

**RECORD OF PROCEEDINGS**  
**PUBLIC HEARING MONDAY JUNE 9, 2008 – 6:30 P.M.**  
**MAYOR MATTHEW E. BRETT PRESIDING**

**MEMBERS PRESENT:** Binder, Dishong, Flaiz, Koons, and Porter  
**MEMBERS ABSENT:** Wolfe  
**OFFICIALS PRESENT:** Building Commissioner Hocevar, Solicitor Ondrey, and  
Fiscal Auditor Lechman, Fiscal Officer Romanowski  
**GUESTS:** Amy Brennan, Chagrin River Watershed Partnership

Mayor Brett called the Public Hearing to order. Fiscal Officer Romanowski read the roll. Councilwoman Wolfe was absent.

Mayor announced that the purpose of the Public Hearing was to hear feedback from the residents pertaining to a proposed zoning change ordinance amending section 4.02 of Chapter 4 “Residential Districts” of the South Russell Zoning Code by adding new paragraph 4.02(j) “Conservation Development District) for the R-1-C and R-1-D Zoning Districts.

Amy Brennan explained the Conservation Development and how it allows someone to develop land in a slightly different way and can maintain specific items that are charismatic of the community as well as providing options for difficult parcels to develop. Ms. Brennan reviewed important components of a conservation district being the percent of open space, conservation easements on open space, overall cover limitations, stormwater management and where that will be placed. Ms. Brennan stated that developers do receive benefits by building a conservation development such as reduced costs for having to clear less land, etc. as well as tax credits for putting the land in a conservation easement. Ms. Brennan explained that the proposed conservation district would allow an alternative option for property owners in R-1-C and R-1-D zoning districts if they have 30 contiguous acres together. Solicitor explained the “yield plan” and how the developer would have to sit down and look at how many houses can be built under traditional conventional zoning and they can’t get any more than that under the new plan but they can put them together in a different way. Ms. Brennan said the conservation development is done by application; a landowner or developer must apply to be in this district. The underlying zoning does not change, they always have the opportunity to develop conventionally under the existing code but it offers an alternative to these areas that may be difficult to develop conventionally. Ms. Brennan said developers look for these districts because it gives them more options and they could be more creative. Binder referred to section 5(e) in the ordinance regarding swimming pools, tennis courts and similar accessory structure and wanted to know if that was on private property or the common area. Ms. Brennan replied that it refers to the common space. Solicitor stated that if Council wants to modify the ordinance, it would take a vote of at least five to pass it. Solicitor also clarified with Council that this proposed ordinance would be for the entire Village, not just the northeast quadrant.

There were no resident comments. Flaiz made a motion to adjourn the Public Hearing, seconded by Binder. Roll call – ayes, all. Motion carried.

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Matthew E. Brett

Mayor

Danielle Romanowski, Fiscal Officer