

## **Chester Township Zoning Commission Meeting Minutes**

**| Wednesday, February 18, 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. Oswick, Mr. Rosenbaum, Mr. Spetrino\*

\*Voting member in absence of Mr. Lauro.

Members absent: Mr. Lauro, Mr. Mersol, Mr. Sherwood

Zoning Inspector: Chris Alusheff

Admin present: Kathleen McCarthy

BoT member present: Brandon Davis

Mr. Oswick led the group in the Pledge of Allegiance

### **Approval of Minutes**

Mr. Spetrino moved to approve the minutes of the February 4, 2026 meeting as presented;

Mr. Oswick seconded.

Mr. Oswick/yes; Mr. Rosenbaum/yes; Mr. Spetrino/yes

Motion passes

### **Decision on need to appoint secretary annually at Organizational Meeting**

Tabled – would like to speak with Zoning Inspector for his input.

### **Review Zoning Resolution for potential cleanup amendment**

Continued review of select Articles of the Zoning Resolution. The following Articles were reviewed: Article 1, 3, 4, 10 and 13. Article 5 and 6 will be the last two reviewed. Targeted date for initiating a potential amendment changes/cleanups will be March 18<sup>th</sup>. This date would work well for the Planning Commission as well.

Group discussion on size of accessory buildings and height. History of decisions made and amendments submitted in the past. Key discussion points include:

- 1,280 sf maximum size will remain on lot sizes less than one acre.
- 960 sf based on building size of 40' x 24'.
- 960 sf per acre allowable up to 9,600 sf maximum building size.
- This would give ZI more leverage when residents request buildings larger than allowed by ZR.
- Current setbacks need to remain in place.

Group reviewed comparisons of 10,000 sf buildings on a 5-acre lot. Which is twice the size of what would be allowable. Less than 35 parcels in Chester would even be able to consider this possibility. Current side and rear setbacks would not be changed.

Do we need to regulate carports? Needs to be addressed. If allowed, it could be permitted and documented. Most people are looking for this option for their RV and other vehicles. Currently carports are not allowed.

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Height restrictions were discussed. Key points include:

- Currently building height is measured by *median height* – Half the distance between the wall height and the peak height of the proposed structure. Contractors and residents have difficulty with this formula.
  - Median height depends on square footage.
    - 1,280 – 1,499 sf – median height is 15', (eg - 8' wall and 22' peak)
    - 1,500 – 1,899 sf – median height is 18'
    - 1,900 – 2,500 sf is a 20' median height.
- Changing to a 30' peak height would standardize the rule for height.
- RV owners seem to have the most difficulty with the median height as currently defined.
- Max height on primary structures is currently 35'.
- Point of reference – Hamden just changed their accessory size to 1,000 sf/acre with no limit. (Planning Commission suggested they consider a limit.)

How many properties are still buildable or able to be split?

- Any subdivisions are already defined and cannot be further split.
- 65 acre property on Mayfield Road that is for sale theoretically could be split, but topography prohibits it from being buildable for maybe more than one or two more homes.

Article 6 – Revocation of Conditional Use Permits – as written currently – may not be enforceable. May need to be re-worked for the *Zoning Inspector* shall revoke (note the BZA as written currently) who may revoke and BZA may uphold or overturn revocation on appeal.

BZA is rewriting their bylaws and there may be conflict between what the BZA writes and what is in the Zoning Resolution. Resolving those conflicts may result in further changes being made to Section 12 of the ZR.

Article 3 – Is there any harm in keeping Article 302.0 submission to ODOT and is there any harm in keeping it? There is no harm in keeping anything, but Mr. Alusheff asked why even bother? Seems to be a lot of wasted space. It's something we have never used. It was in there for the potential widening of 322. ODOT has determined widening of 322 is not even on forecast for the next 15 years. He explained the process of driveway permits on 306 and 322 requires ODOT approval before any Zoning permit is issued.

Article 10 – Add language to allow property owners with who own adjacent lots to treat them as one lot for setback purposes.

Secretary instructed to prepare potential amendment language for Section 1, 3, 4, 10 and 13 for FINAL DRAFT review at March 4 meeting.

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**Items for future consideration**

- Continue to review Zoning Resolution by Section/Article
- Continue to review accessory building sizes and heights
- Update definition section of Zoning Resolution
- How height of structures is determined
- ADUs

**Next Meeting**

March 4, 2026 at 7:00 p.m. - ***Group picture of the board will be taken at this meeting.***

**Meeting Called to Close at:** 8:57 p.m.

Approved by: Chester Township Zoning Commission March 4, 2026

Final Review by: \_\_\_\_\_  
Jon Oswick, Chair