

# Chester Township Zoning Commission Meeting Agenda

[Wednesday, September 18, 2024 7:00 PM]

## Call to Order

## Roll Call

Mr. Chess\_\_\_\_; Mr. Kats\_\_\_\_; Mr. Lauro\_\_\_\_; Mr. Oswick\_\_\_\_; Mr. Peto\_\_\_\_

## Pledge of Allegiance

- Chair of Zoning Committee welcomes those in attendance

## Open the Public Hearing for Proposed Chester Township Zoning Amendments ZC-2024-3, ZC-2024-4, ZC-2024-5

### Proposed Chester Township Zoning Amendment ZC-2024-3

- Acting Chair gives an overview of the amendment.
- The Chester Township Zoning Commission initiated the proposed amendment on July 31, 2024.
- In accordance with ORC Section 519.12, the proposed amendment was properly noticed and transmitted to the Geauga County Planning Commission.
- As required by ORC Section 519.12, the recommendation of the Geauga County Planning Commission must be considered during the public hearing.
- The Administrative Assistant reads the recommendation of the Geauga County Planning Commission into the record for consideration.
- Proposed amendment ZC-2024-3 would modify the current Chester Township Zoning Resolution as follows: Amendment displayed on monitor
- Open the floor to public comments (support-first; opposition-second).
- Once all public comments have been heard, close the public comment session.

## Public Comments

### **“Move to close the public comments for proposed Chester Township Zoning Amendment ZC-2024-3.”**

- Moved by\_\_\_\_\_; Seconded by\_\_\_\_\_  
Mr. Chess\_\_; Mr. Kats\_\_; Mr. Lauro\_\_; Mr. Oswick\_\_; Mr. Peto\_\_

➤ **Zoning Commission Deliberations** – based on the outcome, proceed to one of the following four motions.

○ Move to adopt:

- 1) “That the Chester Township Zoning Commission recommend the approval of the proposed amendment, ZC-2024-3, to the Chester Township Zoning Resolution, as attached hereto.” (Form No. 31)

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OR

- 2) “That the Chester Township Zoning Commission recommend the denial of the proposed amendment, ZC-2024-3, to the Chester Township Zoning Resolution, as attached hereto.” (Form No. 31)

OR

- 3) “That the Chester Township Zoning Commission recommend the approval of the following modification to the proposed amendment, ZC-2024-3 to the Chester Township Zoning Resolution, as attached hereto.” Set forth modification:

\_\_\_\_\_ )

OR

- 4) “That the Chester Township Zoning Commission continue the public hearing on the proposed amendment, identified as number ZC-2024-3, to the Chester Township Zoning Resolution on the 2<sup>nd</sup> day of October, 2024 at 7:00 o’clock p.m. at Chester Town Hall.”

Moved by \_\_\_\_\_; Seconded by \_\_\_\_\_  
Mr. Chess \_\_\_; Mr. Kats \_\_\_; Mr. Lauro \_\_\_; Mr. Oswick \_\_\_; Mr. Peto \_\_\_

- If the commission adopts either motion 1, 2 or 3 above, proceed with the following motions:

“The Chester Township Zoning Commission hereby submits the attached recommendation on the proposed amendment, identified as number ZC-2024-3, to the Chester Township Zoning Resolution together with the attached motion pertaining thereto and the attached recommendation of the Geauga County Planning Commission to the Chester Township Board of Township Trustees this 18<sup>th</sup> day of September, 2024.” (Form No. 32)

Moved by \_\_\_\_\_; Seconded by \_\_\_\_\_  
Mr. Chess \_\_\_; Mr. Kats \_\_\_; Mr. Lauro \_\_\_; Mr. Oswick \_\_\_; Mr. Peto \_\_\_

## **Signing of Form Nos. 31 and 32 for Amendment.**

### **Proposed Chester Township Zoning Amendment ZC-2024-4**

- Acting Chair gives an overview of the amendment.
- The Chester Township Zoning Commission initiated the proposed amendment on July 31, 2024.
- In accordance with ORC Section 519.12, the proposed amendment was properly noticed and transmitted to the Geauga County Planning Commission.
- As required by ORC Section 519.12, the recommendation of the Geauga County Planning Commission must be considered during the public hearing.

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- The Administrative Assistant reads the recommendation of the Geauga County Planning Commission into the record for consideration.
- Proposed amendment ZC-2024-4 would modify the current Chester Township Zoning Resolution as follows: Amendment displayed on monitor
- Open the floor to public comments (support-first; opposition-second).
- Once all public comments have been heard, close the public comment session.

## Public Comments

### **“Move to close the public comments for proposed Chester Township Zoning Amendment ZC-2024-4.”**

- Moved by \_\_\_\_\_; Seconded by \_\_\_\_\_  
Mr. Chess\_\_\_; Mr. Kats\_\_\_; Mr. Lauro\_\_\_; Mr. Oswick\_\_\_; Mr. Peto\_\_\_

### ➤ **Zoning Commission Deliberations** – based on the outcome, proceed to one of the following four motions.

- Move to adopt:

- 1) “That the Chester Township Zoning Commission recommend the approval of the proposed amendment, ZC-2024-4, to the Chester Township Zoning Resolution, as attached hereto.” (Form No. 31)

**OR**

- 2) “That the Chester Township Zoning Commission recommend the denial of the proposed amendment, ZC-2024-4, to the Chester Township Zoning Resolution, as attached hereto.” (Form No. 31)

**OR**

- 3) “That the Chester Township Zoning Commission recommend the approval of the following modification to the proposed amendment, ZC-2024-4 to the Chester Township Zoning Resolution, as attached hereto.” Set forth modification:  
\_\_\_\_\_ )

**OR**

- 4) “That the Chester Township Zoning Commission continue the public hearing on the proposed amendment, identified as number ZC-2024-4, to the Chester Township Zoning Resolution on the 2<sup>nd</sup> day of October, 2024 at 7:00 o’clock p.m. at Chester Town Hall.”

Moved by \_\_\_\_\_; Seconded by \_\_\_\_\_  
Mr. Chess\_\_\_; Mr. Kats\_\_\_; Mr. Lauro\_\_\_; Mr. Oswick\_\_\_; Mr. Peto\_\_\_

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- If the commission adopts either motion 1, 2 or 3 above, proceed with the following motions:

“The Chester Township Zoning Commission hereby submits the attached recommendation on the proposed amendment, identified as number ZC-2024-4, to the Chester Township Zoning Resolution together with the attached motion pertaining thereto and the attached recommendation of the Geauga County Planning Commission to the Chester Township Board of Township Trustees this 18<sup>th</sup> day of September, 2024.” (Form No. 32)

Moved by \_\_\_\_\_; Seconded by \_\_\_\_\_  
Mr. Chess \_\_; Mr. Kats \_\_; Mr. Lauro \_\_; Mr. Oswick \_\_; Mr. Peto \_\_

## **Signing of Form Nos. 31 and 32 for Amendment.**

### **Proposed Chester Township Zoning Amendment ZC-2024-5**

- Acting Chair gives an overview of the amendment.
- The Chester Township Zoning Commission initiated the proposed amendment on July 31, 2024.
- In accordance with ORC Section 519.12, the proposed amendment was properly noticed and transmitted to the Geauga County Planning Commission.
- As required by ORC Section 519.12, the recommendation of the Geauga County Planning Commission must be considered during the public hearing.
- The Administrative Assistant reads the recommendation of the Geauga County Planning Commission into the record for consideration.
- Proposed amendment ZC-2024-5 would modify the current Chester Township Zoning Resolution as follows: Amendment displayed on monitor
- Open the floor to public comments (support-first; opposition-second).
- Once all public comments have been heard, close the public comment session.

## **Public Comments**

### **“Move to close the public comments for proposed Chester Township Zoning Amendment ZC-2024-5.”**

- Moved by \_\_\_\_\_; Seconded by \_\_\_\_\_  
Mr. Chess \_\_; Mr. Kats \_\_; Mr. Lauro \_\_; Mr. Oswick \_\_; Mr. Peto \_\_

### ➤ **Zoning Commission Deliberations** – based on the outcome, proceed to one of the following four motions.

- Move to adopt:

- 1) “That the Chester Township Zoning Commission recommend the approval of the proposed amendment, ZC-2024-5, to the Chester Township Zoning Resolution, as attached hereto.” (Form No. 31)

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OR

- 2) “That the Chester Township Zoning Commission recommend the denial of the proposed amendment, ZC-2024-5, to the Chester Township Zoning Resolution, as attached hereto.” (Form No. 31)

OR

- 3) “That the Chester Township Zoning Commission recommend the approval of the following modification to the proposed amendment, ZC-2024-5 to the Chester Township Zoning Resolution, as attached hereto.” Set forth modification:

\_\_\_\_\_ )

OR

- 4) “That the Chester Township Zoning Commission continue the public hearing on the proposed amendment, identified as number ZC-2024-5, to the Chester Township Zoning Resolution on the 2<sup>nd</sup> day of October, 2024 at 7:00 o’clock p.m. at Chester Town Hall.”

Moved by \_\_\_\_\_; Seconded by \_\_\_\_\_  
Mr. Chess\_\_\_; Mr. Kats\_\_\_; Mr. Lauro\_\_\_; Mr. Oswick\_\_\_; Mr. Peto\_\_\_

- If the commission adopts either motion 1, 2 or 3 above, proceed with the following motions:

“The Chester Township Zoning Commission hereby submits the attached recommendation on the proposed amendment, identified as number ZC-2024-5, to the Chester Township Zoning Resolution together with the attached motion pertaining thereto and the attached recommendation of the Geauga County Planning Commission to the Chester Township Board of Township Trustees this 18<sup>th</sup> day of September, 2024.” (Form No. 32)

Moved by \_\_\_\_\_; Seconded by \_\_\_\_\_  
Mr. Chess\_\_\_; Mr. Kats\_\_\_; Mr. Lauro\_\_\_; Mr. Oswick\_\_\_; Mr. Peto\_\_\_

## **Signing of Form Nos. 31 and 32 for Amendment.**

## **Approval of Minutes**

- Motion to approve the minutes of September 4, 2024.

Move to approve the minutes of the September 4, 2024 meeting (as presented or as amended).

Moved by \_\_\_\_\_; Seconded by \_\_\_\_\_  
Mr. Chess\_\_\_; Mr. Kats\_\_\_; Mr. Lauro\_\_\_; Mr. Oswick\_\_\_; Mr. Peto\_\_\_

# **Chester Township Zoning Commission Meeting Agenda**

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## **Chris Alusheff, Zoning Inspector – Open Discussion**

- Accessory buildings to rear of front building line.
- Playground equipment
- Distance requirement for advising parties of interest for BZA Hearings

## **New Business**

## **Public Comments**

## **Agenda Topics for Next Meeting**

- Secretary will not be at October 2, 2024 meeting.
- October 2<sup>nd</sup> meeting Chris will discuss these handouts (potential -6, -7 and -8 amendments).

## **Upcoming items/Deadlines**

## **Correspondence Received**

## **Meeting Called to Close at:**