

Minutes: Russell Township Zoning Commission  
Russell Town Hall  
January 27, 2021

Present: Jim Dickinson, Vice Chairman  
Barry Rogers  
Nathan Wynveen

Mr. Ben Kotowski was absent from the meeting.

Also in attendance: Shane Wrench, Zoning Inspector, Cathleen Birli, Zoning Secretary

The public hearing Sunshine Notice was announced in the Chagrin Valley Times and the Geauga Maple Leaf, Thursday, January 21, 2021.

The meeting was called to order at 7:45 p.m.

*Mr. Dickinson made the motion to be the Chair for this meeting. Mr. Wynveen seconded the motion and it passed unanimously.*

*Mr. Dickinson made the motion to accept the meeting minutes from December 15, 2020 as presented. Mr. Rogers seconded the motion and it passed unanimously.*

The Commission agreed to reference these 5 elements for fencing discussion:

1. Definition
2. Allowable Height
3. Set Backs – Property Lines
4. Materials
5. Exclusions

### **Commission Discussion on a Fencing Addition to the Resolution Book:**

- 1) Definition: using Exhibit (A, D) from the State of Ohio Fence Law for Townships should include sight distances to the right-of-way of public & private roads, shall not be unsafe, unsightly, or be in danger of falling, allowable construction structures - listing exclusions and boundary limits and all areas around the fencing & adjoining lot lines be landscaped with grass/shrubs and maintained by the owner of the lot.
- 2) Allowable Height: Exhibit (B) from the State of Ohio Fence Law for Townships should include; 25% open light/air and not to obstruct views, front yard height should not exceed 4 feet in height and 8 feet in height for side/back yards. Tennis courts shall not exceed 12 feet and baseball backstops shall not exceed 16 feet.

- 3) Set Backs – Property Lines: Exhibit (C) from the State of Ohio Fence Law for Townships should include; not exceed the boundary lines of the property and set back at least 3 feet from the actual boundary line – provided that 25% of the vertical space is open to light and air.
- 4) Materials: Exhibit (D) from the State of Ohio Fence Law for Townships; wood, masonry, stone, wire or metal. Shall not include chain link, hedges, shrubs or trees.
- 5) Exclusions: Exhibit (B) from the State of Ohio Fence Law for Townships; electrical and barbed wire shall be limited to agricultural and garden use only.

### **Commission Discussion on Zoning Resolution Book Amendments:**

**Billboards (6.5h):** These could be on any land use.

Mr. Rogers suggested an acceptable size should be adapted.

Mr. Dickinson said billboards should be prohibited in the township and Mr. Rogers agreed.

Mr. Dickinson suggested a 16 square could limit billboards in the township.

Mr. Wynveen suggested limiting the size and restrict the signs to only front of businesses.

The zoning inspector will review with the county prosecutor

**Research and Off Campus Buildings (6.5e):** Conditional Use. This is for a 25 acre, 100,000 square foot building with 10% occupancy (400 people).

No discussion at this meeting.

### **Commission Discussion on Zoning Resolution Book Additions:**

**Solar Fields: 10% of total property can be used**

No discussion at this meeting.

**Wind Farms:** Zoning Inspector stated there are no restrictions for wind farms. They do need to be setback 1.1 times of property lot size for rotor safety and in industrial districts only.

Mr. Dickinson researched Auburn Township and found that they took down the only wind turbine they had.

Will discuss further next meeting.

## **Other Business:**

### **Organizational Meeting:**

*Mr. Roger made the motion to elect Mr. Kotowski Chairman and Mr. Dickinson as Vice-Chairman. Mr. Wynveen seconded the motion and it passed unanimously.*

### **2021 Meeting Schedule:**

Meetings will be held the fourth Wednesday of the month at the Township Hall.

February 24, 2021	August 25, 2021
March 24, 2021	September 22, 2021
April 28, 2021	October 27, 2021
May 26, 2021	November 24, 2021
June 23, 2021	December 22, 2021
July 28, 2021	

The Commission agreed to change the meeting start time to 7:00 p.m.

*Mr. Dickinson made the motion to adjourn, Mr. Wynveen seconded the motion and the meeting adjourned at 8:49 p.m.*

Respectfully Submitted,

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Mrs. Cathleen Birli  
Zoning Commission Secretary

Date

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Mr. Jim Dickinson  
Acting Chairman

Date