

Land Use Plan Committee Meeting – September 16, 2025

Meeting Minutes

Chester Town Hall Meeting Room

Mr. Mersol opened meeting at 6:01 p.m.

Pledge of Allegiance

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

Ms. Jackson moved approval of August 19, 2025, minutes; Mr. Sherwood seconded.

Unanimously approved.

Ice Breaker Responses to question: If you had the power of the Board of Trustees, what one thing would you change?

- Trustees may want to consider scheduled Office Hours and posting that info on the website. May also use Microsoft Booking App for residents to schedule an appointment.
- Increase communication between agencies. Eg-Geauga Park District, Geauga County Department on Aging, Board of Health ...
- Be more welcoming to Businesses. Use resources already available on the web such as listing businesses in the community. Consider real estate listings of business real estate available.
- Consider 2-acre Residential Zoning District.
- Add/move Township Electronic sign to corner of 322 and 306 in Parkside Park.
- Bury the power lines – especially at Town Center.

Updated timeline and DRAFT 1 of survey postcard to be mailed to all residences for the Community Survey discussed. Target date to send to community October 8, 2025.

How can we as a committee help the “abandoned” gas station on Chillicothe Road, south of Drug Mart Plaza redevelop that property? Group discussion identified problems in Commercial District with small lot size, setbacks, lot coverage and permitted uses. What business could possibly go on that property? Mr. Alusheff attended Ohio Realtors – Local Government Forum and met with other local governments that recently had success on Infill Housing. When presentation becomes available online, it will be forwarded to all on LUP Committee. Our issue is re-development. How do we make use of existing properties? At issue is if we

redevelop our existing zoning plan OR rip down eyesores and start with a “clean” piece of property.

Discussion on Buckstop – In the past two years, property has had three owners. While the BoT would be able to tear down the building (at township expense and place a lien on the property owner – who may or may not be able to repay the lien) there is concern about the potential financial liability.

Commercial District – 135’ setback does seem to be a detriment to some businesses looking to set up in Chesterland. The biggest problem areas seem to be 306 and 322.

Do we need to reach out to ODOT to see about potentially adding a turn lane on Mayfield Road? (Fiber optics are buried on north side of Mayfield.)

The existing Commercial District seems to be too large. Would we want to consider reducing size of Commercial District to end further in the Commercial District e.g. at Chester Commons where Oak & Embers is located?

Chester does not have Property Maintenance restrictions in the Zoning Resolution. Should they be added to the Zoning Resolution or consider having them as a stand-alone document/enforcement? Nearly half of the Zoning complaints received are actually a property maintenance issue.

Is there value in an overlay district? Would probably only be used in the Commercial District. How would we convey information on an overlay district to the residents? Residents fear Big Box Retail. How do we convey how/why Big Box Retail is not a fit here?

FAQ Sheet reviewed and discussed. Post on Website immediately. Consider printing in Chesterland News. Put link on Zoning Facebook page.

Next meeting:

September 30, 6-6:30 p.m. (TENATIVE)

October 21, 6 – 8 p.m.

Ice Breaker question for next meeting: --

Meeting closed at: 8:02 p.m.

Approval Date October 21, 2025

Kathleen McCarthy, Admin. Assistant

Greg Mersol, Chairman