

Chester Township Zoning Commission Meeting Minutes

| Monday, November 25, 2024 7:00 PM |

Chester Town Hall

Audio Recording on File

Meeting Called to Order by Chair, Mr. Oswick at 7:00 p.m.

Members present: Mr. Chess, Mr. Kats, Mr. Minello*, Mr. Oswick, Mr. Peto

Members absent: Mr. Lauro

Admin present: Ms. McCarthy

*Mr. Minello serves as a voting member tonight.

Pledge of Allegiance

The committee recited the Pledge of Allegiance.

Public Hearing for Proposed Chester Township Zoning Amendment ZC-2024-7

Mr. Oswick gave an overview of the ZC-2024-7 Amendment regarding Attached Garages. The Chester Township Board of Trustees initiated the proposed amendment on October 31, 2024. The recommendation of denial from the Geauga County Planning Commission was read into the record. The amendment was displayed on the monitor.

There were no public comments.

Mr. Oswick moved and Mr. Peto seconded the motion to close the public comments for proposed Chester Township Zoning Amendment ZC-2024-7.

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

Mr. Peto distributed a copy of the May 1, 2024, memo sent to the Board of Trustees recommending that no changes be made to the current Zoning Resolution regarding the size of attached garages.

Mr. Peto moved, and Mr. Chess seconded that the Chester Township Zoning Commission recommend the denial of the proposed amendment, ZC-2024-7, to the Chester Township Zoning Resolution, as attached hereto.

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

Form #31, Recommendation concerning a proposed amendment to the Chester Township Zoning Resolution was signed by the voting members present.

Approval of Minutes

Motion to approve the minutes of November 6, 2024, as submitted.

Moved by Mr. Peto; Seconded by Mr. Kats

Mr. Chess/yes; Mr. Kats/yes; Mr. Lauro/absent; Mr. Minello/abstain, Mr. Oswick/abstain;

Mr. Peto/yes

Motion approved

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Board of Trustees Motion # 2024-400

By unanimous vote, on August 23, 2024, the Board of Trustees approved and directed the Zoning Commission to initiate the process of re-zoning three parcels of property located at 11729, 11767 and 11797 Chillicothe Road from a Residential District to an Industrial District.

The three properties were discussed by the Board. These properties are currently zoned Residential and Zoning Commission members agreed that it made sense to rezone these to Industrial. Mr. Chess noted that this change would be beneficial to the landlocked property behind these properties.

Mr. Kats asked who would like to buy it. Mr. Radtke said no one at this time as the property is not for sale. Mr. Chess suggested this could bring in some increased revenue to the township.

Discussion on how the southern piece of property would be handled as it is currently being used as residential. Noted the buffer zone of the current driveway being used by the church.

Board was in agreement with rezoning these properties to Industrial. The Board asked the Zoning Inspector and Secretary to begin the process of preparing an amendment to rezone these properties to Industrial for review at a future meeting.

Meeting schedule for the remainder of 2024 and the first meeting of 2025.

Board agreed to meet December 4th and cancel the December 18th meeting.

Group agreed in advance to schedule first meeting in January to be on January 8 and the second meeting to be on January 22nd.

Review of previous accessory building amendment.

An amendment regarding the size of accessory buildings was originally proposed August 6, 2021. Board discussed with Mr. Radtke prior amendment. ZC Board is considering resubmitting an amendment that allows for larger accessory buildings.

Pay for Zoning Board Members

Mr. Chess is concerned about pay per meeting of Zoning Commission and Board of Zoning Appeals members. He has called Painesville Township and Chardon Township and is waiting for call back. Auburn Township pays their Board members \$60/meeting.

Mr. Radtke suggested one of the ZC members come to a future Board of Trustees meeting to present their concerns about pay. He also requested more research be completed regarding pay per meetings in other Geauga townships.

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Meeting Called to Close at: 7:50 p.m.

Approved by:

Chester Township Zoning Commission December 4, 2024

Final Review by: _____
Jon Oswick, Chair

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