

# Chester Township Zoning Commission Meeting Minutes

| Wednesday, April 17, 2024 7:00 PM |

Chester Town Hall

Audio Recording on file

Meeting Called to Order by Chair, Mr. Oswick at 7:00 p.m.

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

Members absent: None

Admin present: Ms. McCarthy

## **Pledge of Allegiance**

Committee recited the Pledge of Allegiance.

## **Approval of Minutes**

- Motion to approve the minutes of April 3, 2024 as presented.  
Moved by Mr. Peto; Seconded by Mr. Lauro  
Mr. Chess/yes; Mr. Kats/yes; Mr. Lauro/yes; Mr. Oswick/abstain; Mr. Peto/yes  
Motion approved

## **Swimming Pools**

Board determined that they would not proceed forward with any changes to the Zoning Resolution to change current regulations for swimming pools.

Mr. Peto moved that no changes should be made to regulate pool covers in the Chester Township Zoning Resolution. Mr. Kats seconded the motion.

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

Motion approved

## **Attached Garages**

Board reviewed definition of attached garages currently in the Zoning Resolution. No definition currently exists for “attached garages”. Breezeway as defined was also reviewed as well as accessory buildings and floor space.

Board discussed defining “attached garages.” Main consideration is how is it affixed to the principal residence and what is the height requirement? A variety of resources were used to identify a workable definition. Strongest consideration given to:

- Sharing a wall with the principal structure
- Connecting home sharing one wall and features direct access to the home.

The Board determined that all modifications considered have a “work around” if the property owner has enough property (to not exceed lot coverage) and the financial means to accomplish it.

Determined that the size of the proposed “attached garage” should be discussed first.

Consideration given to smaller lots and how a large structure may affect neighbors. Property owner could/would simply refer to the “attached garage” as an “addition” to their home. Only

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way around it would be to limit the size of the principal structure allowed to be built on a parcel of land. Board did not feel members of the public have requested limiting the size of a principal structure nor would it be appropriate. Also, without having an Architectural Review Committee, regulating the “look” of a structure is not feasible.

Board discussed ways to communicate this information with the general public.

Only way to control attached garage size is to reduce the amount of lot coverage that may be covered by a structure.

Could an attached garage be limited by a percentage of the floor/living space of the principal structure?

Easiest work around is to not call it an attached garage. Simply call it an addition.

Board will complete a “Zoning Resolution Review” to be forwarded to the Board of Trustees.

Guidelines for setting up an Architectural Review Board were reviewed. Does an Architectural Review Board have authority in a Residential zone of a Township? Ken Radtke will check with Sheila Salem.

Consideration given to having a joint meeting with the Zoning Commission and Board of Trustees to discuss this issue. Discussion on how to best reach out to the public to explain what is going on and what may be done.

Next meeting, work on draft “Zoning Resolution Review” and why there will be no action moving forward on attached garages from the Zoning Commission.

ZC feels that any changes would seriously impact the freedoms and restrictions of our residents.

## **Open items**

- Mr. Alusheff will attend May 1 meeting
  - Zoning Resolution modifications for streamlining Zoning Forms
  - Zoning Resolution modification consideration for Accessory Building placement as it relates to principal structure.
- Parks as a Zoning District

**Meeting Called to Close at:** 8:11 p.m.

Approved by:

Chester Township Zoning Commission May 1, 2024

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