



CHESTER PLANNING COMMITTEE

- November 20, 2018 –
Chester Board of Trustees
Meeting

MEMBERS

Anthony Nastasi (Chair)
Ken Radtke (Trustee)
Reena Kanner
Bud Kinney
Joseph Zulantz
Eugene Carcioppolo
Thomas Basista
Jay Bishop (West G. Schools)
Kevin Petrasky (Student)
Susan Swartzwelder
Joe Weiss



CPC MISSION STATEMENT

“To improve the quality of life and sense of community for our residents, while encouraging and promoting a vibrant and sustainable business community”



GOALS and OBJECTIVES

1. Improve and maintain the natural beauty Chester Township currently offers.
2. Develop a vibrant and walkable town center destination that attracts local and neighboring residents and supports businesses.
3. Provide opportunities to retain our residents by offering generationally appropriate housing.
4. Base all proposed ideas off data collection, fact finding, and our community's consensus.



CHESTER PLANNING COMMITTEE (CPC)

8 public meetings YTD

Communication Tools:

Agendas, meeting minutes,
Facebook “Chester Township
Planning Committee”
(@ChesterTownshipPlanning),
Updates to Chesterland News,
township website



ACCOMPLISHED TO DATE

- Established a Mission Statement, Goals and Objectives and Facebook Page with live video feed of the meetings.
- On-going data collection
- Township planning proposals and surveys
- Studying ORC 519.02 (Board of township trustees may regulate location, size and use of buildings and lands in unincorporated territory)
- ORC 519.021 (Planned-unit development regulations)
- ORC 519.171 (Architectural review board authorized – standard and procedures).
- Walking Tour of ‘town center’. The committee felt the following elements should be considered in the town center:
 - (1) Walkability
 - (2) Sociability
 - (3) A Common Thread “Identity”
 - (4) Permit Mixed Uses.

Preserve-Enhance-Transform



Committee members presented pictures of areas around our community we would like to preserve, enhance and transform.

Led to a discussion about how to deal with properties that were not being kept up.

Some committee members attended a seminar titled Dilapidated Nuisance Properties.

OTHER WORK

- Attendance at the two West Geauga Local Schools Master Planning meetings.
- Applied for the Deluxe Printing Small Business Revolution Grant (not successful but the exercise was helpful).
- Attendance at the American Planning Association (APA) Planning & Zoning Workshop. One key talk was “The Amazoning” of America and the implications it may have for our commercial district.
- Reviewed a summary of the Township Buildings Assessment report.
- Continued general discussion on opinions of issues, factors and what we would like to see that would support our mission statement.

General Comments



Geauga County is healthy, wealthy and getting older.



Chester Township is the “Gateway to Geauga County” and yet what impression do we make to ~20,000 vehicles/day driving along Route 322 and Route 306?



Parkside Park is our jewel.



Focus on our Town Center

Demographic Data

**Our population has declined/is stagnant.
(Census)**

- 1990 - 11,049
- 2000 - 10,968
- 2010 - 10,255

**Our population is aging.
Chester Twp. Residents 60+**

- 2010-26.28%
- 2015-31.64%
- 2020-36.40% (estimated)
- 2025-39.33% (estimated)

Many retirees or soon to be retirees want to stay in this community but want to down size.

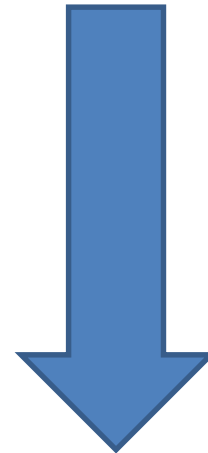
Many retirees are living longer many question whether or not they will outlive their savings.

Our community does not provide them with an appropriate housing choice.

West Geauga School District

Enrollment is declining.
The following school enrollment information for grades K-12
excludes open enrollment:

2009-10	2,216
2010-11	2,106
2011-12	2,066
2012-13	1,948
2013-14	1,976
2014-15	1,843
2015-16	1,824
2016-17	1,752
2017-18	1,722



COMMERCIAL / RETAIL



Studies state Chester has way too much commercially zoned land and too many commercial buildings vs. what the community actually needs.



The result is vacancies that last for years which impact an owner's financial situation and their ability to maintain the properties.



Many buildings are older with deep spaces.



Traffic through the center of town is decreasing



“The Ama-zoning of America”

- We are competing for time and not price
- Amazon exists because of
 - (1) Overbuilt retail environment
 - (2) Changing growth strategies, and
 - (3) Technology.
- The United States is 50 % overbuilt with retail (~25 sq. ft. of retail space per person.)
- Perspective: Chesterland’s overbuilt number would be 256,375 sq. ft. of retail space. (Equivalent to the square footage of West Geauga Plaza, Chester Square and Chester Commons combined.)



“The Ama-zoning of America”

- The growth strategy of public companies is you either grow by expanding and/or partnerships or you die.
- Since 1998, Amazon has acquired eighty-seven companies.
- Technology is accelerating including e-commerce, cloud computing and artificial intelligence.

E-commerce represents about 10% of the retail market and is growing 15% per year.

By year end 2018, Amazon is expected to have \$258.2 **billion** in e-commerce sales thus capturing almost half of the U.S. e-commerce market.

Drone vehicles are already being tested to deliver products directly to your house.

CHESTER TOWNSHIP CONCERNS

TOWNSHIP GOVERNMENT BUILDINGS

- Buildings are old and functionally obsolete.
- Many buildings were not designed for their present use.
- The Fire and Police departments do not have direct access to the main road thus slowing down response time.

TOWNSHIP (General)

- Our town lacks an identity and architectural look.
- Our center of town is not walkable nor inviting.

PROPOSED CPC ACTIVITIES 2018



Continue twice
monthly meetings &
discussions



Meet with
business/property
owners in town center



Meet with Dave
Dietrich; Geauga
Planning Commission
(11/27/2018)

WHAT IS NEEDED FOR 2019?

'In-house' expertise to address the identified issues and develop a plan for the **future survival and success** of our township.

1. We need professional planning help
 2. We will need community understanding and support
 3. We do need financial support for the planning process
- 2019 Township Budget?
 - Chester business community?
 - Grants?



PROPOSED NEXT STEPS

The CPC will:

1. Develop scope of work
2. Solicit proposals
3. Review and present recommendation to BOD
4. Identify and engage other resources to help support study
5. Take a lead role in follow up actions identified in study





Thank You!

Questions + Comments



Ward Drive & 306

Woodside Drive & 322

Opalaka Drive & 322

DeJohn and Post Office

Town Center

A-1 Concrete Leveling
of Cleveland - East