

Chester Township Zoning Commission Meeting Minutes

| Wednesday, April 6, 2022 7:00 PM |

Meeting Called to Order by Mr. Oswick at: 7:04 pm

Roll Call

Members present: Mr. Chess, Mr. Kats, Mr. Lauro, Mr. Nastasi, Mr. Oswick

Members absent: Mr. Peto

Admin present: Ms. McCarthy

Pledge of Allegiance

Mr. Oswick led the Committee in reciting the Pledge of Allegiance.

Public Comment and Questions

Item 1. Approval of Minutes

- Move to approve the minutes of the March 16, 2022 meeting as presented.
Moved by Mr. Lauro; Seconded by Mr. Kats
Mr. Chess – Y; Mr. Kats – Y; Mr. Lauro – Y; Mr. Nastasi – Abstained; Mr. Oswick - Y
Motion passed

Item 2. Review Tranchita Enterprises LLC Zoning Amendment packet

- Ms. Margaret Muehling reviewed the 2001 Commercial description used by the Zoning Commission when determining how a parcel was to be defined. In the past, if the parcel rear line was 10% or less of the parcel, then the back line was moved back. In 1963, the Court said it was to be this way. Mr. Chess asked Ms. Muehling if she recalled any residences that were involved. Ms. Muehling could not say for sure.
- Mr. Oswick read the March 29, 2022 email response from Linda Crombie regarding questions submitted by the Zoning Commission regarding this amendment. Ms. Muehling added that the only thing that will change is the legal description.
- Mr. Nastasi brought up the current use of the property as an automotive repair business and that definition is not currently included in the General Commercial District. The definition of “automotive repair” is a permitted use within the I Restricted Industrial district. Mr. Oswick stated, “Our obligation is to submit and start the process.”
- Ms. Muehling said that if Auto Repair was listed in the 1963 Chester Zoning Resolution Commercial District at that time, that type of business would be grandfathered in.
- After group discussion, it was determined that the Tranchita Enterprises LLC Zoning Amendment should be officially accepted at the April 20, 2022 Zoning Commission meeting.

Item 3. Continued discussion on Accessory Buildings

- Group reviewed general points of Accessory Building proposed amendment. Still to be determined is how the building height is measured. Mr. Nastasi will determine the current practice and review that information with the BOT at the April 7, 2022 meeting.

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- Ms. Tina Klemm asked if the ZC was considering adding a line to the Zoning General Application form to include an approval from the Chester Twp. Fire Chief. Those present at meeting did not know who was responsible for changing/updating Zoning Application forms. This will be brought up at the upcoming April 20th meeting with BZA board members present. Mr. Nastasi and/or Mr. Peto will speak with Mr. Steve Averill about who is responsible and authorized to change the application forms.
- Once it is determined how building height is measured, the Accessory Building amendment will be ready to begin the formal review process. It is planned to initiate the amendment at the April 20th ZC meeting.
- Ms. Klemm suggested moving the joint ZC meeting with BZA members currently scheduled for April 20th to the May 4th meeting. Group agreed. Meeting change will be sent to BZA members and posted.

New Business

None

Public Comment and Questions

Correspondence Received

- Linda Crombie email response of 3/29/22 regarding Zoning Commission questions regarding Tranchita Enterprises Zoning Amendment.

Open Items

Meeting Called to Close at: 7:50 p.m.

Approved by:

Chester Township Zoning Commission April 20, 2022

Final Review by: _____
Jon Oswick, Chair