

Minutes: Russell Township Zoning Commission  
Russell Fire-Rescue Station  
October 28, 2015

Present: Richard E. Snyder, Chairman  
Bruce Murphy  
Tom Warren  
Ben Kotowski  
Donna Weiss Carson

Also in attendance: Diana Steffen, Zoning Inspector.

The meeting was called to order at 7:36p.m.

**MINUTES OF August 26, 2015** – *Mr. Murphy made the motion to approve the minutes as amended; Ms. Weiss Carson seconded the motion. Mr. Warren abstained and the motion passed.*

### **LAND USE GUIDE PLAN UPDATE:**

**DEMOGRAPHICS:** Mr. Kotowski discussed the demographics chapter with the board. He said that he used the previous land use guide plan as the format for this chapter.

Mr. Kotowski discussed the population trends, properties the township owns, and township growth. The number of housing units in the township has increased, but the population has decreased. This is shown in chart #4. Mr. Snyder suggested that the two old sections labeled "Methodology 1" and "Methodology 2" be removed and a new methodology section be written.

Mr. Kotowski explained that the paragraph on the 2015 assumptions was based on the aging population of Russell Township. The Zoning Inspector and Mr. Kotowski made a list of all likely buildable lots for population projection. The estimate derived from this information is based on land available for development without consolidation of parcels, and does not rely on a timeline for build out. Rather, it estimates the ultimate potential impact of current zoning on land use and population. The projection suggests a narrow population range for the build-out of the township. A reasonable estimate of the population could range from a high of 6,500 and the minimum population could be to as low as 6,100, depending on assumptions. The land use survey indicates that senior citizens do not want to change the land use in the township.

Mr. Kotowski has not yet updated the section on occupation and income, and he will be working on this section. Since Russell Township does not have income tax, the income of the township residents is estimated, not an actual number, and there are no solid statistics to show income characteristics of township residents. The 1995 guide plan said that residents were at their peak earning years and now the same residents are 75 years of age or greater.

Mr. Snyder asked Mr. Kotowski if he had found any recent information about the number of homes that are rentals in the area. Mr. Kotowski said he did have a chart showing the rental data for the area, but the chart was outdated. Mr. Murphy suggested that if there was a trend in rentals to include them in the land use guide plan, but was not sure if there was enough of a trend to support it. Mr. Kotowski said the L.A. Times reported that there is an increasing trend of the millennial generation not getting married and not having children. Also, millennials are renting and do not feel that they are under the pressure of inflating prices to buy homes, while many are constrained by student debt. Chart 6 shows a decrease in total occupied homes and in owner occupied homes. However, the upward trend in rental units appears insignificant, given the low base number of rentals.

Mr. Kotowski discussed the section dealing with race and ethnicity. The Commission discussed the matter and agreed that while the section was drafted well, it is a complicated issue unrelated to land use. This section is not in the current land use guide plan; the only mention of race and ethnicity is a pie chart on page 29. Mr. Snyder said the trustees will decide if the land use guide plan is to be reviewed by an outside attorney, and if

