

FORM NO. 31

RECOMMENDATION OF THE
RUSSELL TOWNSHIP ZONING COMMISSION
CONCERNING A PROPOSED AMENDMENT
TO THE RUSSELL TOWNSHIP ZONING RESOLUTION
O.R. C. SECTION 519.12 (E)

The Russell Township Zoning Commission, Geauga County, Ohio, met in session on the 25 day of August, 2021, at Town Hall with the following members present:

Benjamin J. Kotowski
Print Name: BENJAMIN J. KOTOWSKI

James G. Dickinson
Print Name: JAMES G. DICKINSON

Barry Rogers
Print Name: BARRY ROGERS

NATHAN B. WYNVEEN
Print Name: NATHAN B. WYNVEEN

Chris Storman
Print Name: CHRIS STORMAN

MR. Barry Rogers moved the adoption of the following motion:

That the Russell Township Zoning Commission recommend the approval of the proposed amendment to the Russell Township Zoning Resolution as attached hereto

MR. Jim Dickinson seconded the motion and the roll being called the vote of the Russell Township Zoning Commission was as follows:

Member	Yes or No
<u>Benjamin J. Kotowski</u> Print Name: <u>BENJAMIN J. KOTOWSKI</u>	<u>YES</u>
<u>James G. Dickinson</u> Print Name: <u>JAMES G. DICKINSON</u>	<u>yes</u>

Member

Yes or No

Bary Rogers

YES

Print Name: BARY ROGERS

Nathan

YES

Print Name: NATHAN B. WYNVEEN

Chris Storman

YES

Print Name: CHRIS STORMAN

Adopted the 25th day of August, 2021.

Attested to by: Mrs. Cathleen Birli
Secretary, Russell Township Zoning Commission

Print Name: Cathleen Birli

Received by Russell Township Board of Township Trustees this _____ day of _____, 20_____.

Russell Township Fiscal Officer

Print Name: _____

FORM NO. 32

SUBMISSION OF A RECOMMENDATION OF THE
Russell TOWNSHIP ZONING COMMISSION ON A
PROPOSED AMENDMENT TO THE
Russell TOWNSHIP ZONING RESOLUTION TOGETHER WITH THE
(RESOLUTION) (MOTION) (APPLICATION), AND THE TEXT (AND THE MAP)
PERTAINING THERETO AND THE RECOMMENDATION OF THE
COUNTY PLANNING COMMISSION TO THE
Russell TOWNSHIP BOARD OF TRUSTEES
O.R.C. SECTION 519.12(E)

The Russell Township Zoning Commission hereby submits the attached
recommendation on the proposed amendment, identified as number 2021-02 to the
Russell Township Zoning Resolution together with the attached (resolution) (motion)
(application), and text (and map) pertaining thereto and the attached recommendation of the
Geauga County Planning Commission to the Russell Township Board of Township
Trustees this 25th day of August, 2021.

Russell Township Zoning Commission

Print Name: Benjamin Kotowski

Benjamin Kotowski

Print Name: JAMES DICKINSON

James Dickinson

Print Name: SALLY ROGERS

Sally Rogers

Print Name: NATHAN B. WYNVEEN

Nathan B. Wynveen

Print Name: Chips Storman

Chips Storman

Secretary, Township Zoning Commission

Print Name: Cathleen Biele-Cathleen Biele

Attested to by:

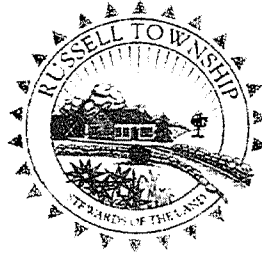
Received by _____ Township Board of Township Trustees this _____ day of
_____, 20 ____.

Township Fiscal Officer

Print Name: _____

Replacement Page 5/1/06

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P.O. Box 522
Novelty, OH 44072



Phone: 440-338-5811
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Russell Township Zoning

Billboard Amendment 2021-02

**Addition to Section 4.11(D) (Signs)
Prohibiting Signs in ALL Districts**

**Conditional Use Regulations - Billboards
Section 6.5(H)
Section 5.3.1(C)
Section 5.3.2(C)
DELETE**

Existing Language to be Removed in Black Font and Struck Through

Russell Township Zoning Office

4.11 SIGNS

A. Types of Signs

- 1. "Billboard" means an outdoor advertising device which advertises an activity, service or product located on a lot other than a lot at which such activity or service occurs or which product is sold or manufactured, or an advertising device erected by a company or individual for the purpose of selling advertising messages for profit. A billboard is an "off-premises" sign. (Amended March 21, 2003 - Amendment No. 2002-3)
2. "Bulletin board" means an announcement which directs attention to the name of the business or establishment, the goods or commodities produced and/or sold, and/or the services rendered on the premises upon which such sign is located, and is so designed those characters, letters or illustrations can be changed or re-arranged without altering the basic face or surface of the sign.
3. "Business or professional" means a sign which directs attention to the name of the business or establishment, the goods or commodities produced and/or sold, and/or the services rendered on the premises upon which such sign is located.
4. "Development" means a sign indicating the name, address and/or occupants of a residential housing development or subdivision. (Amended September 15, 2000 - Amendment No. 2000-2)
5. "Directory" means a sign on which the names and locations of occupants and/or use of the building is given.
6. "Governmental" means a sign located or erected by a political subdivision pursuant to law and serving an official function such as traffic control. (Amended 08/19/05 - Amendment No. 2005-2)
7. "Nameplate" means a sign indicating the name and/or address of the occupant of the premises.
8. "Real estate" means a sign directing attention to the promotion, development, rental, sale or lease of real property.
9. "Construction" means a sign indicating the name of a business and directing attention to a site where actual work of construction, alteration, maintenance, or repair of a building, structure or landscaping on the lot is taking place pursuant to a contract between the landowner and the business named. (Amended June 28, 1996 - Amendment No. 96-3)

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2. No sign shall include any parts or elements which revolve, rotate, whirl, spin or otherwise make use of motion to attract attention.
 3. No sign shall be installed, erected or attached in any form, shape or manner to a fire escape or any door or window providing access to any fire escape or exit.
 4. No sign or part thereof shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners or other similar moving devices. Such devices, as well as strings of lights, shall not be used for the purpose of advertising or attracting attention.
 5. No sign shall be placed within any public right-of-way except governmental signs.
 6. Should any sign be or become unsafe, in disrepair, or be in danger of falling, the owner of the real property upon which the sign is located shall, upon written notice from the Zoning Inspector, proceed at once to put such sign in a safe and secure condition or remove the sign.

→ D. Prohibited Signs in All Districts

The following signs shall be prohibited in all zoning districts:

1. Signs which prevent the driver of a vehicle from having a clear and unobstructed view of official governmental signs and/or approaching or merging traffic.
2. Signs which interfere with, imitate or resemble an official governmental sign, signal or device.
3. Signs illuminated so as to interfere with the effectiveness of or which obscure an official governmental sign, signal or device.
4. Roof signs.

E. Governmental Signs Exempted

Signs erected and maintained pursuant to or required by any law or governmental regulation shall be exempt from the provisions of this Resolution.

F. Signs Permitted in All Districts Not Requiring a Zoning Certificate

The following types and designs of signs may be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered in all zoning districts without a zoning certificate or fee but subject to the following limitations:

1. One (1) real estate sign per lot, dwelling unit or use with a maximum area of five (5)

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2. Only the following types of signs may be located, erected, moved, constructed, reconstructed, extended, enlarged, converted, or structurally altered in the commercial, office building and limited business zoning districts upon the issuance of a zoning certificate and subject to the following limitations:
 - a. Bulletin board signs.
 - b. Business or professional signs.
 - c. Billboards shall be classified as a conditional use and shall be subject to the procedures and general conditions set forth in Section 6. (Amended March 21, 2003 - Amendment No. 2002-3)

I. Measurement of Signs

1. Area - The surface or face of a sign shall be computed as including the entire area with a regular, geometric form or combinations of regular geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not displaying advertising matter shall not be included in computation of surface area.
2. Height - The height of a sign shall be measured from the average finished grade level adjacent to the base of the sign and vertically to the highest point of such sign including frames and structural members.

J. Maximum Height Requirements

(Amended August 20, 2016 – Amendment No. 2016-2)

1. Projecting and wall signs shall not exceed the height of the wall face to which such signs are attached.
2. Ground signs shall have a maximum height of six (6) feet in the C-S-1, C-S-2, O-B and LB zones and five (5) feet in R zones.

K. Minimum Yard Requirements

1. Ground signs shall have a minimum setback of ten (10) feet from the front lot line.
2. Ground signs shall have a minimum setback of ten (10) feet from the side lot lines.

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2. No sign shall include any parts or elements which revolve, rotate, whirl, spin or otherwise make use of motion to attract attention.
 3. No sign shall be installed, erected or attached in any form, shape or manner to a fire escape or any door or window providing access to any fire escape or exit.
 4. No sign or part thereof shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners or other similar moving devices. Such devices, as well as strings of lights, shall not be used for the purpose of advertising or attracting attention.
 5. No sign shall be placed within any public right-of-way except governmental signs.
 6. Should any sign be or become unsafe, in disrepair, or be in danger of falling, the owner of the real property upon which the sign is located shall, upon written notice from the Zoning Inspector, proceed at once to put such sign in a safe and secure condition or remove the sign.

D. Prohibited Signs in All Districts

The following signs shall be prohibited in all zoning districts:

1. Signs which prevent the driver of a vehicle from having a clear and unobstructed view of official governmental signs and/or approaching or merging traffic.
2. Signs which interfere with, imitate or resemble an official governmental sign, signal or device.
3. Signs illuminated so as to interfere with the effectiveness of or which obscure an official governmental sign, signal or device.
4. Roof signs.

E. Governmental Signs Exempted

Signs erected and maintained pursuant to or required by any law or governmental regulation shall be exempt from the provisions of this Resolution.

F. Signs Permitted in All Districts Not Requiring a Zoning Certificate

The following types and designs of signs may be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered in all zoning districts without a zoning certificate or fee but subject to the following limitations:

1. One (1) real estate sign per lot, dwelling unit or use with a maximum area of five (5)

- 5.3.1 **C-S-1 Commercial and Services One Zone** – Located at the intersection of S.R. 306 and S.R. 87 as shown on the Russell Township Zoning Map.

In order to provide for the development of small retail and services establishments to serve the daily shopping and service needs of the growing Township population in an orderly, safe, and attractive manner and within easy and convenient distance of residential areas within the Township, the C-S-1 Commercial and Services One Zone is established according to the following regulations:

- A. **Permitted Uses - Retail establishments providing goods and services regularly purchased by residents of the Township for their ordinary household needs, such as food stores, drug stores, clothing and apparel shops, hardware stores, and florist shops, but not including gasoline service stations or service garages.**
- .. Commercial service establishments including barber shops, banks, real estate offices, medical, dental, and similar professional offices, shoe repair, tailor, and similar service shops.
 - .. Public uses, lands and facilities.
 - .. Agricultural uses according to the provisions of Section 4.10 (Amended June 27, 1977 - Amendment No. 16)
- B. **Permitted Accessory Uses**
- .. Private garage space for the storage of commercial vehicles in conjunction with any business or service uses permitted in this Zone
 - .. Other customary accessory uses and structures which are clearly incidental to the principal uses or structures
- C. **Conditional Uses - The following conditional uses are permitted subject to all provisions, requirements and procedures set forth in Section 6 of this Resolution.**
- .. Churches
 - .. Private or commercial recreational facilities
 - .. Gasoline service stations and service garages. Service stations primarily devoted to servicing trucks shall not be permitted.
 - .. Restricted research and administrative office campuses
 - .. ~~Billboards~~ (Amended August 25, 2021 – Amendment No. 2021-02)
 - .. Adult oriented businesses
 - .. Retail Food Service within the 208 service plan area approved by the Township Trustees
- D. **Minimum Lot Area - Lot area shall be sufficient to provide for all requirements of setback, yards, off-street parking, building coverage, buffers and lot coverage specified for this Section, but shall in no case be less than one acre.**

entrance and exit and shall be separated by suitable plantings to a fifteen (15) foot minimum width at the road right-of-way, sufficient to prevent vehicular use between the defined driveways. (Amended June 27, 1977 - Amendment No. 16)

- L. **Size of Buildings** - Not more than one separate building may be placed on a lot in common ownership or control. No separate establishment shall exceed five thousand (5,000) square feet of floor area. No building may be subdivided into more than five (5) separate establishments, either related or unrelated as permitted under this Resolution. An establishment shall be an entity of individual purpose and physical separation from all others. If in a multi-use building, it shall have floor-to-ceiling walls without openings, with separate entrances and exits. (Amended June 27, 1977 - Amendment No. 16)
- M. **Maximum Lot Coverage** - Lot coverage shall not exceed forty percent (40%). (Amended November 15, 2002 - Amendment No. 2002-1)

5.3.2 C-S-2 Commercial and Services Two Zone – Located at the intersection of S.R. 306 and Music Street as shown on the Russell Township Zoning Map.

In order to provide for the development of small retail and services establishments to serve the daily shopping and service needs of the growing Township population in an orderly, safe, and attractive manner and within easy and convenient distance of residential areas within the Township, the C-S-2 Commercial and Services Two Zone is established according to the following regulations:

- A. **Permitted Uses** - Retail establishments providing goods and services regularly purchased by residents of the Township for their ordinary household needs, such as food stores, drug stores, clothing and apparel shops, hardware stores, and florist shops, but not including gasoline service stations or service garages.
 - .. Commercial service establishments including barber shops, banks, real estate offices, medical, dental, and similar professional offices, shoe repair, tailor, and similar service shops.
 - .. Public uses, lands and facilities.
 - .. Agricultural uses according to the provisions of Section 4.10 (Amended June 27, 1977 - Amendment No. 16)
- B. **Permitted Accessory Uses**
 - .. Private garage space for the storage of commercial vehicles in conjunction with any business or service uses permitted in this Zone
 - .. Other customary accessory uses and structures which are clearly incidental to the principal uses or structures
- C. **Conditional Uses** - The following conditional uses are permitted subject to all provisions,

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- .. Churches
 - .. Private or commercial recreational facilities
 - .. Gasoline service stations and service garages. Service stations primarily devoted to servicing trucks shall not be permitted.
 - .. Restricted research and administrative office campuses
 - .. ~~Billboards~~ (Amended August 25, 2021 – Amendment No. 2021-02)
- D. Minimum Lot Area - Lot area shall be sufficient to provide for all requirements of setback, yards, off-street parking, building coverage, buffers and lot coverage specified for this Section, but shall in no case be less than one acre.
- E. Minimum Lot Dimensions - Lot width and frontage shall be not less than one hundred (100) feet.
- F. Minimum Yard Dimensions
- .. Each lot shall have a front yard of not less than seventy (70) feet
 - .. Each lot shall have a rear yard of not less than twenty-five (25) feet
 - .. Each side yard shall be not less than fifteen (15) feet, except that any side yard abutting a residential zone shall be not less than thirty (30) feet, and the street side of a corner lot shall be the same as the front yard required for abutting properties fronting on that street.
- G. Maximum Height of Buildings - No building, including appurtenant or accessory structures such as towers, turrets, light poles, or antennas shall exceed the height of two and one-half (2 1/2) stories or measure more than thirty-six (36) feet in height from building grade, whichever is less. (Amended June 27, 1977 - Amendment No. 16)
- H. Maximum Building Coverage - Total building coverage including all accessory buildings and structures on any lot shall not exceed forty (40) percent of the total lot area. (Amended June 27, 1977 - Amendment No. 16)
- I. Off-street Parking - One off-street parking space shall be provided for each two hundred (200) square feet of gross floor area. Each parking space shall be ten (10) feet wide and twenty (20) feet long, and shall be measured exclusive of driveways and passageways giving access thereto. (Amended June 27, 1977 - Amendment No. 16)
- J. Buffer Zones - Where adjacent to residentially zoned property, a minimum of a fifteen (15) foot buffer zone shall be maintained from any building, parking area, or driveway to the lot line in addition to the required side yard clearance of thirty (30) feet and rear yard clearances of twenty-five (25) feet as specified in Section 5.3.2 (F) of this Resolution. The buffer zone shall be suitably planted and maintained by the owner with evergreens and shrubbery that contains year-round foliage with said plantings to be at least four (4) feet wide, six (6) feet in height, and densely planted. However, such planting located

6.5. H. (RESERVED)

(Amended August 25, 2021 - Amendment No. 2021-02)

~~Recognizing that billboards may be desirable within the Township to serve the growing population of the area if developed in accordance with the development objectives of the Township and with due regard for the impact of such uses upon traffic flow, adjacent land uses, and the visual character of the area, an application for approval of plans for any such use may be made for land within the Township in accordance with the following standards and requirements:~~

~~A billboard shall be classified as a commercial use and may be allowed in any C-S Commercial & Services zone or O-B Office Building zone or on any land used for agricultural purposes. Billboards shall be prohibited in all other zoning districts. No billboard shall be located, erected, constructed, reconstructed, enlarged or altered without first obtaining a conditional zoning certificate in accordance with this resolution. Alteration shall not include changing the content or elements of the sign face, or ordinary maintenance of structural components such as painting, and shall not require the issuance of a conditional zoning certificate.~~

~~No application for a conditional zoning certificate shall be approved for a billboard and a conditional zoning certificate issued therefor unless it complies with all of the following conditions. Each billboard shall be subject to the issuance of a separate conditional zoning certificate.~~

- ~~1. There shall be no more than two (2) faces or advertising surfaces on a billboard structure. Each face of a billboard shall be considered a separate sign. The face shall be the readable copy area or panel devoted to advertising purposes visible to traffic proceeding along a road in one direction. There shall not be more than one (1) billboard structure with a maximum of two (2) sign faces on a lot.~~
- ~~2. A billboard shall be the principal use of the lot on which it is located.~~
- ~~3. The sign face area of a billboard shall be included in determining the maximum allowable signage on a lot for the zoning district in which it is located.~~
- ~~4. Billboards shall be spaced a minimum of 250 feet apart. Such spacing shall be measured in all directions from the nearest portion of the proposed billboard to the nearest portion of the next billboard, whether on the same side or opposite side of the road right of way. The measurement shall not be limited to the boundaries of the Township where the affected road extends beyond such boundaries.~~

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- ~~5. A billboard shall be set back a minimum of 50 feet from any residential zoning district boundary. The setback shall be measured from the nearest zoning district boundary line to the nearest portion of the billboard.~~
 - ~~6. A billboard shall be set back a minimum of 50 feet from an existing residential dwelling, a church or place of worship, a cemetery, a school, a public park or playground, a public library or a daycare center. The setback shall be measured from the nearest lot line to the nearest portion of a billboard.~~
 - ~~7. A billboard shall be setback a minimum of 70 feet from any front lot line. The setback shall be measured from the front lot line to the nearest portion of the billboard.~~
 - ~~8. A billboard shall be set back a minimum of 30 feet from any side lot line. The setback shall be measured from the nearest side lot line to the nearest portion of the billboard.~~
 - ~~9. A billboard shall be set back a minimum of 30 feet from any rear lot line. The setback shall be measured from the nearest rear lot line to the nearest portion of the billboard.~~
 - ~~10. A billboard shall be set back a minimum of 250 feet from the intersection of any public roads, measured from the edge of the nearest road right of way to the nearest portion of the billboard.~~
 - ~~11. A billboard shall be set back a minimum of 100 feet from any building on a lot. The setback shall be measured from the nearest portion of a building to the nearest portion of the billboard.~~
 - ~~12. The maximum height of a billboard shall be 25 feet measured vertically from the average finished grade within ten (10) feet of the support base or pole(s) supporting the billboard to its highest point, including any structural members.~~
 - ~~13. The maximum sign face area of a billboard shall be 128 square feet (8 x 16 feet).~~
 - ~~14. No billboard shall be located on top of, cantilevered, or otherwise suspended from or attached to any building.~~
 - ~~15. A billboard projecting over a driveway shall have a minimum clearance of 10 feet between the lowest point of the sign and the finished driveway grade.~~

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- ~~16. A billboard may be illuminated, provided such illumination is concentrated on the sign face and is so shielded as to prevent glare or reflection onto any portion of an abutting road, oncoming vehicles, or a contiguous lot. Any lighting device shall employ lighting of a constant intensity. Flashing, rotating or oscillating lighting shall be prohibited. Illumination shall not interfere with the effectiveness or obscure an official traffic sign, device or signal.~~
 - ~~17. A billboard shall not employ any elements which revolve, whirl, spin or otherwise make use of motion.~~
 - ~~18. All wiring, fittings, and materials used in the construction, connection and operation of a billboard shall comply with the applicable provisions of the building and electrical codes enforced by the Geauga County Building Department. Proof of compliance with such codes shall be provided by the applicant.~~
 - ~~19. The applicant shall demonstrate that the billboard complies with all of the applicable provisions of O.R.C. Chapter 5516 and O.A.C. Chapter 5501.~~
 - ~~20. A billboard shall be included in determining the maximum coverage of buildings and structures on a lot for the zoning district in which it is located.~~
 - ~~21. A billboard shall not be located within a regulatory floodplain per the latest version of the Federal Emergency Management Agency's Flood Insurance Rate Maps of Geauga County.~~
 - ~~22. A billboard shall not be located within a jurisdictional wetland as defined by the U.S. Army Corps of Engineers.~~
 - ~~23. The name, telephone number, and address of the owner or lessee shall be permanently shown on the billboard.~~
 - ~~24. Billboard sign faces shall be neatly painted or posted at all times and the billboard structure shall be kept in a safe state of repair.~~
 - ~~25. A billboard that becomes damaged and is not repaired, or a billboard that is no longer in use, shall be removed within thirty (30) days.~~