

Chester Township Zoning Commission Meeting Minutes

| Wednesday, November 2, 2022 |

Meeting Called to Order by Mr. Oswick at: 7:00 pm

Roll Call

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

Members absent: None

Admin present: Ms. McCarthy

Pledge of Allegiance

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

Approval of Minutes

Move to approve the minutes of the October 19, 2022 meeting as presented.

Moved by Mr. Lauro; Seconded by Mr. Nastasi

Mr. Chess/yes; Mr. Kats/abstain; Mr. Lauro/yes; Mr. Nastasi/yes; Mr. Oswick/yes; Mr. Peto/yes

Motion passed by unanimous vote

Mr. Nastasi volunteered to attend the Geauga County Planning Commission meeting on November 8 to represent the Zoning Commission should any questions arise on Z-2022-4 or Z-2022-5.

Reviewed Cathy Cotman email suggesting modification to Z-2022-4. Group agreed to insert word GROUND in the second half of sentence to properly read “ground floor area” as a modification for the Public Hearing on November 16, 2022.

Passive and Active Park Districts review per the Geauga County Planning Commission

Discussion on best way to approach the possible addition of a Zoning District, Active/Passive Park District. Currently, there is not a Zoning District for Parks in the Zoning Resolution.

Kathleen will produce Excel list of properties owned by Chester Twp and identify those that are “parks” for the December 7, 2022 meeting.

General discussion zoning and how properties could/would be grandfathered in.

General review of tasks before the Zoning Commission and priorities of completion. Do we need to look at solar power arrays? Discussion on signage leads to electronic signage and “all else” category. Group agreed electronic signage will be very difficult.

Suggested that members read through the current Zoning Resolution and begin to determine if we update what we have or scrap current ZR and replace the entire signage section. Signage continued to emerge as being in the most need of updating.

Mr. Nastasi will begin a spreadsheet in Google Docs for all to review and input data into. It will start with current Geauga County Model Zoning, he will add in current Chester Township Zoning and then each member will review a township and input their respective township into the chart. This will help the commission become familiar with other codes in the area. Mr. Chess will review Chardon, Mr. Peto – South Russell, Mr. Lauro – Bainbridge, Mr. Kats –

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Painesville Twp. and Mr. Oswick – Concord Twp. Plan is for each member to work on this document before the December 7th meeting.

Architectural Review Board was discussed. Need and effectiveness were discussed in addition to reality of those who have tried to implement it. It may also impose a hardship on residents of Chester Twp. Reference to Community Questionnaire done in past showed some residents were very much for it and some residents were very much against further regulations. Zoning Commission is health, safety and welfare needs of the community.

Group discussed pros and cons of using lists for prohibiting uses.

ZC needs to speak with Board of Trustees to determine direction they would like ZC to move forward on. Lengthy discussion of needs a business has for name and/or brand recognition – especially when it comes to signage.

Discussion on Signage updates from Geauga County Planning Commission

Correspondence Received

Open Items

Meeting Called to Close at: 8:21 pm

Approved by:

Chester Township Zoning Commission November 16, 2022

Final Review by: _____
Jon Oswick, Chair