

# Chester Township Zoning Commission Meeting Minutes

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

Chester Town Hall

Audio Recording Available

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

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

Members absent: Mr. Kats

Zoning Inspector: Mr. Alusheff

Admin present: Ms. McCarthy

BoT present: Mr. Radtke

Mr. Oswick led the group in the Pledge of Allegiance

## **Approval of Minutes**

Mr. Lauro moved to approve the minutes of the April 16, 2025 meeting as amended; Mr. Chess seconded.

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

Motion passes

## **New Business**

### **Rezoning of Parcels to Industrial**

The potential amendment for zoning three parcels, 11-189700, 11-714400 and 11-088600 to Industrial District was discussed. The Board is concerned that a precedent is being set for other properties that would like to be rezoned to Industrial.

Mr. Radtke spoke about the reasoning for this rezoning request. It squares off an existing Industrial area. Mr. Lauro is concerned about any Residential property that abuts an Industrial District may request being rezoned to Industrial as this may set a precedent. He also asked if all three properties met the minimum size of 5 acres for an Industrial property. The northern and southern property of these three lots do not meet the 5-acre minimum. Both of those property owners are aware of the 5-acre minimum.

The ZC Board agreed to initiate this amendment at the May 21<sup>st</sup> meeting.

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## **Erosion Control**

Summary for this potential amendment was reviewed by ZC Board and is attached to these minutes. The Reason for Amendment was reviewed as shown on Exhibit A and emails in support of this from Carmella Shale, Dir/Eng of Geauga Soil and Water Conservation District and Sheila Salem, APA for Township were made available.

ZC Board concerned because original Section 14 of Zoning Resolution was removed in 2020 at the suggestion of the Geauga Soil and Water Conservation District.

Mr. Radtke added additional information on this amendment. The Board was concerned that language may be too restrictive. They were also looking for additional clarity.

Item was tabled until the Zoning Inspector was present to provide more clarity.

## **Corner Lot Setback**

Only reference in the Zoning Resolution is for setbacks on corner lots is in the chart for Section 5.01.17. Minimum Side Yard states: "Corner lots: same as front yard on side street." This seems to put property owners of corner lots at a disadvantage. Open discussion ended in this being tabled until the full board is present.

## **Parks as a Zoning District**

Consideration was given to a suggestion to consider adding Parks as an official zoning district for Chester Township. Discussion surrounding history of the suggestion and why a Parks District was necessary. Board was not in favor of the suggestion and tabled the item until the full board was in place and able to discuss.

## **Next Meeting**

May 21, 2025 at 7:00 p.m.

**Meeting Called to Close at:** 9:14 p.m.

Approved by:

Chester Township Zoning Commission May 21, 2025

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