

Chester Township Zoning Commission Meeting Minutes

| Wednesday, September 21, 2022 7:00 PM |

Meeting Called to Order by Mr. Oswick at: 7:01 pm

Roll Call

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

Members absent: Mr. Nastasi

Admin present: Ms. McCarthy

*Mr. Peto serving as voting member in absence of Mr. Nastasi

Pledge of Allegiance

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

Open of the Board of Trustees Meeting

Members present: Mr. Radtke, Mr. Mazzurco, Mr. Richter

Accessory Buildings

Mr. Oswick summarized proposed Accessory Building new amendment. References to side yards was completely eliminated and height was changed to 18'. Mr. Radtke asked to see the proposed amendment. Mr. Oswick read the attached, proposed amendment, (changes highlighted in yellow). Open discussion between ZC and BoT followed. Mr. Radtke suggested thinking about it more and bringing it back up at next meeting.

Group consideration given to changing building height from 18' to 20'. Group discussion followed. Decided to change building height to 20' to accommodate potentially larger buildings. Will be discussed at next joint meeting of BoT and ZC.

Signage

Wendy Moeller <http://www.compasspointplanning.com/> price quote distributed on assistance with writing future signage amendment. Geauga County Model Zoning Signage changes printed and distributed to members of both BoT and ZC.

General discussion on existing signage, lighting, when court cases will be heard and when preliminary discussion/work on signage will begin.

Township Parks

Mr. Richter mentioned the need for a Zoning District for Township Parks. Several resources were mentioned such as Bainbridge Twp. Park Districts.

Ms. McCarthy referenced an informal list prepared from a search on Geauga REALink of Township properties that may be designated as Parks. (Attached to these minutes.)

Ms. Gifford mentioned the work done by a prior ZC to add a Park(s) District. Unsure why that work was not moved forward at the time. Copy of that work was given to Mr. Richter who will distribute copies to the group. Not certain that everything Chester owns should be considered a park.

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Short Term Rentals

Copy of BoT letter sent to Sarah Fowler, State Representative Dist. 99 in opposition to HB 563 was distributed to ZC. Nothing is currently in Zoning Resolution prohibiting short term rentals. Should we consider adding something to the current Zoning Resolution?

Mr. Radtke asked about the Bainbridge Twp. amendment. Ms. McCarthy read the amendment used by Bainbridge Twp. (attached to minutes) and will distribute separately to all BoT and ZC members.

Ms. Klemm asked what would happen if we have regulations prohibiting short term rentals in our ZR and HB 563 goes through. Ohio Revised Code would override the Township ZR. Questions arose regarding enforcement. Public comments were strongly opposed to allowing short term rentals.

Industrial Office Space

Offices are currently not a recognized use in Industrial Zoning Districts. Need to know if Chester Zoning wants to make a place for just offices. Do general offices belong in Commercial or Industrial? Mr. Chess said that Industrial Zoned property in today's market is at a premium. Mr. Oswick raised concern with existing Industrial property filling up with offices and all existing Industrial Space would be used up.

Approval of Minutes

- Move to approve the minutes of the September 7, 2022 meeting as presented.
Moved by Mr. Lauro; Seconded by Mr. Peto
Mr. Chess/yes; Mr. Kats/yes; Mr. Lauro/yes; Mr. Nastasi/absent; Mr. Oswick/yes; Mr. Peto/yes
Motion passed by unanimous vote

New Business

None

Meeting Called to Close at: 8:02 pm

Approved by:

Chester Township Zoning Commission October 5, 2022

Final Review by: _____
Jon Oswick, Chair