

Chester Township Zoning Commission Meeting Minutes

| Wednesday, April 20, 2022 7:00 PM |

Meeting Called to Order by Mr. Oswick at: 7:09 pm

Roll Call

Members present: Mr. Chess, Mr. Lauro, Mr. Nastasi, Mr. Oswick, Mr. Peto*

Members absent: Mr. Kats

Admin present: Ms. McCarthy

*Mr. Peto served as alternate for Mr. Kats

Pledge of Allegiance

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

Public Comment and Questions

Ms. Lisa Smith asked about Mr. Mapes wanting to rezone his property. She believes he wants to rezone to put in assisted housing. Mapes property is zoned residential and she wants to know how a property gets rezoned. Mr. Nastasi described the process of rezoning property. Mr. Chess said the current Chester Township Zoning Resolution does not allow for high-density zoning. Usually the developer begins this process if they are looking for a change.

Ms. Dal Lanese asked if anyone on the ZC board is in favor of high-density housing. Mr. Oswick stated it is not up to the ZC to have an opinion on this. Mr. Chess would be happy to listen to a lot of opinions on this.

Ms. Margaret Muehling asked about the upcoming accessory building amendment. Concerned the BZA input is missing and this should be tabled until after the May 5th joint meeting. Little can be changed once an amendment goes to the Planning Commission. Mr. Chess and Mr. Oswick advised about previous meeting with BZA to discuss accessory buildings.

Ms. Linda Gifford asked how much research went into the accessory building amendment and how the 5,000 square foot size was determined. She was also concerned about the 18' height. Concern raised about 35' potential height is higher than the Fire Department can reach. Open group discussion followed.

After group discussion, ZC board determined that the proposed 18' height should not be implemented and instead remain the same height as it is currently at 15'. Taking into consideration the comments that were raised, the ZC board also agreed to limit the size of an accessory building at 2,500 feet.

Item 1. Approval of Minutes

- Move to approve the minutes of the April 6, 2022 meeting as amended.
Moved by Mr. Chess; Seconded by Mr. Nastasi
Motion passed by unanimous vote

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

Item 2. Mr. Weis presentation of proposed Z-2022-1 Tranchita Enterprises

- Mr. Nastasi moved to accept the application for a Zoning Amendment of Tranchita Enterprises LLC, Joe Tranchita, identified as number Z-2022-1. Mr. Lauro seconded.
 - The vote of the Chester Township Zoning Commission was as follows:
Mr. Chess – Y; Mr. Kats – Absent; Mr. Lauro – Y; Mr. Nastasi – Y;
Mr. Oswick – Y; Mr. Peto – Y
 - Motion passed
- Mr. Chess moved the adoption of the following motion; Mr. Lauro seconded it.
 - That the Chester Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number Z-2022-1, to the Chester Township Zoning Resolution as attached hereto on the 18th day of May, 2022 at 7:00 p.m. at the Chester Town Hall.
 - The vote of the Chester Township Zoning Commission was as follows:
Mr. Chess – Y; Mr. Kats – Absent; Mr. Lauro – Y; Mr. Nastasi – Y;
Mr. Oswick – Y; Mr. Peto – Y
 - Motion passed
- Mr. Oswick moved the adoption of the following motion. Mr. Peto seconded it.
 - The Chester Township Zoning Commission hereby submits the attached copy of the motion for a proposed amendment, identified as number Z-2022-1, to the Chester Township Zoning Resolution together with the attached text pertaining thereto to the Geauga County Planning Commission this 20th day of April, 2022.
 - The vote of the Chester Township Zoning Commission was as follows:
Mr. Chess – Y; Mr. Kats – Absent; Mr. Lauro – Y; Mr. Nastasi – Y;
Mr. Oswick – Y; Mr. Peto – Y
 - Motion passed

Item 3. Accessory Buildings proposed Z-2022-2 Accessory Building recommendations

- Mr. Oswick asked for questions or comments before initiating amendment Z2022-2.
No response from those present.
- Mr. Oswick moved to adopt the following motion. Mr. Peto seconded.
 - That an amendment to the Chester Township Zoning Resolution, identified as number Z-2022-2, consisting of 2 pages, marked Exhibit “A” and attached hereto and incorporated herein as amended to reduce the maximum size of 5,000 square feet down to 2,500 square feet and maintain the current maximum height of 15 feet be hereby initiated by the Chester Township Zoning Commission this 20th day of April, 2022.

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- The vote of the Chester Township Zoning Commission was as follows:
Mr. Chess – Y; Mr. Kats – Absent; Mr. Lauro – Y; Mr. Nastasi – Y;
Mr. Oswick – Y; Mr. Peto – Y
 - Motion passed

- Mr. Lauro moved the adoption of the following motion. Mr. Oswick seconded it.
 - That the Chester Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number Z2022-2, to the Chester Township Zoning Resolution as attached hereto on the 18th day of May, 2022 at 7:00 p.m. at the Chester Town Hall.
 - The vote of the Chester Township Zoning Commission was as follows:
Mr. Chess – Y; Mr. Kats – Absent; Mr. Lauro – Y; Mr. Nastasi – Y;
Mr. Oswick – Y; Mr. Peto – Y
 - Motion passed

- Mr. Oswick moved the adoption of the following motion. Mr. Lauro seconded it.
 - Move to approve public noticing the public hearing for Z-2022-2 of the Chester Township Zoning Resolution in the Legal Notices of the Geauga County Maple Leaf print edition May 5th, 2022 and in the Chesterland News print edition on April 27th, 2022 and to have the amendment available for public examination at the Chester Town Hall from 9:00 a.m. to 3:00 p.m. from May 9th, 2022 through May 18th, 2022.
 - The vote of the Chester Township Zoning Commission was as follows:
Mr. Chess – Y; Mr. Kats – Absent; Mr. Lauro – Y; Mr. Nastasi – Y;
Mr. Oswick – Y; Mr. Peto – Y
 - Motion passed

- Mr. Oswick moved the adoption of the following motion. Mr. Peto seconded it.
 - The Chester Township Zoning Commission hereby submits the attached copy of the motion for a proposed amendment, identified as number Z-2022-2, to the Chester Township Zoning Resolution together with the attached text pertaining thereto to the Geauga County Planning Commission this 20th day of April, 2022.
 - The vote of the Chester Township Zoning Commission was as follows:
Mr. Chess – Y; Mr. Kats – Absent; Mr. Lauro – Y; Mr. Nastasi – Y;
Mr. Oswick – Y; Mr. Peto – Y
 - Motion passed

New Business

None

Public Comment and Questions

Correspondence Received

Open Items

Meeting Called to Close at: 8:53 pm

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Approved by:

Chester Township Zoning Commission May 4, 2022

Final Review by: _____
Jon Oswick, Chair