

Chester Township Zoning Commission Meeting Minutes

|Wednesday, April 2, 2025 7:00 PM |

Chester Town Hall

Audio Recording Available

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

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

Zoning Inspector: Mr. Alusheff

Admin present: Ms. McCarthy

Mr. Oswick led the group in the Pledge of Allegiance

Approval of Minutes

- Motion to approve the minutes of March 6, 2025 as modified.

Move to approve the minutes of the March 6, 2025 meeting as presented.

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

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

Motion passes

- Motion to approve the minutes of March 19, 2025.

Move to approve the minutes of the March 19, 2025 meeting as presented.

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

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

Motion passes

Solar Panels discussion

Board spent time reviewing the citizen submitted amendment regarding solar panels.

After reviewing maximum wattage, Board was comfortable with 100 kilowatts.

Maximum height of ground-mounted panels may also need tweaking. Committee may suggest a modification of 6.09.01 (D) to add "*in total height*" at the end of the sentence.

Ms. Cottman asked how many ground mounted requests for solar panels there have been in the past year. Answer was zero.

Mr. Ziganti said ground installations are much less expensive to install and maintain. He supported both roof-top and ground installations.

Mr. Chess asked if this has been compared to other townships in Ohio?

Ms. Cottman suggested looking at Geauga County Model Zoning and possibly throw this proposed amendment out. Why wouldn't the Zoning Commission use the Model Zoning? The Model Zoning was reviewed and determined additional information for this amendment was lacking.

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Chris Alusheff – Zoning Inspector

Industrial Rezoning

Legal description has been completed, and the Geauga County Planning Commission is preparing a possible map for the old fire station and two adjoining properties to be rezoned from R: One Family Residential to I: Restricted Industrial. This is now ready to be initiated as an amendment at the next meeting.

Mr. Lauro would like to know what the BoT would like to do with the property. Mr. Chess was concerned about setbacks that are required in the Industrial District and asked about how much studying was done on converting these properties to Industrial use.

Mr. Alusheff talked about the inhospitable use of Industrial properties. Mr. Chess asked what kind of building could be built on these properties. Mr. Alusheff said the Land Use Plan Committee is going to have to look at the Industrial District and come up with some recommendations on what can be done with this District. It will probably take at least 1 ½ - 2 years before the LUP Committee comes up with some suggestions/recommendations.

Ms. Cottman asked who is initiating this amendment. She wondered why the BoT was not initiating this amendment. If they want it, they should initiate this amendment. She suggested the Zoning Commission steer clear of this amendment.

Ms. McCarthy read the portion of the Nov. 25th Zoning Commission minutes which indicated the Zoning Commission supported this potential amendment at the time.

Mr. Chess suggested the Nov. 25th meeting was held before information about the forming of a Land Use Plan Committee was presented.

The Zoning Commission determined that they will not be moving forward with this amendment until the LUP Committee publishes their results.

Mr. Alusheff let the group know that the projected adoption date of the completed LUP will probably be the end of 2026.

The ZC has unanimously opted to delay the decision for rezoning these three properties until after the LUP is completed.

Water Management and Sediment Control

Erosion control was taken out of the Zoning Resolution several years ago. Geauga Soil and Water Conservation District (GSWCD) supplied sample language for consideration into the Zoning Resolution

Mr. Alusheff checked with GSWCD and asked what was the burden added to our residents seeking a permit. The same site plan is used as is used in the zoning application and there is an \$80 fee for submitting the online application. Disturbance under an acre is basically put up a silt fence and the resident will follow established best practices.

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Mr. Lauro suggested that years ago this section was removed from the Zoning Resolution as this should be controlled at the county level.

Mr. Alusheff understood that in the past, the Zoning Inspector was the one who determined if the Soil Erosion Plan was correct.

Ms. Cottman shared a document from the Z-2020-3 proposal indicating why Article 14 was removed. (attached)

Group conversation continued.

Mr. Alusheff clarified that this was written by GCSWD and is much briefer than the original Article 14. He will present this information to the BoT on April 17th.

Group conversation continued.

Ms. Cottman suggested asking GCSWD to review and change their stated regulations of less than an acre so other Geauga County townships don't have to change their Zoning Resolution. Mr. Alusheff agreed to do this.

Public Comments

Mr. Ziganti spoke regarding photovoltaic systems. He is concerned about the safety of these power systems. They create more power than the resident may need. This could overheat power lines in the home and when it goes into the grid, could affect the neighbors. What kind of specs are these companies required to meet? Concerned that the majority of the power created will go right to the grid.

Next Meeting

April 16, 2025 at 7:00 p.m.

Meeting Called to Close at: 8:38 p.m.

Approved by:

Chester Township Zoning Commission April 16, 2025

Final Review by: _____
Jon Oswick, Chair