

# Chester Township Zoning Commission Meeting Minutes

| Wednesday, September 4, 2024 7:00 PM |

Chester Town Hall

Meeting Called to Order by Chair, Mr. Oswick at 7:05 p.m.

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

Members absent: None

Zoning Inspector: Mr. Alusheff

Admin present: Ms. McCarthy

## **Pledge of Allegiance**

Committee recited the Pledge of Allegiance.

## **Approval of Minutes**

Motion to approve the minutes of August 21, 2024 as amended.

Moved by Mr. Oswick; Seconded by Mr. Peto

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

Motion approved

## **Zoning Inspector discussion points**

- Accessory buildings to rear of front building line.
  - Group compared Zoning Resolution of comparable townships in NE Ohio (Bainbridge, Brimfield, Champion, Madison Twp. Rootstown) to get a sense of how other townships are handling accessory buildings.
  - Group discussed need for Section 5.01.03 to be rewritten.
  - Group looked at how other townships determine placement of accessory buildings in side yards. They also discussed amount of BZA hearings in Chester Twp. over the last three years to ascertain need.
    - For certain lots, using the size yard doubles the amount of buildable area.
  - Mr. Kats recalled the ZC Board discussed this in the past. Unless the Board of Trustees agrees with this in concept, the ZC Board should decline considering this at this point.
  - Reviewed timeline of what happened with accessory buildings in the past (Z-2022-2 denial).
  - Mr. Oswick suggested combining the previously written Z-2022-2 amendment along with any future considerations and see if a new possible amendment might be developed.
  
- Playground equipment as permitted residential recreational equipment
  - Group compared Zoning Resolution of Bath, Concord and Olmsted Twp. for playground equipment.
  - Currently, group is leaning toward Playground Equipment guidelines to help eliminate any future ambiguity.

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- Distance requirement for advising parties of interest for BZA hearings. Currently set at 500 ft.
  - Reviewed ORC directive.
  - ZC discussed what the harm may be in leaving it this way.
  - Discussion on how 500 ft is determined. It is determined by the lot lines.
  - “Persons of Interest” possible as property owners north, south, east and west of property.
  - Consensus with 250 ft rule as it would seem to work the best for all.
  - Ultimate decision will be confirmed with Board of Trustees.
- Mr. Alusheff told the group about plans to form a Land Use Plan committee early next year. This will help us know the will of the people moving forward.

Mr. Kats left the meeting at 8:02 p.m.

Zoning Inspector asked for direction from ZC for future amendments and need for those amendments. Members are asked to bring their top three items for future consideration to the October 2nd meeting.

## **Next Meeting – September 18, 2024**

### **New Business**

Ms. McCarthy will be absent for the October 2<sup>nd</sup> meeting.

**Meeting Called to Close at:** 8:25 p.m.

Approved by:

Chester Township Zoning Commission September 18, 2024

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