

Land Use Plan Committee Meeting – August 19, 2025

Meeting Minutes

Chester Town Hall Meeting Room

Mr. Mersol opened meeting at 6:10 p.m.

Pledge of Allegiance

Roll Call – Andy Chess, Kristin Jackson, Greg Mersol, Linda Nissen, David Patterson, Lynn Roman, Tim Rosenbaum, Jeff Sherwood, Matt Speterino, Chris Alusheff, Kathleen McCarthy, Ken Radtke

Ms. Nissen moved approval of July 15, 2025, minutes; Mr. Sherwood seconded
Unanimously approved.

Takeaways from sub-committee meetings:

Commercial/Industrial

Members: Mindy Denamen, Ashley Petersen, Andy Chess

- Appearance of the Commercial district
- Setbacks need to be looked at
- Permitted uses needs updating
- Sign regulations are needed to better meet the needs of our local businesses.
- Lot coverage should be considered as means of measurement.

Property Maintenance

Members: Dave Patterson, Linda Nissen

- Is there a financial component that should be considered? Would you support a levy for this? Do you want Zoning Department to help with surrounding properties, Property Maintenance?

General questions

Jeff Sherwood - Should we consider a single waste hauler? Relieve heavy traffic on roads, may need to consider animal manure removal. Should we allow township to tear down blighted properties? Fee to tear down can be regained through a property lien.

Committee – Housing and Transportation/Infrastructure

Members: Kristin Jackson, Matt Spetrino, Jeff Sherwood

What is a Residential Conservation District, and does it have value to the township?

Lynn Roman – Are we as a committee looking at apartments, manufactured homes or cluster homes? What is considered affordable? What would the monthly maintenance fee be?

Tim Rosenbaum – In looking at the sample survey template, concerned that there needs to be more definition for the terms used. Abundance of clarity. We need to be crystal clear on our intent. Perhaps do a link to definitions.

Attainable housing is a ‘buzz word’ for Section 8.

55+ housing should include less yard and less maintenance.

We potentially want to bring youth to Chesterland. In theory, seniors who move to “Senior Communities” would free up housing stock for youth to move in.

When looking at desirable price ranges suggestion “chunking” the amounts. eg-Low \$300’s, High \$300’s, Low \$400’s.

Are we shooting ourselves in the foot with...

- Why do we allow cemeteries?
- Why 130’ setbacks?
- BZA term limits?
- Commercial zoning – Why can’t we convert some of Commercial districts to “R” Residential districts?
- Widen 306 suggestion had mixed reactions.
- Accessory Buildings need some housekeeping items – too confusing.
- What is stacked zoning and does it have applicability?
- “I” Industrial District does not meet its potential. Do we allow “C” Commercial uses in “I” Industrial?
- What is pyramid zoning and does it have applicability?
- Need to ask our 55+ residents what they could afford if moving?
- Consider that some non-Chester residents will occupy our 55+ housing.
- Do we need to ask for income information?
- We probably need to survey our Commercial owners separately.
- 55+ may be considered non-objective
- Are there economies with higher densities?
- Need an example of a zoning regulation that would limit density.
- Taking the survey on a phone looks different from doing it on a computer and looks different from doing it on an iPad.

General discussion on Geauga Public Health Operation and Maintenance Program. This is a state mandate. Goal is to have clean septic systems. Septic systems are NOT township responsibility.

Concern regarding our website, chestertwp.com. Consider recruiting intern/student to build our website.

Need for a Community Bulletin Board – how do we use Facebook to the fullest potential?

A working draft of Property Maintenance was briefly reviewed.

Zoning – Implementing this information

Members: Greg Mersol, Mike Wacker, Tim Rosenbaum

Commercial/Industrial

Members: Mindy Denamen, Ashley Petersen, Andy Chess

Public Comments – None

Next meeting: September 16, 6 – 8 p.m.

Ice Breaker question for next meeting: If you had the power of the Board of Trustees, what one thing would you change?

Meeting closed at: 8:03 p.m.

Approval Date September 16, 2025

Kathleen McCarthy, Admin. Assistant

Greg Mersol, Chairman