

## Chester Township Zoning Commission Meeting Minutes

| Wednesday, July 31, 2024 7:00 PM |

Chester Town Hall

General discussion of two prospective amendments, ZC-2024-3 and ZC-2024-4 before the July 31, 2024 Zoning Commission meeting was called to order by Mr. Oswick at 7:34 p.m.

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

Members absent: Mr. Kats, Mr. Peto

Admin present: Ms. McCarthy

### **Pledge of Allegiance**

Committee recited the Pledge of Allegiance.

### **Overview of amendments scheduled to be initiated tonight -**

Overview of ZC-2024-5 by Mr. Alusheff. The amendment is to bring the required setback from 25' for well heads to 10 feet. This brings the Zoning Resolution into alignment with the Geauga County Board of Health setbacks.

There being no further questions/comments from the Board or audience, the process of initiating the three amendments began.

### **Motions to Initiate; Set the Date for a Public hearing; Public Notice and Transmit the Proposed Amendment to the County Planning Commission for Zoning Amendment ZC-2024-3, ZC-2024-4 and ZC-2024-5**

Mr. Lauro moved; Mr. Oswick seconded the following motion:

That an amendment to the Chester Township Zoning Resolution, identified as number ZC-2024-3, consisting of 18 pages, Marked Exhibit "A" and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Chester Township Zoning Commission this 31<sup>st</sup> day of July, 2024.

Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Oswick/yes; Mr. Peto/absent  
Motion passed

Mr. Lauro moved; Mr. Chess seconded the following motion:

That the Chester Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number ZC-2024-3, to the Chester Township Zoning Resolution as attached hereto on the 21<sup>st</sup> day of August, 2024 at 7:00 o'clock p.m. at the Chester Town Hall.

Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Oswick/yes; Mr. Peto/absent  
Motion passed

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Mr. Lauro moved; Mr. Chess seconded the following motion as amended:

Move to approve public noticing the public hearing for ZC-2024-3 of the Chester Township Zoning Resolution in the Legal Notices of the Geauga County Maple Leaf print edition on August 8, 2024 and in the Chesterland News print edition on August 14, 2024 and to have the amendment available for public examination at the Chester Town Hall during regular office hours and available on the Chester Township website from August 1, 2024 to the end of all public hearings.

Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Oswick/yes; Mr. Peto/absent  
Motion passed

Mr. Lauro moved; Mr. Chess seconded the following motion:

The Chester Township Zoning Commission hereby submits the attached copy of the motion for a proposed amendment, identified as number ZC-2024-3, to the Chester Township Zoning Resolution together with the attached text pertaining thereto to the Geauga County Planning Commission for the 1<sup>st</sup> day of August, 2024.

Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Oswick/yes; Mr. Peto/absent  
Motion passed

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Mr. Lauro moved; Mr. Chess seconded the following motion:

That an amendment to the Chester Township Zoning Resolution, identified as number ZC-2024-4, consisting of 23 pages, Marked Exhibit "A" and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Chester Township Zoning Commission this 31<sup>st</sup> day of July, 2024.

Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Oswick/yes; Mr. Peto/absent  
Motion passed

Mr. Lauro moved; Mr. Chess seconded the following motion:

That the Chester Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number ZC-2024-4, to the Chester Township Zoning Resolution as attached hereto on the 21<sup>st</sup> day of August, 2024 at 7:00 o'clock p.m. at the Chester Town Hall.

Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Oswick/yes; Mr. Peto/absent  
Motion passed

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Mr. Lauro moved; Mr. Chess seconded the following motion as amended:

Move to approve public noticing the public hearing for ZC-2024-5 of the Chester Township Zoning Resolution in the Legal Notices of the Geauga County Maple Leaf print edition on August 8, 2024 and in the Chesterland News print edition on August 14, 2024 and to have the amendment available for public examination at the Chester Town Hall during regular office hours and available on the Chester Township website from August 1, 2024 to the end of all public hearings.

Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Oswick/yes; Mr. Peto/absent  
Motion passed

Mr. Lauro moved; Mr. Chess seconded the following motion:

The Chester Township Zoning Commission hereby submits the attached copy of the motion for a proposed amendment, identified as number ZC-2024-4, to the Chester Township Zoning Resolution together with the attached text pertaining thereto to the Geauga County Planning Commission on the 1<sup>st</sup> day of August, 2024.

Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Oswick/yes; Mr. Peto/absent  
Motion passed

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Mr. Lauro moved; Mr. Oswick seconded the following motion:

That an amendment to the Chester Township Zoning Resolution, identified as number ZC-2024-5, consisting of one page, Marked Exhibit "A" and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Chester Township Zoning Commission this 31<sup>st</sup> day of July, 2024.

Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Oswick/yes; Mr. Peto/absent  
Motion passed

Mr. Lauro moved; Mr. Chess seconded the following motion:

That the Chester Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number ZC-2024-5, to the Chester Township Zoning Resolution as attached hereto on the 21<sup>st</sup> day of August 2024 at 7:00 o'clock p.m. at the Chester Town Hall.

Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Oswick/yes; Mr. Peto/absent  
Motion passed

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Mr. Lauro moved; Mr. Chess seconded the following motion:

Move to approve public noticing the public hearing for ZC-2024-5 of the Chester Township Zoning Resolution in the Legal Notices of the Geauga County Maple Leaf print edition on August 8, 2024 and in the Chesterland News print edition on August 14, 2024 and to have the amendment available for public examination at the Chester Town Hall during regular office hours and available on the Chester Township website from August 1, 2024 to the end of all public hearings.

Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Oswick/yes; Mr. Peto/absent  
Motion passed

Mr. Lauro moved; Mr. Chess seconded the following motion:

The Chester Township Zoning Commission hereby submits the attached copy of the motion for a proposed amendment, identified as number ZC-2024-5, to the Chester Township Zoning Resolution together with the attached text pertaining thereto to the Geauga County Planning Commission on the 1<sup>st</sup> day of August, 2024.

Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Oswick/yes; Mr. Peto/absent  
Motion passed

Once all the above motions were made and voted on, the forms were signed.

### **Approval of Minutes**

Approval of June 5, 2024 minutes – tabled as missing appropriate quorum.

Approval of July 10, 2024 minutes - tabled as missing appropriate quorum.

### **Zoning Inspector updates – Chris Alusheff**

- Residents requesting accessory buildings be built to the front building line is becoming for frequent. Asst. Fire Chief, Andy Nagy supports this as the proposed building would offer more accessibility to fire fighters. Unable to determine reason which affects the health, safety and welfare of the residents for placement to the rear of the building.
- Second commercial vehicle in driveway still needs to be resolved and the Zoning Resolution changed if necessary.
- Jungle gyms/playground equipment in yards. Section 5.01.14 does not reference a jungle gym. As it is not permitted or prohibited, it should be addressed. Do we want to regulate? If so, how much?
- Do we want to take a look at temporary signs?
  - May want to allow for signs in a residential district for Conditional Uses.

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- Determined higher priorities to be:
  - Accessory Buildings move to front building line.
  - Playground equipment
  - Commercial vehicles being stored in a secondary building
    - Need to determine what is considered a commercial vehicle.
  - Consider reducing the required 500' mailing radius to 200 or 250'.

**Next Meeting – August 7, 2024**

**Meeting Called to Close at:** 8:36 p.m.

Approved by:

Chester Township Zoning Commission August 21, 2024

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