

ZC-2025-4

Rezoning three properties from Residential to Industrial

Exhibit A

Additions are in red text

Deletions are in black and ~~struck out~~

Suggestion for proposed amendment

4.00.0 ZONING DISTRICTS. Chester Township is hereby divided into zoning districts, which shall be designated as follows:

- R. One (1) family district
One and one-half (1 ½) acre minimum lot
- R3A. One (1) family district
Three (3) acre minimum lot
- R5A. One (1) family district
Five (5) acre minimum lot
- C. General commercial district
- S.C. Shopping center district
- I. Restricted industrial district

4.00.01 ZONING DISTRICTS DEFINED. The boundaries of the zoning districts listed in Section 4.00.0 are defined as prepared by Foresight Engineering, Inc. on June 28, 2005; as amended in Z-2008-3, effective date February 15, 2009; as amended in Z-2022-1, effective date August 13, 2022.

- A. The Residential Districts (R, R3A and R5A) are defined on the most recent official township zoning map which is hereby incorporated as part of this resolution. An area enclosed by a district boundary shall be within the district therein.
- B. Legal description of the General Commercial District located along Mayfield Road (U.S. 322) and Chillicothe Road (S.R. 306).

Situated in the Township of Chester, County of Geauga, State of Ohio and being further bounded and described as follows;

Beginning at the intersection of the centerline of Mayfield Road (US 322) with the centerline of Caves Road;

Course I. Thence northerly along the centerline of said Caves Road to a northwesterly corner of parcel # 11-181000;

- Course II. Thence easterly along the northerly line of said parcel # 11-181000 to the northeasterly corner of said parcel # 11-181100;
- Course III. Thence easterly along the northerly line of parcel # 11-234470 and parcel # 11-304700 to a northwesterly corner of parcel # 11-304700;
- Course IV. Thence easterly along the northerly line of said parcel # 11-304700, parcel # 11-167800, parcel # 11-080600, parcel # 11-227200 to the northeasterly corner of said parcel # 11-227200;

- Course V. Thence southerly along the easterly line of said parcel # 11-227200 to a point that is 500 feet distant from, by normal measurement, the centerline of Mayfield Road;
- Course VI. Thence easterly along a line parallel with and 500 feet distant from, by normal measurement, the centerline of said Mayfield Road, to a point on the centerline of Harold Drive;
- Course VII. Thence southerly along the centerline of Harold Drive to the northwesterly corner of parcel # 11-281500;
- Course VIII. Thence easterly along the northerly line of said parcel # 11-281500 to the northeasterly corner of said parcel # 11-281500;
- Course IX. Thence northerly along the westerly line of parcel # 11-361000 to a point that is 500 feet distant from, by normal measurement, the centerline of said Mayfield Road;
- Course X. Thence easterly along a line parallel with and 500 feet distant from, by normal measurement, the centerline of said Mayfield Road, to a point along the easterly line of parcel # 11-362780;
- Course XI. Thence southerly along the easterly line of said parcel # 11-362780 to the northwesterly corner of parcel # 11-362770;
- Course XII. Thence easterly along the northerly line of said parcel # 11-362770 and parcel # 11-389250 and its easterly projection to the centerline of Valley View Drive;
- Course XIII. Thence northerly along the centerline of Valley View Drive to a point that is 500 feet distant from, by normal measurement, the centerline of said Mayfield Road;
- Course XIV. Thence easterly along a line parallel with and 500 feet distant from, by normal measurement, the centerline of said Mayfield Road, to a point on the easterly line of parcel # 11-265800;
- Course XV. Thence southerly along the easterly line of said parcel # 11-265800 to the northwesterly corner of parcel # 11-167760;
- Course XVI. Thence easterly along the northerly line of said parcel # 11-167760 and parcel # 11-239910 and its easterly projection to the centerline of Buckeye Drive;
- Course XVII. Thence southerly along the centerline of Buckeye Drive to the westerly projection of the northerly line of parcel # 11-264200;
- Course XVIII. Thence easterly along the northerly line of said parcel # 11-264200, parcel # 11-075100, parcel # 11-190100, parcel # 11-321060, parcel # 11-321050, parcel # 11-103300, parcel # 11-103200, parcel # 11-103500, to the southeasterly corner of parcel # 11-710200;
- Course XIX. Thence northerly along a westerly line of parcel # 11-103500 to a northwesterly corner of said parcel # 11-103500;
- Course XX. Thence easterly along the northerly line of said parcel # 11-103500, parcel # 11-252400, parcel # 11-128550, to a northeasterly corner of said parcel # 11-128550;
- Course XXI. Thence northerly along the westerly line of parcel # 11-339600 to a northwesterly corner of said parcel # 11-339600;

- Course XXII. Thence easterly along the northerly line of said parcel # 11-339600, parcel # 11-174200, parcel # 11-052600, parcel # 11-283300, parcel # 11-153900, to the northeasterly corner of said parcel # 11- 153900;
- Course XXIII. Thence northerly along the westerly line of parcel # 11-366800 to the northwesterly corner of said parcel # 11-366800;
- Course XXIV. Thence easterly along the northerly line of said parcel # 11-366800 to a point that is 500 feet distant from, by normal measurement, the centerline of Chillicothe Road;
- Course XXV. Thence northerly along a line parallel with and 500 feet distant from, by normal measurement, the centerline of Chillicothe Road to a southeasterly corner of parcel # 11-306100;
- Course XXVI. Thence northerly along a westerly line of parcel # 11-111300, parcel 11-009100, parcel 11-009000, to a northwesterly corner of said parcel # 11-009000;
- Course XXVII. Thence easterly along the northerly line of said parcel # 11-009000 to the northeasterly corner of said parcel # 11-009000 on the centerline of Chillicothe Road;
- Course XXVIII. Thence southerly along the centerline of said Chillicothe Road to the intersection of the centerline of Chillicothe Road with the centerline of Seminary Lane;
- Course XXIX. Thence easterly along the centerline of said Seminary Lane to a northerly projection of the easterly line of parcel # 11-069710;
- Course XXX. Thence southerly along the easterly line of said parcel # 11-069710 to the southeasterly corner of said parcel # 11-069710;
- Course XXXI. Thence westerly along the southerly line of said parcel # 11-069710 and its westerly projection to the centerline of said Chillicothe Road;
- Course XXXII. Thence southerly along the centerline of said Chillicothe Road to a westerly projection of the northerly line of parcel # 11-008500;
- Course XXXIII. Thence easterly along the northerly line of said parcel # 11-008500 to the northeasterly corner of said parcel # 11-008500;
- Course XXXIV. Thence southerly along the easterly line of said parcel # 11-008500 and its southerly projection to the centerline of Herrick Drive;
- Course XXXV. Thence easterly along the centerline of said Herrick Drive to the northerly projection of the easterly line of parcel # 11-388884;
- Course XXXVI. Thence southerly along the easterly line of said parcel # 11-388884 and its northerly projection to the southeasterly corner of said parcel # 11-388884;
- Course XXXVII. Thence westerly along the southerly line of said parcel # 11-388884 to the northeasterly corner of parcel # 11-292310;
- Course XXXVIII. Thence southerly along the easterly line of said parcel # 11-292310, parcel # 11-292320 and the southerly projection of the easterly line of said parcel # 11-292320 to a point on the northerly line of parcel # 11-710900;

- Course XXXIX. Thence westerly along the northerly line of said parcel # 11-710900 to the northwesterly corner of said parcel # 11-710900 on the centerline of said Chillicothe Road;
- Course XL. Thence southerly along the centerline of said Chillicothe Road to the intersection of the centerline of said Chillicothe Road with the centerline of Mayfield Road;
- Course XLI. Thence easterly along the centerline of said Mayfield Road to the southeasterly corner of said parcel # 11-710900;
- Course XLII. Thence northerly along the easterly line of said parcel 11-710900 to the northwesterly corner of parcel # 11-713700;
- Course XLIII. Thence easterly along the northerly line of said parcel # 11-713700, parcel # 11-124700, to the northeasterly corner of said parcel # 11-124700;
- Course XLIV. Thence southerly along the easterly line of said parcel # 11-124700 to the southeasterly corner of parcel # 11-124700;
- Course XLV. Thence easterly along the northerly line of parcel # 11-015100 and parcel # 11-285550, to the northeasterly corner of said parcel 11-285550;
- Course XLVI. Thence northerly along the westerly line of parcel # 11-388769 to the northwesterly corner of said parcel # 11-388769;
- Course XLVII. Thence easterly along the northerly line of said parcel # 11-388769 to the northeasterly corner of said parcel # 11-388769;
- Course XLVIII. Thence southerly along the easterly line of said parcel # 11-388769 to a point that is 500 feet distant from, by normal measurement, the centerline of said Mayfield road;
- Course XLIX. Thence easterly along a line parallel with and 500 feet distant from, by normal measurement, the centerline of said Mayfield Road to a point on the easterly line of parcel # 11-350500;
- Course L. Thence southerly along the easterly line of said parcel # 11-350500 and its southerly projection to the centerline of said Mayfield Road;
- Course LI. Thence easterly along the centerline of said Mayfield Road to a southerly projection of the westerly line of parcel # 11-037400;
- Course LII. Thence northerly along the westerly line of said parcel # 11-037400 and its southerly projection to the northwesterly corner of said parcel # 11-037400;
- Course LIII. Thence easterly along the northerly line of said parcel # 11-037400 and parcel # 11-037500 to the northeasterly corner of said parcel # 11-037500;
- Course LIV. Thence southerly along the easterly line of said parcel # 11-037500 and its southerly projection to the centerline of said Mayfield Road;
- *Course LV. Thence easterly along the centerline of said Mayfield Road to the northeasterly corner of parcel # 11-203500;
- *Course LVI. Thence southerly along the easterly line of said parcel # 11-203500 and # 11-203600 to a point that is the southeasterly corner of parcel # 11-203600; thence westerly along the southerly line of parcel # 11-203600 to a point at the southwest corner of parcel # 11-203600; thence northerly along the westerly line of parcel #11-203600 to a point that is 500 feet distant from, by normal measurement, the centerline of said Mayfield Road;

**Compliant with Court of Appeals, Geauga County, Jan. 11, 1963; Appeal of McDonald (Case no. 196 N.E.2d 333). As amended by Z-2022-1 effective date August 13, 2022*

- Course LVII. Thence westerly along a line parallel with and 500 feet distant from, by normal measurement, the centerline of said Mayfield Road to a point on the easterly line of parcel # 11-116600;
- Course LVIII. Thence northerly along an easterly line of said parcel # 11-116600, to the southeasterly corner of parcel # 11-160200;
- Course LIX. Thence westerly along the southerly line of said parcel # 11-160200 to the southwesterly corner of said parcel # 11-160200;
- Course LX. Thence northerly along the westerly line of said parcel # 11-160200 to the southeasterly corner of parcel # 11-056700;
- Course LXI. Thence westerly along the southerly line of said parcel # 11-056700 to the southwesterly corner of said parcel # 11-056700;
- Course LXII. Thence northerly along the westerly line of said parcel # 11-056700 and its northerly projection to the centerline of said Mayfield Road;
- Course LXIII. Thence westerly along the centerline of said Mayfield Road to a northerly projection of the easterly line of parcel # 11-024400;
- Course LXIV. Thence southerly along the easterly line of said parcel # 11-024400 and its northerly projection, and the easterly line of parcel # 11-024500 to the southeasterly corner of said parcel # 11-024500;
- Course LXXV. Thence westerly along the southerly line of said parcel # 11-024500 to the southwesterly corner of said parcel # 11-024500;
- Course LXXVI. Thence southerly along the easterly line of parcel # 11-018700 to a point that is 500 feet distance from, by normal measurement, the centerline of said Mayfield Road;
- Course LXXVII. Thence westerly along a line parallel with and 500 feet distant from, by normal measurement, the centerline of said Mayfield Road to a point on the westerly line of said parcel # 11-018700;
- Course LXXVIII. Thence northerly along the westerly line of said parcel # 11-018700 to a northwesterly corner of said parcel # 11-018700;
- Course LXXIX. Thence westerly along the southerly line of parcel # 11-281100, parcel # 11-253350, parcel # 11-253340 and the westerly projection of the southerly line of said parcel # 11-253340 to the centerline of Opalocka Drive;
- Course LXX. Thence northerly along the centerline of said Opalocka Drive to a easterly projection of the southerly line of parcel # 11-109500;
- Course LXXI. Thence westerly along the southerly line of said parcel # 11-109500 and its easterly projection, and the southerly line of parcel # 11-109400 to the southwesterly corner of said parcel # 11-109400;
- Course LXXII. Thence southerly along the easterly line of parcel # 11-152400 to a point that is 500 feet distant from, by normal measurement, the centerline of said Mayfield Road;

- Course LXXIII. Thence westerly along a line parallel with and 500 feet distant from, by normal measurement, the centerline of said Mayfield Road to a point on the easterly line of parcel # 11-187500;
- Course LXXIV. Thence southerly along the easterly line of said parcel # 11-187500 to the southeasterly corner of said parcel # 11-187500;
- Course LXXV. Thence westerly along the southerly line of said parcel # 11-187500 to the southwesterly corner of said parcel # 11-187500 on the centerline of Chillicothe Road;
- Course LXXVI. Thence northerly along the centerline of said Chillicothe Road to the southeasterly corner of parcel # 11-275650 on the centerline of said Chillicothe Road;
- Course LXXVII. Thence westerly along the southerly line of said parcel # 11-275650, parcel # 11-262440, to a southwesterly corner of said parcel # 11-262440;
- Course LXXVIII. Thence southerly along the easterly line of parcel # 11-268200 to the southeasterly corner of said parcel # 11-268200;
- Course LXXIX. Thence westerly along the southerly line of said parcel # 11-268200 and parcel # 11-268000 to the southwesterly corner of said parcel # 11-268000;
- Course LXXX. Thence westerly along a line parallel with and 500 feet distant from, by normal measurement, the centerline of said Mayfield Road to a point on the centerline of Lynn Drive;
- Course LXXXI. Thence northerly along the centerline of said Lynn Drive to a easterly projection of the southerly line of parcel # 11-290600;
- Course LXXXII. Thence westerly along the southerly line of said parcel # 11-290600 to the southwesterly corner of said parcel # 11-290600;
- Course LXXXIII. Thence southerly along the easterly line of parcel # 11-060700 to the southeasterly corner of said parcel # 11-060700;
- Course LXXXIV. Thence westerly along the southerly line of said parcel # 11-060700 and its westerly projection to a point on the easterly line of parcel # 11-233700;
- Course LXXXV. Thence northerly along the easterly line of said parcel # 11-233700 to the southeasterly corner of parcel # 11-233600;
- Course LXXXVI. Thence westerly along the southerly line of said parcel # 11-233600, parcel # 11-233610 to the southwesterly corner of said parcel # 11-233610;
- Course LXXXIVII. Thence southerly along the easterly line of parcel # 11-363700, to a point that is 500 feet from, by normal measurement, the centerline of said Mayfield Road;
- Course LXXXVIII. Thence westerly along a line parallel with and 500 feet distant from, by normal measurement, the centerline of said Mayfield Road to the southeasterly corner of parcel # 11-325700;
- Course LXXXIX. Thence westerly along the southerly line of said parcel # 11-325700, parcel # 11-260600 to the southwesterly corner of parcel # 11-260600;

- Course XC. Thence westerly along a line parallel with and 500 feet distant from, by normal measurement, the centerline of said Mayfield Road to a point on the westerly line of parcel # 11-170700;
- Course XCI. Thence northerly along the westerly line of said parcel # 11-170700 to the southeasterly corner of parcel # 11-207900;
- Course XCII. Thence westerly along the southerly line of said parcel # 11-207900 and its westerly projection to the centerline of Laser Drive;
- Course XCIII. Thence southerly along the centerline of said Laser Drive to an easterly projection of the southerly line of parcel # 11-389066;
- Course XCIV. Thence westerly along the southerly line of said parcel # 11-389066 and its westerly projection, parcel # 11-385400, parcel # 11-388974 to the southwest corner of said parcel # 11-388974;
- Course XCV. Thence westerly along a line parallel with and 500 feet distant from, by normal measurement, the centerline of said Mayfield Road to the southeasterly corner of parcel # 11-199600;
- Course XCVI. Thence westerly along the southerly line of said parcel # 11-199600 and its westerly projection to the centerline of the relocated Caves Road;
- Course XCVII. Thence northerly along the centerline of the relocated Caves Road to the place of beginning.

C. Legal description of the General Commercial District located at Chillicothe Road (S.R. 306) and Mulberry Road.

Situated in the Township of Chester, County of Geauga, State of Ohio and being further bounded and described as follows;

Beginning at the southeasterly corner of parcel # 11-217620 located on the centerline of Chillicothe Road;

- Course I. Thence westerly along the southerly line of said parcel # 11-217620 to the southwest corner of said parcel # 11-217620;
- Course II. Thence northwesterly along the southwest line of parcel # 11-217620 to the northwest corner of said parcel # 11-217620 on the southerly line of parcel # 11-210400;
- Course III. Thence westerly along the southerly line of parcel # 11-210400 to a point 500 feet distant from, by normal measurement, the centerline of said Chillicothe Road;
- Course IV. Thence northwesterly along a line parallel with and 500 feet distant from, by normal measurement, the centerline of said Chillicothe Road to a point on the northerly line of parcel # 11-106500;
- Course V. Thence easterly along the northerly line of said parcel # 11-106500, parcel # 11-097500, parcel # 11-046900 to the northeast corner of said parcel # 11-046900;
- Course VI. Thence southerly along the easterly line of said parcel # 11-046900 to the southeast corner of said parcel # 11-046900 on the centerline of Mulberry Road;

- Course VII. Thence easterly along the centerline of said Mulberry Road to the northeasterly corner of parcel # 11-368000;
- Course VIII. Thence southerly along the easterly line of said parcel # 11-368000 to the southeasterly corner of said parcel # 11-368000;
- Course IX. Thence westerly along the southerly line of said parcel # 11-36800, and parcel # 11-388989 to the southwesterly corner of said parcel # 11-388989 on the centerline of said Chillicothe Road;
- Course X. Thence southeasterly along the centerline of said Chillicothe Road to the point of beginning.

D. Legal description of the Shopping Center District located on Chillicothe Road (S.R. 306).

Situated in the Township of Chester, County of Geauga, State of Ohio and known as Geauga County Auditor's parcel number 11-040800.

E. Legal Description of the Restricted Industrial District located at Wilson Mills Road and east of County Line Road.

Situated in the Township of Chester, County of Geauga, State of Ohio and being further bounded and described as follows;

Beginning at the southeasterly corner of parcel # 11-055640;

- Course I. Thence westerly along the southerly line of said parcel # 11-055640 to the southwesterly corner of said parcel # 11-055640;
- Course II. Thence northerly along the westerly line of said parcel # 11-055640 to the northwesterly corner of said parcel # 11-055640;
- Course III. Thence easterly along the northerly line of said parcel # 11-055640, parcel # 11-055630 to the northeasterly corner of said parcel # 11-055630;
- Course IV. Thence southerly along the easterly line of said parcel # 11-055630 to the northeasterly corner of said parcel # 11-007400;
- Course V. Thence westerly along the northerly line of said parcel # 11-007400 to the northwesterly corner of parcel # 11-007400;
- Course VI. Thence southerly along the westerly line of said parcel # 11-007400 to a southwesterly corner of said parcel # 11-007400;
- Course VII. Thence westerly along a southerly line of said parcel # 11-055630 to the southwesterly corner of said parcel # 11-055630;
- Course VIII. Thence northerly along the westerly line of said parcel # 11-055630 to the southeasterly corner of parcel # 11-055640 and place of beginning.

F. Legal description of Restricted Industrial District located on Mayfield Road (U.S. 322) and west of Barfield Drive.

Situated in the Township of Chester, County of Geauga, State of Ohio and being further bounded and described as follows;

Beginning on the centerline of Mayfield Road, at the intersection of a southerly projection of the westerly line of parcel # 11-600300 with the centerline of said Mayfield Road;

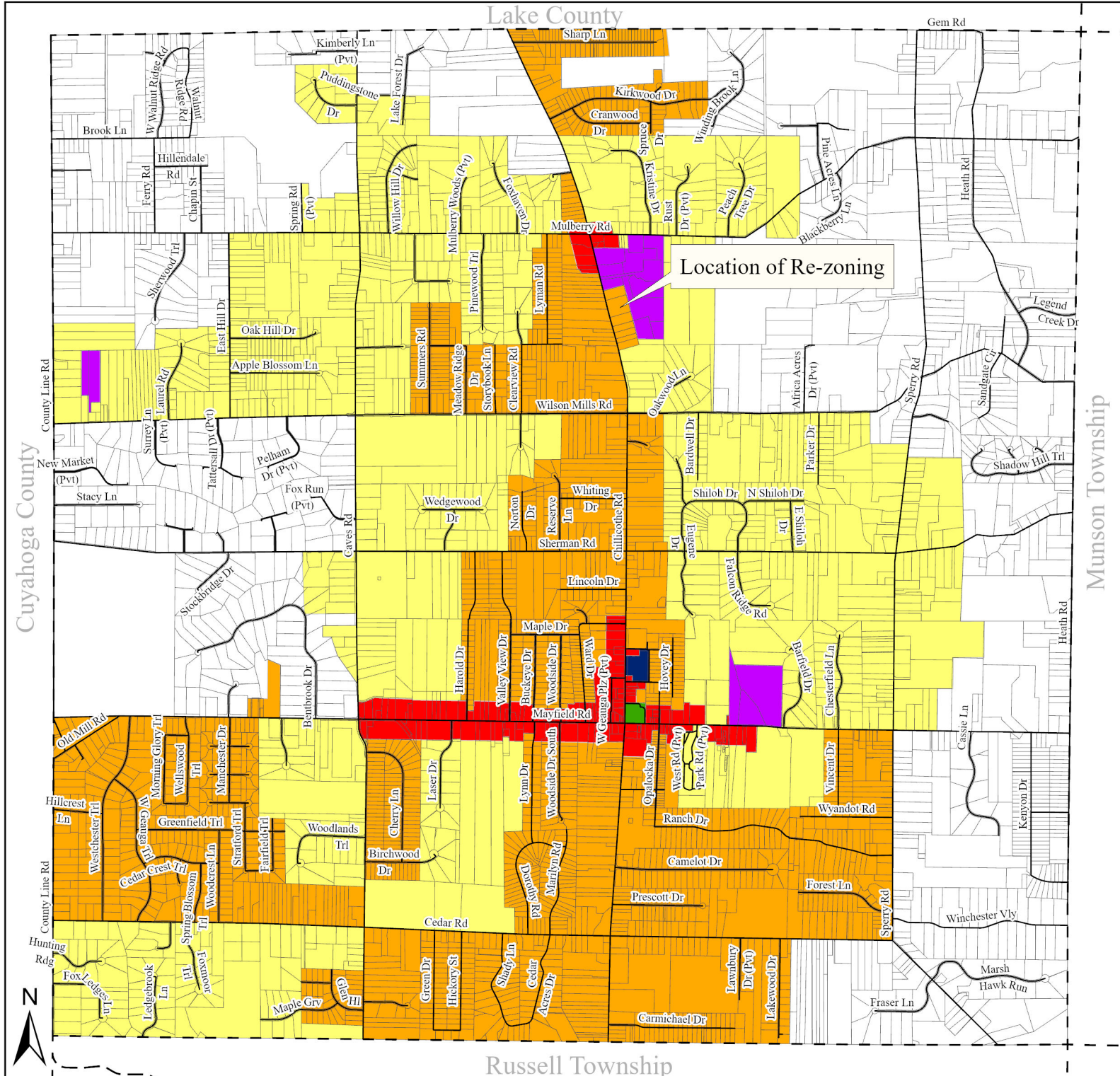
- Course I. Thence northerly along the westerly line of said parcel # 11-600300 and its southerly projection to the northwesterly corner of said parcel # 11-600300;
- Course II Thence southeasterly along a northeasterly line of said parcel # 11-600300 to the northwesterly corner of parcel # 11-056200;
- Course III. Thence easterly along the northerly line of said parcel # 11-056200 to the northeasterly corner of said parcel # 11-056200;
- Course IV. Thence southerly along the easterly line of said parcel # 11-056200 and its southerly projection to the centerline of said Mayfield Road;
- Course V. Thence westerly along the centerline of said Mayfield Road to the place of beginning.

G. Legal description of Restricted Industrial District located on Chillicothe Road (S.R. 306) and Mulberry Road.

Situated in the Township of Chester, County of Geauga, State of Ohio and being further bounded and described as follows;

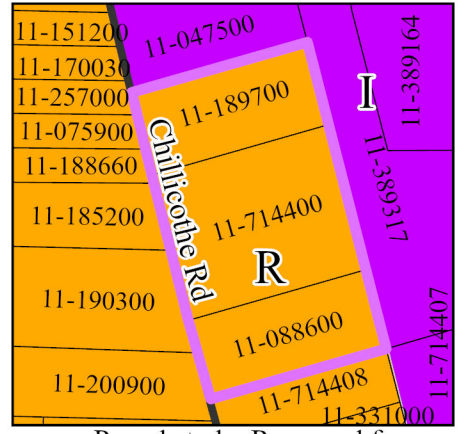
Beginning at a northeasterly corner of parcel # 11-389163~~316~~ on the centerline of Mulberry Road;

- Course I. Thence southerly along an easterly line of said parcel # 11-389163~~316~~, parcel # 11-389164, ~~parcel # 11-389317, and~~ parcel # 11-714457 to the southeasterly corner of said parcel # 11-714457;
- Course II. Thence westerly along the southerly line of said parcel # 11-714457; ~~and~~ parcel # 11-714407 to the southwest corner of said parcel # 11-714407;
- Course III. Thence northwesterly along the southwest corner of said parcel # 11-714407 ~~to the southeasterly corner of parcel # 11-088600, parcel # 11-389163 to the southeasterly corner of parcel # 11-047500;~~ to the southeasterly corner of parcel # 11-088600;
- Course IV. Thence southwest corner of said parcel # 11-047500 ~~11-088600~~ to the southwest corner of said parcel # 11-047500 ~~11-088600~~ on the centerline of Chillicothe Road;
- Course V. Thence northwesterly along the centerline of said Chillicothe Road to the northwesterly corner of parcel # 11-184700;
- Course VI. Thence easterly along the northerly line of said parcel # 11-184700 to the westerly line of parcel # 11-208700;
- Course VII. Thence northerly along the westerly line of said parcel # 11-208700 to the centerline of said Mulberry Road;
- Course VIII. Thence easterly along the centerline of said Mulberry Road to the place of beginning



- Zoning Districts**
- R: One Family Residential
 - R3A: One Family Residential
 - R5A: One Family Residential
 - SC: Shopping Center
 - C: General Commercial
 - I: Restricted Industrial
 - Township Park

Chester Township Re-Zoning Exhibit B



 Parcels to be Re-zoned from Residential(R) to Industrial(I)

Disclaimer: This map was prepared by the Geauga County Planning Commission using local, state, federal, or other sources and Geauga County assumes no legal responsibility for the accuracy of this information. This map does not replace a field survey prepared by a licensed surveyor, deeds, easements, or other recorded legal instruments relating to the properties depicted.

