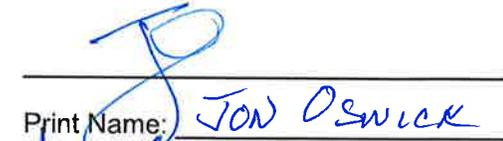
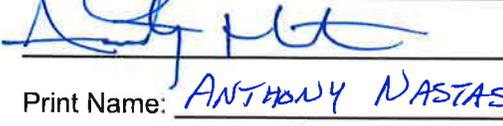


FORM NO. 31

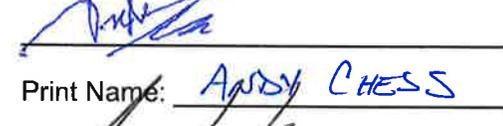
RECOMMENDATION OF THE  
CHESTER TOWNSHIP ZONING COMMISSION  
CONCERNING A PROPOSED AMENDMENT TO THE  
CHESTER TOWNSHIP ZONING RESOLUTION  
O.R.C. SECTION 519.12(E)

The CHESTER Township Zoning Commission, Geauga County, Ohio met in  
REGULAR session on the 18TH day of MAY, 2022, at CHESTER TOWN HALL  
with the following members present:

  
Print Name: JON OSNICK

  
Print Name: ANTHONY NASTASI

  
Print Name: MICHAEL LAURO

  
Print Name: ANDY CHESS

  
Print Name: SERGEY KATS

MR CHESS moved the adoption of the following motion:

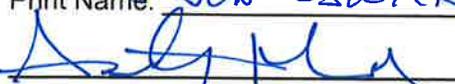
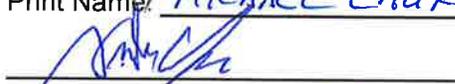
That the ~~\_\_\_\_\_~~ Township Zoning Commission recommend the (approval)  
of the proposed amendment to the ~~\_\_\_\_\_~~ Township Zoning Resolution as  
attached hereto  
or

That the CHESTER Township Zoning Commission recommend the approval of the  
following modification to the proposed amendment to the CHESTER Township Zoning  
Resolution as attached hereto:

Set forth modification.

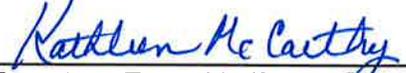
20-2022-2  
ATTACHED EXHIBIT A Pg 2 of 2

the MR OSWICK seconded the motion and the roll being called the vote of the CHESTER Township Zoning Commission was as follows.

<u>Member</u>	<u>Yes or No</u>
 _____ Print Name: <u>JON OSWICK</u>	<u>YES</u>
 _____ Print Name: <u>ANTHONY NASTASI</u>	<u>YES</u>
 _____ Print Name: <u>MICHAEL LAURO</u>	<u>YES</u>
 _____ Print Name: <u>ANDY HESS</u>	<u>Yes</u>
 _____ Print Name: <u>SERGEY KATS</u>	<u>Yes</u>

Adopted the 18th day of MAY, 2022.

Attested to by:

  
\_\_\_\_\_  
Secretary, Township Zoning Commission

Print Name: KATHLEEN MCCARTHY

Received by Chester Township Board of Township Trustees this 23rd day of May, 2022

  
\_\_\_\_\_  
Township Fiscal Officer

Print Name: PATRICIA JARRET

**Note:** The township zoning commission shall, within thirty (30) days after the public hearing, recommend the approval or denial of the proposed amendment, or the approval of some modification thereof and submit such recommendation together with the application or resolution, the text and map pertaining thereto and the recommendation of the county planning commission thereon to the board of township trustees.

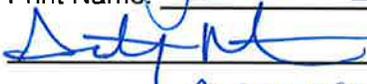
FORM NO. 32

SUBMISSION OF A RECOMMENDATION OF THE  
CHESTER TOWNSHIP ZONING COMMISSION ON A  
PROPOSED AMENDMENT TO THE  
CHESTER TOWNSHIP ZONING RESOLUTION TOGETHER WITH THE  
(RESOLUTION) (~~MOTION~~) (~~APPLICATION~~), AND THE TEXT (~~AND THE MAP~~)  
PERTAINING THERETO AND THE RECOMMENDATION OF THE  
COUNTY PLANNING COMMISSION TO THE  
CHESTER TOWNSHIP BOARD OF TRUSTEES  
O.R.C. SECTION 519.12(E)

The CHESTER Township Zoning Commission hereby submits the attached recommendation on the proposed amendment, identified as number 20-2022-07 to the CHESTER Township Zoning Resolution together with the attached (resolution) (~~motion~~) (~~application~~), and text (~~and map~~) pertaining thereto and the attached recommendation of the Geauga County Planning Commission to the CHESTER Township Board of Township Trustees this 18TH day of MAY, 20 22.

CHESTER Township Zoning Commission

  
\_\_\_\_\_  
Print Name: JON OSWICK

  
\_\_\_\_\_  
Print Name: ANTHONY NASTASI

  
\_\_\_\_\_  
Print Name: MICHAEL LAURO

  
\_\_\_\_\_  
Print Name: ANDY CHESS

  
\_\_\_\_\_  
Print Name: SERGEY KATS

Attested to by:

  
\_\_\_\_\_  
Secretary, Township Zoning Commission

Print Name: KATHLEEN MCCARTHY

Received by Chester Township Board of Township Trustees this 23rd day of May, 20 22

  
\_\_\_\_\_  
Township Fiscal Officer

Print Name: PATRICIA JARRET

Replacement Page 5/1/06

Additions are highlighted in yellow  
Deletions are in red text and ~~strikeout~~.

Existing Zoning Code:

5.01.03 **ACCESSORY BUILDINGS.** The minimum distance from a detached accessory building to any dwelling shall be not less than Twenty (20) feet, however breezeways, decks, patios, and open-sided porches may be attached to or less than twenty (20) feet, however breezeways, decks, patios, and open-sided porches may be attached to or less than twenty (20) feet from the principal building. The maximum combines total ground floor area of all Accessory buildings on a lot shall not exceed one thousand two hundred eighty (1,280) square feet, not including breezeways, decks, patios, and open-sided porches.

Detached accessory buildings shall be located to the rear of the principle building or structure, not in the required front and side yards, and shall be at least ten (10) feet from the rear and side lot lines, unless otherwise provided for. An accessory building shall not be closer to any street than the principal dwelling; decks, patios and open-sided porches may be permitted in the front, rear and/or to the side of the principal building provided they meet all the applicable setbacks. Health District regulations require that accessory buildings and structure shall not be located over leach fields.

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**Recommended Changes and redactions:**

5.01.03 **ACCESSORY BUILDING.** The minimum distance from an ~~an~~ **detached** accessory building to any ~~dwelling~~ **building** shall be not less than Twenty (20) feet, however breezeways, decks, patios, and open-sided porches may be attached to or less than twenty (20) feet, ~~however breezeways, decks, patios, and open-sided porches may be attached to or less than twenty (20) feet from the~~ principal building. The maximum ~~combines~~ **combined** total ground floor area of all Accessory buildings on a lot shall not exceed one thousand two hundred eighty (1,280) square feet **or five hundred (500) square feet of ground floor area per acre, up to a maximum of 2,500 square feet of total ground area, whichever is greater,** not including breezeways, decks, patios, and open-sided porches.

**Detached** Accessory buildings shall be located to the rear **or side** of the ~~principle~~ **principal** building or structure, not in the required front **yard** ~~and side yards~~, and shall be at least ten (10) feet from the rear ~~and side lot lines~~ **and ten (10) feet from the side lot lines, unless the accessory building is placed in a side yard at which time the accessory building shall be at least twenty five (25) feet from the side lot line.** An accessory building shall not be closer to any street than the principal building and must be no less than fifteen (15) feet from the face of the principal building, measured from the closest vertical face as **measured from the closest foundation wall to the street** unless otherwise provided for **in this resolution.** ~~An accessory building shall not be closer to any street than the principal dwelling;~~ Decks, patios and open-sided porches may be permitted in the front, rear and/or to the side of the principal building provided they meet all the applicable set backs. Health District regulations require that accessory buildings and structure shall not be located over leach fields.



**Geauga County Planning Commission**  
470 Center Street, Building 1C, Chardon, Ohio 44024  
Phone (440) 279-1740 Fax (440) 285-7069  
[www.co.geauga.oh.us/Departments/Planning-Commission](http://www.co.geauga.oh.us/Departments/Planning-Commission)

May 11, 2022

Ms. Kathleen McCarthy, Secretary  
Chester Township Zoning Commission  
12701 Chillicothe Road  
Chesterland, Ohio 44026

**RECEIVED**

**MAY 16 2022**

**TOWNSHIP HALL**

Re: Proposed Zoning Amendment No. Z 2022-2  
Initiated on April 20, 2022

Dear Ms. McCarthy:

Please be advised that the Geauga County Planning Commission at its meeting held on May 10, 2022 voted to recommend approval with modifications of the proposed Chester Township Zoning Amendment Z 2022-2 as initiated by the Chester Township Zoning Commission on April 20, 2022. Please see the following:

Article 5

Section 5.01.03

1. Recommend the Township consider the following language: "Accessory building area shall be calculated as follows, whichever is greater, not including breezeways, decks, patios, and open sided porches: A) 1,280 square feet for any lot OR B) 500 square feet/acre, not to exceed 2,500 square feet per lot."
2. Recommend the Township consider revising the 1,280 square feet to perhaps 800 or 900 square feet as 1,280 square feet is out of scale with smaller lots.
3. Recommend rewording: "An accessory building shall not be closer to the street than the principal building. Nor shall such accessory building be less than fifteen (15) feet from the principal building as measured from its closest vertical face of the accessory building to the foundation wall of the principal building."
4. Recommend reference to "detached accessory building" in the body of the text be changed to "accessory building" as the Section is labeled only as "Accessory Building"
5. Recommend Township review these recommendations with their APA

Pursuant to R.C. 519.12, the Planning Commission's recommendation must be considered by the Zoning Commission at its public hearing regarding the proposed amendment. Subsequent to the hearing, the recommendation is to be forwarded to the Board of Township Trustees. If the

Chester Township Zoning Amendment Z 2022-2  
April 14, 2022

Page 2 of 2

subject amendment is adopted by the Board of Trustees, a copy thereof must be provided to this office within five (5) days after its effective date.

If you have any questions, please contact the Planning Commission at (440) 279-1740.

Sincerely,



Linda M. Crombie, AICP  
Planning Director, Geauga County Planning Commission

c: Susan Wieland, APA  
Amendment file