

Land Use Plan Committee Meeting – July 15, 2025

Meeting Minutes

Chester Town Hall Meeting Room

Meeting opened at 6:00 p.m.

Pledge of Allegiance

Roll Call – All present, with the exception of Denamen, Petersen, and Rosenbaum

Ms. Nissen moved approval of June 17, 2025 minutes; Mr. Spetrino seconded

Unanimously approved.

Members were asked to reach out to two other members of the Chester community for what they felt was needed in the community. Highlights of those responses follow:

- Need a Senior Center/ Need walking trails
 - It was explained that these amenities currently exist in Chester Township and perhaps we need to communicate better
- Traffic light at Sherman and 306
 - ODOT has jurisdiction over 306, not the township
- Among issues that LUP Update committee can address, two stuck out: Property maintenance/ blighted properties, and alternate housing solutions for the senior population to be able to downsize from their current homes and lot sizes

Reviewed SWOT (Strengths – Weaknesses – Opportunities – Threats)
(Attached)

Past questionnaire review – questions to keep/not keep

- Chapter VI of Land Use Plan – Updated 2008 – Reviewed questionnaire, responses of past LUP.
- Questions from Oct. 23, 2020 survey – comments were the most telling.

Group agreed there doesn't seem to be much future development in Chesterland.

Conditional Use Procedure and what could be added and/or subtracted from current Conditional Uses. The Zoning Commission could add more conditional uses through a zoning amendment.

Currently, Churches in "R" districts need to renew their conditional permit once every five years. Also, cemeteries are also conditional permits and need to renew every

five years. Is this the best use of our resources? Group discussed ways to make this easier.

Sub-committees for Land Use Plan review were developed and members determined. Those groups are:

Committee – Housing and Transportation/Infrastructure

Members: Kristin Jackson, Matt Spetrino, Jeff Sherwood

Zoning – Implementing this information

Members: Greg Mersol, Mike Wacker, Tim Rosenbaum

Property Maintenance

Members: Dave Patterson, Linda Nissen

Commercial/Industrial

Members: Mindy Denamen, Ashley Petersen, Andy Chess

Questions:

What could township do to improve aesthetics?

Are the setbacks an impediment? Why are the setbacks?

eg-1 acre lot in Commercial has a 130 ft setback on Mayfield and 60 ft from rear lot line.

What are the Zoning obstacles to commercial redevelopment?

After initial review of the questions used in the 2002 Land Use Plan Survey, Greg Mersol volunteered to rough out the general topics and questions used in that survey.

Committees are to meet and develop 20 questions. Pictures and diagrams are able to be on the survey.

Ice Breaker question for next meeting: Prepare one question you think is absolutely essential for the upcoming survey.

Public Comments – None

Meeting closed at: 8:03 p.m.

Approval Date August 19, 2025

Kathleen McCarthy, Admin. Assistant

Greg Mersol, Chairman