

# Chester Township Zoning Commission Meeting Minutes

|Wednesday, May 20, 2026 7:00 PM |

Chester Town Hall – Audio Recording on File

Meeting Called to Order by Mr. Oswick at 7:10 p.m.

Members present: Mr. Kats, Mr. Lauro, Mr. Mersol, Mr. Oswick, Mr. Rosenbaum

Members absent: Mr. Spetrino, Mr. Sherwood

Zoning Inspector: Patrick Fleming

Admin present: Kathleen McCarthy

BoT member present: None

Mr. Oswick led the group in the Pledge of Allegiance

## **New Zoning Inspector Introduction**

Patrick Fleming introduced himself to the group.

## **Approval of Minutes**

Mr. Lauro moved to approve the minutes of the May 6, 2026 meeting as amended; Mr. Oswick seconded.

Mr. Lauro/yes; Mr. Mersol/yes; Mr. Oswick/yes

Motion passes

## **Old Business**

**Accessory Buildings** – Size, height and how height is measured reviewed by board. Section 501.3 and 501.5 were reviewed again for accuracy.

**Signage** – The Geauga County Model Zoning Signage Section (VII) was reviewed for replacement of the existing signage section of the current Zoning Resolution. Definitions were reviewed. Suggested measurements were presented and discussed for reasonableness.

Group would like to know from Chris Alusheff what the “problem” is with the sign at the former Ms. Pat’s Day Care. That same “problem” is an issue at Valley Villa Custard.

Need to investigate the “signage concern” at the Gourmet Olive store on Chillicothe.

Extended discussion regarding signage and the need for additional changes to be discussed in the future.

**Data Centers** – Tabled for future meeting. 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.

**ADU’s** – In Fall, 2025 Community Survey, very strong community support for Attached Accessory Dwelling Units. Residents felt this would help improve their properties. Some members of the zoning commission felt this would not be a good idea. Currently, it may not be a problem, but 20 years down the road may be an issue.

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## **New Business**

**Electric Vehicle Charging Stations** - Brief review/overview of Electric Vehicle Charging Stations document submitted by Mike Santilli, Chester Fire Inspector. Mike will be invited to future meeting to discuss further.

**Home Business** - Type of business permitted in home - Discussion regarding businesses being run out of a personal residence. Concern especially centered around businesses that have more than one “work” truck in their driveway.

## **Items for future consideration**

- Continue to review Zoning Resolution by Section/Article

**Meeting Called to Close at:** 8:49 p.m.

Approved by: Chester Township Zoning Commission June 3, 2026

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