

MINUTES BZA 11/14/2022

MINUTES FOR THE REGULAR MEETING OF THE CHESTER TOWNSHIP BOARD OF ZONING APPEALS HELD MONDAY 14 NOVEMBER 2022, IN THE TOWN HALL MEETING ROOM

Mr. Ziganti called the meeting to order at 7:02 pm.

Pledge of Allegiance

Mr. Ziganti led the Committee in the Pledge of Allegiance.

Roll Call

Members present: Ms. Fadorsen, Ms. Klemm, Ms. Muehling, Mr. Pona, Ms. Sritalapat, Mr. Ziganti

Members absent: None

Zoning Inspector: Mr. Purchase

Admin present: Ms. McCarthy

Mr. Ziganti introduced the Zoning Inspector, Mark Purchase who gave the audience some of his personal history with Chester Township and how he came into the position of Zoning Inspector. His personal mission is to “Help the residents of Chester Township find the how.”

Mr. Purchase began to share with the board two potential cases that may come before the BZA in the near future. Mr. Ziganti suggested that facts about potential cases should not be shared with the Board without the appellant actually present. Mr. Ziganti let Mr. Purchase know that the Zoning Inspector acts as the prosecutor when an appeal is in front of the BZA. Mr. Pona suggested Mr. Purchase get a legal opinion on whether or not he is permitted to discuss or share with the BZA potential cases that may come before the BZA in the future.

Group discussion on lighting of signs and how it harms the “dark skies” in our area. Reference was made to the citizen near Caves Road who is a subject matter expert on dark skies. Members also discussed how a property becomes “agricultural use.”

Mr. Pona asked if the number of applicants for zoning permits has stayed about the same as in past years. Mr. Purchase said, yes, we’re probably pretty close. Group

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consensus was that a full time Zoning Inspector is needed. Currently working on getting an Assistant Zoning Inspector to help with those jobs that are getting set to the side. The hole in the roof of Buck Stop was discussed. Property is owned by Osborne and Mr. Purchase will reach out to them regarding this issue. We can't force them to fix their property, but we can work with them to get it done.

Mr. Ziganti let Mr. Purchase know there is a Zoning Priority Matrix and Mr. Ziganti would like the Zoning Commission to invite the BZA members to a future meeting for an update. Mr. Ziganti will call the Chair of the Zoning Commission. Mr. Ziganti also let Mr. Purchase know he would be interested in helping Mr. Purchase update the current Zoning Forms in the near future.

Group discussed temporary signs with Mr. Purchase. Mrs. Fadorsen voiced her concerns regarding temporary signs. We understand we need to be more proactive. Zoning Assistant should be able to help with some of this backlog.

Permits are sent to County Auditor on a monthly basis. Mr. Ziganti asked how the tracking was done and what the numbering system looks like. An Excel sheet is sent to the County Auditor monthly. What happens if a permit is not issued? It's logged on the Excel sheet with no further action.

Mr. Pona asked if there are any requests that have been denied since Mr. Purchase took office. Mr. Purchase said yes, for example, Giant Eagle. Giant Eagle asked for larger signs than allowed. After denial, Giant Eagle called to see how to get this sign through. They changed their size of sign and it was then approved.

Group asked for an update on Accessory Buildings. Proposed amendment (Z-2022-4) is scheduled for a public hearing with the Zoning Commission on November 16, 2022. Proposal is increase in size depending on size of lot and height is going to 20 feet.

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Approval of Minutes

Mr. Pona moved to approve the minutes of October 10, 2022 with modifications;
seconded by Ms. Sritalapat
Ms. Fadorsen/absent; Ms. Klemm/absent; Ms. Muehling/absent; Mr. Pona/yes; Ms.
Sritalapat/yes; Mr. Ziganti/yes
Motion passed

Meeting closed at 8:16 pm.

Approval Date December 12, 2022

Kathleen McCarthy, Admin. Assistant

Barton Ziganti, Chairman