

Chester Township Zoning Commission Meeting Minutes

| Wednesday, May 6, 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. Lauro, Mr. Mersol, Mr. Oswick, Mr. Sherwood**, Mr. Spetrino**

**Mr. Sherwood and Mr. Spetrino are voting members at this meeting

Members absent: Mr. Kats, Mr. Rosenbaum

Zoning Inspector: Chris Alusheff

Admin present: Kathleen McCarthy

BoT member present: None

Mr. Oswick led the group in the Pledge of Allegiance

Approval of Minutes

Mr. Spetrino moved to approve the minutes of the April 15, 2026 meeting as presented; Mr. Mersol seconded.

Mr. Lauro/yes; Mr. Mersol/yes; Mr. Oswick/yes; Mr. Sherwood/abstain; Mr. Spetrino/yes
Motion passes

Public Comments

G & L Palmer – Maple Grove – Concerned about junk vehicles, trailers, military vehicles, washing machines, golf cart, snow mobile, motorcycle, lawn mower ... in the front yard of several homes on the street. Could they just be required to keep them in the back yard? What can be done through zoning regulations?

Question: Is “Out on a Limb Tree Service” allowed to run their business out of their home and store their vehicles on their residential property. Multiple business trucks out front – not enclosed in a building.

Mr. Oswick and Mr. Alusheff explained the general limitations of the Zoning Resolution and discussed the appropriate process to pursue these issues. Adoption of a Property Maintenance Code may help reduce the amount of these properties, but the recent Community Survey did not indicate strong community support of addressing these issues.

Old Business

On the recommendation of the Geauga County Planning Commission – Mr. Lauro motioned and Mr. Mersol seconded rescinding amendments numbered ZC-2026-2 and ZC-2026-3 until the Board of Trustees holds a Public Hearing (likely June 11, 2026) for ZC-2026-1.

Mr. Lauro/yes; Mr. Mersol/yes; Mr. Oswick/yes; Mr. Sherwood/yes; Mr. Spetrino/yes
Motion passes

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Accessory Buildings – Size, height and how height is measured

Height is currently measured at *average finished grade*. This can be confusing for some residents. Board strives to simplify this wording. Currently, in the case of flat roofs, the level of the highest point of the roof or in the case of pitched roofs to the mean level between the eaves and the highest point of the roof. The hypothetical issue is: with a 35' mean on pitched roof structures, we could have a 20 ft eave and a 50 ft peak – 15 feet on either side of that is not the spirit or intent of the Zoning regulation. We know our fire apparatus can't reach higher than 35'. We need to take the mean clause out of the Zoning Resolution and Section 202 DEFINITIONS shall become: **Building Height** – Shall be the vertical distance measured from the average finished grade level to | the highest point of the roof.

Most universal thinking is 960 sf/acre, capped at 9,600 sf per parcel with 1,280 sf for smaller lots remaining in place and building height capped at 32'.

Articles/Sections of the Zoning Resolution should start with a Purpose Statement.

Solar Farms

Discussed background on “Informational Meeting” held on April 21st at Claridon Town Hall regarding potential 5MW solar project. As a township, we cannot regulate a solar project of 50MW or larger.

Since solar panels were permitted about one year ago, no commercial or industrial lots have requested panels; four or five residential permits have been issued.

ADU's

Mr. Alusheff gave an overview of ADU language that has been in place for the past 15 months in Claridon Twp. To date three Zoning permit applications have been submitted to Claridon Zoning for ADU's.

Data Centers

Needs to be looked at. Highest need is to define the size of a data center that can be allowed. Data Centers need to be defined (specifically size) in our definitions and listed as a permitted use.

Signs

Will most likely start this section with a blank slate. Wording will be based on Geauga County Planning Commission suggestions. (This has a purpose statement.)

Items for future consideration

- Continue to review Zoning Resolution by Section/Article
- ADUs

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Next Meeting - May 20, 2026 at 7:00 p.m.

Meeting Called to Close at: 8:29 p.m.

Approved by: Chester Township Zoning Commission May 20, 2026

Final Review by: _____
Jon Oswick, Chair