

**Minutes: Russell Township Zoning Commission
Russell Fire-Rescue Station
September 27, 2017**

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

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

Mr. Warren called the meeting to order at 7:34 p.m.

MINUTES OF AUGUST 30, 2017: *Mr. Dickinson moved to approve the minutes of the August 30, 2017 meeting, seconded by Mr. Kotowski. Motion passed unanimously.*

PROPOSED ZONING AMENDMENT ZC 2017-2 – AMENDING THE RUSSELL TOWNSHIP ZONING RESOLUTION TO ADD A 10 FOOT SIDEYARD SETBACK FOR RESIDENTIAL DRIVEWAYS

Mr. Warren moved to open the Public Hearing on Amendment ZC 2017-2 to the Zoning Resolution, seconded by Mr. Dickinson. Motion passed unanimously.

There was no public present to comment on the amendment.

The Zoning Inspector brought up some concerns with the enforcement of a driveway setback since we don't require a permit. New constructions show a proposed drive on the plans but most of Russell Township is developed, which means most of the township would be grandfathered to the current zoning. The Zoning Inspector indicated that the Fiscal Officer had expressed these concerns to him.

Mr. Kotowski said he would like to see something designated in the Zoning Resolution as a safeguard to residents.

The Zoning Inspector stated that he feels 10 feet is a large setback and asked the commission to consider decreasing the proposed amendment.

The Zoning Secretary stated that the Geauga County Planning Commission reviewed the amendment and recommended its approval. She also spoke to the Planning Commissioner, Dave Dietrich, about the enforcement concerns and he recommended that something be established in the Zoning Resolution, even if the commission decides to decrease the proposed 10 foot setback to about 2 or 3 feet.

After much discussion, the commission stated they would like the Zoning Inspector and Zoning Secretary to look into what other neighboring communities require to enforce their driveway setbacks. The commission also stated it would like to invite the Fiscal Officer to the next meeting if he would like to discuss these issues further.

Mr. Warren moved to continue the Public Hearing on Amendment ZC 2017-2 to the Zoning Resolution, seconded by Mr. Dickinson. Motion passed unanimously.

Mr. Warren moved to cancel the October meeting and change the November meeting to Wednesday, November 15th at 7:30 p.m., seconded by Mr. Dickinson. Motion passed unanimously.

Mr. Warren moved to schedule the continuance of the Public Hearing for Amendment ZC 2017-2 for Wednesday, November 15th at 7:30 p.m., seconded by Mr. Dickinson. Motion passed unanimously.

OTHER BUSINESS: The Commission discussed the progress of the Land Use Guide Plan. There were a few small changes the Zoning Secretary will make and the commission discussed a cover picture.

Mr. Warren moved to recommend the draft Land Use Guide Plan to the Township Trustees, seconded by Mr. Kotowski. Motion passed unanimously.

Being that there was no further business to come before the Commission, Mr. Kotowski moved to adjourn, seconded by Mr. Dickinson. The meeting adjourned at 8:20 p.m.

Jennell Dahlhausen
Zoning Secretary

Date

Tom Warren
Chairman

Date