

Chester Township Zoning Commission Meeting Minutes

| Wednesday, January 22, 2025 7:00 PM |

Chester Town Hall

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

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

Members absent: Mr. Kats

Admin present: Ms. McCarthy

*Mr. Minello will serve as a voting member in Mr. Kats's absence.

Pledge of Allegiance

Committee recited the Pledge of Allegiance.

Approval of Minutes

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

Move to approve the minutes of the December 4, 2024 meeting as presented.

Moved by: Mr. Peto; Seconded by: Mr. Oswick

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

Motion passes

- Motion to approve the minutes of January 8, 2025.

Move to approve the minutes of the January 8, 2025 meeting as presented.

Moved by: Mr. Peto; Seconded by: Mr. Lauro

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

Motion passes

Welcome Trustee Liaison – Ken Radtke

General discussion on Accessory buildings and is there something in the Zoning Resolution that may not be reflecting the will of the people? We are seeing five or six variances a year at the BZA on size for accessory buildings.

Issues are also occurring with height of structure. We need to research header height and what is needed.

Initial thoughts include:

- Needs to be on a sliding scale
- Dependent on lot size

Zoning Inspector – Chris Alusheff

Chris spoke about the wording in our Zoning Resolution using the phrase, Conclusions of Fact. This language is also in Geauga County Model Zoning. The proper phrase should be, "Findings of Fact and Conclusions of Law." The proposed timeline was reviewed and the Board discussion ended with agreement to initiate the proposed amendment tonight.

Chester Township Zoning Commission Meeting Minutes

| Wednesday, January 22, 2025 7:00 PM |

Chester Town Hall

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-2025-1

Mr. Lauro, moved to adopt and Mr. Chess seconded the following motion – Form 22

That an amendment to the Chester Township Zoning Resolution, identified as number ZC-2025-1, consisting of 3 pages, marked Exhibit “A” and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Chester Township Zoning Commission this 22nd day of January, 2025.

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

Mr. Lauro moved and Mr. Peto seconded the following motion – Form 27

That the Chester Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number ZC-2025-1, to the Chester Township Zoning Resolution as attached hereto on the 19th day of February, 2025 at 7:00 p.m. at the Chester Town Hall.

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

Mr. Lauro, moved to adopt and Mr. Chess seconded the following motion – Form 29

Move to approve public noticing the public hearing for ZC-2025-1 of the Chester Township Zoning Resolution in the Legal Notices of the Chesterland News print edition on January 29, 2025 and the Geauga County Maple Leaf print edition on January 30, 2025 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 January 23, 2025 to the end of all public hearings.

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

Mr. Lauro moved and Mr. Peto seconded the following motion – Form 30

The Chester Township Zoning Commission hereby submits the attached copy of the motion for a proposed amendment, identified as ZC-2025-1, to the Chester Township Zoning Resolution together with the attached text pertaining thereto to the Geauga County Planning Commission this 23rd day of January, 2025.

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

Chester Township Zoning Commission Meeting Minutes

| Wednesday, January 22, 2025 7:00 PM |

Chester Town Hall

New Business

- Mr. Peto made a motion to rescind Exhibit A which was compiled during the January 8, 2025 meeting. Mr. Lauro seconded the motion.
Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes;
Mr. Oswick/yes; Mr. Peto/yes; Mr. Minello/yes
Motion passed
- Mr. Alusheff gave a brief overview of the Chester Land Use Plan.
- Also talked about the need of Conditional Uses having an expiration date. May want to look at what is currently considered a conditional use and if there are any uses that should no longer be included as a conditional use. e.g.- Do we want museums as a Conditional Use?
- The ZC Board asked the Zoning Secretary to begin the process of reformatting (for better readability) the existing Zoning Resolution.
- Reminder of joint meeting with ZC, BoT and BZA on January 23, 2025 at 7:00 p.m.

Agenda Topics for Next Meeting

- Discuss 12.02.02 and need for update

Meeting Called to Close at: 8:09 p.m.

Approved by:

Chester Township Zoning Commission February 5, 2025

Final Review by: _____
Jon Oswick, Chair