

Minutes: **Russell Township Zoning Commission**
 Russell Township Community Room
 August 27, 2025

Present: Barry Rogers, Chairman
 Jim Dickinson
 Shannon Stanich
 Chris Stormann

Regrets Nathan Wynveen

Also in attendance: Kristina Port, Trustee
 Bonnie Guyer, Zoning Secretary

The meeting was called to order at 6:00p.m.

Agenda:

Zoning Resolution Book Update

- Final review of all sections for remaining edits.

- Mr. Rogers, Motion to Initiate an Amendment to the Russell Township Zoning Resolution. Mr. Dickinson seconded the motion. The motion passed. Roll call vote and signed Form 22 attached.

- Ms. Stanich, Motion to Set a Date for a Public Hearing on a Proposed Amendment to the Russell Township Zoning Resolution. Dr. Stormann seconded the motion. The motion passed. Roll call vote and signed Form 27 attached.

- Form 29, Notice of a Public Hearing attached.

- Form 30, Transmission of a Copy of the Motion Application. Signed form attached.

Other Items

- Information from the Ohio Township Newsletter as provided in an update by Ms. Stanich included articles regarding short-term rentals.
- Solar panels and setbacks were discussion items at the Zoning Roundtable attended by Dr. Stormann.
- Ms. Stanich attended The Township Quarterly meeting.

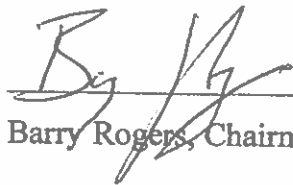
Review and Accept May Minutes

June 25, 2025, minutes were reviewed and there were no additional comments. Ms. Stanich motioned to accept June 25, 2025, minutes. Dr. Stormann seconded the motion and upon roll call the vote was Mr. Dickinson-yes; Ms. Stanich-yes; Dr. Stormann-yes; Mr. Rogers-yes. The motion passed.

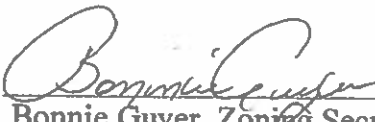
Adjourn

Meeting adjourned at 8:00 p.m.

Respectively Submitted,


Barry Rogers, Chairman

9-24-25
Date


Bonnie Guyer, Zoning Secretary

9-24-2025
Date

FORM NO. 22

MOTION TO INITIATE AN AMENDMENT TO THE
RUSSELL TOWNSHIP ZONING RESOLUTION

O.R.C. SECTION 519.12(A)

Bonny Rogers moved the adoption of the following motion:

That an amendment to the RUSSELL Township Zoning Resolution, identified as number 20 2025-1 consisting of _____ pages, marked Exhibit A and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the RUSSELL Township Zoning Commission this 27 day of August, 20 25.

Jim Dickinson seconded said motion. Upon the roll being called, the vote of the members of the zoning commission was as follows:

Member	Yes or No
<u>Jim Dickinson</u> Print Name: <u>Jim Dickinson</u>	<u>y</u>
<u>Shannon Stanich</u> Print Name: <u>Shannon Stanich</u>	<u>y</u>
<u>Chris Stormann</u> Print Name: <u>Chris Stormann</u>	<u>y</u>
<u>Nathan Wynde</u> Print Name: <u>Nathan Wynde</u>	<u>y</u>
<u>Bonny Rogers</u> Print Name: <u>Bonny Rogers</u>	<u>y</u>
Attested to by:	

Bonnie Guyer
Secretary, Township Zoning Commission

Print Name: Bonnie Guyer

8-27-2025
Date

Note: Existing text, in the attached exhibit, to be deleted shall be in strike-through and proposed text shall be highlighted.

Replacement Page 3/3/14

FORM NO. 27

MOTION TO SET A DATE
FOR A PUBLIC HEARING ON A
PROPOSED AMENDMENT TO THE
RUSSELL TOWNSHIP ZONING RESOLUTION

O.R.C. SECTION 519.12(A) or (E)

The RUSSELL Township (~~Board of Township Trustees~~) (Zoning Commission),
Geauga County, Ohio, met in Special session on the 27 day of August,
20 25, at 6:00 PM with the following members present.

Jim Dickinson
Print Name: Jim Dickinson

Shannon Struch
Print Name: Shannon Struch

Chris Stormann
Print Name: Chris Stormann

Nathan Wynveen
Print Name: Nathan Wynveen

Barry Rogers
Print Name: Barry Rogers

Shannon Struch moved the adoption of the following motion:

That the RUSSELL Township (~~Board of Township Trustees~~) (Zoning Commission)
conduct a public hearing on the proposed amendment, identified as number ZC 2025-1 to the
RUSSELL Township Zoning Resolution as attached hereto on the 24 day of
SEPTEMBER, 20 25 at 6:00 o'clock P.m. at the RUSSELL Township Community Room.

Replacement Page 5/1/06

Chris Stormann seconded the motion and the roll being called, the vote of the
Russell Township (Board of Township Trustees) (Zoning Commission) was as follows.

Member	Yes or No
<u>Jim Dickinson</u> Print Name: <u>Jim Dickinson</u>	<u>yes</u>
<u>Shannon Stanich</u> Print Name: <u>Shannon Stanich</u>	<u>yes</u>
<u>Chris Stormann</u> Print Name: <u>Chris Stormann</u>	<u>yes</u>
<u>Nathan Wyveen</u> Print Name: <u>Nathan Wyveen</u>	<u>yes</u>
<u>Bobby Rogers</u> Print Name: <u>Bobby Rogers</u>	<u>yes</u>

Adopted the 27 day of August, 2025.

Attested to by:

Bonnie Guyer
(Township Fiscal Officer)
(Secretary, Township Zoning Commission)

Print Name: Bonnie Guyer

Note: Upon the adoption of the motion, or the certification of the resolution, or the filing of the application for a proposed zoning amendment, the township zoning commission shall set a date for a public hearing thereon, which date shall not be less than twenty (20) nor more than forty (40) days from the date of the adoption of such motion, or the certification of such resolution, or the filing of such application.

The board of township trustees shall, upon receipt of the recommendation of the township zoning commission on a proposed zoning amendment, set a time for a public hearing on such proposed amendment, which date shall not be more than thirty (30) days from the date of the receipt of the recommendation from the township zoning commission.

Replacement Page 5/1/06

FORM NO. 29
NOTICE OF A PUBLIC HEARING
ON A MOTION
PROPOSING TO AMEND THE
RUSSELL TOWNSHIP ZONING RESOLUTION
O.R.C. SECTION 519.12(D)

Notice is hereby given that the Russell Township Zoning Commission will conduct a public hearing on a motion which is an amendment, identified as number ZC2025-1 to the Russell Township Zoning Resolution at Russell Township Community Room at 6:00pm on September 24, 2025.

The motion proposing to amend the zoning resolution will be available for examination in the Russell Township Zoning Office from 9:00 am to 3:00 pm, Monday through Friday, from September 4, 2025, through September 24, 2025.

After the conclusion of the public hearing, the matter will be submitted to the board of township trustees for its action.

Name of person responsible for giving notice of public hearing



Print Name: Bonnie Guyer

Published: 9-11 and 9-18, 2025

Note: This notice should be used only if the proposed amendment alters the text of the zoning resolution, or rezones or redistricts more than ten (10) parcels of land, as listed on the county auditor's current tax list.

The date of the public hearing shall not be less than twenty (20) nor more than forty (40) days from the date of the certification of the resolution or the date of adoption of the motion or the date of the filing of the application.

This notice of publication shall be given by the township zoning commission by one (1) publication in one (1) or more newspapers of general circulation in the township at least ten (10) days before the date of the hearing.

The motion, resolution, or application proposing to amend the zoning resolution must be available for examination for a period of at least ten (10) days prior to the public hearing.

Note: This notice should be used only if the proposed amendment intends to rezone or redistrict ten (10) or fewer parcels of land as listed on the county auditor's current tax list.

The date of the public hearing shall not be less than twenty (20) nor more than forty (40) days from the date of the certification of the resolution or the date of adoption of the motion or the date of the filing of the application.

This notice of public hearing shall be given by the township zoning commission by one (1) publication in one (1) or more newspapers of general circulation in the township at least ten (10) days before the date of the hearing.

This notice of public hearing shall also be sent by the zoning commission by first class mail, at least ten (10) days before the date of the public hearing, to all owners of property within and contiguous to and directly across the road from the area proposed to be rezoned or redistricted to the addresses of such owners appearing on the county auditor's current tax list.

FORM NO. 30
TRANSMISSION OF A COPY OF THE (RESOLUTION)
(MOTION) (APPLICATION) FOR A PROPOSED AMENDMENT TO THE
RUSSELL TOWNSHIP ZONING RESOLUTION
TOGETHER WITH THE TEXT (~~AND THE MAP~~)
PERTAINING THERETO TO THE COUNTY
PLANNING COMMISSION
O.R.C. SECTION 519.12(E)

The RUSSELL Township Zoning Commission hereby submits the attached copy of
the (resolution) (motion) (application) for a proposed amendment, identified as number 2025-1
to the RUSSELL Township Zoning Resolution together with the attached text (~~and the map~~)
pertaining thereto to the Geauga County Planning Commission this 28 day of
August, 2025.

RUSSELL Township Zoning Commission

Jim Dickinson
Member

Print Name: JIM DICKINSON

Shannon Storch
Member

Print Name: SHANNON STORCH

Chris Stormann
Member

Print Name: CHRIS STORMANN

Nathan Wyndveen
Member

Print Name: NATHAN WYNDVEEN

Barry Rogers
Member

Print Name: BARRY ROGERS

Bonnie Guyer
Secretary, Township Zoning Commission

Print Name: BONNIE GUYER

Attested to by:

FORM NO. 30
TRANSMISSION OF A COPY OF THE (RESOLUTION)
(MOTION) (APPLICATION) FOR A PROPOSED AMENDMENT TO THE
RUSSELL TOWNSHIP ZONING RESOLUTION
TOGETHER WITH THE TEXT (~~AND THE MAP~~)
PERTAINING THERETO TO THE COUNTY
PLANNING COMMISSION
O.R.C. SECTION 519.12(E)

The RUSSELL Township Zoning Commission hereby submits the attached copy of the (~~resolution~~) (motion) (~~application~~) for a proposed amendment, identified as number 2C 2025-1 to the RUSSELL Township Zoning Resolution together with the attached text (~~and the map~~) pertaining thereto to the Geauga County Planning Commission this 28 day of August, 2025.

RUSSELL Township Zoning Commission

Jim Dickinson
Member

Print Name: JIM DICKINSON

Shannon Storch
Member

Print Name: Shannon Storch

Chas Storman
Member

Print Name: Chas Storman

Nathan Wynveen
Member

Print Name: Nathan Wynveen

Barry Rogers
Member

Print Name: BARRY ROGERS

Bonnie Guyer
Secretary, Township Zoning Commission

Print Name: Bonnie Guyer

Attested to by:

Received by the Geauga County Planning Commission this 28th day of August, 2025.

Linda Crombie

Signature of Planning Commission
Member or Employee

Print Name: Linda Crombie

Note: Within five (5) days after the adoption of the motion or the certification of the resolution or the filing of the application for a proposed zoning amendment, the township zoning commission shall transmit a copy thereof together with text and map pertaining thereto to the county planning commission.

The county planning commission shall recommend the approval or denial of the proposed amendment or the approval of some modification thereof and shall submit such recommendation to the township zoning commission. Such recommendation shall be considered at the public hearing held by the township zoning commission on such proposed amendment.