

**RUSSELL TOWNSHIP BOARD OF TRUSTEES**

P.O. Box 522  
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440-338-5798

**LEGAL NOTICE**

**PUBLIC HEARING  
RUSSELL TOWNSHIP BOARD OF TRUSTEES  
GEAUGA COUNTY, OHIO**

Notice is hereby given that the Russell Township Board of Trustees will hold public hearings on five (5) proposed amendments to the Russell Township Zoning Resolution as submitted and recommended for approval by the Russell Township Zoning Commission. The five proposed amendments (Amendments 2016-1, 2016-2, 2016-4, 2016-5, 2016-6) are available for public inspection in the Fiscal Office located at 8501 Kinsman Road, Russell Township, between the hours of 9:00 am and 4:00 pm, and online at <http://russelltownship.us/departments/zoning/zoning-commission>.

The public hearings will be held on Wednesday, July 20, 2016 at 5:30 pm in the Russell Township Fire-Rescue Station, 14810 Chillicothe Rd, Russell Township.

Russell Township Board of Trustees

Publish one time: July 7, 2016

**EMAIL & FAX FACTS**

**TO: The Editor**

**FROM: Russell Township Trustees**

**PROBLEMS: Call Melissa, 440-338-5798**

~ Zoning Resolution and Map Amendments ~

**PROPOSED ZONING AMENDMENT #2016-1 – MAP CHANGE – CORRECT ERROR ON ZONING MAP – REZONE 3 PARCELS TO R-5**

There are three parcels shown on the Zoning Map as PPD Passive Park District that are actually in the R-5 Residential zone. Amendment 89-2 in 1989 rezoned PP# 26-707009, 20.57 acres between Russell Road and Riddle Road, in the name of the Russell Land Conservancy, to PPD. The three parcels on either side of that parcel were not included in the amendment. The 1992 Zoning Map shows PP# 26-707009 correctly zoned PPD and the three parcels correctly zoned as R-5. In 1993, some minor revisions/corrections were made to the Zoning Map which did not require an amendment. When CT Consultants made those changes, the configuration of the PPD was changed to include the three parcels.

*Passed*

**PROPOSED ZONING AMENDMENT #2016-2 – AMEND SECTION 5.3 C-S COMMERCIAL AND SERVICES ZONE**

This amendment will split Section 5.3 into two C-S Commercial and Services zones. Sanitary sewers have been installed at the S.R. 306/S.R. 87 intersection but not at the Music Street/S.R. 306 intersection. This amendment will allow for retail food service within lots that have sanitary sewers, the proposed C-S-1 district. The proposed C-S-2 district, which has septic sewers, will not allow the food service use.

*Passed*

**PROPOSED ZONING AMENDMENT #2016-3 – NEW SECTION 6.5.J RETAIL FOOD SERVICE (THIS AMENDMENT IS STILL BEFORE THE ZONING COMMISSION AND WILL BE REVIEWED AT THEIR JULY 27<sup>TH</sup> PUBLIC HEARING AT 7:30 PM)**

This amendment would add a section to the Zoning Resolution that places specific restrictions on food service within the C-S-1 zone.

**PROPOSED ZONING AMENDMENT #2016-4 – MAP CHANGE – REZONE 1 PARCEL OWNED BY RUSSELL PARK COMMISSION TO PPD PASSIVE PARK DISTRICT**

This amendment will change the Russell Park Commissions property on Larkspur Road from the present Residential R-5 to Passive Park District PPD to be consistent with other park properties

*Passed*

**PROPOSED ZONING AMENDMENT #2016-5 – MAP CHANGE – REZONE 1 PARCEL OWNED BY GEAUGA PARK DISTRICT TO PPD PASSIVE PARK DISTRICT**

This amendment will change one the Geauga Park District properties (West Woods) from the present zoning of Residential R-5 to Passive Park District PPD to be consistent with other park properties

*Passed*

**PROPOSED ZONING AMENDMENT #2016-6 – MAP CHANGE – REZONE 3 PARCELS OWNED BY 306 MUSIC, LLC TO LB LIMITED BUSINESS**

Mr. Markowitz is requesting to change his current Commercial & Services CS properties at the Music Street/S.R. 306 intersection to LB Limited Business. These properties currently aren't in use, except for a cell tower on one. The current permitted uses for the C-S zoned properties and the fact that they do not have access to sewers, which requires an on-site septic treatment system, has limited outside interest to utilize them. There is a landscaper interested in the properties but the current C-S zoning doesn't allow for a landscaping business.

*Passed*