

Minutes: Russell Township Zoning Commission  
Russell Fire-Rescue Station  
February 24, 2016

Present: Richard Snyder, Chairman  
Bruce Murphy  
Donna Weiss Carson  
Diana Steffen, Secretary

Mr. Kotowski was absent and Mr. Warren was absent with apologies.

The Chairman called the meeting to order at 7:50 p.m.

**MINUTES OF JANUARY 13, 2016** – Approval was tabled due to the lack of a quorum to approve the minutes.

**LAND USE GUIDE PLAN UPDATE – DEMOGRAPHICS** – In the absence of Mr. Kotowski this item was postponed to the next meeting.

**LAND USE PATTERNS** – Mr. Murphy handed out definitions of the six categories to be used for the new existing land use map, with comparisons to the definitions used in 1974 and 1995. He explained that it is difficult to compare each category from each year, since in each instance it was subjective. He suggested writing an analysis to summarize the amount of land that has been set aside for permanent preservation and the amount for new development. In reviewing the change in acreage over the years, he noted that agriculture is almost identical in 2016 to 1974, whereas the 1995 figure was hundreds of acres less, demonstrating how subjective the determinations are.

Mr. Murphy noted that the acreage numbers show a higher acreage of Commercial use in 2016, but there has been no expansion except two small lots owned by The Pattie Group. To do an accurate comparison would require knowing the occupancy of the commercial lots in 1974 and 1995, which he felt was not necessary. He noted that the land use map, created by the Geauga County Planning Commission using the categories and parcels from the spreadsheet created by Mrs. Steffen, show the actual land use as it is today. It was noted that the total acreages for the categories on the spreadsheet and those listed on the map are slightly different, but the difference is insignificant and the numbers will be rounded to match.

Mr. Murphy said his analysis is only for the Commission to review, but in the chapter he will summarize some of the changes without going into great depth. He will create a chart of the acreage figures for 1974, 1995 and 2016, using a disclaimer.

Action Item: Mrs. Steffen will advise the G.C.P.C. regarding the correct categories for the parcels shown on the map as "unaccounted for." She will check on the primary use of one of the Wiegand parcels. She will ask Mr. Warren and Mr. Kotowski to comment on the land use map and Mr. Murphy's comparison analysis. Mr. Murphy will write the narrative of the Land Use Patterns chapter.

Due to Mr. Warren being out of town on March 23<sup>rd</sup>, the next regular meeting date, Mr. Snyder suggested changing the date to March 16<sup>th</sup> as long as all members will be available. Mr. Snyder, Ms. Weiss Carson and Mr. Murphy agreed. Mrs. Steffen will check with Mr. Kotowski, and then sunshine the change if all five members are available.

Mr. Snyder said he understood the Trustees have asked for the Land Use Plan update to be completed by the Zoning Commission in the next two months. Due to a number of factors, particularly that the G.C.P.C. is unable to provide the professional service of developing and writing a comprehensive land use guide plan, the Commission has taken on considerably more work than was anticipated at the start of the update. It was noted that the previous committee of 15 residents, which completed the current plan in October 1996, provided a written report to guide the group responsible for writing the next update. The recommendation was to allow 48 months. Mr. Snyder will pass this information along to the Board of

Trustees by email to explain the process that has taken place and the steps that are still needed to complete the project.

A brief discussion took place regarding the appendices in the current Guide Plan and those to be added to the updated plan. Mrs. Steffen will provide a list of the current appendices to the Commission.

There being no other business, Mr. Murphy moved to adjourn, Ms. Weiss Carson seconded and the meeting adjourned at 9:00 p.m.

Respectfully submitted,

---

Diana Steffen  
Secretary

Date

---

Richard Snyder  
Chairman

Date

zc minutes 02-24-16