

# **Chester Township Zoning Commission Meeting Minutes**

| Wednesday, September 18, 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. Lauro, Mr. Oswick, Mr. Peto

Members absent: Mr. Kats

Zoning Inspector: Mr. Alusheff

Admin present: Ms. McCarthy

## **Pledge of Allegiance**

Committee recited the Pledge of Allegiance.

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

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

Mr. Oswick gave an overview of the amendment (attached). The recommendation of the Geauga County Planning Commission (attached) was read and discussed. Both suggestions of the Planning Commission are being applied to the new forms. There were no public comments offered for this hearing as there were no members of the public present.

Mr. Peto moved to close the public comments for proposed Chester Township Zoning Amendment ZC-2024-3. Mr. Lauro seconded.

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

Motion passed

Mr. Lauro moved the following; Seconded by Mr. Peto.

Form 31 – Recommendation concerning proposed amendment to the Chester Township Zoning Resolution was signed by all in attendance.

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

Motion passed

Mr. Lauro moved the following; Seconded by Mr. Peto.

Form 32 – Submitting proposed amendment and the recommendation of the Geauga County Planning Commission to the Board of Trustees was signed by all in attendance.

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

Motion passed

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

Mr. Oswick gave an overview of the amendment (attached). The recommendation of the Geauga County Planning Commission (attached) was read and considered. There were no public comments offered for this hearing as there were no members of the public present.

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Mr. Lauro moved to close the public comments for proposed Chester Township Zoning Amendment ZC-2024-4. Mr. Peto seconded.

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

Motion passed

Mr. Lauro moved the following; Seconded by Mr. Oswick.

Form 31 – Recommendation concerning proposed amendment to the Chester Township Zoning Resolution was signed by all in attendance.

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

Motion passed

Mr. Peto moved the following; Seconded by Mr. Lauro.

Form 32 – Submitting proposed amendment and the recommendation of the Geauga County Planning Commission to the Board of Trustees was signed by all in attendance.

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

Motion passed

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

Mr. Oswick gave an overview of the amendment. The recommendation of the Geauga County Planning Commission (attached) was read. There were no public comments offered for this hearing as there were no members of the public present.

Mr. Lauro moved to close the public comments for proposed Chester Township Zoning Amendment ZC-2024-5. Mr. Peto seconded.

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

Motion passed

Mr. Lauro moved the following; Seconded by Mr. Peto.

Form 31 – Recommendation concerning proposed amendment to the Chester Township Zoning Resolution to the Board of Trustees was signed by all in attendance.

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

Motion passed

Mr. Lauro moved the following; Seconded by Mr. Peto.

Form 32 – Submitting proposed amendment and the recommendation of the Geauga County Planning Commission to the Board of Trustees was signed by all in attendance.

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

Motion passed

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## Approval of Minutes

Motion to approve the minutes of September 4, 2024 as presented.

Moved by Mr. Peto; Seconded by Mr. Lauro

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

Motion approved

## Chris Alusheff, Zoning Inspector – Open discussion

- Potential new wording to be used in Section 5.01.03 to help clarify specific sections of the Zoning Resolution. Lean-to discussion and the square footage to be considered should be the area under the roof. Consider new Section 5.01.03 (B) written to address distance between the accessory building and the next adjoining structure.
  - Zoning Commission asks if there is that big a need to close a loophole?
  - Should we consider new wording for lean-tos?
    - ie-Lean-tos may not be larger than X% of the building.
    - Lean-to may never be enclosed.
  - Zoning Commission wants to know the Board of Trustees position on this.
  - Consider adding a section just for lean-tos.
  - Eaves with no support posts would probably not be included in this calculation.
- Playground equipment – potential areas that might need to be addressed in the future.
  - Consider reducing area of how close the equipment may be to the lot line.
  - Will these items be required to be in the backyard?
  - Need to require a zoning permit discussed.
- Real estate sign size in Commercial, Industrial, Shopping Center district
  - Current regulation allows 6 square feet.
  - Consider allowing a larger sign.
  - Andy Chess said the standard size of a real estate sign is 4' x 4'.
  - Sign abuse within the commercial district was discussed. Options to better control were discussed and need to be added to a future amendment.

Mr. Alusheff asked the ZC members to send updates to first two potential amendments and he will incorporate them into the existing documents already being prepared.

**Meeting Called to Close at:** 8:08 p.m.

Approved by:

Chester Township Zoning Commission October 16, 2024

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