

Land Use Plan Committee Meeting – October 21, 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, Ashley Petersen, Lynn Roman, Tim Rosenbaum, Jeff Sherwood, Matt Spetrino, Mike Wacker, Joe Mazzurco

Others Present: Chris Alusheff, Kathleen McCarthy

Mr. Spetrino moved approval of September 16, 2025, minutes; Mr. Sherwood seconded.

Unanimously approved.

Ice Breaker Responses to question: Brief description of the Township and don't use "semi-rural".

- Countryside Living
- Close knit
- Slower paced
- Gateway
- Crossroads

Ohio Department of Transportation (ODOT) responses on widening of 322. Chester is not on ODOT's 15-year forecast for widening. ODOT also reports couple thousand less vehicles on 322 and 306 on a daily basis as compared to 20 years ago. They would consider additional lights per Brian Blaney. This is all controlled by ODOT. [Traffic Monitoring | Ohio Department of Transportation](#)

Discussion on roundabouts – Concern that they take up a lot of land.

Discussed setbacks in the Commercial District. As a point of reference, several commercial properties were identified as having no buildable area should the structure currently on it be torn down and/or destroyed. Other Commercial properties identified with a conforming building would not be attractive for redevelopment.

Commercial District setbacks need to be looked at. Need to consider amount of parking spaces required. Is there a reason why parking cannot be located in front

of a building? We need to make these properties buildable. Lot size strongly impacts redevelopment.

Any drive thru/fast food needs at least 1 ½ acres.

Could consider that properties do not have to be combined to be buildable.

Changes to BZA require change in state law, ie negotiating. There are different setback restrictions if property abuts a Residential District – setbacks could be replaced with screening requirements.

Suggested a side-by-side analysis be done.

Would like to compare to other townships to see if people appreciate Police-Fire-Roads in other townships as compared to here.

FAQ Sheet #2 was distributed and discussed. Concern is that residents may not be familiar with the complexities of zoning regulations and this attempts to bring more clarity to the subject.

Consideration being given to extending Survey over the Holiday Season.

Upcoming dates:

Sub-committees meet January 5 – 16

January 20, 2026 – Land Use Plan Committee meeting

Ice Breaker question for next meeting: --

Meeting closed at: 7:45 p.m.

Approval Date February 17, 2026

Kathleen McCarthy, Admin. Assistant

Greg Mersol, Chairman