

Chester Township Zoning Commission Meeting Minutes

| Wednesday, May 15, 2024 7:00 PM |

Chester Town Hall

Audio Recording on file

Meeting Called to Order by Chair, Mr. Oswick at 7:16 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 May 1, 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

Potential Zoning Resolution Amendments

ZC-2024-3 Zoning Forms – Discussion/review of current Zoning Resolution and requirement of data/records that are required for all Zoning forms. Moving forward with this amendment was tabled until further discussion could be had with the Zoning Inspector at the June 5th meeting. Draft of resolution to be sent to Geauga Planning Commission for an informal review.

ZC-2024-4 Fences – Currently the Zoning Resolution details requirements of a fence but is silent on the need for a fence permit. Potential wording was discussed and agreed upon. Amendment was tabled since the Zoning Inspector would be at the next meeting, seek his input and then move forward with the need for a permit for fences. Send draft of resolution to Geauga Planning Commission for informal review.

ZC-2024-5 Pool Setbacks – Reviewed the current Zoning Resolution which has various setbacks for septic tank, leach field and well head. To bring us more in line with Geauga County Health Department regulations, all setbacks will be moved to 10 feet.

Discussion about potentially breaking apart Zoning Districts R, R3A and R5A into separate sections in the Zoning Resolution. This may help accommodate larger lot owners. 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.

Meeting Date change:

July meetings were rescheduled from July 3 and 17 to July 10 and 24.

Requests for Zoning Inspector at next meeting

- Are there any more permits being pulled for excessively large, attached garages?

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Zoning Fees updated

- New fees updated and effective June 3, 2024.

Open items

Meeting Called to Close at: 7:59 p.m.

Approved by:

Chester Township Zoning Commission June 5, 2024

Final Review by: _____
Jon Oswick, Chair