

MINUTES BZA July 11, 2022

MINUTES FOR THE REGULAR MEETING OF THE CHESTER TOWNSHIP BOARD OF ZONING APPEALS HELD MONDAY 11 JULY 2022, IN THE TOWN HALL MEETING ROOM

Chairman Barton Ziganti called the July 11, 2022, Chester Township Board of Zoning Appeals meeting to order at 7:05 pm.

Roll Call

Present: Ms. Klemm, Mr. Pona, Ms. Sritalapat, Ms. Muehling*, Mr. Ziganti

Absent: Ms. Fadorsen

*Ms. Muehling (alternate) served in place of Ms. Fadorsen

Minutes of June 13, 2022 reviewed

Ms. Klemm made a motion to approve the minutes of the June 13, 2022 meeting. Ms. Sritalapat seconded it.

Ms. Sritalapat/yes; Ms. Klemm/yes; Mr. Pona/yes; Ms. Muehling/yes; Mr. Ziganti/yes
Motion passed

Mr. Ziganti asked for New or Old Business.

Ms. McCarthy let the group know that Mr. Mark Purchase had planned on attending the meeting tonight to present a potential sign variance, but the applicant has reduced the size of their sign and will no longer need a variance.

Ms. Sritalapat talked about attending the Northeast Ohio Regional Planning & Zoning Workshop on June 24, 2022. Handouts from Todd Hunt were distributed to the group about The Best Home Court is to Stay out of Court. She distributed model worksheets to the group prepared by Mr. Hunt for *Area/Size* and *Use* Variances.

Ms. Sritalapat also attended a signage workshop and offered an electronic copy of that presentation to anyone interested. She also spoke with Ms. Linda Crombie about the recent appellant that had asked for the possibility of a lot split and the five factors that need to be completed before asking the GCPC for approval of a lot split. Ms. Crombie was clear that the BZA could approve the requested area variance for a lot split before all five items were complete in the section, Application Submittal Requirements as listed on page A-47 of the Geauga County Planning Commission Minor Subdivision Review procedure proposed lots 5 acres or less in size. (Attached). Ms. Muehling asked to go on record that she felt Ms. Crombie was incorrect in that statement. (Ms. Muehling was Chairperson of the GCPC at the time the document was written.) The concern is we would have been put in a position to approve a lot before the Health Department had approved the lot as being viable for a septic system. Ms. Crombie had said that approving a lot before the Health Dept. had determined it to be viable for a septic

MINUTES BZA July 11, 2022

system would not be a concern for the BZA. Ms. Crombie also said if any changes were made in the future, it would have to come in front of the BZA again.

Mr. Ziganti stated that a variance goes with the land forever. If I'm an owner, I would want to know that I had a viable lot for a septic system.

Mr. Pona asked if the Prosecutor ever rendered a decision on this matter?

Ms. Muehling spoke that effective June 30, 2022 – the county is not currently performing septic inspections at the time of home title transfer.

Mr. Pona asked if there is an update on a new Zoning Inspector.

Mr. Ziganti said Mark Purchase is the Zoning Inspector.

Ms. McCarthy asked if anyone was going to write a letter to the prosecutor asking for clarification regarding the five steps listed on the Application Submittal Requirements?

Mr. Ziganti stated it should be the Zoning Inspector.

Meeting was called to close at 7:32 p.m.

Approval Date September 12, 2022

Kathleen McCarthy, Admin. Assistant

Barton Ziganti, Chairman