

Chester Township Zoning Commission Meeting Minutes

| Wednesday, April 19, 2023 7:00 PM |

Meeting Called to Order by Mr. Oswick at: 7:04 pm

Roll Call

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

Members absent: Mr. Lauro, Mr. Peto

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 March 15, 2023 meeting as presented.
Moved by Mr. Chess; Seconded by Mr. Kats
Mr. Chess/yes; Mr. Kats/yes; Mr. Lauro/absent; Mr. Nastasi/yes; Mr. Oswick/yes;
Motion passed
- Move to approve the minutes of the April 5, 2023 meeting as presented.
Tabled due to lack of appropriate quorum

Review of recent changes from Geauga County Planning Commission for the Model Zoning to tighten up supplementary conditions on variances

Attached document (Exhibit A Def of Z-2023-X) highlights what changes would look like if incorporated into the Chester Zoning Resolution.

Discussion about changes completed by Geauga County Planning Commission regarding supplementary conditions on variances. Group determined that more info is needed from the GCPC to determine why the changes were made. Zoning Admin to send letter to GCPC on behalf of Zoning Commission.

Direction needed from Board of Trustees for priorities of upcoming proposed amendments. ZC is concerned that "cluster homes" needs to be tightened up. Would like to legally prohibit, but need legal help on how to best handle this. Would like answer given to be able to hold up in a court of law. Also concerned on why there is a prohibited list in Zoning Resolution. It seems contradictory.

Group feels that signage should be number one priority.

- Reviewed Prosecuting Attorney response regarding
- Board will ask BoT for approval of up to \$1,000 for outside legal advice to discuss strategies using prohibited uses. Questions developed to ask legal expert.
- Group questioned how Amelia Grace was able to start an adult group home facility.

Continue comparison of Geauga County model Township zoning signage to current Chester Twp. Zoning Resolution

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- Tabled. Pending direction from Board of Trustees on priorities of future work to be completed by the Zoning Commission. Mr. Oswick will send letter to the Board of Trustees.

New Business

None

Public Comment and Questions

Correspondence Received

Meeting Called to Close at: 8:13 pm

Approved by:

Chester Township Zoning Commission May 3, 2023

Final Review by: _____
Jon Oswick, Chair

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Chester Township Zoning Amendment Z-2023-X

Additions are highlighted in yellow

Deletions are in red text and ~~strikeout~~.

Exhibit A

Existing Zoning Code:

12.02.5 SUPPLEMENTARY CONDITIONS ON VARIANCES.

The board of zoning appeals, in deciding any appeal for a variance, may provide such supplementary conditions which are reasonably related to the requested variance and are not in conflict with this resolution and which the board deems necessary to protect the public health, safety and morals. Any such supplementary conditions shall be made a part of the board of zoning appeals' proceedings and shall be incorporated into the final decision by the board approving a variance. Violations of such supplementary conditions, which are made a part of the written decision of the board, shall be deemed a violation of this resolution.

Recommended additions are highlighted in yellow

12.02.5 SUPPLEMENTARY CONDITIONS ON VARIANCES.

The board of zoning appeals, ~~in deciding~~ when granting any appeal for a variance, may ~~provide such~~ place supplementary conditions which are regulations specifically provided for elsewhere in this resolution and which are reasonably reasonable and directly related to the requested variance and which the board deems necessary to protect the public health, safety, morals, and general welfare. ~~are not in conflict with this resolution and which the board deems necessary to protect the public health, safety and morals.~~ Any such supplementary conditions shall be made a part of the board of zoning appeals' proceedings and shall be incorporated into the final decision by the board approving a variance. Violations of such supplementary conditions, which are made a part of the written decision of the board, shall be deemed a violation of this resolution.