Chester Township Zoning Commission Meeting Minutes

|Wednesday, June 17, 2026 7:00 PM |

Chester Town Hall – Audio Recording on File

Meeting called to order by Mr. Oswick at 6:57 p.m.

Members present: Mr. Oswick, Mr. Mersol, Mr. Spetrino*
Members absent: Mr. Kats, Mr. Rosenbaum, Mr. Lauro
Zoning Inspector:
Admin present: Becky Geissinger, Kathleen McCarthy
BoT member present: Mr. Davis arrived at 7:55 p.m.
*Mr. Spetrino is a voting member in the absence of Mr. Lauro

Mr. Oswick led the group in the Pledge of Allegiance

BZA position move

Mr. Sherwood has moved to the Board of Zoning Appeals. The Zoning Commission Alternate #2 position is currently open.

Approval of Minutes

Approval of the May 20, 2026 meeting minutes was tabled until appropriate quorum was met.

Mike Santilli – Chester Fire Inspector/Investigator

Mr. Santilli gave an overview of a potential amendment change to the zoning resolution regarding Electronic Vehicle Charging Stations. This proposal was put together by the fire chief of Russell Twp., Mr. Santilli and several members of the Geauga County Fire Inspectors Group. Many references to the National Electric Code throughout the document.

Zoning Commission initial concerns surround regulating R District homes. Definitions are not clear and concise. Regulating Commercial and Industrial make sense, but Residential doesn't seem to be a good fit as defined.

Consensus of group was to work with County Planning Commission to develop a resolution outline to act as a resource for all county Zoning Resolutions.

Mr. Mersol volunteered to begin attending Board of Trustees meetings to help keep the lines of communication open between the BoT and the Zoning Commission.

Initiate ZC-2026-4

Mr. Oswick moved; Mr. Spetrino seconded the following motion – Form 22:

> That an amendment to the Chester Township Zoning Resolution, identified as number ZC-2026-4, consisting of 3 pages, Marked Exhibit "A", 153 Marked Exhibit "B" and 164 Marked Exhibit "C" and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Chester Township Zoning Commission this 17th day of June, 2026.

Mr. Kats/absent; Mr. Lauro/absent; Mr. Mersol/yes; Mr. Oswick/yes; Mr. Rosenbaum/absent; Mr. Spetrino/yes

Approved

Motion passed

Mr. Oswick moved; Mr. Spetrino seconded the following motion - Form 27:

> That the Chester Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number ZC-2026-4, to the Cheser Township Zoning Resolution as attached hereto on the 15th day of July, 2026 at 7:00 p.m. at the Chester Town Hall.

Mr. Kats/absent; Mr. Lauro/absent; Mr. Mersol/yes; Mr. Oswick/yes; Mr. Rosenbaum/absent; Mr. Spetrino/yes
Motion passed

Forms 22, 27, 29 and 30 were signed.

Initiate ZC-2026-5

Mr. Oswick moved; Mr. Mersol seconded the following motion – Form 22:

> That an amendment to the Chester Township Zoning Resolution, identified as number ZC-2026-5, consisting of five pages, Marked Exhibit "A" and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Chester Township Zoning Commission this 17th day of June, 2026.

Mr. Kats/absent; Mr. Lauro/absent; Mr. Mersol/yes; Mr. Oswick/yes; Mr. Rosenbaum/absent; Mr. Spetrino/yes
Motion passed

Mr. Oswick moved, Mr. Spetrino seconded the following motion – Form 27

> That the Chester Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number ZC-2026-5, to the Chester Township Zoning Resolution as attached hereto on the 15th day of July, 2026 at 7:00 p.m. at the Chester Town Hall.

Mr. Kats/absent; Mr. Lauro/absent; Mr. Mersol/yes; Mr. Oswick/yes; Mr. Rosenbaum/absent; Mr. Spetrino/yes
Motion passed

Forms 22, 27, 29 and 30 were signed.

Initiate ZC-2026-6

Mr. Oswick moved; Mr. Spetrino seconded the following motion – Form 22:

> That an amendment to the Chester Township Zoning Resolution, identified as number ZC-2026-6, consisting of four pages, Marked Exhibit "A" and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Chester Township Zoning Commission this 17th day of June, 2026.

Approved

Mr. Kats/absent; Mr. Lauro/absent; Mr. Mersol/yes; Mr. Oswick/yes; Mr. Rosenbaum/absent; Mr. Spetrino/yes
Motion passed

Mr. Oswick moved; Mr. Spetrino seconded the following motion – Form 27:

> That the Chester Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number ZC-2026-6, to the Cheser Township Zoning Resolution as attached hereto on the 15th day of July, 2026 at 7:00 p.m. at the Chester Town Hall.

Mr. Kats/absent; Mr. Lauro/absent; Mr. Mersol/yes; Mr. Oswick/yes; Mr. Rosenbaum/absent; Mr. Spetrino/yes
Motion passed

Forms 22, 27, 29 and 30 were signed.

Old Business/Open Items

These items were all tabled until a future meeting.

- ADU's as a potential amendment to Section 501.2.
- Data Centers – Mr. Davis gave feedback from the Board of Trustees and desire to move forward on regulating/prohibiting Data Centers. Zoning Commission agreed this is necessary.
  - Does the OTA have any guidelines on this?
- Signs
- Review of Zoning Resolution Section 12 and 13 for potential cleanup amendment.

Next meeting:

- Several members will not be available for next scheduled meeting -July 1, 2026 is cancelled.
  - NEXT MEETING: July 15, 2026

Duncan Factors Discussion

One of the Duncan Factors asks, what is the intention of the Zoning Resolution? The BZA is the safety valve for the Zoning Resolution and not solely the defender of the Zoning Resolution.

Meeting Called to Close at: 8:22 p.m.

Approved by: Chester Township Zoning Commission June 17, 2026

Final Review by: _____
Jon Oswick, Chair

Approved