

Minutes: Russell Township Zoning Commission  
Russell Town Hall  
August 25, 2021

Present: Ben Kotowski, Chairman  
Jim Dickinson, Vice Chairman  
Barry Rogers  
Nathan Wynveen  
Chris Stormann

The meeting was called to order at 7:00 p.m.

Also in attendance: Mr. Shane Wrench, Zoning Inspector; Cathleen Birli, Zoning Secretary

The public hearing Sunshine Notice was announced in the Chagrin Valley Times and the Geauga Maple Leaf, Thursday, July 15, 2021.

*Mr. Wynveen made the motion to accept the meeting agenda, Mr. Dickinson seconded the motion and it passed unanimously. Roll call vote was as follows: Mr. Rogers – yes, Dr. Stormann – yes, Mr. Wynveen – yes, Mr. Dickinson – yes, Mr. Kotowski – yes.*

*Mr. Dickinson made the motion to open the Public Hearing for Billboard Amendment, 2021-02, Mr. Rogers seconded the motion and it passed unanimously. Roll call vote was as follows: Mr. Rogers – yes, Dr. Stormann – yes, Mr. Wynveen – yes, Mr. Dickinson – yes, Mr. Kotowski – yes.*

### **Billboard Amendment:**

Geauga County Planning Commission approved with a modification:

1. Recommend Section 6.5(H) be marked as “Reserved” as it is not the last listed conditional use.

The board modified the amendment using Geauga County Planning Commission recommendation above.

### **There were no public comments regarding the Billboard Amendment.**

*Mr. Dickinson made the motion to close the Public Hearing for Billboard Amendment, 2021-02, Mr. Rogers seconded the motion and it passed unanimously. Roll call vote was as follows: Mr. Rogers – yes, Dr. Stormann – yes, Mr. Wynveen – yes, Mr. Dickinson – yes, Mr. Kotowski – yes.*

*Mr. Rogers made the motion to approve and sign Form 31 – Adoption of Amendment and Form 32 – Application and Text including the Geauga County Planning Commission Recommendation. Both for Trustees approval, Mr. Dickinson seconded and it passed unanimously. Roll call vote was as follows: Mr. Rogers – yes, Dr. Stormann – yes, Mr. Wynveen – yes, Mr. Dickinson – yes, Mr. Kotowski – yes.*

*Mr. Kotowski made the motion to amend the meeting agenda to discuss the topics from the special meeting held Saturday, August 21, 2021, Mr. Wynveen seconded and it passed unanimously. Roll call vote was as follows: Mr. Rogers – yes, Dr. Stormann – yes, Mr. Wynveen – yes, Mr. Dickinson – yes, Mr. Kotowski – yes.*

#### **Air BNB's:**

Dr. Stormann stated the many possible definitions of “Family”.

Mr. Rogers brought up a “For profit” definition to halt a BNB business.

Mr. Wynveen said you cannot police income and Mr. Dickinson agreed, there is not much that can be done.

#### **II: Mother-in-law Suites:**

Mr. Rogers suggested a joint meeting with the Board of Zoning Appeals to discuss more detailed specifications for zoning.

Mr. Dickinson said especially the conditional uses of in law suites along with septic considerations that goes along with that. Mr. Kotowski stated there is currently one septic tie in per property lot.

The zoning inspector stated Russell Township has a “One property per septic system”. An out building can have only a toilet but no kitchenette or shower per Geauga County Health Department.

Mr. Kotowski stated that there is a 300 linear foot leech field requirement per bedroom.

#### **III. Butler Campus – Future Potential:**

Mr. Kotowski stated future planning of the Butler Campus cannot be restricted.

#### **IV. Senior Living:**

Mr. Dickinson said that the Trustees do not want to pursue, per survey opinions from Russell Township residents.

#### **V. Rezoning Music Street and Chillicothe Road Corner:**

Mr. Wynveen asked if the South West corner can be purchased for a community park or for a Geauga Country Growers farm market. Both these ideas will celebrate Russell Township traditions.

Dr. Stormann stated the property could also be used for recreational sports.

