

Minutes: Russell Township Zoning Commission
Russell Fire-Rescue Station
April 23, 2014

Present: Richard E. Snyder, Chairman
Bruce Murphy
Ben Kotowski
Donna Weiss Carson (arrived at 8:10 p.m.)
Diana Steffen, Secretary

Tom Warren was absent with apologies.

The Chairman called the meeting to order at 7:52 p.m.

MINUTES OF MARCH 26, 2014 – Mr. Murphy moved to accept the minutes as submitted, Mr. Kotowski seconded and the motion passed unanimously by 3-0.

GUIDE PLAN UPDATE: LAND USE – Rules for Residential Use – Mr. Murphy explained that from his observations it appears that other townships in the County have not used an objective measure before when determining land use. Land use maps, as presented in all of the Geauga County guide plans, are similar since they were produced by the Geauga County Planning Commission. He said he was willing to work out how much of a lot over the zoning district acreage requirement is not subject to a use, and compile a table showing the percentage in each zoning district. This would be repeatable in the future. He would not compile a map, since he did not wish to divide lots into different classifications, and such a map would not be repeatable. Mr. Snyder said that land use is commonly presented as a color coded map that is readily understood. Land use maps from different points in time can be used to discern changing patterns of land use on a macro scale. The Geauga County Planning Commission will produce such a land use map for the project in keeping with past practices. In order to move the project along Mr. Snyder recommended that Mr. Murphy compile his data in tabular form. The CRWP project will also provide data from a separate but similar approach that can be analyzed to produce supplemental information with respect to the success of large lot zoning in preserving open, green spaces.

GUIDE PLAN UPDATE: DEMOGRAPHICS – Mr. Kotowski reviewed charts he had drawn up and put on Dropbox. These are all related to housing and population since he has found that in order to explain the state of housing in the Township, an understanding of the change in population is necessary. One chart showing the number of bedrooms per dwelling revealed that there are many houses with four bedrooms, and yet household size is getting smaller. Another chart of the age of housing units shows the decades in which more houses were built. Age Distribution from the Decennial Censuses of 1970, 1990, and 2010 shows by percentage the ages of residents and reveals that the population has aged, along with there being fewer young children. Mr. Kotowski will add another chart showing age distribution nationally. There will need to be a narrative that analyzes the data from the charts.

FOOD SERVICE AMENDMENT – Mr. Snyder explained that now that the sewer line has been installed at the S.R. 87/306 intersection the commission should move forward with the food service amendment. Mrs. Steffen had copied the proposed amendment for the Commission, along with redline versions of related proposed amendments, and Mr. Snyder asked everyone to bring the package to future meetings. Mrs. Steffen has also put all the files on Dropbox. It was agreed that Mr. Warren should be given time to become familiar with the proposed amendments so that he can add his input.

There being no other business, Mr. Kotowski moved to adjourn, Mr. Murphy seconded and the meeting adjourned at 9:40 p.m.

Respectfully submitted,

Diana Steffen
Secretary

Date

Richard E. Snyder
Chairman

Date