

# Chester Township Zoning Commission Meeting Minutes

| Wednesday, February 1, 2023 7:00 PM |

Meeting Called to Order by Mr. Oswick at: 7:03 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 January 25, 2023 meeting as presented.  
Moved by Mr. Nastasi; Seconded by Mr. Kats  
Mr. Chess/yes; Mr. Kats/yes; Mr. Lauro/yes; Mr. Nastasi/yes; Mr. Oswick/yes;  
Motion passed

## Sergey Kats summary of Board of Trustees meeting January 26, 2023

- Board of Trustees agreed that placing an ad inviting Chester Twp. residents to offer input on upcoming signage discussions of the Zoning Resolution by the Zoning Commission was a good idea.
- Board of Trustees agreed that using Compass Point/Wendy Moeller as an expert to review signage changes prepared by Zoning Commission late in the process is potentially a good idea.
- Mr. Nastasi will be presenting to the Board of Trustees at the February 23, 2023 meeting. He will need a recap of Feb. 15 Zoning Comm. Meeting as he will not be at that meeting.

## Comparison of Geauga County Model Zoning and Chester Zoning Resolution

- Looked for general similarities and differences of the two resolutions. Commission is leaning toward using the Geauga County Model Zoning (GCMZ) for comparison to the base structure of the NEW Chester Zoning Resolution (ZR) signage section.
- Sign definitions seem to be missing in the GCMZ. Keep existing definitions from Chester ZR. (No changes noted.)
- General 700.1 should be added to NEW signage resolution.
- General 700.2 Substitution Clause should be added to NEW signage resolution.
- GCMZ 701.0 Section A, 1 – 6 should be added to NEW signage resolution.
- Question raised about how the Township enforces these regulations. Is there a fine if someone is found to be in non-compliance?
  - Only recourse is if a *Complaint of a Zoning Violation* is received by the Zoning Office.
  - Mr. Nastasi suggested that the Board of Trustees has taken a position of not “hassling” our residents.
  - There are no fines.
  - The ZI does have the authority to tell someone to take something down if it is not done according to the ZR.

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- Questions raised on how to get around neglected/abandoned signs (ie- Burger King sign). Possible to write ZR to address these issues?
- How does a case get to court? The Zoning Inspector (ZI) documents the infraction and if resident has not responded or acted, then the ZI forwards to the prosecutor.
- Also, difficult to act because of limited hours of the ZI.
- Discussion on how the NEW document should be prepared and formatted.
- Wouldn't it make sense to use GCMZ and add in Chester ZR verbiage?
- Does Chester ZR have a section of signage that speaks about prohibited signs? Are we in compliance with the ORC?
- Next, Section 9.01.0 of the Chester ZR was reviewed.
  - 9.02.0 Prohibited signs in all Districts reviewed. Made sense, but compared to GCMZ for completeness. 9.02.0 A – D are in complete alignment. Chester ZR has additional sections which seem to make sense.
  - Group agreed that many of these items should be researched in the ORC.
- Could start just filling in the blanks of the GCMZ with current Chester Twp. ZR info.
- Referred to Boardman Twp. signage on vehicles as a point of reference. Prohibited signage section is where automobile signs reference was found.

Mr. Lauro suggested taking the existing Chester ZR, highlighting sections we feel are still pertinent and want carried over and then go through as a group. Mr. Kats agreed with the thought. We want to make sure our important sections are included while incorporating the new parts of the GCMZ.

Mr. Nastasi will go through the GCMZ to include Chester Twp. information in the blank areas.

Mr. Oswick agreed, with discussion above. Once complete, we will need to look separately at electronic sign board readers. This will be very complex and needs to be handled in its own section.

Mr. Nastasi suggested we keep with the GCMZ as much as possible as that information has already been vetted as compliant with the ORC.

Next meeting, we will look at the GCMZ with as many blanks filled in as possible.

Get BOTH Resolutions in Word format, Chester ZR and GCMZ to make comparisons/additions easier.

### **New Business**

None

**Meeting Called to Close at:** 8:21 pm

Approved by: Chester Township Zoning Commission February 15, 2023

Final Review by: \_\_\_\_\_  
Jon Oswick, Chair