

MINUTES FOR THE REGULAR MEETING OF THE CHESTER TOWNSHIP BOARD OF ZONING APPEALS HELD MONDAY, FEBRUARY 9, 2026, IN THE TOWN HALL MEETING ROOM. AUDIO RECORDING ON FILE.

Chairman Barton Ziganti called the Regular, February 9, 2026 Chester Township Board of Zoning Appeals meeting to order at 7:00 p.m.

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

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

APPEAL ZA-2026-1 - Paul Ridley
Area Variance

Continued to March 9, 2026 due to a medical emergency.

Approval of Minutes

- Ms. Klemm moved to approve the January 12, 2026, minutes as modified; Ms. Muehling seconded the motion.
Ms. Klemm/yes, Ms. Muehling/yes; Mr. Dobrzynski/yes, Mr. Ziganti/yes
Motion passed.

Zoning Inspector Update

Mr. Alusheff updated the board on a Supreme Court of Ohio determination of the BZA board's ability to deliberate in private as they are a "quasi-judicial" board. It does not have to be an executive session. This may be incorporated into the BZA Bylaws in the future.

Review of Bylaws

Fine tuning of the DRAFT copy of the BZA Bylaws continued.

Mr. Ziganti will reach out to our APA for clarification on which members of the board may vote on approving minutes. (Is attendance at the meeting for which the minutes are being approved a requirement for approving minutes? How many members are required to approve minutes? Is it actually three members?)

Article One – number 3 will remain as written in the bylaws. However, it was the consensus of opinion that at the annual Organizational Meeting a motion to appoint a secretary with a board vote will no longer be necessary.

Form 18 and 19 possible revision

Form 18 and 19 currently found in the Geauga County Model Zoning are being reviewed for possible revision. DRAFT copies of the new proposed form were distributed for consideration. Board discussed how and when it would be implemented. Concern that an “explanation” or “because” reasoning was not on the form and when will the board members reasoning be considered?

Concern that the board is voting on Duncan Factors before group discussion has had time to be discussed.

Public Comment

Member of the public was present and asked questions regarding the process and how decisions are made.

Meeting closed at: 9:05 p.m.

Approval Date March 9, 2026

Kathleen McCarthy, Admin. Assistant

Barton Ziganti, Chairman

Mindy Denamen, Vice-Chair

Mark Dobrzynski

Justin Enger

Christina Klemm

Margaret Muehling