

MINUTES FOR THE REGULAR MEETING OF THE CHESTER TOWNSHIP BOARD OF ZONING APPEALS HELD MONDAY, JANUARY 12, 2026, IN THE TOWN HALL MEETING ROOM. AUDIO RECORDING ON FILE.

Chairman Barton Ziganti called the Regular, January 12, 2026 Chester Township Board of Zoning Appeals meeting to order at 7:02 p.m.

Roll Call

Members present: Ms. Denamen/absent, Mr. Dobrzynski/yes, Mr. Enger/absent, Ms. Klemm/yes, Ms. Muehling/yes; Mr. Ziganti/yes
Zoning inspector: Mr. Alusheff
Admin present: Ms. McCarthy

Mr. Ziganti led the committee in reciting the Pledge of Allegiance.

Organizational Meeting

Mr. Brandon Davis was recognized as the Board of Trustees Zoning liaison for the 2026 year.

Ms. Muehling moved that the Board of Zoning Appeals will meet on the second Monday of each month during the coming year at 7:00 p.m. unless amended. Mr. Dobrzynski seconded.

Ms. Klemm/yes, Ms. Muehling/yes, Mr. Ziganti/yes, Mr. Dobrzynski/yes
Motion passed.

Mr. Dobrzynski motioned to appoint Ms. Denamen as the Chairperson for the Board of Zoning Appeals for the coming year. Ms. Klemm seconded the motion.

Ms. Muehling motioned to appoint Mr. Ziganti as the Chairperson for the Board of Zoning Appeals for the coming year. Ms. Klemm seconded the motion.

Both persons accepted the nomination. Group discussion by board.

For Ms. Denamen for Chairperson:

Mr. Dobrzynski/yes, Ms. Klemm/no, Ms. Muehling/no, Mr. Ziganti/abstain
Motion does not pass.

For Mr. Ziganti for Chairperson:

Mr. Dobrzynski/no, Ms. Klemm/yes, Ms. Muehling/yes, Mr. Ziganti/abstain
Motion passes

Ms. Klemm motioned to appoint Ms. Denamen as the Vice-Chairperson for the Board of Zoning Appeals for the coming year. Mr. Dobrzynski seconded the motion.

Ms. Klemm/yes, Ms. Muehling/yes, Mr. Ziganti/yes, Mr. Dobrzynski/yes
Motion passed.

Ms. Klemm motioned to reappoint Kathleen McCarthy as the Secretary for the Board of Zoning Appeals for the coming year. Mr. Dobrzynski seconded the motion.

Ms. Klemm/yes, Ms. Muehling/yes, Mr. Ziganti/yes, Mr. Dobrzynski/yes
Motion passed.

Mr. Ziganti read the public hearing process of the Board of Zoning Appeals.

Approval of Minutes

- Mr. Dobrzynski motioned to accept the December 8, 2025, minutes as modified; Ms. Muehling seconded the motion.
Ms. Klemm/yes, Ms. Muehling/yes; Mr. Dobrzynski/yes, Mr. Ziganti/yes
Motion passed.
- The November 10, 2025 minutes were modified to remove the name Ms. Klemm as a vote to approve the minutes.
Ms. Klemm/abstain, Ms. Muehling/yes; Mr. Dobrzynski/yes, Mr. Ziganti/yes
Motion passed.

**APPEAL ZA-2026-1
Paul Ridley
12524 Caves Road
Area Variance**

Board concerned that they could not hear the above case (ZA-2026-1) without a withdrawal of case ZA-2025-12 which is currently in a “continued” status.

Mr. Ridley requested a continuance on both cases until there were five members present to hear the case.

Mr. Ziganti addressed the board as this is highly unusual to hear both cases. It is his opinion that ZA-2025-12 needs to be resolved before ZA-2026-1 can be heard. Board discussion on how to handle this case and which one should be heard first.

Ms. Muehling felt the most expedient way of dealing with this is to accept the withdrawal so that ZA-2026-1 can be heard. Mr. Dobrzynski and Ms. Klemm agreed with Ms. Muehling.

Mr. Ziganti asked Mr. Ridley how he would like to resolve ZA-2025-12.

Mr. Ridley explained his intention to submit ZA-2026-1 which was to expedite the process. At the last hearing (December 8, 2025) he believed the position of the Board

suggested that this might be a better path. He would be willing to withdraw one of the applications if the other one was approved.

Mr. Ziganti indicated the Board cannot determine which appeal will be approved prior to completing the process of hearing a given appeal. The outstanding issue of what has already been presented must be resolved.

Mr. Ridley suggested hearing the ZA-2026-1 case first. If that one is approved, he would withdraw ZA-2025-12.

Mr. Ziganti let Mr. Ridley know that the board believes ZA-2025-12 should be heard/resolved first.

Mr. Alusheff asked if Mr. Ridley withdraws ZA-2025-12, does that leave that plan for the future potentially?

Ms. Muehling offered her understanding which is, if a person withdraws an appeal, that person reserves the right to reapply that original appeal at a later time.

Mr. Dobrzynski offered the fact that the two applications are significantly different – one is a lot split and the other is not.

Mr. Ridley offered he would be willing to withdraw ZA-2025-12 with the understanding that he could come back if ZA-2026-1 was denied.

Mr. Dobrzynski suggested continuing both applications and seek input on best way to move forward.

After further discussion, it was agreed that Mr. Ziganti would reach out to the APA for clarification on the order of these applications. ZA-2025-12 will be continued to the February 9th meeting based on only four board members being present. Input from the APA will allow for Mr Ridley to determine his next action: continue with ZA-2025-12 or withdraw this appeal and proceed with the hearing of ZA-2026-1. Mr. Ridley was in agreement with this decision. Members in attendance were advised that the next meeting will be February 9th at 7:00 p.m. at Chester Town Hall Meeting Room.

Old Business

After conversation, BZA determined that Ms. Muehling will no longer be writing a letter to the Zoning Commission asking for a determination on how pool covers are interpreted in the Zoning Resolution.

New Business

A letter recognizing the service of Ms. Fadorsen to Chester township was passed around the room for member signatures. Next meeting is January 27 at 6:30 p.m. to review Bylaws.

Board was made aware that Concord Twp. records all BZA meetings and posts them online. It was noted that they have legal counsel present at all BZA meetings. (It should be noted that Concord Twp. is "Limited Home Rule").

Ms. Klemm made the board aware that she will probably not be present at the March 9, 2026 meeting.

Meeting closed at: 8:12 p.m.

Approval Date February 9, 2026

Kathleen McCarthy, Admin. Assistant

Barton Ziganti, Chairman

Mindy Denamen, Vice-Chair

Mark Dobrzynski

Justin Enger

Christina Klemm

Margaret Muehling