

Minutes: Russell Township Zoning Commission
Russell Town Hall
April 27, 2022

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

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

The meeting was called to order at 7:01 p.m.

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

Mr. Dickinson made the motion to accept the meeting agenda, Mr. Rogers seconded the motion and it passed unanimously.

Resolution Book: Section 1

The Commission verified 1996 is the original version and 2012 was the update.

Section 1: Section 1.2

The Commission would like Dave to elaborate on the definition of Jurisdiction in Section 1.2.

Section 1: Section 1.3 – Statement of Purpose – Additional Purposes

The Commission will research ORC 519 to verify the added section “Additional Purposes” (B) on regulating height, bulk, stories and percentages of lot for buildings.

The Commission will need an official statute for “Additional Purposes” (C) and (H).

Purposes of these regulations are for health and safety issues.

Section 2: Definition Terms

Dr. Stormann wanted to know where the collection of definitions came from.

Mr. Rogers and Mr. Kotowski questioned if they came from court cases and if they are legal.

Mr. Wynveen questioned if these definitions will be cross-referenced and will they be replacements or additions.

Definition Questions for Mr. Dietrich

Basement: wall or earth? Is square footage calculated using the basement in the total square footage of the home? Is a crawl space a basement? The Zoning Inspector said that minimum footage of basement is 1200 sq. ft. or 1500 sq. ft depending on the size of the home

Club: How many guests/members?

Construction Equipment: Would a barn be ok for work equipment?

Dwelling: Does this include mobile homes?

Family: Not exceeding five members? Targets group homes?

Floor Area: Does it include basements?

Home Occupation: Needs to be acceptable and consistent.

Lot Area: Five acres are not included in the Right of Way? Does the ROW start at the center line of the road?

Public Utility?

Weland Isolated?

Riparian ?

Agritourism?

The Zoning Secretary will let Mr. Dietrich know to continue with the next section/sections for the Zoning Commission meeting, May 25, 2022.

Music Street and Chillicothe Road Intersection:

Mr. Wynveen will present the letter for the owners to the Trustees at their next meeting, Thursday, May 5, 2022.

Wetland Setback Code:

Mr. Rogers stated that buffers are different.

Mr. Dickinson said that having a wetland setback code will slow down flooding.

Mr. Wynveen asked if all wetlands are riparian and can they be designated as wetlands? Mr. Dickinson said No, they can identify wetlands on the Geauga Real Link site.

Mr. Dickinson will do more research.

Notices for Homeowners on the website:

The Commission will check over and make revisions. These could be added to the FOQ section of the website.

Air BNB Legal Action Update:

The Zoning Inspector said the County Prosecutor needed the owner’s address.

Mr. Wynveen suggested using the Secretary of State website to find the owner’s address.

Zoning Workshop:

The workshop will be at Punderson Manor, in Newbury, Friday, June 24, 2022.

More information will be available soon.

No Public Comments were Received

Minutes:

The Commission signed the amended minutes from the February 23, 2022 meeting.

The Commission reviewed and signed minutes from the March 23, 2022 meeting.

Mr. Dickinson made the motion to adjourn, Mr. Rogers seconded the motion and the meeting adjourned at 8:45 p.m.

Respectfully Submitted,

Mrs. Cathleen Birli 7-27-22
Mrs. Cathleen Birli Date
Zoning Commission Secretary

Ben Kotowski 7/27/22
Mr. Ben Kotowski Date
Chairman