

# Chester Township Zoning Commission Meeting Minutes

| Wednesday, February 5, 2025 7:00 PM |

Chester Town Hall

Meeting Called to Order by Chair, Mr. Oswick at 7:04 p.m.

Members present: Mr. Lauro, Mr. Minello\*, Mr. Oswick

Members absent: Mr. Chess, Mr. Kats; Mr. Peto

Zoning Inspector present: Mr. Alusheff

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 January 22, 2025.

Move to approve the minutes of the January 22, 2025 meeting as presented.

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

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

Motion passes

## **Zoning Inspector – Chris Alusheff**

Mr. Alusheff spoke about the upcoming ZC-2025-1 amendment which changes the language used in the Zoning Resolution from, Conclusions of Fact to “Findings of Fact and Conclusions of Law.”

Article VII – Signs from the Geauga Model Zoning was distributed. This may be the framework of how the Zoning Resolution (ZR) will be implemented.

Section 12.02.02 needs some adjustments based on information recently gathered from the Ohio Township Association (OTA). The Commission asked Mr. Alusheff to begin a draft of what changes need to be made and this will be discussed at an upcoming meeting.

Mr. Alusheff reviewed some of the highlights of the recent OTA Conference and the need to be aware of the following.

- Solar Arrays – Peggy Kirk hall, OSU Ag Extension
  - Consider keeping as a prohibited use. Currently, ZR does not mention it as a permitted use, therefore it is a prohibited use. There are currently rooftop solar panels and permits have been issued for them. Not sure why?
- Zoning Protocol to Reduce Legal Action – Tonya Rogers, Baker-Dubikar
  - “Once a Zoning Inspector (ZI) position has been created, authority to interpret the ZR is vested with the ZI.:
  - Need clarity on date of “receipt” in section 13.00.02. When does 30 days start.
  - Zoning language is generally construed in favor of the landowner.
  - Zoning district regulations should be modified where sewer is available. Better to be proactive than had a judge do it for us by consent decree. Will most likely come up in the Land Use Plan process. (Do the research now.)

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- Conditional Use Permit should not have an expiration date. It is the responsibility of the BZA to insure that all the conditions are met when granting initial approval and the assumption is those conditions will continue to be met. If conditions are not met, responsibility of ZI to start the revocation process.
- Compiling a Complete Zoning Record – Pete Griggs – Brosius, Johnson & Griggs
  - Do we comply with ORC 122.22 (F) with one document and recommend creating a Zoning Office Procedure Manual. A sample document has been requested, but not yet received for initial review.

General discussion among group on need for reformatting the current ZR. Need for reformatting some of the charts currently in the ZR as well. Several suggestions for improved clarity were made.

Group discussed potential ZC-2025-2 amendment to bring the ZR into compliance with the ORC. Decision to send potential ZC-2025-2 amendment to absent members from this meeting so they may be better prepared to discuss at February 19, 2025 meeting. Existing group of ZC members agrees that this should be moved forward as an amendment.

Exhibit B was produced to look at items the ZC is targeting to work on in 2025.

Mr. Lauro made a motion to enter Exhibit B into the record and Mr. Oswick seconded the motion:

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

Motion passes

## **New Business**

Exhibit B was produced to look at items the ZC is targeting to work on in 2025.

Mr. Lauro made a motion to enter Exhibit B into the record and Mr. Oswick seconded the motion:

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

Motion passes

## **Agenda Topics for Next Meeting**

- Public Hearing for ZC-2025-1
- Discuss 12.02.02 and need for update

**Meeting Called to Close at:** 7:58 p.m.

Approved by:

Chester Township Zoning Commission March 5, 2025

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