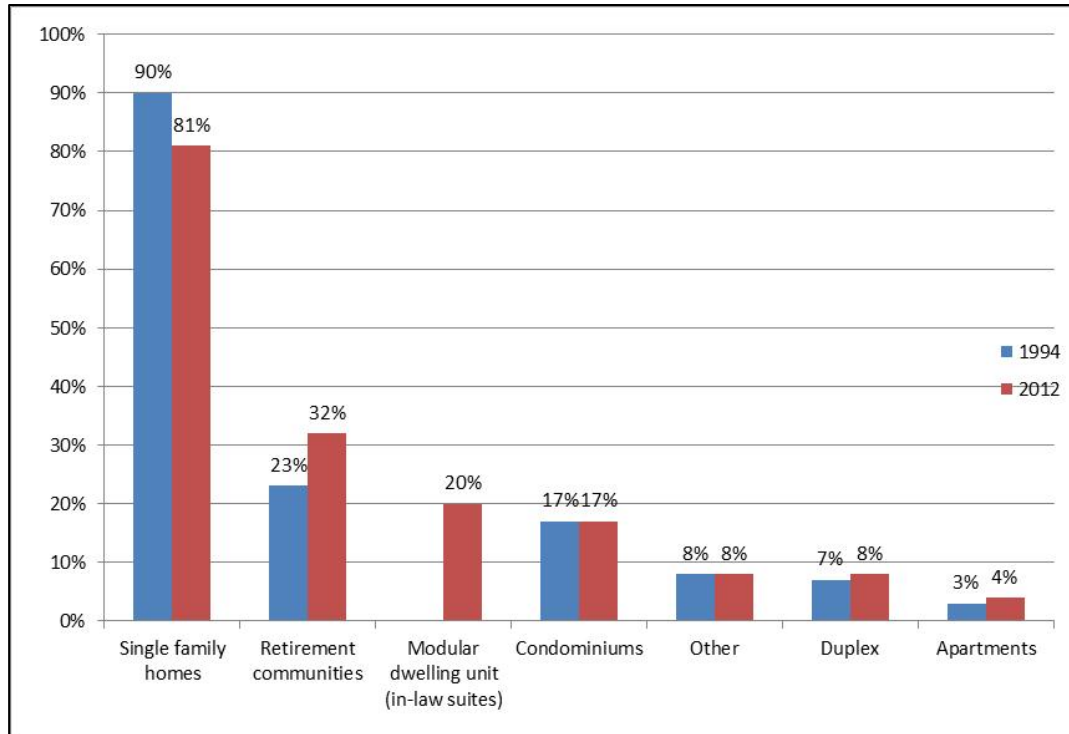
Land Use Consideration Residential. Questions 26-28 asked about the types of residential development that should be recommended by the new land use guide plan. One issue of particular interest to the township in 2012 was in-law suites or other places where elderly family members could live. At the request of the Township Zoning Commission members, the option of “modular dwelling unit” was added to the 2012 survey.

For Question 26, respondents could select more than one option. Results are presented in two ways; first by the total number of responses, and then by the number of respondents.

Table 24: Types of Residential Development to be Recommended by the New Land Use Guide Plan by Responses, 2012

	Number	Percent
Single family homes	476	48%
Retirement communities	189	19%
Modular dwelling unit (in-law suites)	116	12%
Condominiums	101	10%
Other	50	5%
Duplex	45	4%
Apartments	25	2%
Total	1002	100%

Chart 8: Types of Residential Development to be Recommended by the New Land Use Guide Plan by Respondents, 1994 and 2012



Respondents have a strong preference for single-family homes as the recommended type of residential development, but they are open to considering more housing options for seniors.

- In 2012, single family homes are still the most often recommended type of development, but the preference, which was so dominant in 1994, is not quite as strong.
- Both the 1994 and 2012 surveys reflect some willingness to consider allowing retirement communities. In 2012, 32% of respondents were willing to consider this type of residential development, an increase of 9% from 1994.
- Approximately 20% of all the respondents said the new land use guide plan should recommend modular dwelling units or in-law suites as a way of providing senior housing on private property.
- The percentage of respondents willing to consider condominiums remained constant over the two survey periods at 17%.

Table 25: Types of Residential Development to be Recommended by the New Land Use Guide Plan by Respondents Who Agree or Strongly Agree with the Statement “It is Difficult for Elderly Residents to Maintain a Typical Russell Township Residence”, 2012

	Number	Percent
Apartments	18	5%
Condominiums	68	21%
Duplex	25	8%
Retirement communities	77	23%
Single family homes	229	70%
Modular dwelling unit (in-law suites)	50	15%
Other	23	7%

Referring to the specific policy related issues raised earlier in the survey, question 12 made the statement that “it is difficult for some of our elderly residents to maintain a typical Russell Township residence.” It is important to look at the large group of respondents who agreed or strongly agreed with that statement (N=328) to ascertain the type of residential development they think the land use guide plan should recommend.

- This group of 328 respondents differ from the group as a whole on the type of housing for seniors that should be recommended. Compared with the group as a whole, lower percentages identified retirement communities and in-law suites/modular dwelling units, 23% compared with 32% and 15% compared with 20%, respectively. However, a higher percentage, 21% compared with 17%, identified condominiums as a recommended type.

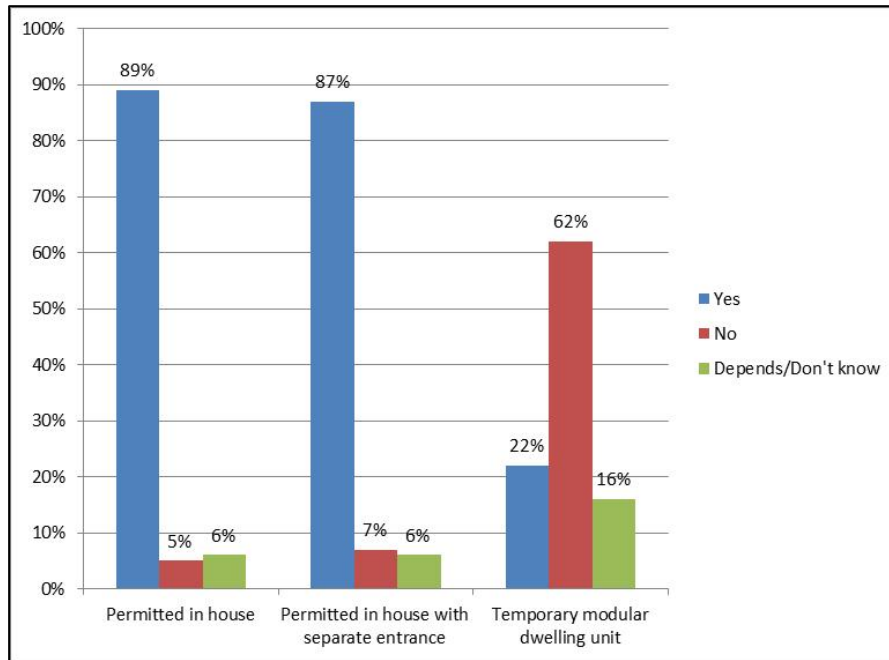
Table 26: “Other” Types of Residential Development Recommended by Respondents, 2012

	Number	Percent
None	17	3%
Cluster homes	9	2%
Senior housing or retirement communities	7	1%
Other miscellaneous	25	4%
Total	58	100%

- A small number of respondents identified “other” options and specified cluster homes and senior or retirement communities.

Q 27: Respondents were asked to consider the various ways in which secondary housing (in-law suites) could be permitted on private property and to identify which of those ways they prefer in Russell Township.

Chart 9: Preferred Ways of Permitting Secondary Housing (in-law suites) on Private Property, 2012



In-law suites should be permitted, but only in an existing house.

- This question expands on the type of in-law suite that respondents think should be permitted in Russell Township. The vast majority (89%) responded that in-law suites should be permitted in houses or in the house with a separate entrance (87%). There was less support for a temporary modular dwelling unit—but it is interesting that the percentage (22%) who thought this should be permitted is very close to the 20% in the previous question suggesting that there is a consistent, but small, percentage who would like the township to permit this use.
- There was some variation in responses by age. Among the youngest respondents, ages 25-44, 32% thought modular dwelling units should be permitted, compared with only 19% of the oldest respondents, 65+.

Q 28: Most of Russell Township is currently zoned for large-lot residential use for three and five acre minimum lot sizes. The survey asked people to identify the three most important reasons that minimum lot sizes for residential development should be taken into account as the new land use guide plan is developed.

Table 27: Three most important reasons to recommend minimum lot sizes for residential development, 2012

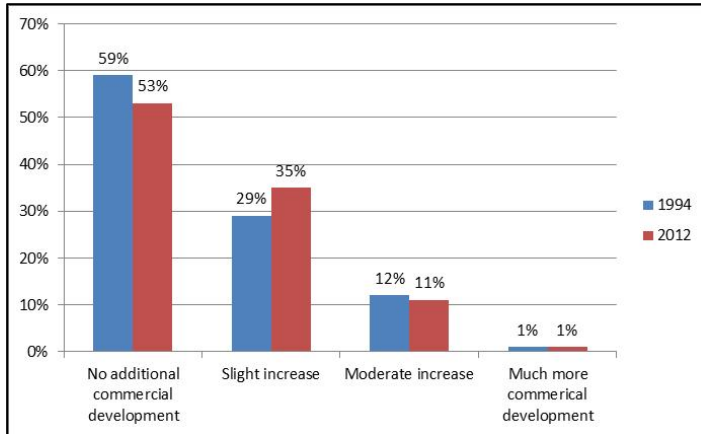
	Most important		Second-most important		Third-most important	
	Number	Percent	Number	Percent	Number	Percent
Ensure adequate ground water supply and room for septic	388	70%	116	22%	20	4%
Preserve the character	139	25%	291	55%	47	10%
Control noise levels	11	2%	62	12%	188	39%
Control traffic levels	7	1%	55	10%	216	44%
Other	10	2%	6	1%	15	3%
Total	555	100%	530	100%	486	100%

There was a clear consensus (70% of respondents) that the need to ensure adequate ground water supply and room for septic systems is the most important consideration for recommending minimum lot sizes for residential development.

- The importance of preserving the character of Russell Township was rated as the second-most important reason by 55% of respondents.
- The need to control traffic was ranked as the third-most important reason by 44% of respondents and noise control was ranked as third most important by 39%.

Land Use Considerations – Commercial. Questions 29-31 asked about the types of commercial development that should be recommended by the new land use guide plan. There are currently two small commercial districts in Russell Township. One of those districts has some vacant space.

Chart 10: Preferred Amount of Additional Commercial Development, 1994 and 2012



With regard to commercial development, a slight majority (53%) prefer no additional commercial development. Respondents to the 2012 survey were more interested in allowing a slight increase in commercial development, compared with 1994. In 2012, younger respondents were more interested in a slight increase. All would like any additional commercial development to be regulated, especially the location of this development.

- There was very little difference between responses in 1994 and 2012. However, respondents in 2012 seem to be slightly more inclined (35%) to prefer a slight increase in commercial development.

The 1994 survey found differences in responses to this question by respondents’ age, employment status and previous residence. A comparable analysis was done using the 2012 data and found differences only in relation to respondents’ age and previous residence. These two analyses are presented in Tables 28 and 29.

Table 28: Commercial Development Preferred Recommendation by Age, 2012

	65 and over		55 to 64		45 to 54		25 to 44	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No additional commercial development	130	55%	80	49%	66	55%	24	47%
Slight increase	71	30%	63	39%	47	39%	21	41%
Moderate increase	32	14%	17	10%	7	6%	6	12%
Much more commercial development	4	2%	2	1%	1	1%	0	0%

* A more detailed breakdown by age is in Table S-4, in the “Supplemental Tables” section of this report.

Table 29: Commercial Development Preferred Recommendation by Respondent’s Former Community of Residence, 2012

	No additional commercial development	Slight increase	Moderate increase	Much more commercial development
Urban	48%	41%	10%	0%
Suburban	53%	36%	11%	1%
Rural	53%	31%	13%	4%

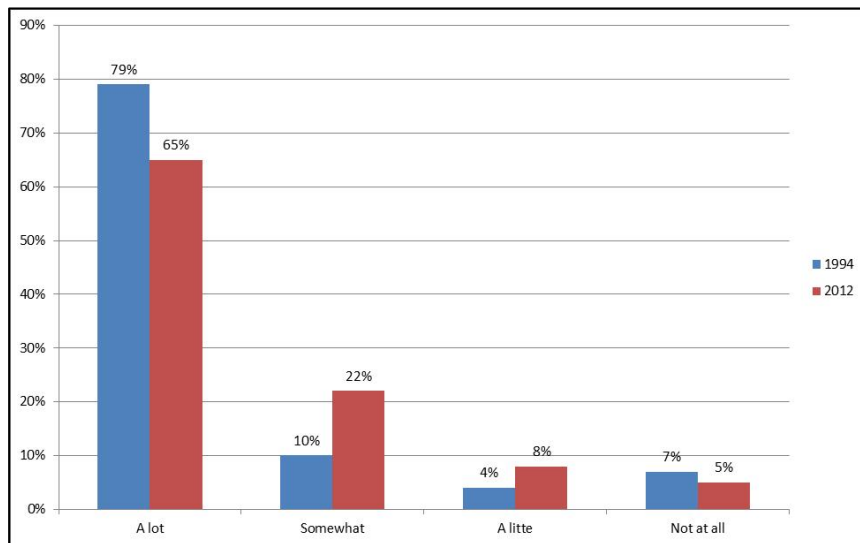
- A larger percentage of younger respondents ages 25-39, preferred a slight increase in commercial development. The percentage gradually increased as age decreased.
- Respondents who had moved to Russell Township from urban areas showed less preference for an increase in commercial development than those who had moved from suburban or rural areas.

Q 30 and 31 asked respondents that thought Russell Township should allow more commercial development about the appropriate amount of regulation of such development by type and location.

Table 30: Amount of Regulation of the Type or Kind of New Commercial Development, 2012

	Number	Percent
Not at all	18	5%
A little	31	8%
Somewhat	83	22%
A lot	240	65%
Total	372	100%

Chart 11: Amount of Regulation of the Type or Kind of New Commercial Development, 1994 and 2012

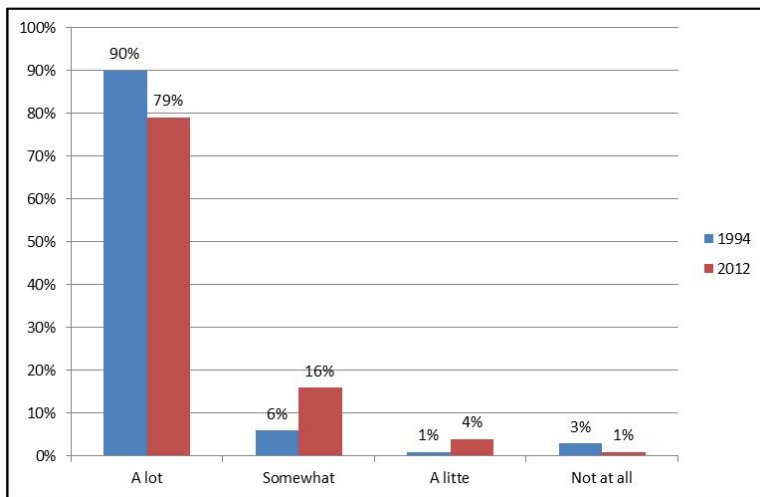


- The percentage of respondents favoring “a lot” of regulation of the type of new commercial development declined by more than 10% from 79% in 1994 to 65% in 2012. However, the percentage favoring some regulation increased by 12%.

Table 31: Amount of Regulation of Location of New Commercial Development, 2012

	Number	Percent
Not at all	3	1%
A little	15	4%
Somewhat	59	16%
A lot	293	79%
Total	370	100%

Chart 12: Amount of Regulation of Location of New Commercial Development, 1994 and 2012



- Considering the location of new commercial development, compared with the type of commercial development, even larger majorities of respondents in both years favor “a lot” of regulation. However, in 2012, there was a 21% decline in this percentage from 1994. There was also an increase in the percentage of 2012 respondents who favor “somewhat” regulation of the location of commercial development.

Land Use Considerations – Fiscal. Question 32 asked whether respondents would be likely to support increasing their township taxes permanently or temporarily (5 years or less) for some land use purposes. Question 33 asked whether they would support any land use changes to increase the Township’s tax base and thereby reduce their own real estate taxes.

Chart 13: Type of Land Use for Which Respondent Would Support Tax Increase, 2012

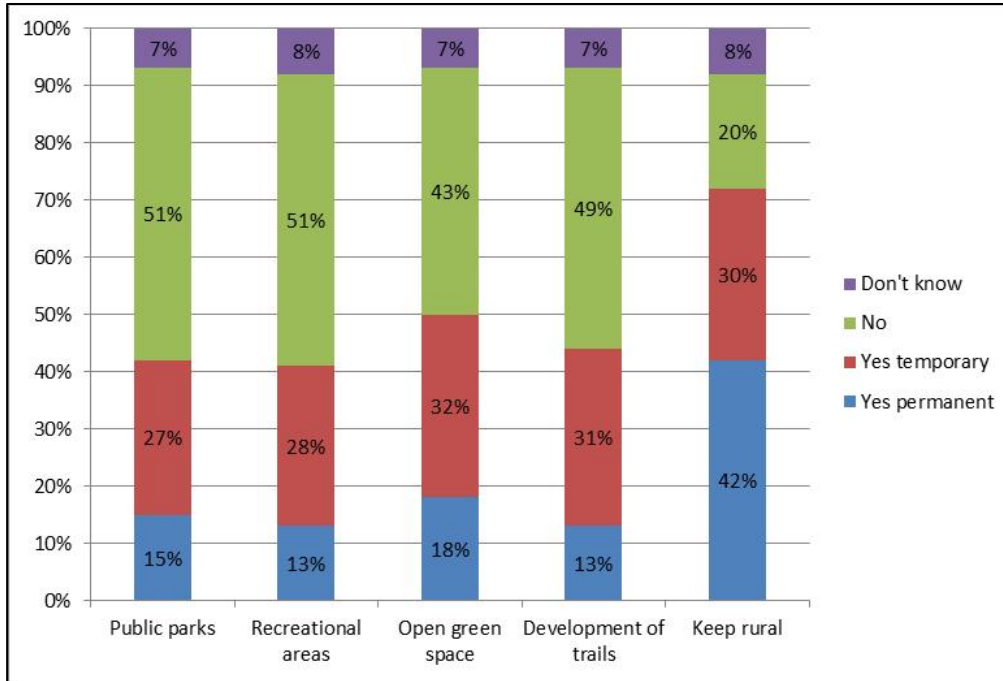
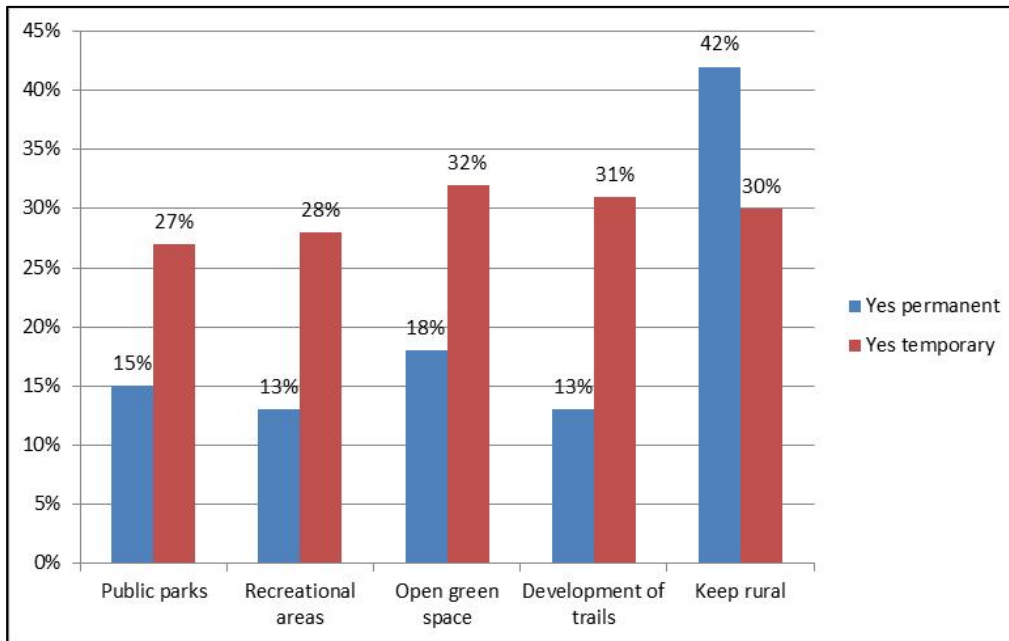


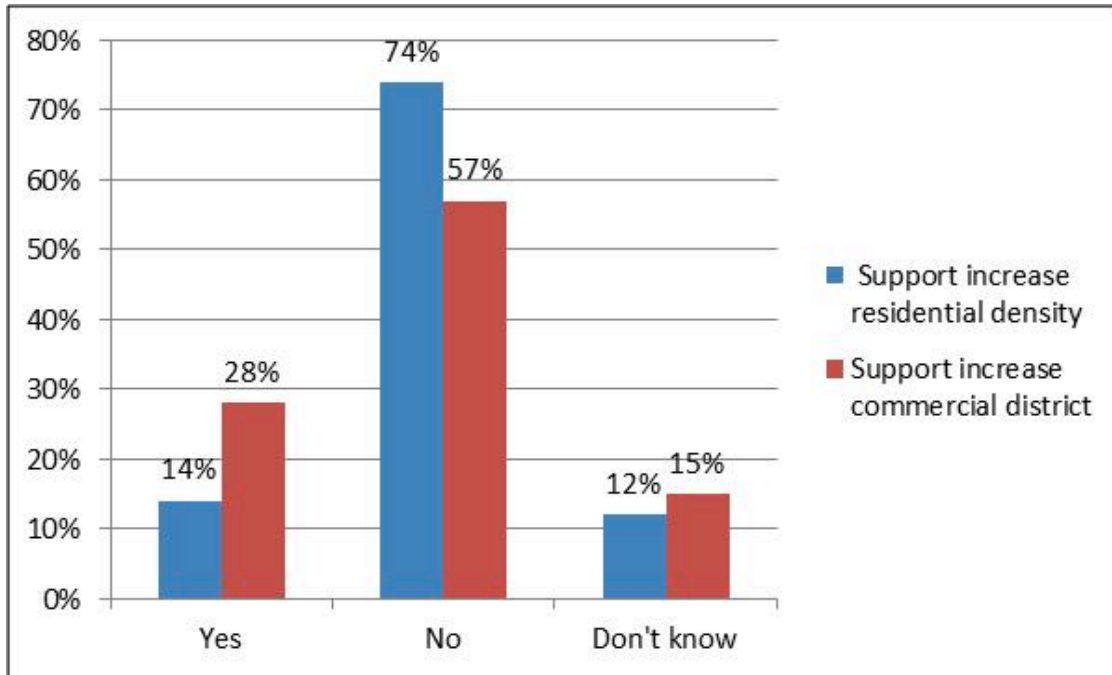
Chart 14: Type of Tax Increase Supported By Respondent For Land Use Purposes, 2012



42% of respondents would favor a permanent tax increase to keep Russell Township rural. This was the only land-use issue for which more than 18% of respondents would favor a permanent tax increase.

- A permanent tax increase to keep Russell Township rural was favored by 42% of respondents, a temporary tax increase for this purpose was favored by 30% if respondents; 18% would favor a permanent tax increase for open space; 32% a temporary tax increase for this purpose. These results are very similar to those in 1994.

Chart 15: Type of Land Use Respondent Would Support to Gain Real Estate Tax Decrease, 2012



Almost three-quarters of respondents are opposed to an increase in residential density to gain a real estate tax decrease. A smaller percentage, but still a majority, is also opposed to an increase in the size of the commercial district to gain a tax decrease.

- The types of land use issues respondents would support to gain a tax increase mirrored the 1994 responses.
 - 28% would support increasing commercial activity while only 14% would support increasing residential density.

Environmental Issues: Water And Sewage, Oil And Gas Drilling, Noise

The final set of questions on the survey, Questions 34-44, asked about issues related to water quantity and quality, oil and gas drilling, particularly in relationship to water quality, septic systems and waste water disposal and noise.

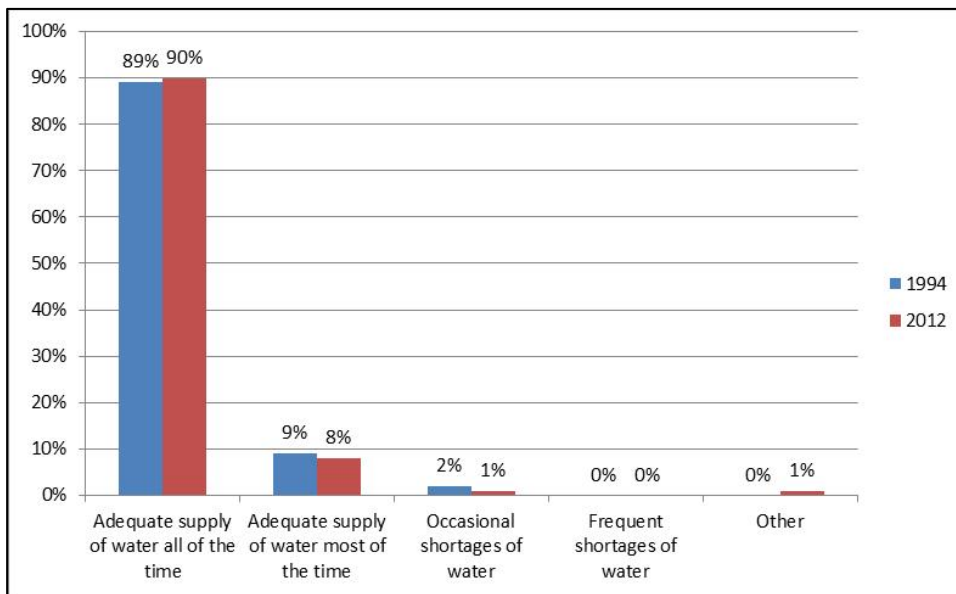
Environmental Issues: Water And Sewage. Studies of water resources in the township have determined that lot sizes of three to five acres are the minimum needed to protect groundwater availability and quality. Nearly all homes have on-site wells to provide water for drinking and household uses and septic systems for sanitary waste. The exceptions are two small developments in the southwest corner of the township that are connected to the Chagrin Falls Village public water system and one of those is

connected to the Chagrin Falls Village sewage treatment system. Some other subdivisions have package treatment plants. (Russell Township Comprehensive Land Use Guide Plan: 2015).

Table 32: Quantity of Water in Household, 2012

	Number	Percent
Adequate supply of water all of the time	544	90%
Adequate supply of water most of the time	47	8%
Occasional shortages of water	7	1%
Frequent shortages of water	1	0%
Other	9	1%
Total	608	100%

Chart 16: Quantity of Water in Household, 1994 and 2012



* Note that two possible responses, “Frequent Shortages” and “Other” are not represented in this chart. The full range of responses to these questions can be found in Tables S-5 in the “Supplemental Tables” section at the end of this report.

Water quantity does not appear to be an issue, as 90% of respondents have an adequate supply of water all the time. This is comparable to the finding of 89% in 1994.

Water Quantity by Section. Further analysis was done to determine if satisfaction with water quantity varied by where in the Township respondents lived.

Table 33: Water Quantity in Household by Section, 2012

	1		2		3		4		5		6	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Adequate supply of water all of the time	14	82%	43	98%	33	92%	23	85%	25	89%	29	94%
Adequate supply of water most of the time	2	12%	0	0%	2	6%	4	15%	3	11%	2	6%
Occasional shortages of water	1	6%	0	0%	0	0%	0	0%	0	0%	0	0%
Frequent shortages of water	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Other	0	0%	1	2%	1	3%	0	0%	0	0%	0	0%
Total	17	100%	44	100%	36	100%	27	100%	28	100%	31	100%

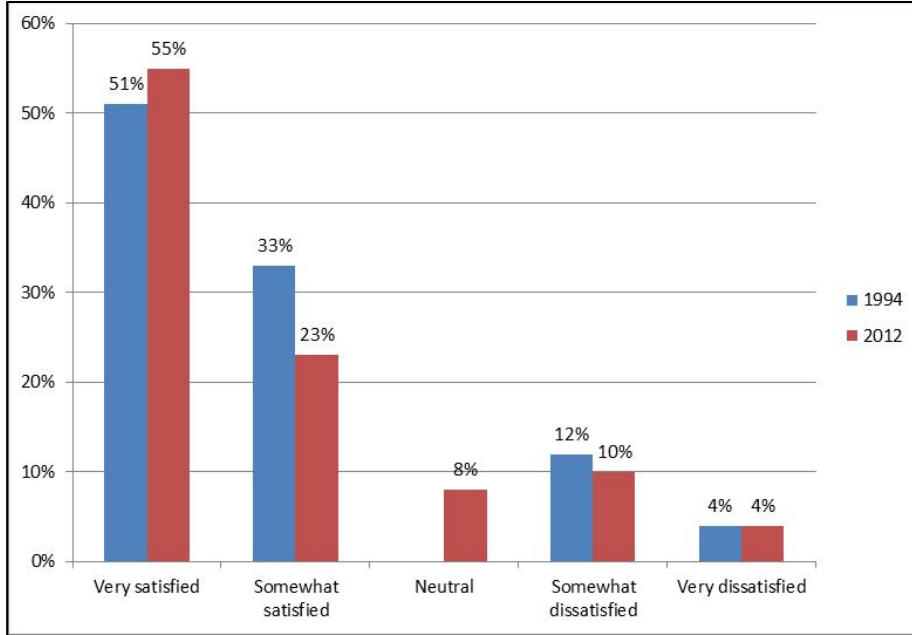
	7		8		9		10		11		12	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Adequate supply of water all of the time	47	94%	55	90%	52	90%	64	79%	96	91%	39	93%
Adequate supply of water most of the time	2	4%	6	10%	4	7%	12	15%	5	5%	1	2%
Occasional shortages of water	0	0%	0	0%	2	3%	2	2%	1	1%	1	2%
Frequent shortages of water	1	2%	0	0%	0	0%	0	0%	0	0%	0	0%
Other	0	0%	0	0%	0	0%	3	4%	3	3%	1	2%
Total	50	100%	61	100%	58	100%	81	100%	105	100%	42	100%

- Although small, the greatest number of respondents (5) reporting occasional shortages or other issues with water lived in Section 10.

Table 34: Water Quality in Household, 2012

	Number	Percent
Very satisfied	335	55%
Somewhat satisfied	139	23%
Neutral	47	8%
Somewhat dissatisfied	61	10%
Very dissatisfied	22	4%
Total	604	100%

Chart 17: Water Quality in Household, 1994 and 2012



Respondents are moderately satisfied with water quality. In 2012, 55% of respondents reported that they are very satisfied with their water quality, compared with 51% in 1994. However, in 2012, 78% of respondents are somewhat or very satisfied, a decline from the 84% in 1994.

Respondents identified a number of specific issues they are having with water quality. The issues are summarized below:

Table 35: Water Quality in Household, Comments, 2012

Comments	Number
Need for treatment	63
Chemicals and minerals	56
Hardness	50
Odor	40
Other	26
Color	21
Safety	14
Taste	12
Fracking/drilling	12
Total	294

Water Quality by Section. Further analysis was done to determine if satisfaction with water quality varied by where in the township respondents lived.

Table 36: Water Quality in Household by Section, 2012

	1		2		3		4		5		6	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Very satisfied	7	41%	22	50%	18	50%	12	44%	17	61%	20	65%
Somewhat satisfied	5	29%	10	23%	11	31%	8	30%	6	21%	4	13%
Neutral	4	24%	4	9%	1	3%	5	19%	1	4%	4	13%
Somewhat dissatisfied	1	6%	6	14%	5	14%	1	4%	2	7%	1	3%
Very dissatisfied	0	0%	2	5%	1	3%	1	4%	2	7%	2	6%
Total	17	100%	44	100%	36	100%	27	100%	28	100%	31	100%

	7		8		9		10		11		12	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Very satisfied	24	48%	38	62%	41	71%	43	54%	56	54%	23	55%
Somewhat satisfied	11	22%	12	20%	10	17%	17	22%	30	29%	10	24%
Neutral	5	10%	4	7%	3	5%	4	5%	4	4%	4	10%
Somewhat dissatisfied	7	14%	4	7%	3	5%	14	18%	10	10%	3	7%
Very dissatisfied	3	6%	3	5%	1	2%	1	1%	3	3%	2	5%
Total	50	100%	61	100%	58	100%	79	100%	103	100%	42	100%

- At least a small percentage of respondents in every section were somewhat or very dissatisfied with their water quality. The highest percentages of people expressing dissatisfaction live in sections 7 (20%) and 10 (19%) and 2 (19%).

Environmental Issues: Oil And Gas Drilling. In 2012, several questions (Q 36-38) were added to the survey to assess residents’ concerns with oil and gas drilling on water quality and other aspects of life in Russell Township.

Table 37: Respondents Concerns Over Oil and Gas Drilling Effects on Water Quality, 2012

	Number	Percent
Very concerned	377	62%
Somewhat concerned	124	20%
Neutral	46	8%
Somewhat unconcerned	30	5%
Unconcerned	33	5%
Total	610	100%

Respondents (62%) are very concerned about the possible impacts of oil and gas drilling on water quality. If local control were returned, 77% would favor regulation.

- 62% of residents reported being very concerned and 20% were somewhat concerned with the possible impacts of oil and gas drilling on the quality of water used for drinking and household purposes.

Responses varied most by gender and lot size.

Table 38: Respondents Concerns Over Oil and Gas Drilling Effects on Water Quality by Gender, 2012

	Very concerned	Somewhat concerned	Neutral	Somewhat unconcerned	Unconcerned
Female	70%	15%	7%	5%	3%
Male	56%	25%	8%	5%	6%

- Women expressed more concern than men about oil and gas drilling.

Table 39: Respondents Concerns Over Oil and Gas Drilling Effects on Water Quality by Lot Size, 2012

	Very concerned	Somewhat concerned	Neutral	Somewhat unconcerned	Unconcerned
1/2 Acre or less	40%	60%	0%	0%	0%
More than 1/2 acre but not more than 1 1/2 acre	57%	24%	9%	5%	4%
More than 1 1/2 acre but not more than 3 acres	65%	22%	6%	4%	3%
More than 3 acres but not more than 5 acres	69%	11%	7%	7%	7%
More than 5 acres but not more than 10 acres	56%	21%	12%	3%	8%
More than 10 acres	49%	21%	8%	8%	15%

- A smaller percentage of respondents living on smaller lots as well as those living on the largest lots were very concerned.

Per state law, the township currently has no authority over oil and gas drilling. Q 36 asked "If control were returned, would you favor local regulation over oil and gas drilling?"

Table 40: Respondents Who Favor Return of Local Control Over Oil and Gas Regulation, 2012

	Number	Percent
Yes	473	77%
No	59	10%
Don't know	79	13%
Total	611	100%

- 77% of respondents favor local regulation over oil and gas drilling, if state law were changed to give the township such authority.

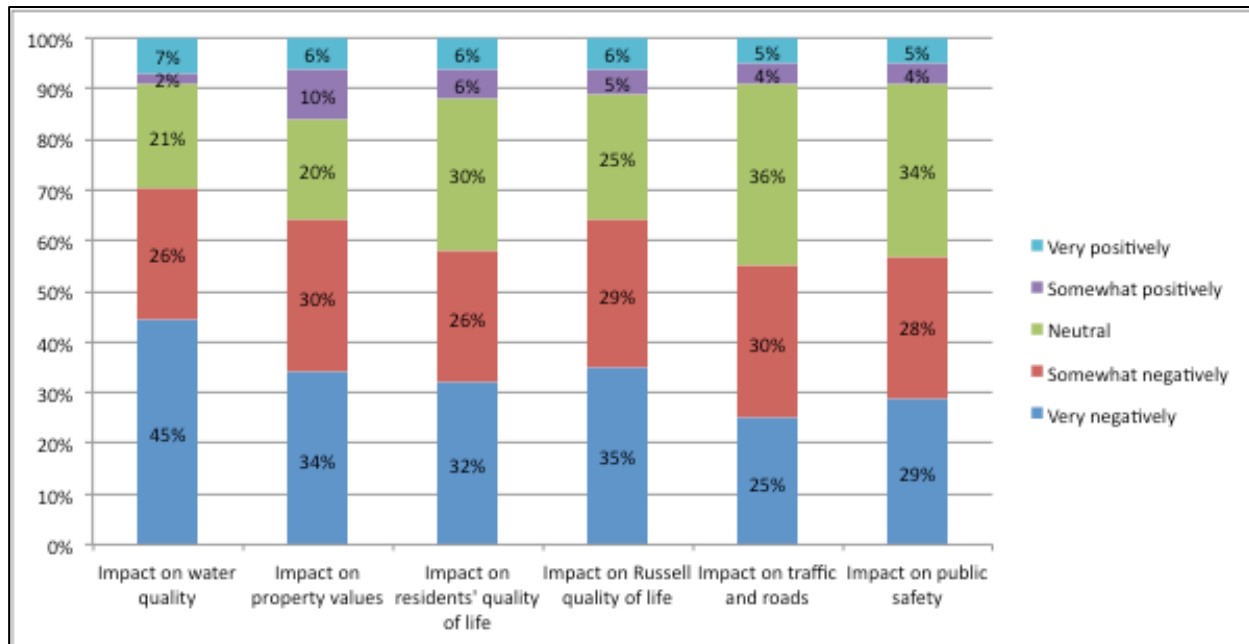
Table 41: Respondents Who Favor Return of Local Control Over Oil and Gas Regulation by Former Community of Residence Type, 2012

	Very concerned	Somewhat concerned	Neutral	Somewhat unconcerned	Unconcerned
Urban	62%	21%	6%	5%	6%
Suburban	62%	21%	7%	5%	5%
Rural	58%	18%	11%	6%	7%

- More respondents who were formerly residents of urban and suburban areas favor regulation if control were returned to the township than were respondents who were formerly residents of rural areas.

Q 38 asked respondents to speculate about the impact of oil and gas drilling on various aspects of life in Russell Township.

Chart 18: Potential Impacts of Oil and Gas Drilling



Respondents see possible negative impacts across the board on water quality, property value and quality of life.

- The majority of respondents expect oil and gas drilling to have a “very negative” or “somewhat negative” impact on the above aspects of Russell Township. The portion of respondents who expect “very negative” impacts ranged from a low of 25% for the impact on traffic and roads to a high of 45% for the impact on water quality. The portion that expected very or somewhat positive impacts ranged from 9% for water quality, traffic and roads and public safety to 16% for property values.

Further analysis was conducted to determine if concerns regarding water quality and overall quality of life varied by where in the Township respondents lived and by how long they had lived in Russell Township.

Table 42. Impact of Oil and Gas Drilling on Water Quality by Section, 2012

	1		2		3		4		5		6	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Very positively	2	12%	3	7%	6	17%	0	0%	1	4%	0	0%
Somewhat positively	0	0%	3	7%	1	3%	2	7%	0	0%	0	0%
Neutral	4	24%	7	16%	6	17%	5	18%	5	18%	9	30%
Somewhat negatively	3	18%	13	30%	7	19%	5	18%	12	43%	9	30%
Very negatively	8	47%	18	41%	16	44%	16	57%	10	36%	12	40%
Total	17	100%	44	100%	36	100%	28	100%	28	100%	30	100%

	7		8		9		10		11		12	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Very positively	2	4%	2	3%	6	10%	2	3%	7	7%	8	19%
Somewhat positively	1	2%	1	2%	2	3%	0	0%	2	2%	0	0%
Neutral	10	20%	12	20%	12	21%	20	26%	16	15%	11	26%
Somewhat negatively	12	24%	18	30%	10	17%	24	31%	26	25%	9	21%
Very negatively	24	49%	28	46%	28	48%	32	41%	53	51%	14	33%
Total	49	100%	61	100%	58	100%	78	100%	104	100%	42	100%

- While a majority of respondents across all sections think oil and gas drilling will have a somewhat or very negative impact on water quality, Sections 4, 7 and 11 had the highest percentages of respondents who think that oil and gas drilling will have a very negative impact on water quality. Respondents in Sections 12 and 3 see a somewhat more positive potential impact than those in other sections.

Table 43. Impact of Oil and Gas Drilling on Russell Township Quality of Life by Section, 2012

	1		2		3		4		5		6	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Very positively	0	0%	4	9%	6	17%	1	4%	1	4%	0	0%
Somewhat positively	2	12%	2	5%	3	8%	2	7%	0	0%	1	3%
Neutral	5	29%	9	20%	7	19%	4	14%	6	21%	10	33%
Somewhat negatively	4	24%	18	41%	8	22%	7	25%	12	43%	6	20%
Very negatively	6	35%	11	25%	12	33%	14	50%	9	32%	13	43%
Total	17	100%	44	100%	36	100%	28	100%	28	100%	30	100%

	7		8		9		10		11		12	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Very positively	3	6%	3	5%	4	7%	2	3%	5	5%	5	12%
Somewhat positively	4	8%	2	3%	2	4%	4	5%	2	2%	4	10%
Neutral	6	12%	16	26%	15	26%	27	35%	23	23%	15	36%
Somewhat negatively	15	30%	19	31%	18	32%	21	27%	33	32%	7	17%
Very negatively	22	44%	21	34%	18	32%	23	30%	39	38%	11	26%
Total	50	100%	61	100%	57	100%	77	100%	102	100%	42	100%

- Similar results were found when we looked at the impact on the overall quality of life in Russell Township by section. The highest percentages of respondents in Sections 4, 5, 7 and 11 think that oil and gas drilling will have a somewhat or very negative impact on overall quality of life in

Russell Township, while a small percentage in Sections 12 and 3 see a somewhat more positive potential impact.

Table 44. Impact of Oil and Gas Drilling on Water Quality by Length of Time Living in Russell Township, 2012

	20 years or less		21 - 39 Years		40 Years or more	
	Number	Percent	Number	Percent	Number	Percent
Very positively	6	2%	12	6%	22	21%
Somewhat positively	2	1%	6	3%	5	5%
Neutral	51	18%	49	23%	23	21%
Somewhat negatively	77	28%	54	26%	22	21%
Very negatively	144	51%	88	42%	35	33%
Total	280	100%	209	100%	107	100%

- People who have lived the longest in Russell Township expect the least negative impact of oil and gas drilling on water quality.

Table 45. Impact of Oil and Gas Drilling on Russell Township Quality of Life by Length of Time Living in Russell Township, 2012

	20 years or less		21 - 39 Years		40 Years or more	
	Number	Percent	Number	Percent	Number	Percent
Very positively	6	2%	11	5%	16	16%
Somewhat	8	3%	11	5%	11	11%
Neutral	60	21%	61	29%	30	29%
Somewhat	96	34%	61	29%	15	15%
Very negatively	112	40%	64	31%	31	30%
Total	282	100%	208	100%	103	100%

Environmental Issues: Septic Systems. Q 39 asked whether respondents regularly notice odors, outflow problems during heavy rains or other problems with septic systems in their immediate neighborhood?

Table 46: Respondents Who Report Problems with Septic Systems, 2012

	Number	Percent
Yes	94	16%
No	485	81%
Don't know	18	3%
Total	597	100%

- Problems with septic systems seem to be declining. In 2012, 16% responded that they had such problems. In 1994, 23% reported problems; 8% of these were with odors.

Table 47: Household Satisfaction with Waste Water Disposal, 2012

	Number	Percent
Very satisfied	376	63%
Somewhat satisfied	140	24%
Neutral	41	7%
Somewhat dissatisfied	25	4%
Very dissatisfied	14	2%
Total	596	100%

- Respondents were satisfied overall with their wastewater disposal (septic or package plants), with 63% reporting that they were very satisfied, and 24% reporting that they were somewhat satisfied.
- Respondents were asked to list any specific issues that they may have with wastewater disposal. A majority mentioned cost as indicated in Table 49. Other issues noted included things such as soil type, smells/odors, leach fields, need for a retention pond and suggestions that the systems are fine though they are not the best.

Table 48: Household Satisfaction with Waste Water Disposal by Section, 2012

	1		2		3		4		5		6	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Very satisfied	12	71%	28	64%	23	64%	14	50%	20	71%	18	58%
Somewhat satisfied	2	12%	10	23%	8	22%	10	36%	7	25%	6	19%
Neutral	2	12%	3	7%	5	14%	1	4%	0	0%	3	10%
Somewhat dissatisfied	1	6%	3	7%	0	0%	0	0%	0	0%	2	6%
Very dissatisfied	0	0%	0	0%	0	0%	3	11%	1	4%	2	6%
Total	17	100%	44	100%	36	100%	28	100%	28	100%	31	100%

	7		8		9		10		11		12	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Very satisfied	26	51%	35	59%	39	67%	58	74%	58	59%	30	71%
Somewhat satisfied	19	37%	15	25%	15	26%	14	18%	22	22%	8	19%
Neutral	4	8%	4	7%	3	5%	5	6%	6	6%	2	5%
Somewhat dissatisfied	1	2%	3	5%	1	2%	1	1%	9	9%	1	2%
Very dissatisfied	1	2%	2	3%	0	0%	0	0%	3	3%	1	2%
Total	51	100%	59	100%	58	100%	78	100%	98	100%	42	100%

- A large percentage of respondents in every section were somewhat or very satisfied with their waste water disposal situation. The highest percentages of people expressing satisfaction live in sections 1 (71%) and 5 (71%). Respondents least satisfied with their waste water disposal situation live in section 4 (50% very satisfied and 11% very dissatisfied).

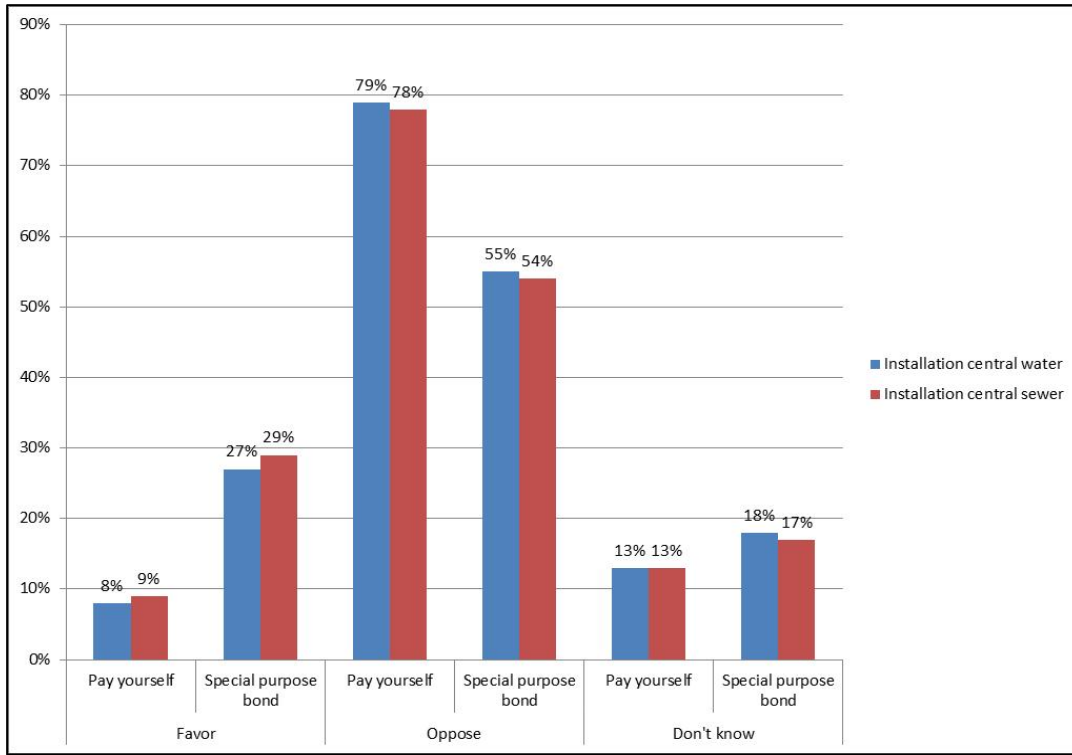
Table 49: Respondent Comments Regarding Issues with Wastewater Disposal, 2012

Comment	Number
Cost	18
Neighbors	5
Heavy Rain	5
Upkeep/maintenance	5
Regulations	3
Other	36
Total	72

- Of the 18 comments regarding cost, 6 were concentrated in section 8. There were 5 comments describing issues with neighbors; 3 of those comments came from respondents who live in section 4. Section 11 reported the most issues with 16 comments.
- Not counted in Table 49 were comments related to sewers; 11 respondents stated that they had no problems to report because they have sewers.

Environmental Issues: Centralized Water And Sewer. Questions 41 and 42 asked respondents to consider the costs and benefits of installing a centralized water and a centralized sewer system in Russell Township in the next 20 years to eliminate problems with wells, water supplies, septic systems and leach fields. Respondents were given a choice of two ways of paying for such a system—“if you had to pay for it yourself” and “if it was financed with a special purpose bond that would allow the costs to be spread across all residents over a multi-year period.”

Chart 19. Respondents' Position on Installation of Centralized Water and Centralized Sewer System in Next 20 Years, 2012



The full range of responses to these questions can be found in Tables S-6, S-7 in the “Supplemental Tables” section at the end of this report.

The majority of respondents were opposed to the installation of a centralized water or sewer system within the next 20 years, regardless of how it would be paid for, with the responses being very similar for both water and sewer. However, the percentage that would favor such an option more than tripled from 8% to 27% for water and from 9% to 29% for sewer, if it could be financed by a bond and spread across all residents over a multi-year period.

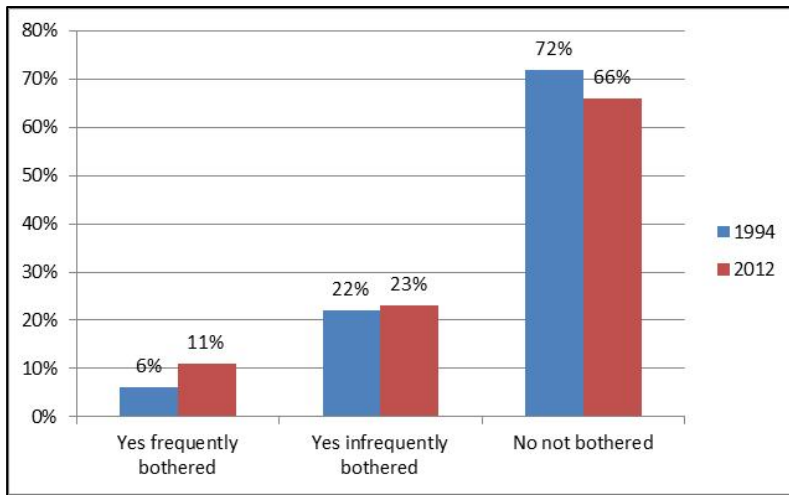
- It is not possible to make a direct comparison with a similar question asked in 1994, because the two payment options were added in 2012. However, the percentage that favored the centralized systems in 2012 with the shared payment option was higher than the 19% favorability rating in 1994 for both water and sewer.

Environmental Issues: Noise. Questions 43 and 44 asked whether respondents were bothered by noise from external sources and, if so, to identify the source(s) of the noise.

Table 50: Frequency of Being Bothered by Noise from External Sources, 2012

	Number	Percent
Yes frequently bothered	65	11%
Yes infrequently bothered	140	23%
No not bothered	399	66%
Total	604	100%

Chart 20: Frequency of Being Bothered by Noise from External Sources, 1994 and 2012



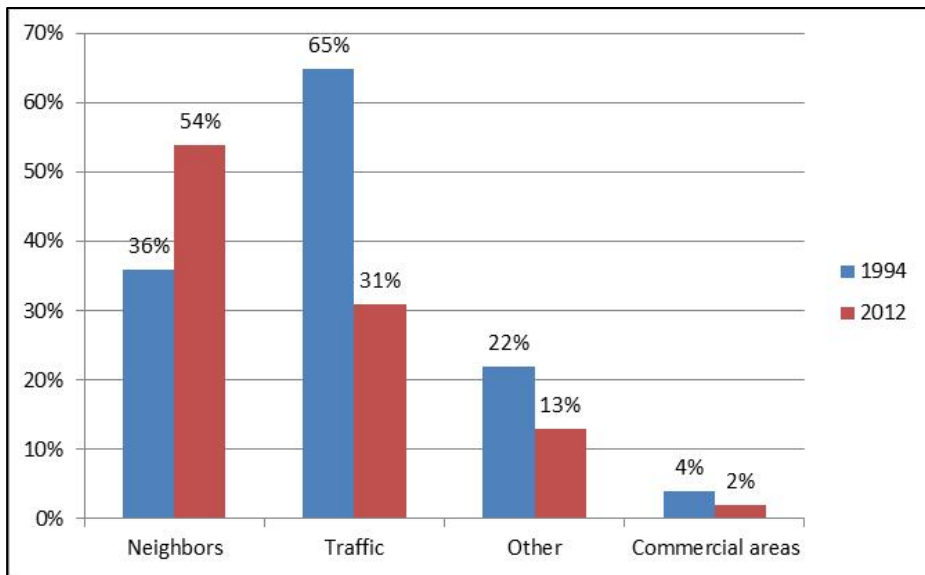
Noise is not a problem for two-thirds of respondents. However, it is becoming more of a problem than it was in 1994.

- The percentage of respondents who reported frequently being bothered by noise from external sources such as neighbors, traffic, or commercial areas is small but increased by 5 percentage points from 6% in 1994 to 11% in 2012. For those who are bothered by noise, respondents in 2012 were much more bothered by noise from neighbors than from traffic, while the reverse was true in 1994. Note that respondents could select more than one source of noise.

Table 51: Source of Noise, 2012 by responses

	Number	Percent
Neighbors	114	54%
Traffic	66	31%
Commercial areas	3	2%
Other	27	13%
Total	210	100%

Chart 21. Source of Noise, 1994 and 2012



Noise by Section. Further analysis was done to determine if noise was more of an issue in some parts of Russell Township than in others. The highest percentages of respondents bothered by noise frequently or infrequently were living in Sections 5 (50%) and 9 (49%). This is followed by Sections 7 and 4, with just under half of the respondents in those sections reporting that they are bothered by noise, either frequently or infrequently. While the numbers of people reporting that they are frequently bothered by noise are small, the highest percentages were reported in Sections 4 (21%), 12 (20%) and 9 (19%).

Table 52. Frequency of Noise by Section, 2012

	1		2		3		4		5		6	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Yes frequently bothered	2	13%	1	2%	2	6%	6	21%	3	12%	3	10%
Yes infrequently bothered	3	20%	14	32%	10	29%	6	21%	10	38%	7	23%
No not bothered	10	67%	29	66%	23	66%	16	57%	13	50%	20	67%
Total	15	100%	44	100%	35	100%	28	100%	26	100%	30	100%

	7		8		9		10		11		12	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Yes frequently bothered	9	18%	7	11%	11	19%	3	4%	6	6%	8	20%
Yes infrequently bothered	14	27%	9	15%	17	30%	17	21%	19	18%	6	15%
No not bothered	28	55%	46	74%	29	51%	61	75%	81	76%	27	66%
Total	51	100%	62	100%	57	100%	81	100%	106	100%	41	100%

OPEN-ENDED COMMENTS

At the end of the survey, a full page was left blank and respondents were given the option of using the space for additional comments they wished to share with Russell Township officials; 217 of the respondents included one or more comments. These comments are included, verbatim, in Appendix C, under separate cover. The common themes that emerged from these comments are summarized below. They offer a reflection on what is uppermost on respondents' minds. The number of respondents who mentioned a particular theme is indicated in parentheses.

Rural, Green Community (43). Respondents made note of the rural characteristics of the township, and how those characteristics were attractive to them. Many residents seemed to share the opinion that trustees should "keep Russell green." Others made comments about the township's open space and country atmosphere to articulate the same point, with one respondent going as far as to call Russell "a rural oasis."

Commercial Development (36). Respondents had divergent views on commercial development in Russell. Twenty-two respondents expressed opposition to more commercial development and expansion, and one was specifically against commercial high-rise development. Many respondents noted that they can get anything they want within a 15-minute drive, and that there is no need to turn Russell into another Chesterland or Bainbridge. They fear the destruction of Russell's rural character that additional commercial development may bring. Ten respondents felt comfortable with some additional commercial development as long as it was regulated or with some upgrading of commercial areas already present. "Careful development of commercial space [at] the 306/87 intersection can be done without disruption of the residential zoning." Three respondents mentioned making upgrades to commercial properties in their statements.

Fracking and Drilling (33) Respondents had a variety of opinions towards fracking, with the vast majority expressing overall negative sentiments. Nineteen were against allowing fracking to occur at all. Many of these people cited the impact on the quality of water as a significant reason not to allow it.

- "I think it is extremely important to stop fracking in our community. If our well water is contaminated- our property is useless..."

Six respondents were primarily concerned with regaining local control over fracking decisions, but many of these comments discussed some of the negative consequences of the practice. One of the respondents with this viewpoint claimed to be a geologist who had worked with oil and gas development in the past:

- "I was appalled when the State of Ohio removed local control of oil and gas mineral rights management...injection wells being used to dispose of 'fracking' fluids...is an environmental disaster waiting to happen. If any major aquifers in our township are contaminated, that contamination, is for all practical purposes, permanent; there is no remediation possible."

Four respondents expressed concern about fracking, citing that such practices need to be “proven safe,” that it can jeopardize “public health” and “quality of life.” Two favor fracking, but acknowledge the dangers associated with it:

- “the negative risks, primarily water quality, even though minimal, need to be addressed.”
- “the key is appropriate regulation, monitoring, and correction of any problems.”

One respondent mentioned the noise of drilling as a concern.

Eyesores (27). Respondents reported eyesores in the community that should be addressed. The examples below are not mutually exclusive.

- 14 mentioned the unsightliness of 306 around 87 and around Music Street.
- 7 people complained about the condition of residential properties: junk cars, trailers, unkempt yards, wood stacks, etc. Some mention policies like building codes and design review boards
- 3 complained about light pollution
- 2 people suggested burying wires
- 2 respondents complained about the maintenance of the town hall on the exterior
- 1 person commented that fracking wells are unattractive

City Water/Sewers v. Wells/Septic (27). Respondents’ views on city water and sewer vary widely. Seven seemed to be totally against city water and sewers, while 4 seemed to favor city water and sewers. Four respondents mentioned providing sewer service under certain conditions, such as where commercial activity is concentrated and in areas with designated small lots. Four respondents were concerned with the burden of overregulation on septic tanks. Septic tanks “need to be regulated, but not to the extreme that has evolved. The replacement cost of septic tanks is extremely expensive and very invasive.” Another respondent commented that the instability of septic policy makes him hesitant to spend money on something that will be obsolete in a few years. Two unclear responses implore that trustees do something to solve the problem with central water and sewer systems. Other responses were unique:

- Use money from fracking to finance city water for the population (in the event that drinking water is contaminated)
- Sewers are inevitable because of increasingly strong regulations pertaining to septic systems in small lot areas
- A centralized sewer system seems impossible to accomplish so Russell should look into using sewers installed in Pepper Pike
- Septic problems involve small lots and thus it should be the property owners responsible for addressing them

- One respondent had a series of questions, followed by a suggestion to "offer residents information and a choice"
- One was just "elated" to be connected to Chagrin water and sewer

Affordable Housing (20). The general consensus was that if affordable housing were to be offered, it should be specifically for seniors. Eleven respondents mentioned some accommodation for older residents in establishing cluster homes, smaller lots for seniors, or some other option. Six were against all affordable housing options. Three seem to broadly support affordable housing, noting the rapid increase in property taxes over the years, the dearth of rental housing available, and the inability of some former residents to continue to afford their properties resulting in these residents moving out of Russell.

Lot Size (19). Seventeen of the respondents were in favor of large minimum lot sizes with 2 respondents noting that some revision of lot sizes is needed.

Bike Paths/Lanes (16). Twelve respondents wanted more bike options, either on existing roads or in the form of bike trails in parks. "The biggest improvement we would love to see is the installation of sidewalks or a bike lane..." "All residents could be healthier and happier if it were easier to be outdoors & active on pathways and bike lanes." Four comments seem to be against township involvement in such matters.

Parks (14). Seven respondents want no more park development, 2 want more parks, and the remaining 5 discuss park usage rather than development.

Noise Ordinance (13). Seven respondents were against the noise ordinance, "government should stay out of peoples business [sic]." Four complained about noise, and 2 were for the noise ordinance. "We moved out here for peace and quiet and elbow room. We would love more peace [and] quiet some nights."

Recreation Center or Gathering Space Needed (12). These comments are not mutually exclusive:

- 5 mentioned a recreation center is needed
- 3 mentioned a coffee shop would be nice to have as a place to gather
- 3 mentioned a need for a community center
- 2 mentioned a need for a senior center
- 1 is against new recreational facilities

Garbage Collection and Services (10). Three favored more city services including a single garbage collector and more frequent recycling pickup. Three appeared to want the township to stay out of the garbage collection issue. One wanted the issue to go on a ballot, 1 wanted the township to continue looking into it, and 2 simply mentioned garbage collection as an issue.

Streetlight at 306 and Music (5). Five survey respondents wanted a street light at Route 306 and Music Street, with one respondent claiming the intersection is "very dangerous."

SUPPLEMENTAL TABLES

Table S-1: Number of Adults in Household, 2012

	2012	
	Number	Percent
0	1	0%
1	91	15%
2	391	66%
3	76	13%
4	28	5%
5	6	1%
6	1	0%
7	1	0%
Total	595	100%

Table S-2: Number of Children Under 18 Years of Age in Household, 2012

	2012	
	Number	Percent
1	65	15%
2	59	66%
3	26	13%
4	3	5%
5	0	1%
6	1	0%
Total	171	100%

Table S-3: Years Lived in Russell Township, 2012

	Number	Percent
20 years or less	284	47%
21-39 years	211	35%
40 years or more	111	18%
Total	606	100%

Table S-4: Commercial Development Preferred Recommendation by Age, 2012

	85 and Over		75 to 84		65 to 74		60 to 64		55 to 59		45 to 54		35 to 44		25 to 34	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No Additional Commercial Development	11	52%	31	51%	88	57%	40	55%	40	45%	66	55%	22	51%	2	25%
A Slight Increase	7	33%	20	33%	44	28%	26	36%	37	42%	47	39%	15	35%	6	75%
A Moderate Increase	2	10%	10	16%	20	13%	5	7%	12	14%	7	6%	6	14%	0	0%
Much More	1	5%	0	0%	3	2%	2	3%	0	0%	1	1%	0	0%	0	0%
Total	21	100%	61	100%	155	100%	73	100%	89	100%	121	100%	43	100%	8	100%

Table S-5: Quantity of Water in Household, 1994 and 2012

	1994	2012
Adequate Supply of Water All of the Time	89%	90%
Adequate Supply of Water most of the time	9%	8%
Occasional Shortages of Water	2%	1%
Frequent Shortages of Water	-	0%
Other	-	1%
Total	100%	100%

Table S-6: Respondent Position on Installation of Centralized Water in Next 20 Years, 2012

	Installation Central Water Pay Yourself		Installation Central Water Special Purpose Bond	
	Number	Percent	Number	Percent
Favor	49	8%	161	27%
Oppose	473	79%	331	55%
Don't Know	76	13%	109	18%
Total	598	100%	601	100%

Table S-7: Respondent Position on Installation of Centralized Sewer System in Next 20 Years, 2012

	Installation Central Sewer Pay Yourself		Installation Central Sewer Special Purpose Bond	
	Number	Percent	Number	Percent
Favor	52	9%	174	29%
Oppose	459	78%	320	54%
Don't Know	80	13%	102	17%
Total	591	100%	596	100%

RUSSELL

8501 Kinsman Road
P.O. Box 522



TOWNSHIP

Novelty, Ohio 44072

October 24, 2012

Dear Russell Township Resident,

Russell Township is updating its Comprehensive Land Use Guide Plan. The purpose of the updated plan is to guide land usage in the township for the next 20 years. In Ohio, township zoning must be developed in accordance with a comprehensive plan.

The current plan was adopted in 1996, based on a survey taken in 1994. The current plan as well as the 1994 survey questions and results are available from the Zoning Department at www.russelltownship.us/Pages/zoning.html or by calling 440-338-5811.

Much has changed since 1996 and your opinions on current and future land use issues are very important in planning for the future of our Township. We have retained the Levin College of Urban Affairs, Cleveland State University (CSU) to survey Russell Township residents to assess attitudes and opinions about important land use issues. The aggregated results will be shared with the commissioners and will be used to inform the land use guide planning process.

The enclosed survey is being mailed to ALL households in Russell Township. For the survey results to fairly represent citizens' views, your household's participation is essential. Please carefully read the information below.

Who should fill out the survey? The survey must be filled out by an adult, 18 years of age or older, living in the household. If more than one adult lives in your household, the adult who has the **very next birthday** should answer the survey. This will assure that all age groups as well as both genders are fairly represented.

How will my privacy be protected? All respondents will remain anonymous. There are no identifying numbers or names on the survey. Only the aggregate results and final analysis will be provided to Russell Township officials. No Russell Township residents or officials will ever see the actual completed surveys. Cleveland State University is responsible for tabulating and analyzing the survey results.

Is the survey voluntary? Participation is completely voluntary and you may withdraw at any time. There are no risks associated with participation in this survey. There is no reward for participating or consequence for not participating. The survey should take approximately 20 minutes to complete.

If you have any questions about your rights as a survey participant, you may contact the Cleveland State University Institutional Review Board at (216) 687-3630. By completing and returning this survey, you agree that you are 18 years of age or older and have read and understood this consent information and agree to participate.

Please complete the enclosed survey and mail it back to CSU in the enclosed postage-paid envelope by November 14, 2012.

Please answer all the questions as openly and honestly as you can. If you have any questions about the survey, please contact Kathryn Hexter, CSU directly at 216-687-6941. Thank you for your time.

Sincerely,

A handwritten signature in blue ink that appears to read "R. Snyder".

Richard Snyder, Chair
Russell Township Zoning Commission

ZONING
(440) 338-5811

Russell Township Land Use Survey 2012

Commissioned by Russell Township Zoning Commission

Please complete this survey and mail it back to Cleveland State University in the enclosed postage paid envelope by November 14, 2012. If you have any questions, please call Kathryn W. Hexter, Director, Center for Community Planning & Development, CSU, (216) 687-6941.

Russell Township is updating its Land Use Guide Plan. The purpose of this updated plan is to guide land usage in the Township for the next 20 years. As the new plan is being prepared, it is important that the opinions of Township citizens are given careful consideration. This survey, which has been sent to all households in Russell Township, will help provide that information. This survey should take approximately 20 minutes to complete.

Participation is completely voluntary and you may withdraw at any time. There is no reward for participating or consequence for not participating. There are no risks associated with participation in this survey. All respondents will remain anonymous. There are no identifying numbers or names on the survey. Only the aggregate results and final analysis will be provided to Russell Township officials. No Russell Township residents or officials will ever see the actual completed surveys. Cleveland State University is responsible for tabulating and analyzing the survey results.

If you have any questions about your rights as a survey participant you may contact the Cleveland State University Institutional Review Board at (216) 687-3630.

By completing and returning this survey, you agree that you are 18 years or older and have read and understood this consent information and agree to participate.

DIRECTIONS

- **Answer all of the questions that apply to you. If you prefer not to answer a particular question, just leave it blank. Doing so will not invalidate your questionnaire.**
- **Unless otherwise stated, circle one answer for each question**
- **If you wish to comment on any of the questions or qualify your answers, use the space in the margins or on the last page. We will read all of your comments and take them into account.**

OVERALL QUALITY OF LIFE

1. In general, what do you like most about living in Russell Township?

2. In your opinion, what is the most important land use issue facing Russell Township?

3. On a scale of 1 to 10 where 1 means very poor and 10 means very good, how would you rate each of the following aspects about Russell Township? (Write the appropriate number beside each attribute below.) Use this scale for reference.

	Very poor		Neutral						Very good	
	1	2	3	4	5	6	7	8	9	10
_____ Parks										
_____ Recreational facilities										
_____ Availability of open or green spaces										
_____ Air quality										
_____ Water quality										
_____ Proximity of shopping for basic household needs (i.e., groceries and such)										
_____ Proximity of basic professional services (i.e., physicians, dentists, etc.)										
_____ Appearance or overall "look" of Russell Township										
_____ Quality of street and road surfaces										
_____ The flow of traffic – that is, your ability to get from one place to another without undue delay or congestion										
_____ Overall quality of life in Russell Township										

4. When you compare Russell Township to other places in Geauga County, is the overall quality of life worse than, about the same as or better than in those other places?

1. Worse
2. About the same
3. Better
4. Don't know

5. Is the current overall quality of life in Russell Township worse than, about the same as or better than when you first moved here?

1. Worse
2. About the same
3. Better
4. Don't know
5. Does not apply to me – I have always lived in Russell Township

The following items 6 through 18 are opinions some Russell Township residents have expressed about land use issues here. Please indicate how strongly you agree or disagree with each of these opinions by circling the appropriate number for each statement.

	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree
6. Whether or not Russell Township grows and changes is not important – it's how well we manage that growth and change that counts.	1	2	3	4	5
7. Twenty years from now, I hope Russell Township looks just like it does today.	1	2	3	4	5
8. New people moving into Russell Township just don't understand the Russell Township lifestyle.	1	2	3	4	5
9. The character of Russell Township will be ruined if residential development continues.	1	2	3	4	5
10. We don't need any additional public open spaces in Russell Township. We have enough now.	1	2	3	4	5
11. We don't need any additional recreational areas in Russell Township. We have enough now.	1	2	3	4	5

	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree
12. It's difficult for some of our elderly residents to maintain a typical Russell Township residence.	1	2	3	4	5
13. We need housing options here that are more suitable for seniors.	1	2	3	4	5
14. Many young families, including some of our children's families, may never be able to afford to live here the way things are now.	1	2	3	4	5
15. We need affordable housing in Russell Township.	1	2	3	4	5
16. People who own large parcels of land in Russell Township have a right to develop it for profit as they see fit.	1	2	3	4	5
17. We don't need more housing options here in Russell Township. The type of housing we have now is the only type we need – the single family home on a large lot.	1	2	3	4	5
18. There are not enough shopping facilities and professional services here in Russell Township. As it is, we must drive too far to get what we need.	1	2	3	4	5

LAND USE CONSIDERATIONS - GENERAL

The existing Russell Township Land Use Guide Plan makes recommendations based upon the environmental capabilities of the land alone – for example, availability of ground water supply and ability of the land to support septic systems. Below is a list of things that could be taken into consideration as the new land use guide plan is developed.

19. Of the items listed, which do you feel are the **three most important** to take into consideration as the new land use guide plan is developed? (1= most important, 2= second most important, 3= third most important.)

- Recommendations of the Ohio Environmental Protection Agency (OEPA)
- Desires of commercial interest groups, such as developers of shopping facilities or office buildings
- State and county rules and regulations
- Desires of commercial interest groups, such as developers of housing and recreation
- Environmental capabilities of the land (i.e., availability of ground water and ability of land to support septic systems)
- Desires of the majority of Russell Township residents
- Recommendations of the Ohio Department of Transportation (ODOT)
- Desires of owners of large tracts of land in Russell Township
- Expanded interests in oil and gas drilling
- Other Specify: _____

20. Of the items listed, which do you feel are the **three least important** to take into consideration as the new land use guide plan is developed? (1= least important, 2= second least important, 3= third least important.)

- Recommendations of the Ohio Environmental Protection Agency (OEPA)
- Desires of commercial interest groups, such as developers of shopping facilities or office buildings
- State and county rules and regulations
- Desires of commercial interest groups, such as developers of housing and recreation
- Environmental capabilities of the land (i.e., availability of ground water and ability of land to support septic systems)
- Desires of the majority of Russell Township residents
- Recommendations of the Ohio Department of Transportation (ODOT)
- Desires of owners of large tracts of land in Russell Township
- Expanded interests in oil and gas drilling
- Other Specify: _____

LAND USE CONSIDERATIONS – GREENSPACE AND RECREATION

As a condition for development should the new land use guide plan recommend:

- 21. **That additional park land and recreational areas be set aside and maintained for use by Township residents?**
 - 1. Yes
 - 2. No
 - 3. Depends / don't know

- 22. **That additional open or green spaces be set aside and maintained to help preserve maintain the character of Russell Township?**
 - 1. Yes
 - 2. No
 - 3. Depends / don't know

- 23. **That additional trails for bikes, horses and other uses be developed and maintained for use by Township residents?**
 - 1. Yes
 - 2. No
 - 3. Depends / don't know

- 24. **How frequently do you and members of your household use Russell Township's parks, recreational, green and open areas? (circle one)**
 - 1. At least once a week (Continue)
 - 2. At least once a month (Continue)
 - 3. A few times a year (Continue)
 - 4. Almost never (Continue)
 - 5. Never (Go to Question 26)

- 25. **Which of the following activities do you and members of your household do in these parks, recreational, green and open areas? (Circle all that apply.)**
 - 1. Picnicking
 - 2. Cycling
 - 3. Walking or hiking
 - 4. Jogging
 - 5. Horseback riding
 - 6. Cross-country skiing
 - 7. Ball field
 - 8. Other Please Specify: _____

LAND USE CONSIDERATIONS - RESIDENTIAL

- 26. **Which of the following types of residential development should be recommended by the new land use guide plan? (Circle all that apply.)**
 - 1. Apartments
 - 2. Condominiums
 - 3. Duplex (or twin single) homes
 - 4. Retirement communities
 - 5. Single family homes
 - 6. Modular Dwelling Units (in-law suites)
 - 7. Other Specify: _____

27. **There are several ways in which secondary housing (in-law suites) can be provided on private property. Which of the following would you like permitted in Russell Township?**

	Yes	No	Don't Know
In the house	1	2	3
In the house with separate entrance	1	2	3
Temporary Modular Dwelling Unit attached to the house	1	2	3

28. **Below is a list of reasons for which the new land use guide plan could recommend minimum lot sizes for residential development. Of the items listed, which do you feel are the three most important to take into consideration as the new land use guide plan is developed? (1= most important, 2= second most important, 3= third most important.)**

- Minimum lot size needed to ensure adequate ground water supply and room for septic systems.
- Minimum lot size needed to preserve the character of Russell Township.
- Minimum lot size needed to control noise levels in neighborhoods.
- Minimum lot size needed to control traffic levels in neighborhoods.
- Other Specify: _____

LAND USE CONSIDERATIONS - COMMERCIAL

29. **With regard to commercial development in Russell Township, which recommendation do you prefer? (circle one)**

- 1. No additional commercial development. (go to Question 32)
- 2. A slight increase in commercial development. (Continue)
- 3. A moderate increase in commercial development. (Continue)
- 4. Much more commercial development. (Continue)

If Russell Township should allow more commercial development:

30. **How much should the type or kind of commercial development be regulated?**

- 1. Not at all
- 2. A little
- 3. Somewhat
- 4. A lot

31. **How much should the location of commercial development be regulated?**

- 1. Not at all
- 2. A little
- 3. Somewhat
- 4. A lot

LAND USE CONSIDERATIONS - FISCAL

32. **Some residents say they would be likely to support increasing their township taxes permanently or temporarily for some land use purposes. (We define temporary as five years or less.) Others say they wouldn't. How about you? Would you be likely to support a tax increase...**
(Circle only one answer for each item.)

	Yes, Permanent	Yes, temporary	No	Don't Know
To purchase additional land for public parks?	1	2	3	4
To purchase additional land for recreational areas?	1	2	3	4
To purchase additional land for open and green spaces?	1	2	3	4
To purchase land and pay for the development of more trails for bikes, horses and multiple uses?	1	2	3	4
To help keep Russell Township rural – that is, to allow us to continue to have large lots and low population density?	1	2	3	4

33. **Some Russell Township residents say they would be likely to support land use changes that they believe would reduce our real estate taxes by increasing the Township's tax base in other ways. Others say they wouldn't. How about you? Would you be likely to support...**

	Yes	No	Don't know
Increasing the size of the commercial district if it would reduce or limit the tax demand on residential property?	1	2	3
Increasing residential density (i.e., smaller lot sizes) if it would reduce or limit the tax demand on each residence?	1	2	3

ENVIRONMENTAL INCLUDING WATER AND SEWAGE

34. **With regard to quantity of water used for drinking and household purposes, which of the following categories best describes the situation in your household? *(circle one)***

1. Adequate supply of water all of the time
2. Adequate supply of water most of the time
3. Occasional shortages of water
4. Frequent shortages of water
5. Other Specify: _____
6. Don't know

35. **With regard to quality of water used for drinking and household purposes, which of the following categories best describes the situation in your household?**

Very satisfied	Somewhat satisfied	Neutral	Somewhat dissatisfied	Very dissatisfied
1	2	3	4	5

Please list any issues that you may have with water quality.

36. **How concerned are you about the possible impacts of oil and gas drilling with regard to the quality of water used for drinking and household purposes?**

Very concerned	Somewhat concerned	Neutral	Somewhat unconcerned	Unconcerned
1	2	3	4	5

37. **Per state law, the Township currently has no authority over oil and gas drilling. If control were returned, would you favor local regulation over oil and gas drilling?**

- 1. Yes
- 2. No
- 3. Don't know

38. **How do you think oil and gas drilling will impact the following?**

	Very positively	Somewhat positively	Neutral	Somewhat negatively	Very negatively
Water Quality	1	2	3	4	5
Property Values	1	2	3	4	5
Quality of Your life	1	2	3	4	5
Russell Township Quality of Life	1	2	3	4	5
Traffic and Roads	1	2	3	4	5
Public Safety	1	2	3	4	5

39. **Do you regularly notice odors, outflow problems during heavy rains or other problems with septic systems in your immediate neighborhood?**

- 1. Yes
- 2. No
- 3. Don't Know

40. **With regard to waste water disposal (septic or package plants), which of the following best describes the situation in your household?**

Very satisfied	Somewhat satisfied	Neutral	Somewhat dissatisfied	Very dissatisfied
1	2	3	4	5

Please list any issues that you may have with waste water disposal.

Some citizens favor the installation of such things as centralized water and a sewer system in Russell Township in the next 20 years because they feel that these things would eliminate problems with wells, water supplies, septic systems and leach fields. Others oppose centralized water and a sewer system because they feel that these things are too costly or unnecessary to install due to the large lot sizes in Russell Township. How about you?

41. **Would you favor or oppose the installation of centralized water in Russell Township within the next 20 years?**

	Favor	Oppose	Don't Know
If you had to pay for it yourself	1	2	3
If it was financed with a special purpose bond that would allow the costs to be spread across all residents over a multi-year period.	1	2	3

42. **Would you favor or oppose the installation of centralized sewer system in Russell Township within the next 20 years?**

	Favor	Oppose	Don't Know
If you had to pay for it yourself	1	2	3
If it was financed with a special purpose bond that would allow the costs to be spread across all residents over a multi-year period.	1	2	3

NOISE

43. **At your home, are you bothered by noise from external sources such as neighbors, traffic or commercial areas? (circle one)**

1. Yes, frequently bothered by noise (Continue)
2. Yes, infrequently bothered by noise (Continue)
3. No, not bothered by noise (Go to Question 45)

44. **What is / are the source(s) of that noise? (Circle all that apply.)**

1. Neighbors
2. Traffic
3. Commercial areas
4. Other Specify: _____

DEMOGRAPHICS

For demographic purposes, please answer the following questions about yourself and those in your household. Remember that all responses are anonymous. Cleveland State University is responsible for tabulating and analyzing the survey results. Only aggregate results are provided to Russell Township. No Russell Township residents or officials will ever see the actual completed questionnaires. Therefore, you may answer all the following personal questions with complete assurance of anonymity.

45. **How many years total have you personally lived in Russell Township?**

_____ (Write in number of years)

46. **Where did you live before moving to Russell Township? (circle one)**

1. Have lived in Russell Township all my life (Go to Question 49)
2. Moved to Russell Township from another community in Geauga County (Continue)
3. Moved to Russell Township from another county in Ohio (Continue)
Specify county: _____
4. Moved to Russell Township from someplace outside Ohio (Continue)

47. **How would you describe the place from which you moved to Russell Township?**

- 1. Urban
- 2. Suburban
- 3. Rural

48. **People are motivated to move to Russell Township for different reasons. Please rank the following in order of importance (1= most important, 2= second most important, 3= third most important.)**

- ___ To access better schools
- ___ For the rural / country atmosphere
- ___ To escape urban traffic
- ___ To escape urban crime
- ___ To get a bigger house and lot
- ___ For job or business reasons
- ___ Other Specify: _____

49. **As of now, do you plan to remain a resident of Russell Township for at least the next five years?**

- 1. Yes (Go to Question 51)
- 2. No (Continue)
- 3. Don't know (Continue)

50. **People move away from Russell Township for different reasons. If you plan to move away from Russell within the next five years, which of the following reasons apply to you? (Circle all that apply.)**

- 1. New job or job relocation
- 2. Better access to employment
- 3. Better schools
- 4. Change in marital status
- 5. Bigger house / lot
- 6. More affordable housing
- 7. Retirement
- 8. Other Specify: _____

51. **Please tell us the number of adults and their ages and the number of children and their ages who currently live in your household. This information will be used to determine how representative the group of survey respondents is to the U.S. Census age demographics for Russell Township. (children 18 and older should be included as adults).**

_____ (Write in number of adults) _____ _____ _____ _____ _____ (Write in age of each adult)
_____ (Write in number of children) _____ _____ _____ _____ _____ (Write in age of each child)

52. **Do you own or rent your home?**

- 1. Own
- 2. Rent
- 3. Other Please Specify: _____

53. **In approximately what year was your home built?**

_____ (Write in year)

54. **How large is the property on which your home is located?** *(circle one)*

1. ½ acre or less
2. More than ½ acre but not more than 1 ½ acre
3. More than 1 ½ acre but not more than 3 acres
4. More than 3 acres but not more than 5 acres
5. More than 5 acres but not more than 10 acres
6. More than 10 acres
7. Don't know

55. **Is your home located on a major road, a minor road (side street) or in a development?** *(circle one)*

1. Major road
2. Minor road *(side street)*
3. Development
4. Other Please Specify: _____

56. **In what year were you born?**

_____ *(Write in year of birth)*

57. **What is your highest level of education?** *(circle one)*

1. High school graduate or less
2. Some college
3. College graduate
4. Some graduate school
5. Graduate degree Please Specify: _____

58. **What is your current marital status?**

1. Married
2. Not married

59. **What is your sex?**

1. Female
2. Male

60. **How many people in this household are employed full time (We define "full time" as working 30 or more hours a week) and where are they employed?**

_____ *(Write in number of people employed full time.)*

Please circle all that apply

Cuyahoga County
Geauga County
Lake County
Portage County
Summit County
Trumbull County
Home business or office
Other, Specify _____

61. **How many people in this household are employed part time (We define "part time" as working fewer than 30 hours a week) and where are they employed?**

_____ *(Write in number of people employed part time.)*

Please circle all that apply

Cuyahoga County
Geauga County
Lake County
Portage County
Summit County
Trumbull County
Home business or office
Other, Specify _____

62. **Approximately how many miles do you drive one way to work each day?**

_____ (Write in number of miles one way)

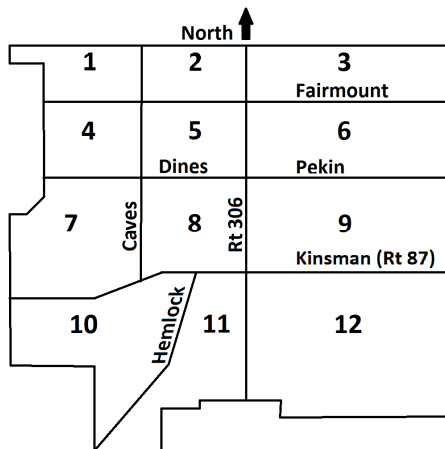
63. **What is your current employment status?** (circle one)

1. Employed full time (30 or more hours a week)
2. Employed part time (fewer than 30 hours a week)
3. Homemaker
4. Temporarily unemployed
5. Retired
6. Disabled

64. **Which income category below best describes the combined income of all members of your household living with you in 2011 before taxes? This figure should include salaries, wages, pensions, dividends, interest and all other income.** (circle one)

1. Less than \$19,999
2. \$20,000 to \$39,999
3. \$40,000 to \$59,999
4. \$60,000 to \$89,999
5. \$90,000 to \$124,999
6. \$125,000 to \$249,999
7. \$250,000 or above
8. Don't know

65. **Please refer to the map below. In which section of Russell Township do you live? Please write the number of that section in the space provided.**



_____ (Write in the number of the section in which your residence is located.)

(Please note: The answers to this question will help identify which areas of the township experience water quantity and quality issues, for example. Do not answer it if you feel it compromises your anonymity.)

Please use this space for any additional comments you wish to share with Russell Township officials. All comments will be read and taken into account.

**Thank you for your help.
Please mail this questionnaire in the
enclosed business reply envelope by November 14, 2012.
No postage is necessary.**

Russell Township Land Use Survey 2012

APPENDIX B: Russell Township Survey Demographics and U.S. Census Bureau Comparison Table

DEMOGRAPHICS					
		2012		U.S. Census Bureau	
		Number	Percent	Number	Percent
Gender					
	Male	326	55%	2064	49%
	Female	269	45%	2179	51%
	Total	595	100%	4243	100%
Age					
	44 & Under	52	9%	-	-
	45 to 54	121	21%	1056	20%
	55 to 64	162	28%	1011	19%
	65 and Up	240	42%	1058	20%
	Total	575	100%		
Education					
	High school grad. or less	44	7%	913	23%
	Some college	106	18%	759	19%
	College graduate	197	33%	973	25%
	some graduate school	49	8%	-	-
	graduate degree	205	34%	950	24%
	Total	601	100%		
Employment Status					
	Employed Full Time*	287	48%	2563*	58%*
	Employed Part Time*	69	12%		
	Temporarily Unemployed	11	4%	136	3%
	Homemaker	24	2%	-	-
	Retired	197	33%	-	-
	Disabled	4	1%	-	-
	Total	592	100%	-	-

U.S. Census Bureau Data is taken from the 2007-2011 American Community Survey 5 Year Estimates.

* Employment Status in the American Community Survey is a single category and estimates are not broken down into full-time and part-time.

APPENDIX C: Open-Ended Comments

Please use this space for any additional comments you wish to share with Russell Township officials. All Comments will be read and taken into account.

Survey #

4) People who move here and complain about noise should move. Government should stay out of peoples business

5) We moved here for the rural atmosphere fully aware of the tax rates and quite happy to pay them to keep things "as is". We have no desire to see any additional commercialization of Russell.

7) Please do all you can to continue to keep Russell Township as it is now. Don not bend to pressures from developers and their lawyers. We need low density housing. We need septic systems + wells to keep large lot sizes. Please don't ever let us begin down the road that Chesterland and Bainbridge have gone down. In my opinion, easing up at all in city water, sewers, lot sizes-just makes it easier for developers who only see dollar signs when they drive through our beautiful community. Whatever has been done in the past to prevent Russell from looking like Chesterland + Bainbridge –please continue to do this. As for complaints that young families + seniors can't afford to live here, well I can't afford to live in Hunting Valley, but I hope it never changes. Plus, there are affordable homes such as the ones on my street where lower income people can live. There's no discrimination here. Also I love to drive 15 minutes to the nearest store + those that don't should never have moved here. Strip malls ruin the character of quiet communities. Lastly please protect our "scenic" Chagrin River from fracking.

17) The biggest improvement we would love to see is the installation of sidewalks or a bike lane (particularly along caves). These would drastically improve neighborhood safety while promoting the neighborhood "feel"

19) We like the spaciousness in Russell. It would be a shame to lose that. We like the park off Russell Road- especially the narrow footpath (Please keep it narrow & natural!). Other parks like it would be great-especially with mountain-bike trails (which are currently nonexistent in Geauga County).

23) My only complaint (or wish) about Russell Township is no local shop/café where locals can gather. A small bakery or coffee shop at 306 & 87 would be lovely.

27) I have an issue with the politics and policies of the trustees. They have been implicit with regard to sewer connections and show no interest in allowing the township to grow within their present land use plan and have no interest in expanding there thinking with regard to the

creative ways to use vacant commercial land that has been vacant forever. Why zone land if you hold back development. All I hear is more green space. I'm living a green world where my house is, why do I need to create more. We have the beauty and the "emerald necklace full of green!" Let's allow the land to be used creatively and benefit the tax base instead of creating more parks & tracks *By the way your 20 minutes to complete this is way off

35) Moderate, controlled growth will provide an ideal place to live-rural area with modern conveniences for all age groups.

37) I consider myself a borderline low income. As a teacher I don't make enough to really justify living in Russell but my divorce left me here. I consider myself lucky to be able to squeak by in this wonderful community. I am xxxxx my financial xxxxx for all the benefits I give my kids by living here. I would not want that changed for others in the community.

39) Thank you!

41) Perfect place to live. Can get just anywhere you wish in 15 to 20 minutes.

42) Russell does a great job at providing services to its citizens (police, fire, ems, and roads). I feel as if Russell is afraid to have any growth at all as far as commercial use is concerned. I feel they should also be smarter in selecting what commercial goes into our center of town...two hairstylists, a vacant store front, a gravel lot...poor management of zoning use if zoning has any control. The gas station and circle k are great where they are. My one last complaint would be to enforce the commercial places to up keep their buildings and property looking nice. Beautiful green space is quickly forgotten by old eye sores of poorly maintained buildings. Great example is a beautiful and maintained rescue village with an old run down, poorly maintained 306 auto wrecking across the street.

46) I am a geologist by profession, with significant house-building experience, so I am keenly aware of development issues for my township. Here's the issues I think that Russell Township needs to consider very carefully to maintain "quality of life" over the next decade. Even though I've worked in oil and gas development in my past, I was appalled when the State of Ohio removed local control of oil and gas mineral rights management. With intense development of the Marcellus Shale already in full swing, and injection wells being used to dispose of "fracking" fluids, this is an environmental disaster waiting to happen. If any of the major aquifers in our township are contaminated, that contamination, is for all practical purposes, permanent; there is no remediation possible. Russell has a reputation of strict land use and zoning enforcement, which has (as intended) preserved the rural character of the township. If I were in a position of any authority I'd be fighting to regain local control of drilling rights, to ensure that no waste disposal of any kind is done through well injection, and that no well is drilled anywhere without pre-drilling endowments designed to ensure that should any plot of land be rendered

'uninhabitable" by current Russell Standards (no potable drinking water, no ability to install on-site septic systems) the company at fault immediately pays in full to relocate the affected family. I also think it is inevitable we'll see an increasing number of lots where all existing in-ground septic system options are gone-near-surface materials fully saturated or non-porous, thus requiring expensive and ugly above-ground-systems. The new state regulations further limit septic options. Obviously the township needs to be ready for these issues, and in spite of 20 years of "no sewers since that leads to small-lot or commercial development", I think sewers are coming. Now would be the time to develop a financial plan to minimize that burden on property owners; I think the number of residents who would embrace this option goes up quickly as their cost goes down. I think the need for more green space, ball fields, etc. is minimal; population growth should dictate such issues, and with limited growth likely, we're in decent shape already. I personally wouldn't oppose development of some new non-motorized trails around the area, and a dog friendly park (we've got enough "horse friendly" places already). How about creating a coalition of property owners along the major power lines (the ones that run from S. Russell northward, east of 306 and behind the high school to Chesterland, Kirtland, etc.) to make our own version of the Maple Highlands trail? Would love to send my kids to middle school and high school by bike.

47) Township trustees should be ashamed to have to pay to have a survey to field such information.

50) We seem to lose power for no apparent reason often. When storms strike we can lose power for hours.

52) Keep Russell country! It is great and affordable as is. Bringing in sewers and city water will make a non-affordable situation. Bringing in commercial properties and multifamily dwellings will remove the country atmosphere. We will be just another Cleveland suburb if that happens. We left suburbia to be in the country!!!

54) Someday we will run out of well water. What then? Keep the water line going down Fairmount. Sewers? Seems impossible to accomplish. Use septic systems that are installed in Pepper Pike

55) Intersection of Music & 306 is an eyesore. The issue of renters in homes needs to be included in this survey: care of property and dwelling; pet and animal issues. The Hemlock paint walling issue: Should have had community involvement, study and voting before starting; Before any large project such as tree cutting, ditch digging or road changes the community should be notified in advance. I would rather see residents bring issues to the township rather than government deciding how our community is maintained

56) Please no commercial development. The surrounding communities have all the stores + services needed. A few minutes to Chesterland, Bainbridge/ South Russell or Chagrin have it all. These area businesses are struggling because of not enough customers. Any more stores here would not be able to survive. Look at the trends of store closings in the Chagrin Valley. We do not need restaurants, doctors, dry cleaners, etc. – These are more than enough nearby. We also do not need apartments, senior homes + high density home. PLEASE keep us open.

69) I love driving home at the end of the day and seeing trees and feeling a sense of peace and calm. I don't mind driving to other communities to purchase items. I knew that I would have to do that when I moved here. Thank you for surveying the community I hope you get a lot of responses!

70) Thank you!

75) As a senior, I now have difficulty doing yard work. We both worked for years and college-educated all of our children-who are now productive citizens. Now we need help. Because we used our savings to pay for college, it is no difficult to pay landscapers and snowplows. We are very unhappy that you allowed Circle K to sell beer and wine. Old residents were happy with a dry township.

77) Concern over radio tower flashing light on Route 87 in/Spring Rd bothersome at bedtime lights up our home. Concern over increase in septic update per household \$35,000 is it necessary? And why? Should we go to commercial sewers then? Offer residents information and a choice. Family, Adults, senior, and children need community center to have chances to have increase in personal development (music, sports, health activities, social outreach) this could be shared with Chester Township and decrease cost. What is going on with old fire station property? I like recycle station but what is cost of maintaining the building and who uses it?

79) Some other issues that should be considered by Russell Twp. Is hunting and shooting guns.
1. Even with a good shot to the heart or lungs of a deer during archery season the deer could travel far on to other people's property before it dies resulting in unwanted trespassing from hunters or dead deer found on owners property. I have found trespassers and dead deer on my property from neighbors hunting. 2. Arrows from any kind of bow can travel far distances especially when hunting from the ground as opposed to a tree stand. I have found arrows on my property from neighbors hunting. 3. Shooting guns should be done at a shooting range. Not only because the sound is disturbing for many residents even with windows and doors closed but also because this past summer a bullet landed on my garage door roof and rolled to my driveway 20 feet from me. The neighbor shooting his gun was about 500 feet from my house. The city of Mentor allowed hunting this year for archery season with some rules that the city of

Russell Twp. Should consider using: Must have at least 5 acres to be able to hunt; Not be able to hunt within 100 feet of a boundary line; Hunt from a tree stand at least 8 feet off the ground (to avoid arrows traveling long distances). I own a large parcel of land in Russell Twp. So I can enjoy walking outdoors on scenic trails. There is a large section of my land that I have to avoid during the 4 month archery season to keep me and my family safe because of neighbors hunting on a small parcel of land close to my property.

80) I give credit to past and present township trustees for keeping Russell Township from turning into another Chesterland or Bainbridge. The good guys": Chris Livers, Gary Gabram, Greg Studen, Jim Dickinson, Jim Mueller, Justin Madden. I think the road department is underappreciated. They keep the roads repaired and plowed in the winter on a tight budget. "Taxes are the price we pay for a civilized society." Keep Russell green!

83) We need to push the state representatives to give u more control over gas and oil drilling or add more limits at the state level. We need the following; 1. Drillers/land owners should not be able to force adjacent land owners to agree to pooling, even if only small plot of land. 2. Wells need to be further from dwellings. 3. Well need to be further from non-participating properties

87) We have enjoyed living in Russell the last 11 + years. Best place we have lived

92) We would be willing to pay for more city services like leaf pickup or trash collection.

95) I love living in Russell Twp. I hate when the well drillers work all night and keep me up. I could hear the noise even with the windows close. The trustees said there was nothing they could do. I would have ticketed the workers every time they left the site until they shut down their night time operation. The dogs barking drive me crazy. They are barking right now.

99) I appreciate the townships effort to elicit input and feedback. I love Russell's semi-rural setting, peaceful atmosphere, low traffic, low stress etc. I really like the fact the township leaves us alone, garbage, use of my property, etc.(apparently there are limits). I truly believe that this township can and must stop putting up additional overhead wires; my son's 9th grade history book referred to decisions made in urban cities in the 20's to bury those wires when it became too cumbersome, ugly etc. We have reached the same point! The utilities can afford to bury their wires! Insist they do! It is visual pollution! Russell does not need significant increased commercial development to proximity to Chagrin Falls and Chesterland. A coffee shop at Rt. 87 and Chillicothe (306) and at Music Street and Chillicothe (306) would be nice. Also we need a stop light at Music Street and Chillicothe (306) and reduce the speed limit on Music to 35 MPH! Thanks.

100) For all that we would not like to see. More commercialization we would not be against sewers for the 87/306 corners. Also for our areas with smaller lots, under 3 acres, we would not be opposed to public sewer system. That being said we would not want to break our large lot zoning just because we have public systems.

102) I love the rural atmosphere of Russell Twp. However, at least some steps should be made to give more options (housing) for those who have lived in Russell but are no longer able to keep or maintain a home. Russell also needs to be updated, both in style + amenities. In 20 more years, if nothing changes, the township will have a dreary fell + appearance. Manage change carefully, but do change, update + modernize

113) We live on over 3 acres but the lot is long and narrow. The rules state that any out building need to be 60' from the property line, which makes any out building in our areas directly behind our house. We either have to look at a storage building or put it so far back in the woods as to make it impractical.

114) If Russell Township permits more commercial and/or multi-family housing, my family will move to another semi-rural township or village. Don't decrease the minimum 3 Or 5 acre single family lot size. Don't allow more than one-family to live in any home in Russell.

116) Russell is great. Some control of aesthetics is needed: no wood stacks, project vehicles, etc. in front yards. Noise ordinance needed (not for us... some areas have issues). Public H2O and sewer would be huge. Design review board for new construction will help improve overall aesthetic. Thanks for your time and efforts.

117) A lot of questions are concerning green space and park lands. I believe Geauga Co. is better able to buy and maintain these areas better than Russell.

119) Very well done! - Cleveland State

120) Support all petitions to overturn house bill 278. Never forget the tragedy on English Dr. in Bainbridge. This cannot be allowed to happen in our township.

125) Please keep Russell Township as unique environment that it has been & make wise, environmentally sound suggestions.

126) Not thrilled with rec opportunities for families – we need a community rec center (or merge with a community that has one- such as Chagrin Falls). We need a more equitable system to use our parks & shelters.

130) Please solve the central water and sewage system.

133) I think it is extremely important to stop fracking in our community. If our well water is contaminated- our property is useless and valued at 0. The chemicals and unsightliness of these wells ruin what Russell Twp. Living is all about. The oil and gas companies want to ruin our parks as well. The chemicals they use are carcinogens and contaminate the soil. You can live without gas- no one can live without water. Man continues to destroy the beautiful earth that God has given us. Also the one garbage company was a good idea to save our roads. Some people are just too stupid to see that. P.S. How does one justify the gallons + gallons of H2O used to frack??

147) While living in Russell does have some drawbacks, including having to drive everywhere, lack of housing diversity, and a lack of housing options for seniors, changing the land use to address any of these issues would significantly alter the character of the township. Most Russell residents realize the advantages and disadvantages of residing in a community of this nature. I moved here specifically for the rural nature, the access to parks, the large lot sizes, and the lack of development. Changing any of these things would address some of the drawbacks, but it would also fundamentally change the nature of the community, the reason I moved here in the first place. If you want to be able to walk to shopping in a semi-rural environment, Chagrin Falls or Chesterland provide that opportunity. If you'd like lower taxes courtesy of more development, Newbury operates on that model. Russell differentiates itself from the surrounding communities because of the large lots, and lack of commercial development.

151) I like my lot size and my well water and septic system. I do feel our taxes are high. I have had to tighten my spending. I feel our community should also. Safety, schools, maintaining of roads and parks is important. But I do not want to see the taxes get so high that middle income families can't live here. City water and sewers cost more than what we have now. I don't want it here.

152) No maintenance of "main" roads we travel: County Line Rd., Hillbrook Dr., Dines.

153) Conservation and farm easements on as much property as possible.

156) It is cruel to expect the elderly to leave their friends, neighbors, churches, other social connections and move to a strange place when they can no longer care for their large homes and large lots. We need affordable retirement living.

157) Would like to see wind energy advanced, recycling encouraged more, better communication to the residents from the Twp. Trustees-I work Wed. evenings and cannot attend mtg. More community involvement in Twp. All socio-economic groups represented, would like to see a senior center or community center in Russell-more opportunities to meet other residents.

163) My developments HOA already restricts what we can do with our land. I would abolish the HOA if I could.

166) It would be such a splendid addition to our community to have bicycle paths or lanes along some of our major roads such as: Rt. 87, Rt. 306, Dines or Fairmount, Caves Rd. Bicyclists here on our roads are worse than traffic and dangerous.

167) Look at the long term factors influencing population-and housing trends-energy cost, transportation options, climate change, cost of services-school taxes-continued development of very large, isolated houses on single lots doesn't make sense. Russell should aim for stable or declining population and cooperate with urban centers to redevelop vacant land- but also "green" the city so you don't have to suburbanize to achieve reasonable amenity and contact with nature.

168) #18 People should understand when they come here that this is how it is-if you want to be close to shopping etc., go live in town.

169) Enforce laws regarding use of ATV's. They regularly speed up and down my street.

171) With regard to question #14- affordable housing. This makes no sense. Do people in Beverly Hills care if people can afford to live there? A community has specific characteristics that attract people to live there. If I can't afford to live in a community then I won't pursue it, why is this even an issue. I was in the land use committee prior to this and still think the same about Russell Twp. Why do we always think we have to cave into developers, with commercial or residential? Gas and oil needs to be regulated. I am seriously opposed to drilling in Russell.

177) Russell Township is losing many senior citizens who wish to downsize into a cluster home development such as Whitetail in South Russell. I'd like to propose a cluster home development on acreage with property dedicated to the land conservancy

179) Retirement community would be a great idea, but only if it is affordable and simple, not like the Franklin Circle in Bainbridge.

181) I am very concerned about the hazards that fracking presents. I am tired of reading and hearing from only the oil and gas representatives in regard to dangers this presents to the environment and the health of all Russell residents. These oil and gas companies have continued to evade their responsibility in disclosing the poisonous chemicals involved in the process. I know they are required to disclose this only to Columbus, but NOT to the residents whose housing values and health are at stake. These companies, if there is an accident, will have lawyers to fight any lawsuit from the average citizen involving polluting ground water and the possibility of earthquakes.

182) Thank you keep up the good work. Please consider emptying recycle bins twice/wk. more residents are recycling which should translate into more income to our township. As for recreational activities as such, please consider tennis courts with light (as the case in Mentor, Highland Hts. and many other locations) and a nice bike trail if possible or feasible.

183) We should keep the minimum lot size in Russell to 3+ acres and limit commercial development. I do not support the building of any apartments or condominiums.

187) There needs to be a recreational facility for children and adults. The current park strategy allows for walking trails only. Very little money is dedicated to active fitness especially in the winter time. I often feel Russell officials work against their residents. There is an underlying feeling of distrust, favoritism, + dishonesty in the zoning office. There needs to be younger officials with new ideas-or at least much more transparency in government. Having dealt with the township directly on several occasions, complaints about zoning issues go unnoticed, no return on phone calls. I am fearful of officials of Russell and the zoning office and retribution – to the point of rather doing things “under the radar” as opposed to dealing with their unfair practices.

198) I love this township. Let’s make it better, but keep it about the same. Let all of the other surrounding communities become over-built and over congested.

199) People who move here from South Euclid, Cleveland Heights, Lyndhurst, etc. should be made aware of the laws governing specific building codes in Russell. They think they can move here and build whatever and where ever they want.

200) It seems to me that money could be better spent on improving the quality of life in Russell than harassing Tom Sloe of Russell Automotive. Many other businesses have similar violations and are not persecuted to the same degree. Clean up your act Russell.

201) We completely enjoy Russell Township exactly as it is. We pray every day that it never changes.

205) We’ve got a great community. I think that dealing with maintaining our total form while integrating needs that are important for sustaining this feeling!

206) Lights on the horizon from Cuyahoga county (Ahuja/HH, New Eaton bldg., at Harvard and 271 intersection) are a visual nuisance. I fear that the development of larger buildings in that area will further clutter the skyline. Fracking is a concern because we are on well water. Russell stop use of fracking in our area.

210) Taxes are too high in total-not just township. School taxes too high for quality of system-consider aligning with supporting Chagrin Falls schools. Less government is generally better

government e.g. trash debacle, noise regulations-give it all a break. Maintain strong police and fire capability. If possible, strengthen zoning and enforcement to address numerous unsightly business locations along 306. Add a street light at 306 and Music St. (Very dangerous intersection)

214) We moved to Russell to have large lots, little traffic, lots of trees, a quiet lifestyle. I do not want to see sidewalks, street lights, shops, or oil drilling. If that happened, I would move. Russell is one of the last rural yet close-knit communities in the Cleveland area. Please keep it this way, otherwise it will become just like all the other communities.

215) With regard to questions 41 & 42, installing centralized water & sewers would tear up a lot of landscape. In addition, most homes are setup so waste water goes out the back of homes. If sewers were added, major plumbing charges inside most home would have to be made to send waste water out the front.

216) Before Russell officials make new laws/rules/regulations, they should ask their residents for opinion! Stupid “noise” regulation is a waste of time and money that was directed only to benefit an insistent lawyer-not the general population. Politicians and trustees represent all the people, not just a few with an axe to grind. They also should not “give away” a street to the county without the resident’s approval.

217) Question 25 caused confusion. The vast majority of Russell’s parks are passive use only, and am not aware of anywhere cycling is permitted. One can picnic or cross country ski in the west woods or the commons but these are not parks operated by the township. In fact most of the activities you tested on 25 are not permitted in the township parks. 2. Maintaining local control over roads township property is key to implementing a township land use policy. No questions even asked about the wisdom/desirability of turning township roads/ property over to the county. These questions should have been asked along with subsections as to when it may be an acceptable policy and when it may not. Road maintenance is an integral part of land use planning. The constitution of the road (paved vs. chip vs. seal) and road painting, mainly the width of the road impact the character of the community + quality of life. These problems were not raised in the survey. The trustees “road department have integrated a plan to convert chip + seal roads to paved without addressing the impact it has on land use + zoning. 3. Recycling is a major issue + no questions were asked about refuse collection and recycling, but both have a significant impact on land use. Much has been made over the issue of the relative benefits/burdens of one home collection of one central collection site adverse individual home collection of recyclables and the proposed of one trash hauler for the entire township to reduce traffic and wear and tear on the roads etc., however, the survey is silent on the issue.

218) Having moved into our home here in Russell from Solon, we are quite elated that our street has city water (Chagrin) and sewer. We probably would not have purchased with a septic or well. The best part of this township as far as being a resident is: 1. Lower county taxes (Geauga vs. Cuyahoga). 2. Minimum lot size of 1.5 acres- we love the fact that there are not a lot of apartment complexes, cluster homes, higher density developments. 3. Minimum industry keeps commuter travel low volume- we don't want people grabbing bus lines (which probably don't exist anyway!) to continue here to work. Our taxes, in our opinion, are much lower than what we are accustomed to. 4. City services aren't what we are used to, but well worth it to live where we live!

220) Township need to work with state to get more control limits to oil and gas drilling in residential areas.

222) To enhance the feel of Geauga County and Russell Township. We need bike paths linking recreational areas to ways to shopping areas. Why not develop old inter urban as a bike path? Why not enable more to visit parks via a safe bike path? Roads are too dangerous to ride on. Many other areas have multi use paths for people to walk + hike.

227) We need for people to aspire to live in Russell-I love it here!

229) Keeping the rural integrity of Russell Township is critical. People moving to Russell from suburban areas love the elbow room but increasingly want city services. This is wrong and as trustees your priority should be to maintain our beautiful township so that it does not become another Bainbridge, Chesterland, South Russell or Chagrin Falls. Shame on you for your attempts to impose your selection of waste carriers, and most recently your noise ordinance which was quite self-serving.

230) I love Russell Township and Geauga County. I love its beauty, its quiet, its fresh air and water. I am so lucky to be able to live here.

236) Waste management issue should go on a ballot to voters. Recreational facilities are needed. Please consider a top notch community, multi-purpose facility. Also a theatre or auditorium. We need a pool, skate park, basketball court and picnic area. Exercise and walking trails are essential. Horse trails are not a priority. Elitist activities are not needed. Community is needed. Russell Township needs a makeover. It is getting shabby. 2 township signs at 87 and 306 are rotten + falling over. The lot at NE corner of 87 and 306 is used for pooping dogs. Landscape the lot. Fix this place up if you want to appear prosperous. Please no tacky sign boards or LED monstrosities. In-law suites + family apartments should be encouraged. Not sure about attached modular units.

238) 1. Need to plan for a traffic light at Music St. + Rt. 306. 2. Need to clean up SE corner of Music St. + 306.

248) Appreciate a survey like this! Appreciate your hard work and concern for the township. Keep it up!

250) The cemetery is not taken care of. The grass gets long, trimming around headstones is not kept up with. Mulch was put over weeds, and the weeds popped out of the mulch. The township properties at the corner of 306 and 87 look over grown, especially in front of township hall. All township vehicles (police, fire, road dept.) have their vehicles marked to show they are township vehicles. Why is the maintenance department vehicles not marked? We are the only township in Geauga County with a maintenance department. We have to maintain a building for them. I am not sure what service they provide. I believe it would be better serviced by contracting with someone or having the employees under the direction of the road superintendent. My understanding is there are only two employees one of which is a "department head". That's a lot of money for tax payers to pay (salary, benefits, building costs) especially when the grounds they are 'maintaining' look the way they do.

257) Careful development of the commercial space @ the 306/87 intersection can be done without disruption of the residential zoning. We should have a look and feel much like Gates Mills, but a bit more retail + service. Chagrin Falls and Chesterland are nearby for most of the things we need. There is no need to replicate that. We should avoid large apartment and condominium clusters, and in no way allow the large land owners to sub-divide into small lots and multiple small homes.

258) I want the trustees to take in the cost of taxes & helping the schools to generate them w/o raising taxes. The intersection of Russell looks like an eye sore.

263) Air quality is about as good as it gets in northern Ohio. Water quality is generally very good (ours is excellent). Need to control use of chemicals on lawns to preserve water quality and improve health of our local fish stock. Roads are shabby in many areas, I ride a bicycle 30-50 miles once a week (weather permitting) and the edges (county line, dunes) are in bad shape (even dangerous). The following are specific regarding questions 6-11. Everything changes, we need to control that change to improve on the rural nature and lifestyle while accommodating some change. That involves maintaining space, protected areas, water and air, etc. I am not opposed to gas wells, but I do not believe that the dangers of gas extraction processes have been thoroughly studied. Some commercial/retail offices is ok as is senior housing along Rte. 306, but it should not be expanded north, or west beyond current boundaries. There already is plenty (often vacant) office/retail in nearby communities. Q13. Senior housing ok on 306 and at 306/87 if it is on sufficient territory to provide a buffer from any adjoining residential parcels.

Q14-15. Unfortunately, given the U.S. and world economic mess, many in the next generation will not be able to live anywhere in Russell (although there are many homes in the 200k – 300k range). The last think that Russell Tp., or any similar community, needs is “affordable” (subsidized) housing and the headaches such as housing brings. Q32. Funding should be temporary, so that we can ensure that it is being properly spent by our local government officials. Q33. Taxes never go down! Commercial along 306 and 306/87 as previously described. Residential lot minimums unchanged or increased! Q38. Gas extraction processes need to be proven safe for our wells (water) before any more gas wells are put in. Q 44. I noticed in the newspaper that the percent “noise” ordinance is being used to limit or restrict the discharge of firearms. This noise is no worse (actually far less worse) than landscaping power equipment and the law is unfairly permitting one type of noise while prohibiting another. We are a rural county. Rural=hunting=firearms discharge.

264) I don't mind the commercialism to much if it just looked better. I am embarrassed to have friends, family come here on 306 and pass 2 junk yards, a car wash , propane tank store before getting to my house. Can't it be cleaned up! Propane place is the worst-so ugly!

265) My biggest concern as a Russell/ Geauga county resident is the water source +water disposal-septic. I feel that the regulations in Geauga County are too strict and are compromising sales of housing. Everybody poops and it has to go somewhere. Unless you have large lots we will run out of room to put septic systems. They limit use of yards as it is and I do not want a large septic box in my yard! Thanks!

266) No fracking please.

268) Russell Township is a wonderful place to live, raise children, etc. However, it is not “user friendly” for people with impairments that require close proximity to shopping, medical, facilities. Large lots require care. Person unable to care for property, or pay for care of property will not find it a suitable place to live. It's an almost perfect combination of living in a rural environment and area, with close proximity to urban amenities. I also want to make special mention of the quality of the West G system... our 2 sons (and most of their friends) received excellent educations there. Personally we have always felt the broad socio-economic makeup of the West G community contributed to their development and well-being.

273) I am a general contractor that is very interested in this issue. I'm currently looking for raw land and/or home to remodel. We are currently in a situation where we would like to take advantage of an in-law suite addition. This does impact where we choose to live. Also, I have been encouraging this to be done for some time in Geauga County. When we lived in Aspen Valley of Colorado, homes were built with ADA's or units for in-laws to rent. This type of building requirements are needed to support aging parents and/or supporting mortgages.

276) We enjoy the space and rural type setting, anything we can do to help keep it this way the better!

279) 1. To the extent that there are or may be water or septic system issues they largely are consequence of small lot sizes and remediation of any issues should be the responsibility of those property owners. 2. Activist township trustees need to curb their urges to take care of us. There is no ground swell of interest in changing the status quo. 3. There appears to be a bias toward an activist management of largely non-existent issues by the nature of some of these questions. 4. Tell the trustees to butt out!-and no, I'm not a grumpy old man-just old

284) I would sure like to see the existing commercial properties on 306 upgraded. We have several businesses that are not even really functioning, or are doing so at a very low level- Broken down car wash, non-functional junk-car yard, propane bottle filling station, etc. They serve little or no commercial service and are very unsightly.

285) We don't need to involve the township in green space acquisition, parks, and bike trails. There are existing organizations that do this: Russell Park District, Geauga Park District, and Western Reserve Land Conservancy. Russell Township is 19 square miles and 4 square miles are permanently protected from development. I do not find 5 acre building lots to be a problem. Keep Russell green.

286) We moved to Russell 36 years ago to live in the country. There has been some development in our area since then, but the development has been very controlled. We have only supported the candidates/trustees, etc. that favor large lot zoning and conservation of land + streams. Septic tanks remain an issue + need to be regulated, but not to the extreme that has evolved. The replacement cost of septic tanks is extremely expensive and very invasive. Something needs to be done! Russell is the community in which we raised our children; they attended WG schools, received a good education. My son and his family have just moved back to Russell in a wonderful home and we are very happy that they are now living in a safe, clean, healthy + friendly environment. Russell is a community that should never be changed + the quality of life preserved forever!

289) Glad this is being done, thank you.

291) Strongly oppose fracking!

292) The police and fire department are outstanding

304) As a senior living in Russell, I have trouble in the winter with snow removal. I have a snow blower who comes very early in the A.M. but, if it continues to snow, the bottom of the drive

gets full of plowed snow from the road crew. Any help from the township would be deeply appreciated.

306) Russell is "home" (35 years). My origin is N.Y.+ Geauga Co. is a good simile to my own heritage. I'm so thankful to Cleveland's fore thinkers who saved our "emerald necklace" + now hope to save our "green space" for future generations to enjoy! Our children (all adults) understated these concepts. If people want residential developments, smaller lots, more shopping facilities, etc. this/these, are plentiful available elsewhere. Regarding affordability, we did not begin our wonder fulfilled life here-Cleveland renting (1954), a home 1961-always number 1 factor (good schools)-Russell I(home). We saved and worked to attain our "dream". Addendum: Colleges are available to us- our three graduated/double degreed. Cleveland State University = Great, best education for cost.

310) We do not want to be another Bainbridge or Chester Township with all the commercial land!

314) My major concern is the unregulated gas and oil drilling. There is a temptation during tough economic times to mortgage our future for temporary gain. Lobbying groups in Columbus will be able to get environmental regulation at the expense of places like Russell. Some serious suggestions "for every legislator who votes to reduce environmental regulation should be required to place an oil rig on their front lawn". As I think about it, this would be a good policy to get the attention of our "representatives"

315) There is a major demand for rental property in the west Geauga school district and almost non-existent supply. It took us seven months to locate temporary housing while we were building. We love green space and recreation facilities but fear that if they are given higher priority than education. We recognize Russell Township is only one part of the West Geauga school district and does not have direct authority. We note this as an explanation for response related to green space and recreation.

316) I love our home and the wooded setting- also proximity to Chagrin Falls. We are weary of driving for work + pleasure, yard work is becoming too much. Also concerned about business on 306- some are very unsightly- would like to see additional commercial with regulations.

317) We need more commercial to support the tax base

318) Russell Twp. Is an uncorrupted Twp. This is a good thing for residents and their personal freedoms. Some of our Twp. Commissioners want us to control who pick up trash failed because residents like their personal freedoms to make such choices. We understand that developers continue to try and break the 5-acre minimum lot size. As far as we are concerned, the Twp. Leaders should continue to fight such efforts.

319) I wish the Russell zoning commission could include a property maintenance code, applicable to re-possessors (banks), heirs, and disabled residents. Zoning inspector and/or assistant to help residents arrange for county assistance, church assistance, or local kindly volunteers; to include mowing, minor outdoor repairs, etc. Russell Twp. Is home! Green, lovely, alive with wildlife to be appreciated and encouraged, clean water, clean air, few chemicals, intelligent, friendly people. The current land use reflects my own personal values: integrity, intelligent use, beauty, friendliness. "Trashy" in any of the above characteristics defeats the purpose of Russell's attempts to defeat county, state, federal commercial interests which would pollute and/or destroy Russell's unique relationship between its residents and their land use.

320) I have concern about the community support of our public schools. The population density is different than other cities/townships in WG schools is lower-here our aggregate vote to support taxes is trumped by less affluent areas. This affects the community's ability to attract people who are truly committed to their children's education. The Russell police are terrific. I love that the township trustees are able to keep the balance between being economically viable-balancing taxes with keeping a balance of public + commercial feeling to keep out per 100k/mortgage reasonable.

323) Seems this survey was designed with a purpose, compared with the objective of gathering unbiased facts. Questions 30/31-How can you regulate "somewhat"? The term moderate was used in Q 29. 'Somewhat' sounds like "whatever" or regulation without any intent to enforce. My pet peeve is cul-de-sacs. I like to run and prefer loops to out and back. The roads that go through have extremely fast traffic ((Hemlock, Chillicothe, Caves, Kinsman, and Fairmount) Russell is not conducive to runners. No bike lane and no sidewalks- The no sidewalk feature can be discouraging to friendly neighbors. Then again, the large lot restriction is intimidating to everyone else. Also isolationist, exclusionary, and self-aggrandizing (aka a bit snobbish)

327) There are plenty of shopping options from Chesterland to Bainbridge. We do not need any more development for that. Limited condo development would be nice for elderly. Designate small percentage of Russell Twp. for this. It would be nice to have neighbors who play basketball after dark and sometimes play music loudly. Even 5 acres doesn't help. We moved out here for peace and quiet and elbow room. We would love more peace + quiet some nights.

328) I feel a community rec center would greatly improve life in Russell, also the addition of a gourmet coffee shop. We need to take our community up a notch and embrace the quaint, green town we live in. Also the Russell hall landscaping needs to be cleaned up, it looks a little dumpy maybe a coat of paint too. Thank you for all of the Russell city employees.

333) I'd like to see the property that is currently zoned "commercial" have thieving businesses- if they need sewers to accomplish that. Then I support sewers in those areas. We do not need

to zone more area as “commercial”. We need to encourage better full use of what we have. We need to restrict use of Jake brake on out roads.

334) This has been a wonderful area to live and raise my family. Moving to Russell thirty years ago was one of the best decisions my wife and I made in our lives. Having lost my wife due to illness over five years ago I have continued to live here and will hate leaving when I retire, we were born and raised in a very urban area and wanted a different way of life for our children. The children received a great education and all are college graduates. It is my wish and prayer that God blesses another family to live this dream and would like to see Russell remain as I found it.

335) Please!!! Keep Russell as beautiful as it is. Don't let big business or greedy individuals win what Russell residents love about our TWP. Keep striving to purchase open space so we can all live in harmony with the plants, trees + animals of this planet.

338) Change zoning from 5 acres to 3 acres for person owning acreage when surrounded by 1.5 to 3 acres.

339) I am in favor of “fracking”. The key is appropriate regulation, monitoring, and correction of any problems. My vote is zero additional commercial development. My vote for senior housing is nice single story homes. It is not clear to me how a retirement community here is better than one closer to town, so I'd be reluctant to allow one here, and just concede the point that once you can no longer handle home ownership. It's time to move closer to town. Once you're in a retirement community, there is not much sense of rural character.

341) The quality of life in Russell is outstanding. We live in a “bubble,” sheltered from the negative influences of the “big city”. At the same time access to the cultural amenities of the metropolitan area are a reasonable distance away. Shopping & professional access are 15 minutes. Don't change a thing! We love it the way it is.

344) Need better plowing for safety in winter and more salt use. A lot of roads in bad shape-falling apart on sides.

345) When we moved here 40 years ago our road was dirt, traffic happened only when residents of the road used it. Recently the road has been paved and widened and now is used as a “cut through” by non-resident drivers who (some of whom) speed. We are dismayed at the change of character from rural to – don't know what to call it. The possibility of fracking is of enormous concern to us, both for the public health threatened and for the quality of life assaulted.

347) I wish our original passive septic tank & leach field were still approved. I know it will have to be replaced if we sell our house. We have had it checked, and it works fine. It seems to me that a simple system that does not need electricity is best. It is also hidden from view and is not the noisy & unsightly version that the new ones are. The KISS (Keep It Simple, Stupid) method is often the best alternative.

349) Development of things like biking trails, recreational facilities, and the like cause more problems than they are worth. Such development invites use by persons not resident in Russell. See the problems Orange has had with its baseball fields etc. If such facilities are developed they should be user pays like community swimming pools. And although the claim that casual, non-resident use of recreational facilities results in business for nearby commercial enterprises, the facts do not bear this out. What is wrong with use of the Metroparks?? In New England residents buy annual passes/stickers for beaches and parks. If we follow this practice, we will see how much such facilities are really used.

353) Recent developments in the oil and gas drilling industry stand to have a major positive impact on the US and state economics in a positive manner. The negative risks, primarily water quality, even though minimal need addressed. Drilling activities should be bonded such as to cover a significant portion of a centralized water system to replace ground water supply that is negatively impacted by drilling.

354) I am retired and not in great health. I know it will not be too many more years before I am unable to maintain this large lot and home. At that time I believe it will be my responsibility to move to a more appropriate location. I do not expect Russell to change to accommodate me. Keep Russell as it is for those who want the rural setting and can afford the cost and effort to live here.

356) There are many seniors located in Russell and they would welcome the cluster housing sorely needed. The continued reluctance of the trustees to address this issue is hard to understand. With large lot zoning and big homes many people want to downsize, but do not want to move to Cuyahoga County. Bainbridge, Chagrin Falls, Chardon, etc. have all addressed housing issues for seniors, but not in Russell. You cannot live with the large lot zoning and lack of some commercial development forever.

357) There are plenty of communities in the area with apartment & condo complexes, small lot housing developments, and shopping center areas. There are very few communities like Russell left, and they need to be maintained as is. If people want things that Russell doesn't offer, then don't move here-they have multitudes of other choices to buy into. Keep developers out, or if that is not totally possible, keep them on a very short and highly controlled chain.

360) To all of the Trustees who have been instrumental in keeping Russell green – Thank you.

361) The Russell Township Police Department is excellent. Have not needed the Fire Department but have never heard a complaint. Road repairs, while generally good, could be better (although it is hard to keep track of whether one is in Russell Township). Road signage is quite good. A little more vigilance? Muscle? To clean up some of the small, sometimes careless commercial activities. That said, I would not like to see any heavy handed laws that would limit reasonable personal freedom.

366) Thank you for doing this survey. I would very much like to see more walking trails maintained in the township. Bikes on Fairmount Rd. & Caves Rd. are a significant safety hazard. We do need affordable retirement communities here that do not compromise the ability to enforce large lot zoning. I am concerned about water quality problems resulting from fracking-I want to see us all protected from that-but not generally opposed to fracking, though I do believe it must be regulated & monitored to be done safely. Private industry cannot be trusted to keep residents' best interests first.

369) I relish my life here in Russell. People are great yet allow privacy. Appreciation of nature and natural resources as well as value of one's independence seem to be a shared value. I enjoy my property, neighbors and community. I am very concerned by the fracking issue. I do not believe you can put a price on the value of our air, water and land. I have just begun researching the issue this past year and the residual effects of fracking are scary. I have attended mtgs. With representatives of the oil and gas industry, and found their defense arguments weak. Please let this be one Township/County that resists the quick cash for a few to the detriment of all now and in the future. There are resourceful people in Russell & Geauga who will create legitimate sources of income & economic growth. After fracking, when the most serious problems surface, those friendly oil & gas companies are long gone. Let us be the example-maybe the first in the state to say "no!" to fracking.

377) No Fracking!!

379) Strongly oppose fracking and other drilling /exploration in residential areas.

380) It's unrealistic to think Russell won't develop/grow in the next 20 yrs. It would be nice to have more well planned areas to accommodate older people. Water quality & sewage are very important factors when considering development.

381) We were drawn to the quite. This is an oasis of tranquility between Chesterland and South Russell. Do not want this area turned into Shaker Heights/Cleveland Hts., etc.!

383) Residents are being shafted on Route 306, Chillicothe Rd. By the state for not representing their fair share of maintenance costs on highway right of ways. *Property taxes are being misused, unconstitutional to fund public schools thru use of property taxes. In this

economy the state inflates the value of acreage here. Paying almost 2x the taxes one should or – shouldn't*

384) Thank you for using a local research service.

386) Septic/sewage regulations in older, smaller lot areas like Hemlock Hills & others are absurd. These smaller lots cannot accommodate adequate drainage or leach fields for today's water usage. To update septic systems to Ohio code, which is required on property sale, the only alternative is a system that discharges supposedly treated effluent directly into the road ditch. To the extent that such systems fail or are inadequately maintained, which will be all of them eventually, untreated effluent is discharged over open ground. This is a health hazard, and seriously degrades property values. County-operated package plant sewers should be mandated in these areas to ensure public safety. This will not encourage urban sprawl, but will preserve the quality of life in these areas of Russell Twp.

390) Install traffic light route 306/Music St.

401) I was in Willoughby Hills for 10 years and saw how screwed up Lake County is. Don't go that route.

404) Commercial & residential development has a place, though that place is not in Russell Township. This quality of life, even with the inconveniences of accessing commercial districts, is very high. We moved here to raise a family, not to shop. Our boys have grown up raising animals, hiking, exploring & being in nature. They developed a value set that is hard to match in any "developed" areas. Please keep Russell Rural!

405) There are enough parks for hiking-recreation & sports presently. I am opposed to any and all future gas & oil drilling as I believe enough has been done already & additional only greatly threatens water supply & purity. There is also entirely too much firearm usage on weekends- not only just "target" shooting but rapid fire w/o just cause-Also with this in mind-what are safety precautions taken by these individuals –IF ANY- as they are also firing when more people are "out & about." I have several neighbors fearful of going out (4:30 -6:30 pm) Fri-Sat & Sun. Retired police officer & former Dept. firearms institute.)

407) Is Russell going to {consider join merge} with S. Russell or other adjacent communities to share in police, fire, road monies etc.? and reducing expenses. What Russell govt., supervision or internal map record keeping offices keep track of all Russell gas & oil wells.& in the case of a possible emergency who is the 1st responders? Have there been any accidents in Russell. Have any Russell residents had their well water tainted because of fracking? Are all roads in Russell paved? Why do some local roads have no white line along the borders (along the edges)?

{Winter driving safety}“Cross traffic does not stop” signs s/be installed at intersections everywhere they are required/needed!)

411) Improve commercial/residential zoning regulation.

412) We love Russell, but it is getting very expensive to live here. Our property taxes have increased 500% in 20 years. Our income has not.

418) Traffic on 306 is heavy especially at 7-9 am and 4:30-6:00 pm I would like to see a red light at 306 and Music Street.

420) Ask the township officials, Mr. Goodman all you have to do. The last 10 to 15 years Russell Trustees have tried to control the life style of our township. We don't need local government to do our lifestyle. Look at the last lie we were told they did not know about the widening of Alocah road. All we ask is be honest let the people decide & not them. AMEN

424) Overall, I think the questionnaire was well formulated. But there were some questions that could have been answered, both positively & negatively. And the choice of Neutral as a response wasn't appropriate either.

425) NO FRACKING! If fracking continues, Township Should install city water if need be or fight for home rule!

426) The corner of 87 and 306 is a mess and an embarrassment. Who ever heard of a service station with a porta-pottie? In my opinion a balanced tax base with some commercial properties contributing to the tax revenue is healthy-I don't think the township taking over the commercially zoned properties is a good thing. Is there any thing being done to encourage the Music St. and 306 owners to clean up and use those properties?

428) I would like to have controlled hunting on public open spaces, i.e., take turns with birdwatchers and horseback riders. Preservation = no use compared to conservation = renewable resource

429) Would just like to keep the high standards of West G Schools-it seems the reputation is not as good as it has been-due to layoffs of good teachers & mismanaging funds for maintenance.

431) 1. Some questions/opinions are too vague and don't take into account zoning laws, etc. for instance. 2. What land would be considered for centralized sewer system? 3. Define centralized water system-does this mean city of Cleveland access? In summary, Russell Townships doesn't need to change its culture and infrastructure but rather maintain and

protect its current environment. Two exceptions: 1 the permissible drillings of oil and gas in one's back yard without a voice. 2 Can we bury all the utility lines?

432) Gas & Oil wells are popping up everywhere. Notice Laurel School drilling wells and having city water piped to their property. No problem for them if the well water is ruined. They have city water. Massive tanks and drilling on Fairmount in front yards of properties. Not Good. This must be stopped.

435) Our street, Cuyahoga Trail, exits on to Fairmount and has always been dangerous. Now with increased traffic it has become extremely dangerous and not only for us. We have very limited sight distance and have to rely on rolling down our windows to try to hear if anyone is coming. We are not the only ones. Northwood and Watt roads also enter onto Fairmount as well as all the private driveways in the place where Fairmount dips down between Northwood and Cuyahoga Trail. Many drivers come flying over that hill at 60 mph plus! The only safe time is at night when you can at least see the headlights. Why, in heavens name, is the speed limit at 45 mph through this stretch?

436) Want to know results. Want neighbors to maintain their homes external buildings, barns. Waste too much \$ on parks & maintenance. Waste too much maintenance of roads before needs to be done.

437) Fairmount Road should be widened to allow for bikes & walkers and the deep ditches should have pipes installed and covered. Two people have died in accidents in those ditches in the past 20 yrs.

441) Don't change Russell Township!! No commercial. No Walmart. No sewers. No water. (EXCEPT) We favor restrictions on truck noise and gun shooting.

442) We have lived downtown, in Shaker Heights, in Bainbridge and Russell, I love Russell! It is a niche market and it attracts a certain person. I wouldn't change a thing! I like small government, proximity to shopping & work, low taxes. Russell is the best of both worlds. You get to live in a beautiful peaceful area yet be close to amenities.

449) We love the community, our neighbors, the peace of Russell. It was a wonderful place to raise our children. Even though they spent the early years in another state, and they have all moved out of state to find jobs, our children love to bring our grandchildren to this beautiful area. They want to move back. It should remain peaceful and beautiful. Most residents have mortgaged their lives to be able to live here. Please keep it this way. Changes and rules should only be allowed to maintain and keep this area as beautiful and peaceful as it is.

450) One question asked about senior & young people moving here or maintaining a home: You will always have these issues in any community, does not mean we as a whole have to change. My husband and I will be coming to a decision one day if we stay or leave because we are too old to take care of our home. A fact of life we have to deal with no matter where you live. Even those living in a condo or apartment might have to live in assisted living someday. As far as more commercial moving in, I really don't want to see more empty strip plazas. We have enough of those in the towns around us.

451) Russell is a beautiful place. We are very fortunate to have a home where we can see for miles surrounded by trees and able to feel safe. The parks provide plenty of places to explore nature. Our young son is able to play in the pond and play outside all year without the dangers of pollution. Other than the traffic noise during rush hour we can hear the owls at night. Please take care of our homes and do not take away the beauty of this place because of money or special interest groups.

452) 1. Township officials circumvent the desires of the residents and implement programs not desired by residents. When in doubt, put it to a vote. 2. No new taxes except for schools. 3. Keep government out of my life.

454) It is difficult to strike a balance between commerce/growth and tradition/commonplace. I have reservations about growth in a community built on rural dynamics with land and trees being paramount. The backlash to such change was evidenced recently by the Hemlock Point S.O.S. campaign which was followed, initiated and seen through by passionate residents. It would be unfortunate if Russell lost its personality much the same way Twinsburg has lost what it used to be. Yes, a growing flourishing community-but at what cost?

456) Keep Russell a rural oasis with a high quality of peaceful living and avoid encroachment of suburbia, gas & oil drilling, and commercial businesses.

459) We enjoyed the Russell Township area very much and have high regards for the quality of life here, parks, and area schools. We like the lack of commercial development. We are very concerned about oil drilling and fracking issues with regards to increase in traffic, noise, and construction. Most important is the quality of water issue with fracking and our family's health and decrease of property values. Also of concern is local government and state government ability to control and regulate oil drilling, fracking, and oil companies in the Russell Township and surrounding areas.

462) Use more road salt in winter.

467) My husband and I chose to buy a home in Russell because of the rural atmosphere away from the hustle and bustle of suburbia. Yet we can drive 10-12 minutes and have shopping,

medical and groceries. We do not need to have them any closer. Russell has the West Geauga Commons. It is a lovely park that could be expanded to the other side of the river. WE really do not need to develop any other parks because there are at least 6 additional parks in our area that are available for our use. Many of these parks we support with our tax dollars also. If we keep the larger lot requirements, this allows for green space. There is no need to purchase any additional land.

468) We like Russell because of the rural feel and large lots. That being said-the "town center" could be updated. Russell needs to walk a fine line by limiting development but curtailing too much of a rural feeling (i.e. cars on cinder blocks, campers in driveways....) I realize I contradicted myself on some answers. I like the limited regulation in Russell now-however, if fracking or additional development is being explored I feel heavy regulation needs to be implemented to ensure and continue the rural feeling and appearance. Thank you.

472) It is felt that Russell residents should have had voice/vote in the noise ordinances imposed on us.

475) Too much expansion (Houses, business roads, etc.) increases infrastructure costs (police, fire, roads, etc.) negating increases in property tax returns. Has a study ever been done concerning the above?

477) We like Russell the way it is: a country residential community in the Northern Ohio area. The best location in the Nation! P.S. I was on the last land use plan committee with Chris Livers et. al. and served 10 years on the zoning board of appeals. I again urge you to not make more changes just to make changes for the better. My statement above, stands! And I speak for Ernie Scott (deceased) who was also on the BZA. Herbert W. Strong, Jr. aka Bill Strong.

488) I would encourage mandatory septic systems of a given standard that will not change. My inaction at this time is due to the uncertainty of wasting the cost of a new septic by either the standard to which it was built changing or sewers mandate. I am perfectly willing to pay once-not twice or 3 times.

490) Rural is great, septic systems are not.

496) We have been very willing to pay (home/land prices) & (taxes) for what Russell Township. Does not have, city suburban life & problems. + good schools.

499) Thank you for asking

503) Russell is just fine the way it is. Don't change it. Don't tamper with it.

504) Cars parked in driveways must be licensed or taken out as junk. Trailers or mobile homes- do not park in driveway. RV visitors can stay with permission of Police Dept.

508) In my opinion- Any land owner who uses their property for agricultural purposes-(i.e. farms) should be given tax breaks so they are not over burdened by tax liability on large parcels. There is a movement for farmland preservation. It should be encouraged. Also to drilling for oil, gas or this fracking nonsense-There have not been enough environmental impact studies to identify possible problems with the recovery techniques if anyone thinks-“oh, we have a reserve that will last 150 years”. These resources are NOT renewable and our actions now must take future generations into account. I don't want Russell Township to become like Bainbridge or South Russell-grow too fast & too big-to be part of urban sprawl. I like not hearing my neighbor's phone ring.

509) I would like a senior center with an indoor swimming pool. I don't play baseball any more!!! Or soccer!!!

512) 1.We would support community water (drinking), 2. As regards recreation we use the Geauga Metro Parks as well as the West Geauga Commons frequently (1/month on average).

513) Please let residents know the outcome of this survey-Post on website and/or present at community forums. Land use planning must be accompanied with a Health Impact Assessment- Have you considered this? How we use our land has significant health impacts. I would hope you explore this more in-depth. Bring back the township newsletter-communication is key!

517) Love living in Russell Township and enjoy all the township has to offer!

526) Russell Township should put in sewers at home-owner expense with maybe 10-15 year bonds. Only after zoning is strong and specific enough to prevent commercial building and maintain current life styles. 1. Russell Township should put in water at home owner expense with the same restriction as sewers. 2. No fracking in township. 3. Any resident selling will incur an expense greater than his portion of water and sewer installation. Within 10 years the “new” septic systems will be out dated. 4. Noise ordinance should be repealed. 5. Water and sewers should be done only after zoning is tight enough to prevent multi-families and commercial development.

529) Russell does not need anymore green space or parks with trails. What it needs is a rec-center with indoor pool & other indoor exercise equipment. It also needs senior housing for those people who do not or can not maintain their large lots any longer. More diversification as well.

531) I favor reducing light pollution and any efforts to keep traffic in routes 87 & 306 to a minimum. There is more than enough commerce in surrounding communities. To meet Russell residents' needs. Keep Russell Township a bedroom community! I favor a small renewable tax on all residents to allow the community to buy up key properties. Buying conservation easements is an excellent idea. I love West Woods Park!

532) This is a great place to live. I would like city water. I'm not concerned about it bringing development because of current zoning.

535) We live in Russell, because we like the lack of commercial development and shopping. This is the key strategic advantage (along with a reasonable school system) that sells property in Russell. If we lose this advantage, property values and tax receipts will fall.

537) The appearance of properties located at the intersection of SRs 87 & 306 is awful. The Shell gas station and the house next to it on SR 306 look like Sh-t! The parking area for the town hall is a disgrace. The recycling center looks terrible as people that use it often are slobs and do not properly use the bins-debris is often on the ground. The area south of the police station needs attention. In summary, the intersection reflects very unfavorably on the township & the trustees!

541) We love it here!

543) The biggest threat to our lifestyle in rural Geauga County, by far, is the oil and gas industry, especially fracking. Ohio Department of Natural Resources is ineffective. State legislature and governor don't care. They mostly don't live here, so they're ok throwing us to the wolves. We need local control (zoning at township level) over drilling, at the truly local, i.e. township, level.

545) This survey people did a terrible job wording it Don't use then again.

546) Some answers on this survey conflict with others because of the nature of the survey design. Specifically the survey is skewed on retirement housing. We need smaller lots and homes for retired people but not at the expense of opening up tract housing to greedy land developers.

547) Russell Township is unique. It is a rural community but not located as a rural community. Close to everything, but the beauty of that is we are able to maintain the quiet rural feel. It's quiet and peaceful with a good school system. Low-density housing keeps traffic down, crime down and a gentle peaceful place to live. Bringing in commercial development high density housing, and worst of all gas and oil drilling will forever rob Russell Township of what makes it

such a special place to live. Allowing unregulated growth will forever rob future generations to know how perfect a place to live exists. Keep Russell Green. Thank You.

551) It would be nice to see the Township use the old bus garage property to put in a community center with a township pool and playground which would also improve the look of the 306 & 87 area. That area has no vision or appeal as the center or showpiece of our township.

553) In this the 21st century a gas station sitting across from a sewer connection is not connected. Instead a porta-jon sits beside it. Present and past trustees have prohibited connection. This is an embarrassment to the community. Parking lot purchases not paved, just mud which no one uses. Dilapidated poorly maintained properties all over. Two flagrant cases are our own trustees Mr. J. Muller & Mr. James Dickson don't mow their lawns. Poorly maintained structures, rutted drives, fallen limbs for months and years.

559) Good job! Good luck!

560) Disappointed with "tone" of questions. Seem to bet the answers.

561) We chose this community because we were raised in a nearby community & respect the laws & rules-this is where we feel privileged to live and raise our children. But because of families moving into our neighborhood from else where-believing perhaps they are exempt from rules i.e. "now we are in the country" I feel overwhelmed by the nuisance of noise, lights & lack of respect to a quiet life...perhaps our Russell police should be driving around more & "being more present" I will not support any police levies for this main reason. I will also comment on some of the properties in Russell. The commercial properties along Rt. 306 & Music St. are a dump!! Also, storing junk cars & trailers? Is there a code violation for this use of green space? Should this eye-sore be present in "front yard" areas or hidden_ These are our major concerns. Thank you-and so sorry this was mailed late. We hope you will still take our comments and concerns to heart.

564) Re-examine building set back requirements to prevent houses from being built too close together.

569) On your cover letter third paragraph last sentence says results will be shared with the commissioners. The county has commissioners we have trustees in the township.

571) To keep it simple: 1 We need bike/walking paths for safety; 2. No fracking – also for our safety.

579) What you are doing is very important for the future of Russell Township. I hope you will keep its uniqueness in mind and not turn it into a community just like the ones adjacent to us.

We have a story to tell and that is a gift worth protecting. I can't tell you how many people have commented on how peaceful and comforting it is here. In answering the survey, I did not like all of the questions as written. I hope you get good response activity. Thank you.

581) I feel nature left alone has value in itself. Wild areas provide the basis of psychological as well as biological life. Too much development has already occurred. Building baseball fields and trails is also depleting wild areas.

582) Is there anything we can do about the ugly cement seiver (sic) boxes? Love living here!

583) Managing the township with the goal of retaining its "rural character" will require more than just managing for residential development which I believe is what the last plan worked to keep in check. Supporting alternative land uses such as farming, forestry and open space conservation easements will be necessary to retain larger tracts of land. It is the larger tracts of land that create the quality of space and the special sense of place in a rural setting. Managing for an ultimate goal of 3 acre and 5 acre residential build-outs will result in nothing more than a large subdivision with a bit more space between the houses. 1. Diversifying the types of housing that can be built is important to insure that the township keeps a diverse population. Some cluster housing that insures ample open space (not just areas that couldn't have been built upon anyway), mixed in with larger houses and very importantly, smaller houses (the minimum footprint requirement for new housing needs stricken from the code) will provide a variety of housing stock that will appeal to people of varying economic backgrounds and special needs such as the elderly or less mobile. 2. Linkages between parks and open spaces and residential areas are important and need to be considered now as a part of a comprehensive plan for the township. Multiple-use paths for walking, biking and horseback riding that provide connectivity between places and access to open space areas without the need to travel by car would improve the quality of life for residents. It would help to bring back one of the qualities of the place that I remember when I spent my summers here as a boy- and one of the memories that brought me back here. That was the ability to walk around the township for hours on end- exploring the open fields, woods and streams. 3. A comprehensive land use plan for the township center at 87 and 306 should be developed to help drive development of the governmental facilities and limited commercial development. It currently looks very haphazard. 4. Reference question #27: Could it not be possible to have secondary housing/in-law housing on private property that is not attached to the house as an option?

584) I moved into Russell in 1952 by the Bell Vernon Dairy Farm & spent 10 years-then moved away for 10 years. Returned have lived in Chester & Russell ever since from 1976 – I have enjoyed the life style and have raised 5 children here-the school system was one Big Reason I have stayed here Its sent my one son through Ohio State law school. I enjoy this environment I have lived 85 and want to keep it this way. I believe most of the residents what to keep the life

style. The surrounding communities that have brought in hi rises and large commercial business have also brought in crime and congestion. This is not what we want We want to be safe in our communities and many people move here for that reason. Just look at the crime stats and you can see we have a much safer community to live in, And you keep it that way by not letting in the kinds of people that create these problems. Certain kinds of housing brings in the kind of Problems that our neighbors are having & ask any police Dept. in their neighborhoods. So, lets keep the large lot zoning – no com Hi rises – no city water or sewer – I know: I may change some day – Like what happen to our neighbors But lets hold it off as long as possible. Thank you for asking

586) We are strongly opposed to any type of city sewer expansion whatsoever!

588) Thank you for all your hard work and efforts. (The silent majority).

594) Before anything else we need to address water runoff issues during storms. This is a bigger more immediate problem than purchasing land, etc. This effects the safety and well being of the residents.

595) Bigger is not better. We have a finite amount of space in Russell. There is a comfortable density of people now and we are able to maintain our rural atmosphere. This is very special. We do not want to lose it.

596) Let's keep Russell pretty much as is – road-widening nonsense & tree cutting alongside roads – ridiculous (as is Hemlock Point Rd.) Let's contain/get rid of auto-wrecking. Also-we want to be able to choose our Trash collection company, not let township do it.

597) Russell is an interesting mix of rural poor and elderly vs. affluent business/professional types with a mass of middle class families in between. The needs/priorities of these groups are different. However, all residents could be healthier and happier if it were easier to be outdoors & active on pathways and bike lanes. To the extent that development occurs, Russell should push itself to become an ecofriendly township with net-zero or nega-watt housing & businesses.

601) It would be nice if prior notification was given before county or state officials made large changes to properties that would affect the rural character of Russell Township.

603) 1. I am concerned about land management policy & practices for currently owned preserve property. Large parcel at about 9300 Fairmount open field when purchased is becoming overgrown with buckthorn & other invasive species. 2. More coordinated work with Geauga Park district on property management. 3. A "Russell center"-including township, open areas and adequate commercial. Commercial development should remain limited but include

enough (some expansion) to allow commercial activities to thrive and reinforce each other, particularly Routes 87/306 and at 306/Music. 4. Possibly include a) B&B zoning; b) home office/service with minor auto traffic.

604) To stay here I cannot pay for what hasn't already been here. No additional bike trails, parks etc. Go live elsewhere if that's what you expect in a rural community.

605) That I've always lived here and it hasn't changed much. Most of the changes are for the better. Now I can share the same experiences with my children. There is not a lot of noise or traffic. I have got to drink well or spring (natural) water all my life. Russell is safe, non-crowded and everybody doesn't live on top of one another. 1. Prevention of urban sprawl. 2. Protecting ourselves against commercialization.

606) I worry about water quality from fracking-I won't be able to sell my house. I would like bike lanes I think apartments, condos-would put a strain on the water supply.

607) This should be sent out in January when there is nothing else to do.

608) I moved to this area for peace and quiet. Unfortunately, each year there is more traffic, loss of natural places, and uncontrolled, unmonitored clearing & building. I don't consider that progress.