

**MINUTES FOR THE REGULAR MEETING OF THE CHESTER TOWNSHIP BOARD OF ZONING APPEALS HELD MONDAY, MAY 12, 2025, IN THE TOWN HALL MEETING ROOM. AUDIO RECORDING ON FILE.**

Chairman Barton Ziganti called the Regular May 12, 2025 Chester Township Board of Zoning Appeals meeting to order at 7:10 p.m.

**Roll Call**

Members present: Ms. Denamen/yes, Mr. Enger/absent; Ms. Fadorsen/yes, Ms. Klemm/yes, Ms. Muehling/yes; Mr. Ziganti/yes, Mr. Dobrzynski/absent  
Zoning inspector: Mr. Alusheff  
Admin present: Ms. McCarthy

Mr. Ziganti led the committee in reciting the Pledge of Allegiance.

**Approval of Minutes**

Motion to approve the minutes of April 14, 2025

- Ms. Fadorsen motioned to accept the April 14, 2025, minutes as presented. Ms. Denamen seconded the motion.  
Ms. Denamen/yes, Ms. Fadorsen/yes, Ms. Klemm/yes, Ms. Muehling/yes, Mr. Ziganti/yes  
Motion passed.

**Appeals to be heard**

- ZA-2025-2 – (Continuation from March 10, 2025). The applicant, Dave Walters of Castle Energy is requesting a Use Variance for the property located at 8029 Sherman Road. He proposes adding solar panels to the roof of the primary structure. This application fails to meet Section 5.01.02 of the Chester Township Zoning Resolution as there is no provision in the Zoning Resolution to allow solar panels.
  - April 24, 2025 received request to continue pending determination of proposed amendment ZC-2025-3.
- ZA-2025-3 – (Continuation from April 14, 2025). The applicant, Greg Baggott is requesting an Area Variance for his property located at 11692 Cambridge Dr. He proposes building an accessory building in a non-conforming area of the property. This application fails to meet Section 5.01.03 of the Chester Township Zoning Resolution.
  - April 22, 2025 received request to continue for one year.

## **Old Business**

- Sheet 1 – Zoning Information Sheet – Review for suggested changes

Ms. Muehling suggested using the Geauga County Model Zoning as a basis for Use Variances Criteria. Mr. Ziganti suggested all questions should be stated in the affirmative. He reminded the group that “Sheet 1” was developed to help our residents more easily understand these criteria.

Ms. Muehling was of the opinion that we should stay with the Geauga Model Zoning. She also referenced the Bainbridge Zoning Resolution which added a section after the Duncan Factors. This was found in Section 117.10 (b) of the Bainbridge Zoning Resolution.

Group discussion continued on ways to better help our residents understand the Standards for an Area variance. Mr. Ziganti suggested this was augmenting and a restatement of what was stated earlier.

Ms. Muehling believes in being appellant friendly, but writing further clarification on a separate sheet will not be something the appellant can understand anyhow. She felt it is the job of the Zoning Inspector to explain the Zoning Resolution to the appellant. Much of what is written in the Zoning Resolution is not going to be understood by the person who comes in front of the BZA.

Mr. Ziganti does not agree with the Zoning Inspector being too involved with directing the applicant. He proposed using the original standards as found in the original Chesterland Zoning Resolution.

Zoning Secretary was asked to use the Geauga County Model Zoning to create a new document to summarize the Use and Area Variance standards for Sheet 1. This will be emailed to all members when complete.

**Bylaws comparison**

Mr. Ziganti distributed a BZA bylaws document which was used by past BZA's. The group discussed changes that may be necessary. Ms. Klemm was tasked with continuing to review and bring back suggestions for changes/additions and bring that information to the next meeting.

Meeting closed at : 8:40 p.m.

Approval Date June 9, 2025

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Kathleen McCarthy, Admin. Assistant

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Barton Ziganti, Chairman

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Mindy Denamen, Vice-Chair

Alternate  
\_\_\_\_\_  
Mark Dobrynski

Alternate  
\_\_\_\_\_  
Justin Enger

\_\_\_\_\_  
Kathy Fadorsen

\_\_\_\_\_  
Christina Klemm

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Margaret Muehling