

The Chester Township Board of Trustees met in regular session **Thursday, December 15, 2022** in the Town Hall Meeting Room at 6:01 P.M. Chairman Ken Radtke presided.

**Roll Call:** All Trustees and the Fiscal Officer were present.  
Also in attendance was Township Administrator Mark Purchase.

**Pledge of Allegiance to the Flag**

The Board led the audience in reciting the Pledge of Allegiance to the Flag.

**Department Business – Road**

**2022-496.** Mr. Radtke moved to enter into executive session at 6:02 PM pursuant to Ohio Revised Code 121.22(G)(2) to consider the purchase of property for public purposes and for the sale of property at competitive bidding. Mr. Mazzurco seconded.

**Roll Call Vote:** Mr. Radtke, yes; Mr. Mazzurco, yes; Mr. Richter, yes. Motion passed.

Vic Cizek, Administrator Purchase and Fiscal Officer Jarrett were invited into the executive session. The Board reentered public session at 6:31 PM.

**Public Comments/Questions**

There were no comments or questions from the public.

**Department Business – Road**

**2022-497.** Mr. Radtke moved to approve funds to order a tool box for the building of an International 515 of \$5,200.00 to create a PO in 2023 for Kalida Truck Equipment 515 South Broad St Kalida Ohio 45853. Mr. Mazzurco seconded. Vote unanimous; motion passed.

**Department Business – Fire**

**2022-498.** Mr. Radtke moved to approve \$3,209.75 payable to MES for fire equipment from 2281-760-740-0304. Mr. Mazzurco seconded. Vote unanimous; motion passed.

**2022-499.** Mr. Radtke moved to approve the appointment of Nicholas J. Angie as a full-time paramedic/firefighter effective 12/26/22 at the pay rate of Grade B (\$25.05/hr.) contingent upon passing required background check and drug test. Mr. Mazzurco seconded. Vote unanimous; motion passed.

**2022-500.** Mr. Radtke moved to approve pursuant to Ohio Revised Code 515.10 (A) (7) the disposal of the following items AS IS as a donation or sale GovDeals as arranged by the Fire Chief. NOTE: Items to be disposed of as scrap if not sold. Mr. Mazzurco seconded. Vote unanimous; motion passed.

Misc. SCBA harnesses, bottles, masks
2 rapid intervention team bags
2 Stryker manual stretchers

**2022-501.** Mr. Radtke moved to approve pursuant to Ohio Revised Code 515.10 (A) (7) the disposal of the following equipment as it is inoperable or has no value. Mr. Mazzurco seconded. Vote unanimous; motion passed.

Washing machine	Refrigerator/freezer
Misc electronics	VHS tapes

**2022-502.** Mr. Radtke moved to approve Fire Department expenditures as listed below. Mr. Mazzurco seconded. Vote unanimous; motion passed.

PO #	Type	Amount	Payable To	Purpose
244-2022	Reg	38,964.21	Millstone Mgmt. Group Inc	2022-384 Cost Over Runs
239-2022	Reg	3,209.75	Warren Fire Equip Inc	Fire Equip w/2019 FEMA Grant
240-2022	Reg	1,182.84	Geauga Cty Auto Data Processing Board	Q3 IT Charges 2022

**Department Business – Zoning**

**2022-503.** Mr. Radtke moved to approve the hiring of Richard Ivans to the position of part-time, Assistant Zoning Inspector, effective Sunday / December 18<sup>th</sup>, 2022. This position shall be limited to 24 hours per week, at an initial hourly rate of \$23.00, which shall be re-evaluated in 6 months. This position is also conditional upon the successful completion of a criminal background check and a clinical drug screen. Mr. Mazzurco seconded. Vote unanimous; motion passed.

**Zoning Amendments Z2022-4 & 5 public hearing**

**2022-504.** Mr. Radtke moved to open the public hearing for zoning amendments Z2022- 4 & 5. The Trustees have received and reviewed the recommendation of the Geauga County Planning Commission. Mr. Mazzurco seconded. Vote unanimous; motion passed.

**2022-505.** Mr. Radtke moved to waive the reading of the legal notice. Mr. Mazzurco seconded. Vote unanimous; motion passed.

Anthony Nastasi of the Zoning Commission explained the purpose of the amendment is to allow residents the ability to build a larger building as it relates to lot size. The public seemed to be receptive to larger building sizes for large lots.

Margaret Muehling of Sherman Road was not opposed to the objectives in this proposal, but objected to the way it is written. It almost doubles the amount of storage that can be done on a piece of property. She suggested a modification of wording, to add completely enclosed detached accessory buildings. Another concern was raising the height from 15 feet to 20 feet. The increase should only be for accessory buildings. It needs to be carefully written. Mrs. Muehling suggested the following regarding height: remain at 15 feet up to 1280 sq. feet, 18 feet for 1280 sq. feet to 2000 sq. feet and 20 feet for 2000 – 2500 sq. foot.

Judy Schwed of Lake Forest Drive said if all these buildings pop up all over the place we may lose that semi-rural feeling. She asked that the Trustees keep in mind what Margaret Muehling said. Barton Ziganti, Board of Zoning Appeals Chair, noted that some of the changes Ms. Muehling introduced are important so that the Zoning Inspector can clearly understand what is being presented and if it is

permitted or not. The BZA needs the zoning resolution to be locked down and clearly stated so if a citizen is asking for a variance the BZA fully understands what is permitted. He noted a concern is with a second floor being added and used for the wrong reasons.

Christina Klemm noted as a member of the Board of Zoning Appeals she feels clarity is very important in the zoning resolution. It should not be open to interpretation.

Ms. Irwin of asked if the size of the building is in proportion to the number of acres you own. The answer was yes. She noted a detached building has gone up next to her and is close to the property line. Her concern is how large the building is and questioned if the township approved.

Mr. Zuccaro of agrees with all comments. The fear is that the potential is there for people to run a business out of the new structure or a rental bed and breakfast.

Another resident shared her street has only 11 lots and all the lots are 5 acres. She cringes at the idea of any of her neighbors building an enormous accessory building. She also feels if you have an expensive boat or RV you should consider where you will store it. She feels 20 feet is excessive anywhere in Chesterland. She stated no objection to having a large item in the driveway.

It was again confirmed that no one can live in an accessory building. It is not permitted under our zoning.

Mr. Johnson supports the change for larger buildings and understands everyone has their own opinion. He would love to have another building like a three (3) car garage just to work on his own cars – no business. He would love to have a loft as well. He would like the residents to have a choice should they decide to build something bigger. It was explained that he does have the ability to come to the board of zoning appeals to request a variance with considerations.

Mr. Purchase shared that no permits have been issued for any construction on Summers in the last two years. He will follow up on this.

**2022-506.** Mr. Radtke moved to close the public comment portion of the public hearing. Mr. Mazzurco seconded. Vote unanimous; motion passed.

**2022-507.** Mr. Radtke moved to reopen the public comment of the public hearing at 7:27 PM for zoning amendments Z2022-4 & 5. Mr. Mazzurco seconded. Vote unanimous; motion passed.

Anthony Nastasi, of the Chester Township Zoning Commission, spoke on amendment Z2022-5 and stated the purpose of the amendment is to add the phrase 5.00.01A to also allow for a variance request to be in compliance with ORC 519.12 and it also aligns with Geauga County Model Zoning. Only need to add the phrase “or a variance has been granted in accordance with Article 12.”

Ms. Muehling commented that was in the language previously, but it was removed and she is delighted to see it restored.

**2022-508.** Mr. Radtke moved to close the public comment portion of the public hearing. Mr. Mazzurco seconded. Vote unanimous; motion passed.

**2022-509.** Mr. Radtke moved to close the public comment at 7:31 PM for amendments Z2022-4 & 5. Mr. Mazzurco seconded. Vote unanimous; motion passed.

Mr. Richter was not in favor of enlarging accessory buildings. He felt there was a process in place that allowed individuals to go to the BZA. He is open to the larger accessory buildings. A sliding scale is needed as well. We need to be slow in our changes in the zoning resolutions. We can always change the zoning resolution, but we cannot go back. If it is indeed changed back, any buildings that were built would be grandfathered in and are nonconforming to the resolution.

Mr. Radtke asked Mr. Nastasi if in his opinion there was anything negative with what Margaret shared and he responded no. He feels the input was very fair and valid points were made.

Mr. Mazzurco agrees with what Ms. Muehling presented. He suggested adding the word “complete” as in completely closed. Mrs. Muehling commented that the chart is not quite accurate. She feels the language is incorrect. All were in agreement with ‘completely enclosed’ as well as with the sliding scale. Mr. Radtke asked if all in agreement to finalize in January. Jamie Saric questioned if there will be any language about where on the property the buildings can be located. The response was yes.

**2022-510.** Mr. Radtke moved to continue public hearing to January 12, 2023 at 6:30 PM. Mr. Mazzurco seconded. **Roll Call Vote:** Mr. Radtke, yes; Mr. Mazzurco, yes; Mr. Richter, yes. Motion passed.

**2022-511.** Mr. Radtke moved to amend motion number 2022-510 to continue the zoning amendment Z2022-4 to January 12, 2023 at 6:30 PM. Mr. Mazzurco seconded. Vote unanimous; motion passed.

**2022-512.** Mr. Radtke moved to adopt zoning amendment Z2022-5 as presented by the Chester Township Zoning Commission and recommended by the Geauga County Planning Commission. Mr. Mazzurco seconded.  
**Roll Call Vote:** Mr. Radtke, yes; Mr. Mazzurco, yes; Mr. Richter, yes. Motion passed.

**2022-513.** Mr. Radtke moved to appoint Jonathan Oswick as a member of the Zoning Commission for a five-year term expiring December 31, 2027. Mr. Mazzurco seconded. Vote unanimous; motion passed.

### **New Business**

**2022-514.** Mr. Radtke moved to accept the resignation of James Hess, a full-time PM/FF effective 12/31/22. Mr. Mazzurco seconded. Vote unanimous; motion passed.

**2022-515.** Mr. Radtke moved to approve and sign after the fact the 2022 Proclamation for Charles Pona (Board of Zoning Appeals). Mr. Mazzurco seconded. Vote unanimous; motion passed.

**2022-516.** Mr. Radtke moved to approve \$ 137.50 payable to the Geauga County Township Association for Mr. Craig Richter, Mr. Mark Purchase, Mr. Joseph Mazzurco, Mr. Ken Radtke, and Ms. Patricia Jarrett to attend the January 11, 2023 Quarterly Dinner Meeting hosted by Parkman Township. Mr. Mazzurco seconded. Vote unanimous; motion passed.

**2022-517.** Mr. Radtke moved to approve the temporary budget by line item with a total of \$ 9,215,563.39 which does not exceed the Certificate of the County Auditor dated December 2, 2022. Mr. Mazzurco seconded.

**Roll Call Vote:** Mr. Radtke, yes; Mr. Mazzurco, yes; Mr. Richter, yes. Motion passed.

**Township Park**

**2022-518.** Mr. Radtke moved to approve the West Geauga Baseball Federation’s use of the Parkside Park baseball diamond May 8, 2023 through July 22, 2023 M-F 5:00PM to 10:00PM and Saturday 9:00AM to 5:00PM for the girls’ softball league, and May 20, 2023 through August 19, 2023 Saturdays only between 6:00PM -11:00PM for adult co-ed softball. Mr. Mazzurco seconded. Vote unanimous; motion passed.

**2022-519.** Mr. Radtke moved to approve \$810.00 payable to the Chesterland Rotary Foundation, Inc. for expenses relating to decorating Parkside Park and hosting Winterfest on November 26, 2022, from 1000-760-730-1202 Improvement of Sites/Parks & Recreation. Mr. Mazzurco seconded. Vote unanimous; motion passed.

**Financial Items**

**2022-520.** Mr. Radtke moved to approve the financial transactions below. Mr. Mazzurco seconded. Vote unanimous; motion passed.

INTRA-FUND TRANSFERS				
Fund	Amount	From Account	To Account	Purpose
Police	1,467.67	2081-760-740-0000	2081-210-319-0012	IT invoice
EMS	1,500.00	2281-230-323-0330	2281-760-740-0305	Per W Shaw

PURCHASE ORDERS					
Dept	PO #	Type	Amount	Payable To	Purpose
Gen	236-2022	T&N	403.20	Penn Ohio Corp.	Scrap Metal Sr. Clean up
Gen	237-2022	Reg	420.00	CLN Portable Restroom	Portable Restroom Parkside Park
Police	238-2022	Reg	1,467.67	Geauga Cty Auto Data Processing Board	Q3 IT Services
Park	241-2022	T&N	225.12	Kennington Electric	TH Portion of Invoice 46481
Road	242-2022	Reg	185.00	Spectrum	December Bandwidth – Road
Police	243-2022	Reg	107.66	Atwell’s Police/Fire Equipment Co	Invoice 203530
EMS	246-2022	Reg	293.88	Truck MD	Invoice 659
Fire	247-2022	Reg	20.09	Kimble Recycle & Disposal	Invoice 0011194198
Gen PD FD	248-2022	Reg	628.99	Granite Tele LLC	Invoice 583396104
Gen	249-2022	Reg	348.00	CCM Rental – Chester	Invoice 466909-1
Fire	250-2022	Reg	839.85	Schaeffer IT Enterprises	Invoice 3691
Gen	251-2022	Reg	810.90	Chester Rotary Found.	2022 Winterfest Expense Reimbursement

CHECKS		
Date	Starting No.	Ending No.
12/20/22	86036	86045
12/15/22	86046	86084
N/A (VOIDED)	86085	86092
12/15/22	86093	86110

Fiscal Officer's note: the last check number used on 12/1/22 was 86035

EFT DIRECT DEPOSITS			
Date	Starting No.	Ending No.	Description
12/20/22	1866-2022	1936-2022	Reg Pay / Bonus Police

VOUCHERS & WITHHOLDINGS				
Voucher	Payee	Amount	Dated	Description
1942-2022	First National Bank EFTPS	19,273.06	12/20/22	Employee & employer withholding – Federal
1943-2022	Ohio Department of Taxation	76.16	12/20/22	Employee & employer withholding – Local School Dist
1944-2022	Treasurer, State of Ohio	7,100.10	12/20/22	Employee & employer withholding – State
1865-2022	Public Employees Retirement System	46,061.70	12/28/22	Employee & employer withholding – Retirement
1862-2022	Ohio Police & Fire Pension Fund	16,675.52	12/28/22	Employee & employer withholding – Retirement
1945-2022	First Natl Bank	1,036.46	12/8/22	Visa Bill
1863-2022	Ohio Department of Taxation	77.69	12/15/22	Employee & employer withholding – Local School Dist
1864-2022	Treasurer, State of Ohio	6,124.13	12/15/22	Employee and Employer Withholding -State

**Fiscal Officer's Report**

Chester Township Bank Reconciliation			
Reconciled date	11/30/2022		
Prior UAN Balance			8,398,361.97
Actual Receipts	+	91,351.02	
Transfers for UAN Only	+	0.00	
Total Receipts	=		91,351.02
Payments	-	763,360.26	
Transfers for UAN Only	-	0.00	
Total Payments	=		763,360.26
Adjustments	+		3,165.64
Adjustments	-		0.00
<b>Current UAN balance as of</b>	<b>11/30/2022</b>		<b>\$7,729,518.37</b>
Other adjusting factors	+		-
Other adjusting factors	-		-
<b>Adjusted UAN balance as of</b>	<b>11/30/2022</b>		<b>\$7,729,518.37</b>
Entered bank balances as of	11/30/2022		\$7,731,349.07
Deposits in transit	+		0.00
Outstanding payments	-		1,830.70
Outstanding adjustments	+		0.00
Outstanding adjustments	-		0.00
Other adjusting factors	+		0.00
Other adjusting factors	-		0.00
<b>Adjusted bank balances as of</b>	<b>11/30/2022</b>		<b>7,729,518.37</b>

Chester Township Bank Balances			
As of	11/30/2022		
Business Banking			\$400,000.00
FNB Sweep Account			3,179,607.50
Star Ohio			4,823,302.39
<b>Total</b>			<b>\$8,402,909.89</b>

Ms. Jarrett reported we paid off the majority to Mr. Excavator for the road project. We paid Chagrin Valley Paving \$600,000. Moved \$500,000 back from Star Ohio to FNB to put us back to \$2,000,000. A discussion with Mr. Richter included maybe paying fees if we can earn more interest.

**Open/Ongoing Items**

- Henry House – Agreement will be reviewed and discussed later
- Reserve Study – Continue to the 29<sup>th</sup>
- NOPEC Amendment – Can talk about on the 29<sup>th</sup>
- Reviews for Department Heads and Town Administrator still pending

**ADJOURNMENT:**

There being no further business before the Board, Mr. Radtke adjourned the meeting at 8:08 PM

Respectfully submitted,

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Patricia Jarrett, Fiscal Officer

December 29, 2022 motion # 2022-525

Approval Date

\_\_\_\_\_  
Ken Radtke, Jr., Chairman

\_\_\_\_\_  
Joseph C. Mazzurco, Vice-Chairman

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Craig S. Richter, Trustee