

# Chester Township Board of Zoning Appeals Meeting Agenda

| Monday, June 9, 2025 7:00 PM |

Chester Town Hall – Meeting Room

## Call to Order

Ms. Denamen\_\_\_\_; Mr. Dobrzynski\_\_\_\_; Mr. Enger\_\_\_\_; Ms. Fadorsen\_\_\_\_;  
Ms. Klemm/Absent; Ms. Muehling\_\_\_\_; Mr. Ziganti\_\_\_\_

## Pledge of Allegiance

## Approval of Minutes

- Motion to approve the minutes of May 12, 2025.  
Moved by:\_\_\_\_\_ Second by:\_\_\_\_\_  
Vote: Mr. Ziganti \_\_\_\_\_; Ms. Denamen\_\_\_\_\_; Ms. Fadorsen\_\_\_\_\_  
Ms. Klemm/Absent; Ms. Muehling\_\_\_\_\_; Mr. Dobrynski\_\_\_\_\_; Mr. Enger\_\_\_\_\_

## 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.
  - May 20, 2025 received request to formally withdraw case due to passage of 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.
  - June 2, 2025 received request to withdraw request for garage placement.
  - Continue to July 7<sup>th</sup> variance request for shed to remain.
- ZA-2025-4 – The applicant, Sanford A. Burris – Appeal alleging Zoning Inspector Error for property at 9471 and 9473 Mayfield Road does not constitute a lawful pre-existing, non-conforming use. This property has two residential buildings on it. One building is a single-family residence and the second building is a duplex.
- ZA-2025-5 – The applicant, Jemm Construction is requesting an Area Variance for the property located at the southeast corner of Mulberry and Lyman, parcel # 11-319300. They propose locating a house with a side yard setback of 19.67' where 70' is required. This application fails to meet Section 5.01.17 of the Chester Township Zoning Resolution.

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## **Old Business:**

- Sheet 1 – Zoning Information Sheet – Review for suggested changes
- BZA Bylaws review

## **New Business:**

## **Upcoming Items:**

- June 13, 2025 – APA meeting – Eastwood Event Center in Niles, OH
- June 18, 2025 at 6:30 p.m.- Munson Twp. BZA meeting – Munson Township Hall
- June 19, 2025 7:00 p.m. – Bainbridge Twp. BZA meeting – (Bainbridge Town Hall)
- Next meeting – July 7, 2025

**Meeting called to close at:**