

RUSSELL FIRE-RESCUE STATION

May 24, 2017

Chairman Madden called the meeting to order at 4:00 pm. Trustee Gabram and Mueller were present. Fiscal Officer Charles Walder and Trustee Assistant Melissa Palmer were present. Zoning Inspector Shane Wrench and Zoning Secretary Jennell Dahlhausen were also present.

Tom Warren, Ben Kotowski, and Jim Dickinson of the Zoning Commission were present.

Steve Gokorsch, William Downing, and Nick Grassi of the Board of Zoning Appeals were present.

David Dietrich from the Planning Commission was also present.

The roll was called for all three boards and there was a quorum for all of the boards.

This is a joint workshop meeting with the Trustees and both of the Zoning Boards.

Mr. Warren advised the Trustees that the Zoning Commission is wrapping up the Land Use Guide Plan, and are not sure what to work on next. Mr. Warren asked the members of the Board of Zoning Appeals if there was an issue or topic that is frequently being brought up, that the Zoning Commission could look into.

Mr. Gokorsch advised the Trustees that the BZA would like to have alternate members. Due to the schedule conflicts of the board members not all members can be at all the meetings, and residents asking for variances should present to a full board. Mr. Gokorsch suggested having two to four previous members be alternates because they are already trained and familiar with the Zoning Resolution.

DRONES: The Zoning Commission asked the Trustees if they should look into drones. They are concerning because they can have cameras and can be flown over other residents property, and this can be a privacy issue. Mr. Madden advised that the Zoning Commission look into any ways that drones can be regulated but the FAA has rules about air space.

LAND USE GUIDE PLAN: The Land Use Guide Plan is almost complete. Mr. Kotowski is working on transferring his documents back into Microsoft Word so that his section can be edited and be in the same format as the rest of the Guide Plan.

After the Land Use Guide Plan is complete the Trustees are going to look into adding two more board members to the Zoning Commission so they have a full board of five.

DRIVEWAY PLACEMENT: Mr. Wrench advised the boards that he has received many calls about driveway placement and side yard setbacks. According to the townships zoning there are only setbacks for commercial driveways and there are no setback for residential driveways and they can be placed on the property line. Mr. Wrench asked if the Zoning Commission could look into driveway setbacks.

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GENERATORS: Mr. Wrench asked the zoning boards about generator setbacks. He thinks there should be some setback so that the generators are not on the property line. If a resident is getting their generator services the people repairing the generator should not be on the neighboring property. Generators need to be away from the house due to the exhaust but shouldn't be on the property line due to the fact that the noise would be projected to the neighbors house. The zoning boards are going to discuss specific distance setbacks and possible noise buffering.

PLANNED RESIDENTIAL DEVELOPMENT: The zoning commission asked the Trustees about changing PRD to a preferred use instead of a conditional use like it's considered now. The Zoning Commission is concerned that while Russell is mostly 5 acre lot zoning and with an aging community that younger generations could buy large 20+ acre farms and use them for more development.

GABION BASKETS: The Board of Zoning Appeals asked if gabion baskets were considered structures. They are unsure how to consider them if they come up in a variance request.

ETHICS: Mr. Madden would like all board members to attend ethics, sunshine law, and records retention training. After the training the members will receive a certificate and the Trustees would like the certificate on file to show the State Auditor that all volunteer board members are attending the necessary training classes. Even though the board members are volunteers they are still liable by law for their actions.

BZA ALTERNATE: Mr. Madden asked if there has ever been any complaints that there wasn't a full board in attendance. Mr. Gokorsch answered there has not been. Mr. Madden advised the BZA that since they always give the option to the applicant of waiting for a full board or continuing there is no need at this time for alternates. Mr. Madden suggested that if the board knows there will not be full attendance then they change the meeting date so the full board can be in attendance.

THE BZA OFFERED COMMENTS FROM THE PUBLIC, AND THEY WERE RECEIVED.

Mr. Gabram made the motion to adjourn. Mr. Mueller seconded and it passed unanimously.

The Trustees adjourned at 5:27 pm.

Mr. Grassi made the motion to adjourn. Mr. Downing seconded the motion and it passed unanimously.

The Board of Zoning Appeals adjourned at 5:27 pm.

The Zoning Commission did not adjourn.

Justin Madden, Chairman

Charles Walder, Fiscal Officer

Recorded by: J. Dorka