

Chester Township Zoning Commission Meeting Minutes

| Wednesday, November 5, 2025 7:00 PM |

Chester Town Hall

Audio Recording on file

Meeting Called to Order by Mr. Oswick at 7:10 p.m.

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

Members absent: None

Zoning Inspector: Chris Alusheff

Admin present: Kathleen McCarthy

Mr. Oswick led the group in the Pledge of Allegiance

Approval of Minutes

Mr. Lauro moved to approve the minutes of the October 15, 2025 meeting as presented; Mr. Kats seconded.

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

Motion passes

Welcome – New member

The board welcomed new alternate member, Matt Spetrino.

Old Business

- October 9, 2025 letter from BZA requesting change to Zoning Resolution – Section 12.02.04 (F) (2). ZC plans on reviewing this with the Board of Trustees before moving forward. (Tabled pending further ZC Board review.)
- Sliding Scale for Accessory Buildings – Concern is more for the height of the buildings. Current standards make RV parking difficult. ZC Board will research more on how other townships and communities handle this and come up with a more creative way to set the height within reason. Board will discuss in the future.
 - We're now looking at residents who have larger lots. Concern of the board is that was what was proposed in the past and they did not want to do that. It was capped at a low amount. The board will dust off decisions of the past and look at it again.
- Heights of Accessory Buildings
 - What are other communities doing?
 - Formula being used in other communities?
- RV Parking on Residential Lots
- Parks as a Zoning District
- Considering Cemeteries no longer being a Conditional Use. Instead grandfathered and regulate through Section 10.

Zoning Inspector

Mr. Alusheff revisited the topic of the October 9th BZA letter. The concern is our Zoning Resolution says within 30 days the Board has to meet to approve minutes. The O.R.C. says, "a reasonable amount of time." This holds the BZA to a higher standard than what the ORC requires. The 30-day requirement makes it difficult when there are 35 days between scheduled BZA meetings.

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The ZC board understands where they (BZA) are coming from and did not want to leave it open for anything they see as “reasonable” and the ZC is going to recommend with a 40-day cap. (Need to determine if this will be made into an amendment and when submitted.)

Non-conforming lots – The situation is if a resident owns two contiguous lots, consider the entire perimeter with no setbacks considering the line that comes between the two properties, as long as they are under common ownership. There is no reason to sell one lot without the other and this makes it easier on the person living there without having to get a survey. This would most likely help property owners in subdivisions. This would be done in all zoning districts. Mr. Alusheff will prepare a draft for all to review and try some what-if situations.

75% of Land Use Plan surveys received thus far are supportive of Attached Dwelling Units (ADU). Over the past year, the Zoning Inspector has received 75-100 phone calls from people inquiring if this is permitted in Chesterland. Half of these calls have been for parents wanting to build the unit for their adult children and half are children wanting to build this for parents. There are four parts that make up a dwelling unit: cooking, bathing, sleeping and living.

There is nothing that can be written into Zoning that would require the owner to live in one of those two units. Also, may pose a problem for existing septic use capacity from the Board of Health which is currently based on number of bedrooms. Concern is this is turning a property into a multi-family unit. There would be a cap on square footage of the ADU.

Concern of the board that the Land Use Plan Survey is misleading. What will the community say if the ZC does not implement the suggestions of the Survey? The ZC has to look at every aspect of changing the Zoning Resolution. We are currently 2,200 people below the peak population of Chester Township. With the current average household size of two in Chester today, 1,100 homes would have to be added to get back to that number. There isn't enough land to add that amount of housing.

Mr. Alusheff updated Zoning Commission members on pool covers. Current Zoning Resolution Section 5.01.13 (E) (5) states, “or a structure” may be used to prevent unauthorized access to a pool. This can be interpreted as a pool cover.

Next Meeting

November 19, 2025 at 7:00 p.m.

Meeting Called to Close at: 8:10 p.m.

Approved by: Chester Township Zoning Commission November 19, 2025

Final Review by: _____
Jon Oswick, Chair