

Chester Township Zoning Commission Meeting Minutes

| Wednesday, August 17, 2022 7:00 PM |

Meeting Called to Order by Mr. Oswick at: 7:00 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 voting member for Mr. Kats

Pledge of Allegiance

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

Mr. Oswick welcomed the Board of Trustees. Present were Mr. Radtke and Mr. Richter, Mr. Mazzurco was absent. Mr. Purchase was also present.

Accessory Buildings

General conversation regarding Accessory Buildings begun by Mr. Radtke. The BoT expressed their belief that there is probably a need for larger accessory buildings. Side lots is a bit more challenging. Mr. Nastasi explained the research and review process completed by the Zoning Commission in looking at other Geauga County Township Zoning Resolutions.

Mr. Peto said it is unfair to only look at property owners who went through the process of asking for a larger accessory building. Property owners who didn't have a "hardship" to justify a larger accessory building didn't go through the process because they knew it wouldn't be approved by the BZA.

Mr. Purchase mentioned that the property owners he has already come in contact with are generally willing to work with the size of the accessory building and getting the size down. It's actually the height limit of 15' of the buildings that is more of a difficulty.

Mr. Chess brought up the fact that the size of 2,500 sq. ft. was not an issue in prior discussions including the audience at the meetings.

Both boards talked about height of accessory buildings. Pitch of roof of accessory buildings is the main concern. Mr. Radtke will put together a chart to help facilitate conversation of building size and side yard setbacks.

Group consensus was that an 18' height would make sense for buildings that house RV's and larger "vehicles".

Signage

Mr. Oswick reviewed signs and current court cases being heard affecting what signs may and may not be allowed. Content may not be legislated. Geauga County Planning Commission is currently working on signage suggestions for the Geauga County Model Zoning Resolution.

Mr. Radtke asked for the "why" of changing current signage? Discussion continued. An Architectural Review Committee might help to standardize signs. Does that incentivize

Chester Township Zoning Commission Meeting Minutes

| Wednesday, August 17, 2022 7:00 PM |

people to do the changes? Are we business friendly? Mr. Nastasi mentioned Wendy Moeller as a presenter at the June 24 Planning and Zoning Workshop as a knowledgeable resource we may want to take advantage of.

Zoning Map

Mr. Chess concerned that the Zoning Map should be updated. The various Zoning Districts in the Zoning Resolution were discussed.

Consider contacting Alan Weinstein to discuss 500' setback on commercial properties. That property is "landlocked."

Concern raised that we are not a business-friendly township. Frontage currently requires large setbacks – detention ponds ending up in front of property. Some current commercial properties could not meet current regulations if existing building were to be torn down.

Public Comments

Bev Paletto – How can we get businesses to take pride in the properties they own? Concern we don't have enforcement in our township. Suggestion for business owners to join Chamber of Commerce. Suggestions offered were not Zoning, but rather Architectural Review Board related.

Carol asked about a Beautification Committee? We need to attract new people with a beautiful, welcoming environment. Discussion about flags and flowers hanging from telephone poles. (First Energy no longer allows items hanging from poles.)

Question about current Township sign. What is thing holding township back from changing to a digital sign?

Approval of Minutes

- Move to approve the minutes of the August 3, 2022 meeting as presented.
Moved by Mr. Nastasi; Seconded by Mr. Oswick
Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Nastasi/yes; Mr. Oswick/yes:
Mr. Peto/yes

Motion passed by unanimous vote

- Move to approve the minutes of the August 8, 2022 meeting as presented.
Moved by Mr. Nastasi; Seconded by Mr. Chess
Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Nastasi/yes; Mr. Oswick/yes:
Mr. Peto/yes

Motion passed by unanimous vote

Chester Township Zoning Commission Meeting Minutes

| Wednesday, August 17, 2022 7:00 PM |

New Business

Potential addition to end of closing sentence in Zoning Resolution section 5.00.01 A to end sentence with, "or a variance has been granted in accordance with Article 12." This information has already been informally reviewed by Linda Crombie of the Geauga County Planning Committee. Next step is to send it to Sheila Salem. This addition was advised by the current and previous Geauga County Planning Committee.

New, printed Zoning Resolutions have been requested for all members of the Zoning Committee.

Continued discussion on Accessory Buildings and how to proceed forward. The group agreement is to drop the side yards wording, add 18' height, delete all previous word changes and to keep the 500' square foot suggestion per acre only. The potential amendment should be written as: "or five hundred (500) square feet of ground floor area per acre, up to a maximum of 2,500 square feet of total ground area, whichever is greater," to section 5.01.03

Meeting Called to Close at: 8:45 pm

Approved by:

Chester Township Zoning Commission September 7, 2022

Final Review by: _____
Jon Oswick, Chair