

Chester Township Zoning Commission Meeting Minutes

| Wednesday, January 7, 2026 7:00 PM |

Chester Town Hall – Audio Recording on File

Meeting Called to Order by Mr. Oswick at 7:02 p.m.

Members present: Mr. Kats, Mr. Lauro, Mr. Mersol, Mr. Oswick, Mr. Rosenbaum, Mr. Spetrino*

*Voting member in absence of 5th Regular member.

Members absent: None

Zoning Inspector: Mr. Alusheff

Admin present: Kathleen McCarthy

BoT member: Brandon Davis

Mr. Oswick led the group in the Pledge of Allegiance

Approval of Minutes

Mr. Lauro moved to approve the minutes of the December 3, 2025 meeting as presented; Mr. Kats seconded.

Mr. Kats/yes; Mr. Lauro/yes; Mr. Oswick/yes; Mr. Spetrino/yes

Motion passes

New Members Welcome

Board recognized past Zoning Commission member, Andy Chess for his 10 years as a regular member on the Zoning Commission and time spent as a committee member of the Land Use Plan.

Board welcomed new board member, Greg Mersol as a Regular member with term expiring December, 2030 and Tim Rosenbaum as an Alternate member.

Election of Officers for 2026

Motion to appoint Mr. Oswick to serve as Chairperson for the 2026 session of the Chester Township Zoning Commission.

Moved by Mr. Lauro; seconded by Mr. Mersol

Mr. Kats/yes; Mr. Lauro/yes; Mr. Mersol/yes; Mr. Oswick/yes; Mr. Spetrino/yes

Motion to appoint Mr. Lauro to serve as Vice-Chairperson for the 2026 session of the Chester Township Zoning Commission.

Moved by Mr. Kats; seconded by Mr. Oswick

Mr. Kats/yes; Mr. Lauro/yes; Mr. Mersol/yes; Mr. Oswick/yes; Mr. Spetrino/yes

Motion the Zoning Commission meets on first and third Wednesday of each month at 7:00 p.m. unless amended. Group discussion on need for two meetings per month. Determined to leave twice a month for time being. Group may want to consider 18 meetings per month.

Moved by Mr. Lauro; seconded by Mr. Kats

Mr. Kats/yes; Mr. Lauro/yes; Mr. Mersol/yes; Mr. Oswick/yes; Mr. Spetrino/yes

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Ohio Sunshine Laws were discussed.

Mr. Oswick read current ZC Bylaws (2019) into the record.

Discussion on need to appoint a Secretary to the ZC? Determined motion to the extent necessary we agree to the appointment of Kathleen McCarthy as Zoning Administrative Assistant. This requirement may need to be taken out of the bylaws in the future.

Moved by Mr. Lauro; Seconded by Mr. Mersol

Mr. Kats/yes; Mr. Lauro/yes; Mr. Mersol/yes; Mr. Oswick/yes; Mr. Spetrino/yes

Zoning Inspector Update

Mr. Alusheff presented board with potential changes for consideration to the Zoning Resolution. Some example items to be considered are deletions of seven or eight definitions that are listed as a definition, but found nowhere in the Zoning Resolution (ZR). He proposes adding the definition, "O.R.C." The last comprehensive rewrite of the ZR was in 1994.

Mr. Mersol volunteered to review document for additional changes that may be necessary. He questioned the annual report from the BZA to the ZC which is currently in the BZA Bylaws – may want to consider adding it to the Zoning Resolution.

Current size requirements of Accessory Buildings were discussed and what residents are asking for. General conversation followed.

The process for submitting an amendment for changes to the Zoning Resolution was discussed.

Concerns raised about the current abundance of Commercial properties and the vacancies of those properties. Restrictions in place that may be too restrictive and might there be something we can do to help our Commercial property owners?

Concern about the township website and missed opportunities to communicate with residents.

Existing non-conforming properties may need a closer review for restrictions that would be placed on future home buyers. What can be done for homes that may be non-conforming in a Residential district? Most of our housing stock was built in the 1950's and 1960's.

May want to consider taking cemeteries out as a Conditional Use and not allowing any future cemeteries or Memorial Parks. The two public cemeteries we have will be grandfathered in. This will reduce cases coming before the BZA and should be considered for an amendment in the near future.

Next Meeting

January 21, 2026 at 7:00 p.m.

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Meeting Called to Close at: 8:50 p.m.

Approved by: Chester Township Zoning Commission January 21, 2026

Final Review by: _____
Jon Oswick, Chair