

Minutes: Russell Township Zoning Commission  
Russell Fire-Rescue Station  
January 26, 2015

Present: Richard Snyder, Chairman  
Bruce Murphy  
Tom Warren  
Diana Steffen, Secretary

Mr. Kotowski was absent, and Ms. Weiss Carson was absent with apologies.

Also in attendance: Jennifer Dorka, Administrative Assistant.

The Chairman called the meeting to order at 7:40 p.m.

**ELECTION OF OFFICERS** – *Mr. Warren made the motion to open the floor for nominations for Chairman and Vice-Chairman for 2015, Mr. Murphy seconded and the motion passed unanimously.*

*Mr. Warren nominated Mr. Snyder to be the Chairman for the 2015 year. Mr. Murphy seconded.*

*Mr. Warren nominated Mr. Murphy as Vice Chairman for the 2015 year. Mr. Snyder seconded.*

*Mr. Warren made the motion to close the floor to nominations, Mr. Murphy seconded.*

*Upon roll call the vote to re-elect Mr. Snyder as Chairman was Mr. Murphy – yes, Mr. Warren – yes, Mr. Snyder – yes, and the motion passed unanimously by 3-0.*

*Upon roll call the vote to re-elect Mr. Murphy as Vice-Chairman was Mr. Murphy – yes, Mr. Warren – yes, Mr. Snyder – yes, and the motion passed unanimously by 3-0.*

Mr. Snyder and Mr. Murphy were re-elected Chairman and Vice-Chairman for 2015.

**MINUTES OF DECEMBER 10, 2014** – *Mr. Murphy made the motion to approve the minutes as presented, Mr. Warren seconded and the motion passed unanimously.*

**RETAIL FOOD SERVICE AMENDMENT** – The Commission discussed the conditions of a buffer zone for any food service businesses in the Township under the proposed Food Service Amendment. Mr. Snyder said he reviewed the discussions over the past four years that the Commission has had regarding the amendment. It had been agreed that restaurants could be permitted in the C-S district at S.R. 306/87 once sanitary sewer service was installed because the O-B district surrounds it, providing a buffer to residential lots. They had agreed that at Music Street/S.R. 306 restaurants would not be permitted because there is no O-B district to act as a buffer from residential lots, and there are no sewers. The Commission first considered allowing small establishments as requested by a lessee and a township trustee. Legal counsel advised the Zoning Commission it could not limit the types of commercial food service businesses and that even drive-thrus must be permitted. It was important that protection from noise and general business activity be provided to residential lots from all types of restaurants by a buffer scheme. At that time the Commission started to consider requiring large mounds with landscaping for lots in the C-S zone that directly abutted a residential zone. Mr. Snyder said he would like to suggest not permitting restaurants on lots where there is no O-B district buffer to residential lots. This would affect two C-S lots.

The Commission discussed the different options for buffers depending on the parcel and the type of food service business. Mr. Snyder suggested an alternative to banning restaurants on lots adjacent to residential lots would be to give discretion to the Board of Zoning Appeals during the Conditional Use process. The board discussed the different options for businesses to use the available lots and how different buffers may or may not work.

