

Chester Township Zoning Commission Meeting Minutes

| Wednesday, May 21, 2025 7:00 PM |

Chester Town Hall

Audio Recording Available

Meeting Called to Order by Mr. Lauro at 7:05 p.m.

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

Members absent: Mr. Oswick

Zoning Inspector: Mr. Alusheff

Admin present: Ms. McCarthy

Mr. Lauro led the group in the Pledge of Allegiance

Approval of Minutes

Mr. Chess moved to approve the minutes of the May 7, 2025 meeting as amended; Mr. Minello seconded.

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

Motion passes

Update on ZC-2025-2 and ZC-2025-3

- ZC-2025-3 passed BoT approval at May 15 meeting.
- ZC-2025-2 continued by BoT to May 29, 2025 meeting.

Initiate ZC-2025-4

Mr. Minello moved and Mr. Lauro seconded

That an amendment to the Chester Township Zoning Resolution, identified as number ZC-2025-4, consisting of 10 pages, Marked Exhibit "A" and attached hereto and incorporated herein as though fully rewritten and an amendment to the Chester Township Zoning Map marked Exhibit "B" and attached hereto and incorporated herein, be hereby initiated by the Chester Township Zoning Commission this 21st day of May, 2025.

Mr. Chess/No; Mr. Kats/Yes; Mr. Lauro/Yes; Mr. Oswick/Absent; Mr. Minello/Yes

Motion Passes

Mr. Minello moved and Mr. Lauro seconded

That the Chester Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number ZC-2025-4, to the Chester Township Zoning Resolution as attached hereto on the 18th day of June, 2025 at 7:00 p.m. at the Chester Town Hall.

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

Forms 23, 27 and 30 were signed by all Zoning Commission members present.

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Soil and Water amendment consideration

Discussion was tabled until all members could be present.

Supplemental Variances for landscaping buffer

Look at supplemental variances for landscaping buffer zones as requested by BZA.
Discussion tabled until all members are present.

Other Business

Members were invited to attend the June 13, 20225 Planning and Zoning Workshop to be held in Niles, OH.

Land Use Plan Update Committee

Mr. Chess gave an overview of the Land Use Plan Committee meeting on May 20, 2025. Once the Board of Trustees approve the LUP submitted, the Zoning Commission will be taking those suggestions and considering amendments to the Zoning Resolution.

Next Meeting

June 4, 2025 at 7:00 p.m.

Meeting Called to Close at: 8:15 p.m.

Approved by:

Chester Township Zoning Commission June 4, 2025

Final Review by: _____
Jon Oswick, Chair