

# Chester Township Zoning Commission Meeting Minutes

| Wednesday, May 1, 2024 7:00 PM |

Chester Town Hall

Audio Recording on file

Meeting Called to Order by Chair, Mr. Oswick at 7:02 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 17, 2024 as presented.

Moved by Mr. Lauro; Seconded by Mr. Peto

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

Motion approved

## **Swimming Pools**

Document to be sent to Board of Trustees signed by Board Members (attached) stating no further action will be taken to change the Zoning Resolution regarding pool covers.

## **Attached Garages**

Looked at Chart 5.01.17 and considering lot with three different Residential Districts, with the main difference being the lot size and the frontage. The setbacks are the same no matter what size lot. Consider making dimensional requirements specific to each Residential District to help accommodate different lot sizes.

There is a need for an updated Land Use plan to survey the members of the community to determine if residents prefer larger attached buildings.

Concern is that applicants will request a Zoning Permit and change the name of the structure being applied for. For example, what is typically referred to as a garage could be called a large addition – if it is attached to the principal structure.

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

Document prepared and sent to Board of Trustees signed by Board Members (attached) stating no further action will be taken to change the Zoning Resolution regarding attached garages.

## **Chris Alusheff, Zoning Inspector**

- Talked about the Geauga Planning Commission willing to work with the Zoning Commission in preparation of a Land Use Plan and Community Survey. Typically, preparing a Land Use Plan takes about a year.

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- Discussion on need to look at regulating Wind and Solar Panels under 50 Megawatts.
- Group discussion on regulations for commercial vehicles. May need look at the definitions and consideration given to mom-and-pop companies.
- May need to look at updating businesses allowed in a home business.
- Zoning Resolution proposed modifications for streamlining Zoning Forms
  - Purpose is to simplify Zoning forms for readability and requiring less documentation for “simple” applications.
  - All forms will be approved by Board of Trustees.
- Zoning Resolution making a zoning certificate required for fencing.
  - This will allow regulation of fences.
- Consider allowing accessory buildings in the side yards.
  - This is tabled for future discussion.
- Changing the distance swimming pools may be located from a septic tank, leach field and well head.
  - This will bring us more in line with Geauga County Health Department regulations.

Mr. Oswick moved to make no changes to the size of an attached garage in the Chester Township Zoning Resolution and Mr. Peto seconded it.

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

## Open items

**Meeting Called to Close at:** 8:42 p.m.

Approved by:

Chester Township Zoning Commission May 15, 2024

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

**CONSIDERATION OF A PROPOSED ZONING AMENDMENT:**

**TOPIC/AREA/SECTION:** POOL COVERS

**PURPOSE OF AMENDMENT**

To allow in lieu of currently required fencing around pools, certain pool covers that meet an ASTM design specification.

**WHAT ARE THE PROPOSED MODIFICATIONS?**

None

**WHY IS THIS AMENDMENT BEING PROPOSED?**

Through the Zoning Inspector in 2023, several residents have requested permission to install pool covers with their inground pools rather than the fencing that is currently required.

**WHAT ARE THE PRIMARY FACTORS TO CONSIDER**

- Safety – especially of children
- Pool cover design
- Durability of pool cover

**CONCLUSION**

It is the position of the Zoning Commission that the current Zoning Resolution is protective of the health, safety and welfare of people within our township and is not taking any action to amend this section to add pool covers in lieu of protective fencing.

The Zoning Commission also believes that other mechanisms exist for an individual to pursue approval of a pool cover in lieu of fencing – that being requesting a variance with the Board of Zoning Appeals, filing an appeal with the Geauga County Court of Common Pleas and/or a judgement entry with the Chester Township Board of Trustees.

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 April 17, 2024

Jonathan Oswick

Andrew Chess

Sergey Kats

Michael Lauro

Anthony Peto

## **ZONING RESOLUTION REVIEW – ATTACHED GARAGES**

### **PUPRPOSE OF THE PROPOSED AMENDMENT:**

To consider limiting the size of an attached garage to a principal structure.

### **APPLICABILTIY OF AMENDMENT:**

Concerns about excessively large, unregulated attached garage sizes.

### **WHAT ARE CONSIDERATIONS FOR MODIFICATIONS AND CHANGES?**

- Share a percentage of a common wall and must follow all other zoning regulations.
- Not to exceed XX percentage of the principal structure.
- Maximum lot coverage could be reduced to a percentage of the Residential District.

### **WHY THE AMENDMENT IS NEEDED:**

It's undetermined if this amendment is needed as opposed to a larger overhaul. An updated Land Use Plan could help accurately determine what residents want.

### **BACKGROUND:**

Currently the Zoning Resolution does not regulate attached garages.

### **ISSUES/CONCERNS?**

- Property value may or may not be affected.
- Does not impact agricultural structures.
- Lack of understanding of general zoning regulations.

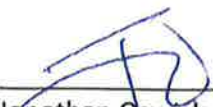
### **CONCLUSION:**

It is our suggestion not to proceed forward with any changes at this time.

Mr. Oswick moved that no changes should be made to limit the size of an attached garage in the Chester Township Zoning Resolution. Mr. Peto seconded the motion.

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

Motion approved May 1, 2024



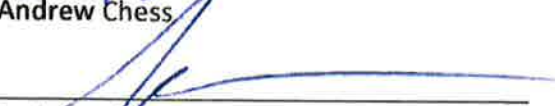
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Jonathan Oswick




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Andrew Chess



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Sergey Kats



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Michael Lauro



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Anthony Peto