

Land Use Plan Committee Meeting – June 17, 2025

Meeting Minutes

Chester Town Hall Meeting Room

Meeting opened at 6:00 p.m.

All members of the Land Use Plan (LUP) introduced themselves. Five members not at last meeting were also welcomed. Members were asked to identify their biggest takeaway from the first meeting. In no particular order, those items are listed below.

- The history of past plans and visions/ what didn't get done
- The importance of maintaining semi-rural
- Learning why "we" [the LUPC] are here
- Need a fresh look
- Better understanding the disjointed nature of the "C" Commercial District
- Understanding how Chester became a hodge podge of zoning districts
- There is a lot to learn from this committee
- How large the Senior population is in Chester

LUP asked for three maps to show how many lots are non-conforming due to being smaller than the minimum lot size for the zoning district in which they are located. (Attached to these minutes).

Ohio Department of Transportation traffic counts in 1990 showed 20,000 cars per day travel on Mayfield, 1999 showed 12,750 cars per day travel on Mayfield. 2025 data shows 8,000 cars per day travel on Mayfield.

Group nominated a chair and co-chair.

Kristin Jackson moved and Mindy Denamen seconded nomination of Greg Mersol as chair.

Verbal vote – unanimous approval

Andy Chess moved and Anette Ciancibello seconded nomination of Dave Patterson as co-chair.

Verbal vote – unanimous approval

Group completed a SWOT Analysis – Strengths-Weaknesses-Opportunities-Threats (Attached)

Questions to ponder:

How do we motivate residents to complete the survey?

What are some items we need resident feedback on?
How is the aquifer in Bainbridge?

Public Comments – None

Next meeting July 15, 2025 at Chester Town Hall.

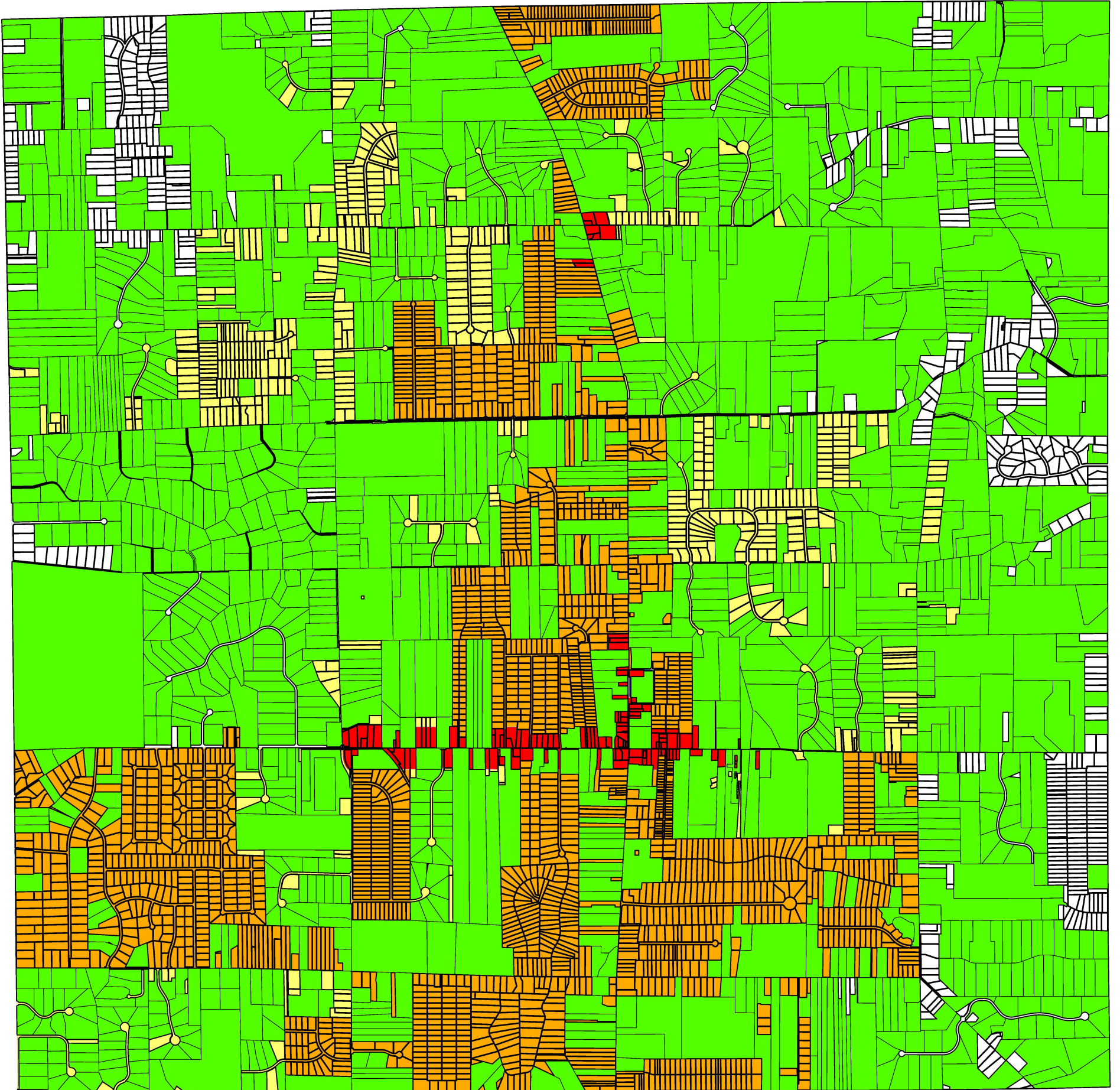
- Ice Breaker will be - comments from two people you talked to this past month about Chester Land Use Plan

Meeting closed at: 8:05 p.m.

Approval Date July 15, 2025


Kathleen McCarthy, Admin. Assistant

Greg Mersol, Chairman



Lots Greater Than 3 Acres in All Districts

Legend


 Lots Greater Than 3 Acres


Chester Zoning


ZONING

 C: General Commercial

 I: Restricted Industrial

 R3A: One Family Residential

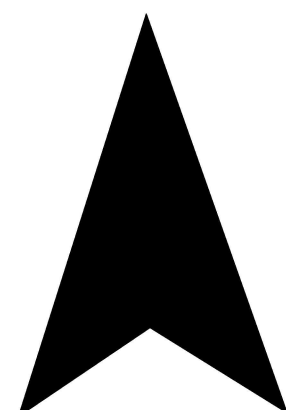
 R5A: One Family Residential

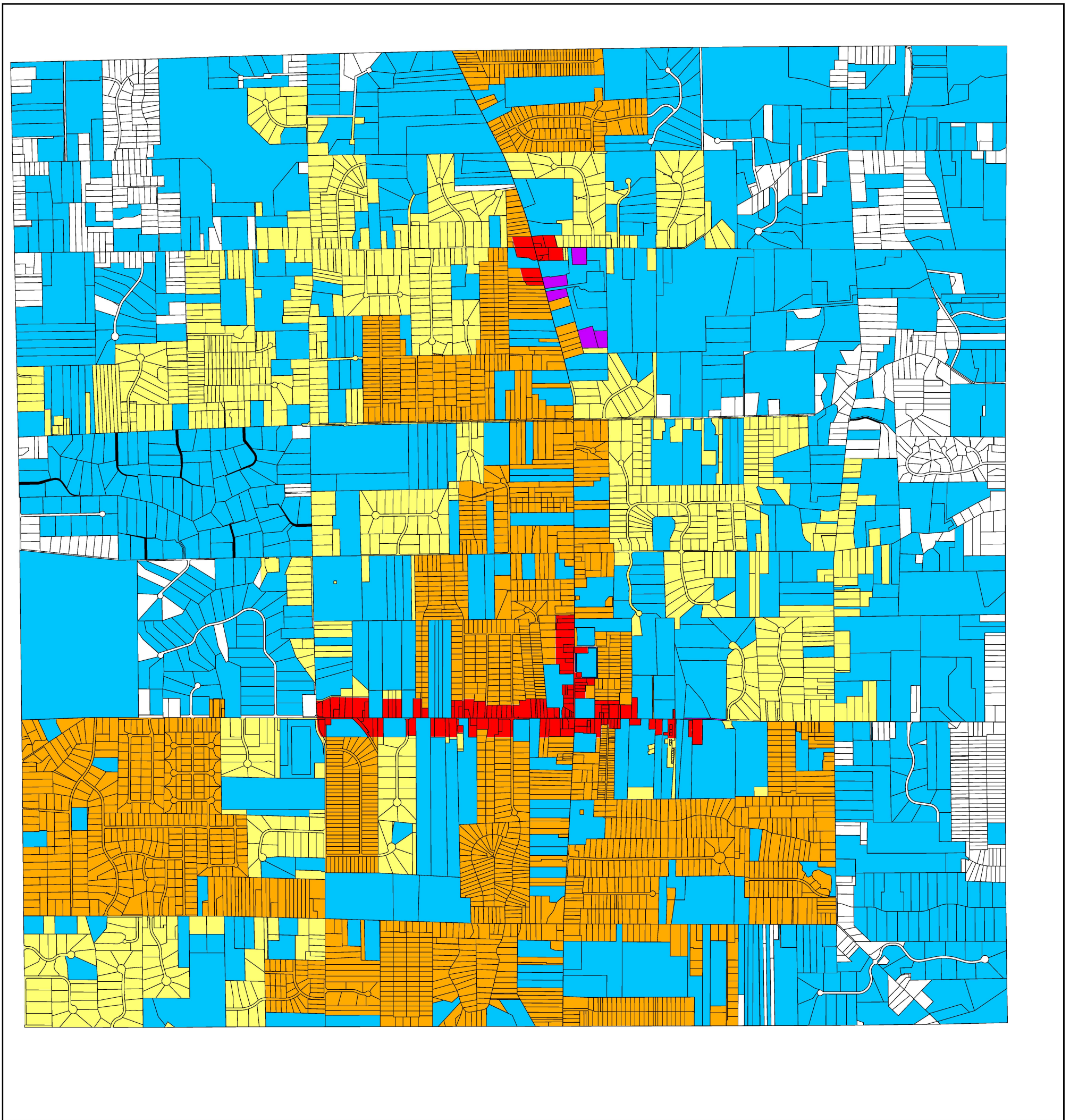
 R: One Family Residential

 SC: Shopping Center

 Township Park

N





Lots Greater Than 5 Acres in all Zoning Districts

Legend

■ Lots Greater Than 5 Acres

Chester Zoning

ZONING

■ C: General Commercial

■ I: Restricted Industrial

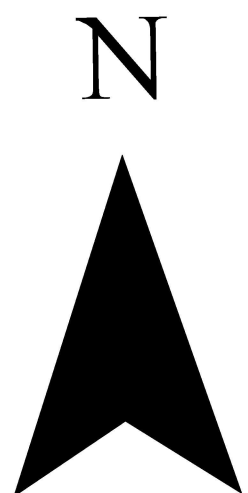
■ R3A: One Family Residential

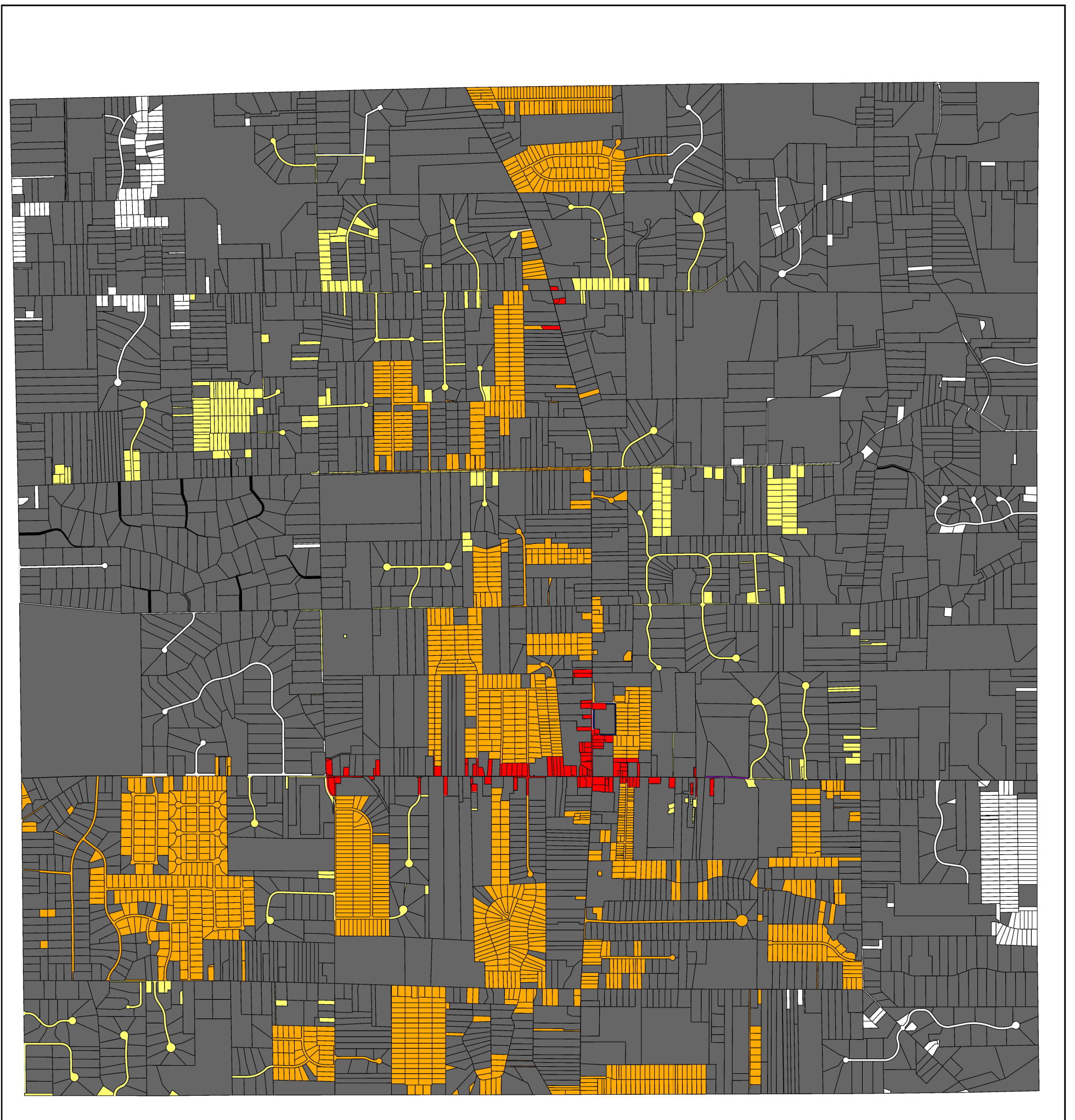
■ R5A: One Family Residential

■ R: One Family Residential

■ SC: Shopping Center

■ Township Park





Lots Greater Than 1.5 Acres in all Zoning Districts

Legend

Lots Greater Than 1.5 Acres

Chester Zoning

ZONING

C: General Commercial

I: Restricted Industrial

R3A: One Family Residential

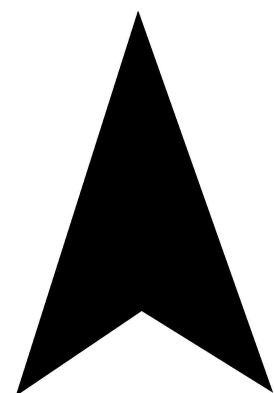
R5A: One Family Residential

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SC: Shopping Center

Township Park

N



Strengths

- Zoning lot size
 - Semi-rural character
 - Locally owned businesses selling to local residents
 - Safety/low crime
 - No income tax
 - Sense of community
-
- ~~Roads~~
 - ~~Low regulatory burden vs city~~
 - ~~Community programs (Kiwanis, Rec Council, Lions)~~
 - ~~Traffic~~

Weaknesses

- Lack of Zoning flexibility
 - Barriers to Commercial development
 - Blight (Individual unsightly properties)
 - Retail vacancies
 - Government facilities
 - Lack of Senior housing
 - Lack of alternative housing for families
 - Misinformation
 - Lack of action/follow-thru
-
- ~~Traffic~~
 - ~~Zoning Regulations in Commercial District~~

Opportunities

- Modernize/update zoning regulations – Including sign regulations
- Develop standards to interest commercial developers
- Community Services
- Alternative housing (Need clarification)
- Commercial District
 - Refresh regulations to attract redevelopment and fill vacancies
- ~~Increase Social Media – reaching out~~

Threats

- Lack of resources to implement future recommendations/changes
- Aging population
- E-commerce
- Crime