

Chester Township Zoning Commission and Board of Zoning Appeals Meeting Minutes

| Thursday, January 23, 2025 7:00 PM |

Chester Town Hall

Meeting held in joint session with Board of Trustees and Board of Zoning Appeals

Zoning Commission

Members present: Mr. Chess

Members absent: Mr. Kats, Mr. Lauro,

Mr. Minello, Mr. Oswick, Mr. Peto

As there were not enough members present for quorum, a Zoning Commission meeting was not opened.

Admin present: Ms. McCarthy

Board of Zoning Appeals

Members present: Mr. Dobrynski,

Ms. Fadorsen, Ms. Klemm, Ms. Muehling

Members absent: Ms. Denamen, Mr.

Ziganti

Zoning Commission

Mr. Chess – On-going concern about size of Accessory Buildings.

Mr. Alusheff – Over the last two years, there have been 11 variance requests regarding placement of Accessory Buildings. Of those 11, four were side yard requests and six were for size.

Mr. Chess requests in general the Board of Trustees would be in favor of larger accessory buildings before work is begun again by the Zoning Commission on Accessory Buildings.

Ms. Muehling – Concerned about using side yard for large accessory buildings would be permitted in a side yard. This is a visible part of the lot. We have no control over how they are built up.

Mr. Radtke will have follow up conversations with the Zoning Commission.

Board of Zoning Appeals

Ms. Muehling – Side yards – It isn't clear what we do with corner lots and that needs to be cleared up in the Zoning Resolution. Large attached garages and side yard issues originally were not issues. Over the years, watch for changes. Side yards historically were used for garages.

Ms. Klemm – Voiced concern about people who want lean-tos and language needs to be inserted into the Zoning Resolution to clarify one way or another.

Ms. Muehling – Issue of increasing storage originally was to get things under cover and enclosed.

Ms. Fadorsen talked about most common need for lean-tos is storage of firewood.

Ms. Muehling – Lean-tos are presently not permitted because the Zoning Resolution currently only allows completely enclosed buildings.

Mr. Alusheff – Citing 2011 APA opinions, the way to deal with lean-tos is to specify the area "under roof" is part of the square footage. Our APA agrees this is the proper way to handle it.

Ms. Fadorsen – That's the way we used to handle it years ago.

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Zoning Inspector – Mr. Alusheff

Land Use Plan – Overview – Need to get information out to the public. Need to recruit residents willing to serve on this committee.

BZA procedures need to be reviewed in Zoning Resolution – specifically Section 12.02.02. The BZA needs to set up by-laws.

Conditional Use Renewal – Needs scrutiny – Conflicting information on whether or not Conditional Uses need to be renewed.

Ms. Muehling could not find any information in the ORC stating that a renewal may or may not be necessary for Conditional Uses.

Mr. Alusheff – Signage definitely needs to be addressed in the Zoning Resolution – Our Signing Section of the Zoning Resolution is so out of date, it is the recommendation of the Planning Commission to just start with the current Model Zoning signage section and work the Chester regulations into that. Recently we looked at modifying the real estate signs and realized with the current ZR, we are better off just waiting till the new Section is addressed.

New Zoning Forms – Distributed to those in attendance and sent electronically to all ZC, BZA and BoT members. Plan is to have BoT officially approve at the February 6 meeting. These have been sent to the APA and Planning Commission for review.

Solar Arrays – BoT may ask County Board of Commissioners to restrict development of utility scale wind and solar. Twp. may restrict location of wind and solar facilities <50MW. Want to allow rooftop accessory use? Primary use in vacant field to generate 49.9 MW allowable? All of this would be closely related to windmill regulation as well.

Rezoning Fire Station #2 to Industrial – Industrial district regulations need a serious overhaul. Commercial use in Industrial District – do we want to allow?

Mr. Chess brought up the frontage and acreage required needs to be looked at. What type of business can fit on a certain type of property.

Ms. Muehling brought up the importance of looking at ground water and how we get rid of our trash if we want to keep our semi-rural environment.

Mr. Richter mentioned that he would like to consider looking at adding a Park District – Passive and Active.

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This portion of the meeting was closed at 7:50 p.m.

Approved February 10, 2025 by:

Kathleen McCarthy, Admin. Assistant

Absent

Barton Ziganti, Chairman

Absent

Mindy Denamen, Vice-Chair

Mark Dobrynski

Kathy Fadorsen

Christina Klemm

Margaret Muehling