

# Chester Township Zoning Commission Meeting Minutes

|Thursday, March 6, 2025 7:00 PM |

Chester Town Hall

Meeting Called to Order by Mr. Oswick at 7:15 p.m. This was a joint meeting with the Board of Trustees.

Members present: Mr. Chess, Mr. Kats, Mr. Lauro, Mr. Minello, Mr. Oswick

Zoning Inspector: Chris Alusheff

Admin present: Ms. McCarthy

Mr. Radtke gave an overview of why the Zoning Commission and Board of Trustees were having a joint meeting. What started in 2022 trying to identify what is appropriate for Accessory Buildings and in respect for the number of BZA appeals for side area variances. The last meeting at the (Geauga West Branch) Library we had conversations trying to narrow it down and then at a later date we did approve a modification with respect to accessory building sizes.

Ms. McCarthy reviewed the ZC-2022-2 amendment (Public Hearing at the Library) where the Board of Trustees denied the amendment. The entire amendment was denied rather than modifying some of it and denying other parts. Later that year, the Zoning Commission wrote and submitted amendment ZC-2022-4 for size only of Accessory buildings. It did not include a side yard provision. That amendment was approved.

Mr. Oswick reviewed the history of what the Zoning Commission felt was an appropriate size of an accessory building. Originally, it was determined that 10,000 SF may be appropriate depending on the size of the lot. As the ZC considered feedback moving forward, based on feedback from public and Board of Trustees, it was highly recommended the Zoning Commission reduce the size of the building to 2,500 SF.

Mr. Alusheff distributed a chart breaking down all the BZA cases heard in 2023 and 2024. (The time period after ZC-2022-4 was approved.) Of the 24 cases heard in 2023-24, 10 requested a side yard variance. Of those 10 cases, 7 were approved and 3 submitted a new site plan and withdrew their request.

Height restrictions were also discussed, but no change/decision was determined. Changes to the Zoning Resolution should consider the health, safety and welfare of residents.

Discussion of the need for Zoning Resolution consideration to no longer require building 20' from the rear building line, but instead 20' to the rear of the front building line, 20' from the house and 10' from side and rear lot lines. ZC agreed and will begin researching at next meeting. This has already been vetted by the Fire Chief who determined 20' from the home is a good distance to keep a fire from spreading. Being closer to the street was better for fire suppression with fire hoses having greater pressure with a shorter distance.

In future amendments, the ZC will try to cover just one subject matter in each amendment. This may help reduce the number of future amendments denied. Future amendments may cover accessory building height. The ZC should also consider how height is measured. Currently, the Zoning Resolution uses median height.

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**Meeting Called to Close at:** 7:45 p.m.

Approved by:

Chester Township Zoning Commission March 19, 2025

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