

Chester Township Zoning Commission Meeting Minutes

|Wednesday, March 4, 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. Lauro; Mr. Mersol; Mr. Oswick, Mr. Rosenbaum, Mr. Spetrino

Members absent: 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. Kats moved to approve the minutes of the February 18, 2026 meeting as presented; Mr. Oswick seconded.

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

Motion passes

Decision on need to appoint secretary annually at Organizational Meeting

Tabled – Mr. Oswick will further research and report back at the March 18th meeting.

Land Use Plan Update – Greg Mersol

The Land Use Plan Committee has been meeting for ten months. March 31, 2026 is the scheduled Public Forum at the Mayfield Methodist Church. To date, the Land Use Plan (LUP) Committee has made two decisions. The first is to send out a community survey which was sent late in 2025, and the second decision is to hold a Public Forum on March 31st.

The survey included about 20 questions. Overwhelming the number of comments that focused on the Commercial area and their appearance. The word “commercial” popped up 558 times in submitted comments. Buckstop and Burger King popped up frequently as areas of concern.

There is community suspicion about what is going on with the LUP. An updated survey has not been done since 2007 and, prior to that, 1976. Overwhelmingly, residents love the semi-rural atmosphere in Chesterland. This is true for members of the community and members of the LUP Committee.

Areas that we can fix and/or make better include:

- Reviewing and amending, as may be appropriate, Zoning Resolution requirements that make little or no sense.
 - Currently, 5-year conditional use permits for cemeteries makes no sense.
 - Outside of Geauga County, conditional permits do NOT expire in five years.
 - Residential area - % of homes in township that are non-compliant – 39.6% or two homes out of five are non-compliant.
 - What does a resident do if a home burns down?
- There is support in the township for *attached* in-law suites (Accessory Dwelling Units)

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- Property Maintenance Code
 - This was cited by some in the survey, and there are isolated complaints where neighboring properties are poorly maintained. However, the survey reflects a mixed reaction to the idea of a property maintenance code.
 - The survey may reflect the community's view of minimal governmental interference with the enjoyment of their property.
 - Some of the properties in question have background stories
 - Even where a maintenance code is supported, there is overwhelming support for low-key enforcement methods
- The average price of a home in Chester is soaring.

The LUP Committee intends to work towards what the public wants. Chester has never had a plan for a "Town Center". We do have some areas that may be ideal for this. For instance, the area across from the Township Park could be developed as an overlay district but, again, the Committee intends to listen to community input.

Reviewed the layout of the future Public Forum and the stations for residents to visit. This will be about 45 minutes with a 45-minute more formal program to follow.

Water has been and continues to be a big issue for residents. Due to the need for larger lots, Septic is more of an issue than water.

After the Public Forum, the LUP Committee will begin to put together a Land Use Plan. Hope to do that in early Fall.

This is a Land Use Plan, not a Land Capability Plan. In 1962, for example, the Geauga County Planning Commission recommended a centralized water system for all of Geauga County and it would have cost \$10 million at that time to tie the county in. This could never be done today, nor would there be support in this community for municipal water. The intent will be to consider the community's wishes and resources and to make recommendations accordingly.

Final Review Zoning Resolution for potential cleanup amendment for Section 1, 3, 4 and 10.

Continued review of select Articles of the Zoning Resolution. Targeted date for initiating a potential amendment changes/cleanups is March 18th. This date would work well for the Planning Commission as well.

While it will not be in this amendment, the Zoning Commission reviewed the *Building Height* definition as found in the Geauga County Model Zoning (GCMZ) Resolution. The group agreed that the GCMZ building height definition should be considered when reviewing Section 501.5. (Today, this would be in contradiction to 501.17). Nothing can be higher than 35' because our firefighting equipment cannot fight a fire over 35'.

Accessory Building – Blurring adjoining property lines for adjacent properties under common ownership needs further review. This could make things easier for our residents, so what would be the negative of doing it?

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Next Sections to review in Zoning Resolution

Mr. Alusheff and Mr. Mersol will begin working on Section 12 and 13 of the Zoning Resolution for future consideration. Question regarding Section 1202.2 Powers of the Township – Is this state-of-the-art language?

Accessory Dwelling Unit (ADU) presentation

Mr. Spetrino developed a presentation for the board to better explain what an ADU is and is not, how expensive it is to build and how a developer looks at a potential rental property.

The presentation is attached to these minutes.

Items for future consideration

- Continue to review Zoning Resolution for possible modifications by Section/Article
- Continue to review accessory building sizes and heights
- How height of structures is determined
- ADUs

Next Meeting

March 18, 2026 at 7:00 p.m.

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

Approved by: Chester Township Zoning Commission March 18, 2026

Final Review by: _____
Jon Oswick, Chair

Accessory Dwelling Units (ADUs): A Practical Tool for Community Stability

What ADUs Provide

✓ **Multigenerational Living**

Allows aging parents or in-laws to live near family while maintaining independence and staying in the township

✓ **Population Stabilization**

Supports gradual, sustainable growth within existing residential lots. (currently 2500 less people than our peak)

✓ **Resident-Driven Interest**

Survey feedback indicates community support for ADUs.

✓ **Building as a pure investment is not financially sustainable**

To work as a pure investment, an ADU would need strong rent relative to cost. (which is unlikely)

Mean vs Median

Median- Represents the exact middle price, meaning 50% of homes in that market are listed or sold for more, and 50% for less, offering a truer picture of the market than average prices.

Mean (average)- Sum of all values divided by the total number of values. It is sensitive to outliers and skewed distributions

Investors evaluating potential markets rely on Median property values rather than averages during their preliminary research, as Median figures provide a more accurate representation of true home prices within a market.

Chester Township

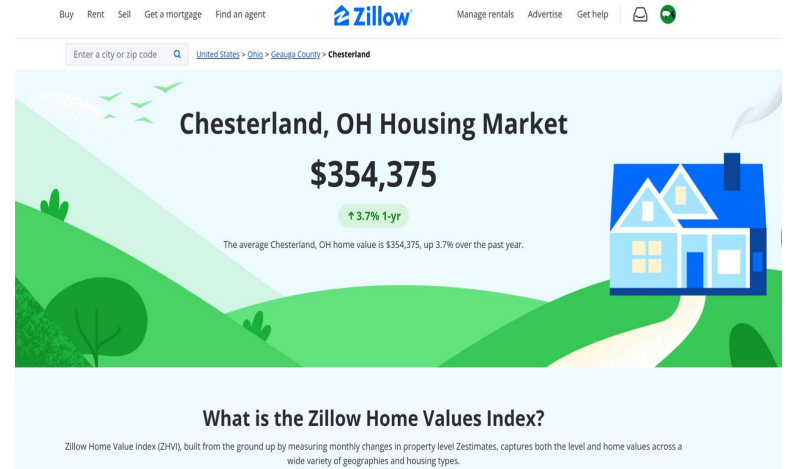
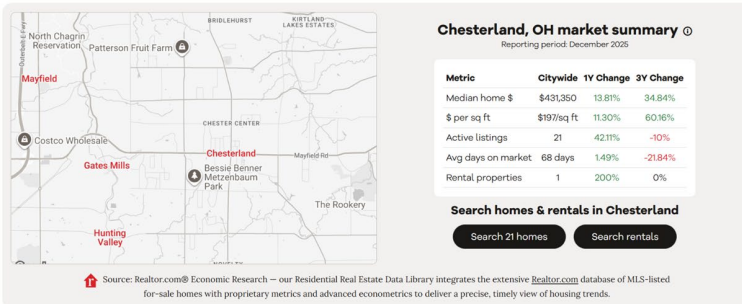
Median 431,330

Average 354,375

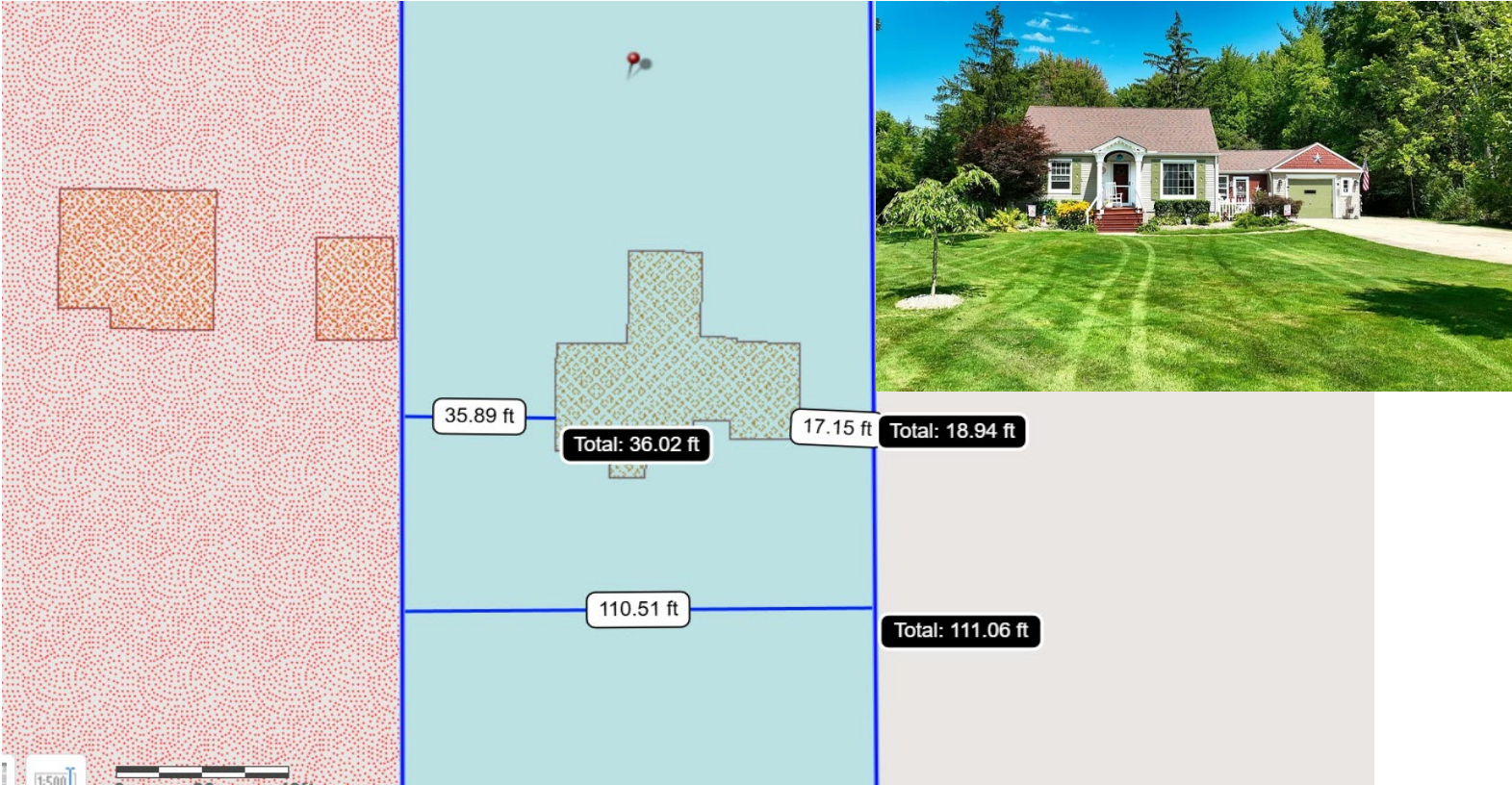
Chesterland, OH housing market overview

Find the latest data, compare neighborhoods and zip codes, and get expert insights for buyers, sellers, and renters.

OVERVIEW NEIGHBORHOODS ZIPS SCHOOLS BUYERS SELLERS RENTERS



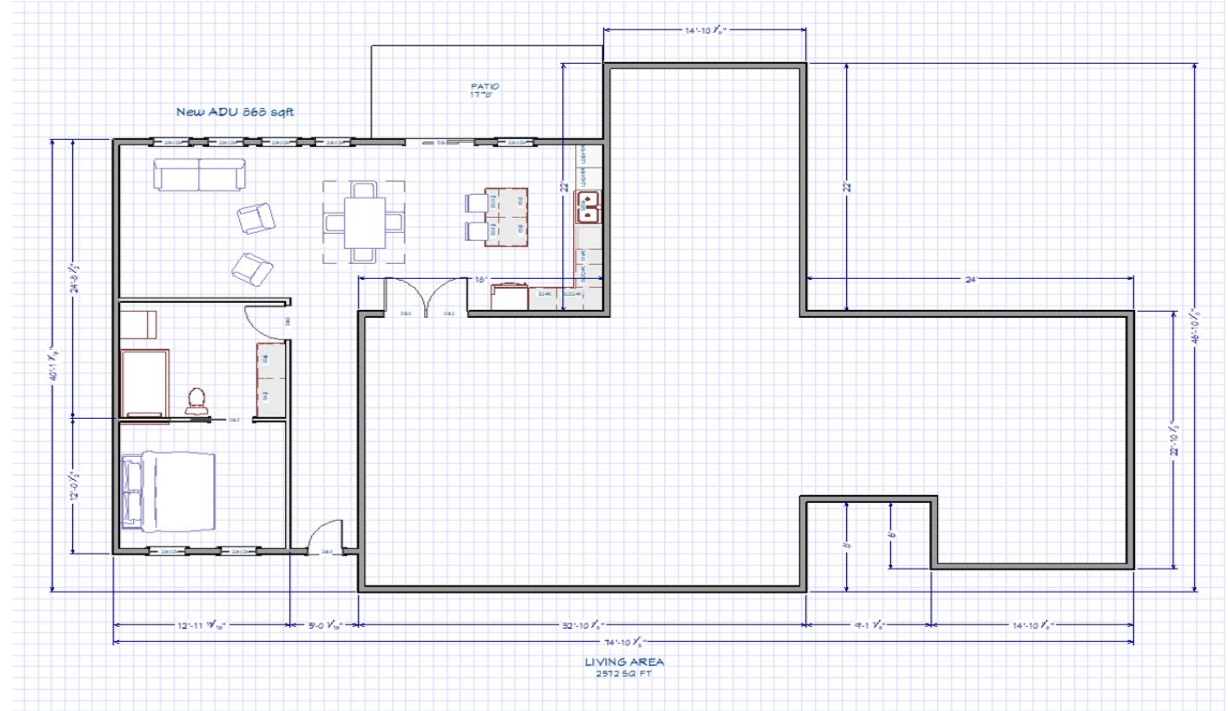
Example Property: 8574 Cedar Road



Example Property: 8574 Cedar Road with ADU addition

Addition is 868 sq ft

Meets typical ADU requirements and setbacks



Example cost estimate to build addition

1	Example: Mid level addtion	
2		
3	Plans/Permits	\$15,000
4	Site work (Grading, Staking, Temporary driveway)	\$3,500
5	Excavation (Slab, footers)	\$4,500
6	Backfill (100% 57 limestone and # 1-2 recycled concrete	\$6,500
7	Foundation waterproofing and insulation	\$2,800
8	Footers and foundation (8" block) (to frost 48")	\$8,500
9	Framing (Deck and Addition)(remove sharded wall siding and reframe shared wall with 4" door opening to ADU)	\$45,000
10	Roof (certanteed landmark pros, synthetic underlayment)	\$7,000
11	Siding (assume vinyl, match existing, wrapped aluminum, No trim)	\$6,500
12	Doors and windows (assume vinyl)	\$7,500
13	Concrete work (interior slab floor, front walk and patio)	\$7,500
14	Electric (with fixture allowance mid level)(assuming no service upgrade) (new breaker panel)	\$10,000
15	Plumbing (with fixture allowance mid level)	\$12,000
16	Floor (mid level Vinyl) (868 sqft at 10\$ per sqft)	\$8,680
17	Hvac (assuming new gas furnace/ac system for ADU)	\$20,000
18	Trim (2" case, 3"Base, hollow core doors, all paint grade)	\$6,500
19	Drywall Work (textured cieling and closets)	\$9,000
20	Cabinets material, install (us cabinet mid grade)	\$10,000
21	Appliances (mid level GE) (fridge, slide in oven, micro, stackable washer dryer)	\$4,500
22	Paint at 4\$ persqft	\$3,592
23	Remove temp driveway, grade, plant seed	\$3,500
24	Septic Upgrades	\$20,000
25		
26	Builder Fee (15% of total build cost)	\$33,311
27		
28	Total	\$255,383
29		

Depending on the septic system can be anywhere from 15-25k (Soil test, Design work, Permits, System install)

Builder fee is 15-20% of the entire project

Example property (drawn ADU) and current rentals in area

Back to search  Save Share More



Sold for \$303,000

See all 48 photos

\$303,000

8574 Cedar Rd, Chesterland, OH 44026

3 beds
2 baths
1,574 sqft


Get a cash offer in 3 minutes

8574 Cedar was for rent asking 1900\$
Did not find renter, sold instead

3k for rent Munson (estimated value 381,000)
3.5k rent Kirtland (estimated value 916,400)

As of 2-28-26 these are the only houses for rent in Chesterland

House for rent




See all 11 photos

\$1,300/mo fees may apply
9471 Mayfield Rd, Chesterland, OH 44026
Price may not include required fees and charges.

1 beds 1 baths -- sqft

Request a tour
Request to apply

Listed by Karen Russell
Brokered by Howard Hanna - Chesterland



All 12 photos Virtual tour

Pending

Get moving quotes How much home can you afford?

\$1,700 /mo
4 bed 1 bath 1,584 sqft 0.5 acre lot

8711 Mayfield Rd, Chesterland, OH 44026

Add a commute

Example mortgage of 8574 Cedar Road

Home price
\$303,000

Down payment (i)
\$60,600 20 %

Loan term (i)
30 years

Interest rate (i)
6.191 %

ZIP code
44077

Taxes, insurance, HOA fees ^

Credit score
740+ ^

Property tax per month (i)
\$375

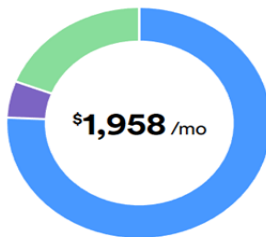
Homeowner's insurance per month (i)

Payment breakdown Amortization

Monthly payment breakdown

[Advertiser Disclosure](#)

Based on national average rates



Principal & interest	\$1,483.21
Property tax	+ \$ 375
Homeowner's insurance	+ \$ 100

Additional filters ^

Compare to top offers on Bankrate (i)

<p>ThirdFederal NMLS# 449401</p> <p>5.221% APR ★★★★★ (i) 4.42 (152)</p> <p>\$1,300 Monthly Payment</p> <p>\$658 Lower Payment</p> <p>View offer →</p>	<p>TOMO mortgage NMLS# 2059741</p> <p>5.228% APR ★★★★★ (i) 4.78 (207)</p> <p>\$1,302 Monthly Payment</p> <p>\$656 Lower Payment</p> <p>View offer →</p>	<p>Sage HOME LOANS CORPORATION NMLS# 3304</p> <p>5.599% APR ★★★★★ (i) 4.76 (708)</p> <p>\$1,357 Monthly Payment</p> <p>\$602 Lower Payment</p> <p>View offer →</p>
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Investment properties require 20% minimum for any loan

1% rule and how investors calculate deals

For real estate investors, the rule of thumb is 1% of purchase price = minimum cash flow to be profitable.

Cash-on-Cash Return= Annual Pre-Tax Cash Flow / Total Cash Invested
(secondary option for investors in high value areas)

S&P500
historically
gives **10%**
return

Cash on Cash Return (expenses)

- Property taxes
- Insurance
- Maintenance (8–10% rule of thumb)
- Vacancy (5% is common)
- Property management (if applicable)
- HOA (if any)
- Utilities you pay
- Mortgage (principal + interest)

To buy a rental and add an ADU you need to use cash to build it and then refinance to try and pull your money back out

There is no loan (unless using private money) that will let you mortgage a property and then loan the ADU cost because you will not have enough equity in the property

Using all cash to do the entire purchase is not financially smart (high capital exposure)

Rental Math

1% Rule

$558,383 \times 1\% = 5,583\$$ (need per month)

2 rentals (estimated rent)

1 full house \$2000

1 ADU \$1500

Profit / month = \$3500

Cash on Cash Calculation-

\$3500 per month Rent

$\$42,000 \times 15\% = \$6,300$ (annual rents 15% expenses)

$\$1,958 \times 12 = \$23,496$ (annual Mortgage)

$\$42,000 - \$29,796 = \$12,204$ (Annual pre tax cash flow)

$\$12,204 / \$111,676 = 1\%$ cash on cash return

Low rent

\$2,500

Base Rent

\$3,500

High Rent

\$4,500

Low-end

\$155,383

Base

\$255,383

High end

\$355,383

\$458,383

\$558,383

\$658,383

\$4,583

\$5,583

\$6,583

ADU build cost

ADU + purchase price

1% (Rent needed)