

**Minutes: Russell Township Zoning Commission
Russell Fire-Rescue Station
May 24, 2017**

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

Also in attendance: Shane Wrench, Zoning Inspector; Jennell Dahlhausen, Zoning Secretary; Charlie Butters; Janet Hargrave; Jennifer Prizzi; Alex Prizzi.

Mr. Warren called the meeting to order at 5:37 p.m.

The Public Hearing was properly advertised in the Chagrin Valley Times.

Mr. Kotowski moved to open the Public Hearing on Amendment ZC2017-1 to the Zoning Resolution, seconded by Mr. Dickinson. Motion passed unanimously.

**PUBLIC HEARING: ZONING AMENDMENT ZC2017-1 – MAP CHANGE – REZONE 1
PARCEL OWNED BY RUSSELL PARK COMMISSION TO PPD PASSIVE PARK DISTRICT**

Mr. Warren explained that amendment ZC2017-1 would rezone the undeveloped parcel of the Modroo Farm, recently purchased by the Russell Park Commission at PP#26-214299 Hemlock Road, from the current zoning classification of R-3 Residential to PPD Passive Park District. Rezoning the parcel as Passive Park District is consistent with the current land use guide plan's emphasis on preserving open green space within the Township.

Mr. Warren stated that the Geauga County Planning Commission reviewed the amendment and recommended its approval.

Ms. Hargrave stated her property is right next to PP#26-214299 and she is concerned about the use of the property. Ms. Hargrave was referred to the Russell Park Commission to discuss these concerns.

There was no additional public comment concerning the amendment.

Mr. Dickinson moved to close the public hearing for amendment ZC2017-1, seconded by Mr. Kotowski. Motion passed unanimously.

Mr. Kotowski moved to recommend the approval of amendment ZC2017-1 to the Russell Township Zoning Resolution, to rezone PP#26-214299 Hemlock Road, from the current zoning classification of R-3 Residential to PPD Passive Park District, seconded by Mr. Dickinson. Roll call: Mr. Warren – yes, Mr. Kotowski – yes, Mr. Dickinson – yes. Motion passed.

Mr. Warren said the next process for the amendment is its final approval from the Trustees.

MINUTES OF APRIL 26, 2017: *Mr. Dickinson moved to approve the minutes of the April 26, 2017 meeting, seconded by Mr. Kotowski. Motion passed unanimously.*

OTHER BUSINESS: The progress of the Land Use Guide Plan was discussed. Mr. Kotowski said converting his document is difficult so he will meet with the Zoning Secretary to match the same format with the word document created.

The commission reviewed the topics discussed at the workshop meeting. The topic they would like to focus on the most right now is driveway placement in residential districts. They asked the Zoning Secretary to find some other surrounding communities requirements so they can be reviewed at the next meeting.

Mr. Dickinson will attend the Ethics Training at Lakeland Community College on June 1st.

Being that there was no further business to come before the Commission, Mr. Dickinson moved to adjourn, seconded by Mr. Warren. The meeting adjourned at 6:18 p.m.

Jennell Dahlhausen
Zoning Secretary

Date

Tom Warren
Chairman

Date