

# Chester Township Zoning Commission Meeting Minutes

| Wednesday, November 19, 2025 7:00 PM |

Chester Town Hall

Meeting Called to Order by Mr. Oswick at 7:05 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. Chess moved to approve the minutes of the November 5, 2025 meeting as presented;

Mr. Lauro seconded.

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

Motion passes

## **Old Business**

- Response sent to BZA letter of October 9, 2025 requesting change to Zoning Resolution – Section 12.02.04 (F) (2). ZC is reviewing this and is currently considering a 40 to 45 day timeframe.
- Heights of Accessory Buildings – Concern is more for the height of the buildings. Current standards make RV parking difficult because of garage door opening needed. Many RV's require a 16' door and 18' wall height. This creates a problem with roof height. 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.
  - 30' height restriction considered. When considering health, safety and welfare – the safety component is most prominent. Currently, our fire department can handle up to 35' height for a structure. The fire department does prefer a 20' distance between two buildings so a fire cannot jump structures.
  - 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.
- RV Parking on Residential Lots - tabled
- Parks as a Zoning District – this is still a concern and will be further addressed in the new year.

## **Refreshed layout for Zoning Resolution**

Ms. McCarthy presented members of board with copies of October 16, 2025 Chester Township Zoning Resolution with new format style. Discussion determining need for an amendment. As no modifications were made to the text (except as noted on attached Secretary's Affidavit) and formatting was changed for improved readability, the board agreed that an amendment would not be appropriate in submitting the document. The Zoning Resolution with the refreshed formatting can be found online. [Zoning-Resolution-Chester-Township.pdf](#)

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## Zoning Inspector

Mr. Alusheff revisited the topic of the October 9<sup>th</sup> 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." 40 to 45 days holds the BZA to a stricter standard than what the ORC requires. This still needs to be considered for an amendment to the Zoning Resolution.

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.

## Next Meeting

December 3, 2025 at 7:00 p.m.

**Meeting Called to Close at:** 8:20 p.m.

Approved by: Chester Township Zoning Commission December 3, 2025

Final Review by: \_\_\_\_\_  
Jon Oswick, Chair