

Chester Township Zoning Commission Meeting Minutes

| Wednesday, June 18, 2025 7:00 PM |

Chester Town Hall

Audio Recording Available

Meeting Called to Order by Mr. Oswick at 7:06 p.m.

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

Members absent: None

Zoning Inspector: Mr. Alusheff

Admin present: Ms. McCarthy

Mr. Oswick led the group in the Pledge of Allegiance

Approval of Minutes

Mr. Lauro moved to approve the minutes of the June 4, 2025 meeting as presented; Mr. Chess seconded.

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

Motion passes

Public Hearing for ZC-2025-4

Public Hearing for Proposed Chester Township Zoning Amendment ZC-2025-4

- Mr. Alusheff gave an overview of the amendment.
- The Chester Township Zoning Commission initiated the proposed amendment on May 21, 2025.
- In accordance with ORC Section 519.12, the proposed amendment was properly noticed and transmitted to the Geauga County Planning Commission.
- As required by ORC Section 519.12, the recommendation of the Geauga County Planning Commission was considered during the public hearing. The Administrative Assistant read the recommendation of the Geauga County Planning Commission into the record for consideration.
- Proposed amendment ZC-2025-4 would modify the current Chester Township Zoning Resolution as follows: Amendment and proposed zoning map were displayed on monitor.

Public Comments

Mr. Lauro gave an overview of the background on the amendment and how it came to the Zoning Commission for consideration.

Mr. Christopher Piazza – Referring to letter submitted by Frank and Kayleigh Varga, this rezone will create increased traffic and noise on Chillicothe. He asked about who will purchase this property. If these three lots are rezoned, what's to stop the township from further expanding the Industrial zoning further.

Concern that there are burial plots on that property. (Further discussion indicated the burial plots are located on a different property.)

Chester Township Zoning Commission Meeting Minutes

| Wednesday, June 18, 2025 7:00 PM |

Chester Town Hall

Audio Recording Available

Mr. Crag Richter – Gave overview of the three properties potentially to be rezoned. There is some confusion on who spoke to the Varga's and how they felt about their property being rezoned. Twice in the past three years, this has come up for discussion and conflicting information seems to be surfacing now.

Mr. Piazza – Officially, my wife and I are against all three properties being rezoned. We do not want to change the residential feel of the neighborhood.

Public Comments were closed

Mr. Minello – I would not want to touch the Varga's property based on what we heard at the last meeting and at this meeting.

Mr. Lauro – In light of everything that has come forward, I'm inclined to recommend denial. Let the Trustees decide how they want to zone the properties.

Mr. Kats – I agree

Mr. Alusheff – Gave an overview of the Planning Commission discussion and why they ultimately did not say to only rezone the two northern properties. The Planning Commission felt the decision should be with the Board of Trustees.

Mr. Lauro motioned that the Chester Township Zoning Commission recommend the denial of the proposed amendment, ZC-2025-4 to the Chester Township Zoning Resolution.

Mr. Chess seconded the motion.

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

Motion passes with recommendation of denial

Forms 31 and 32 were signed

Old business

Discussion of sending for informal review to Planning Commission thoughts on a zoning district for Parcel # 11-710900.

Mr. Alusheff reminded group that they do not need to wait for decisions/thoughts from the Land Use Plan Committee before working on any future amendments.

New Business

Mr. Minello gave an update to the Planning and Zoning Workshop held in Niles, OH.

- Talked about possibility of Property Maintenance Codes
- BZA should decline 90% of the cases that come up to be heard

Mr. Chess gave an update on the Land Use Plan Committee

Chester Township Zoning Commission Meeting Minutes

| Wednesday, June 18, 2025 7:00 PM |

Chester Town Hall

Audio Recording Available

Next Meeting

July 2, 2025 at 7:00 p.m.

Meeting Called to Close at: 8:09 p.m.

Approved by:

Chester Township Zoning Commission July 16, 2025

Final Review by: _____
Jon Oswick, Chair