

MINUTES BZA 10/10/2022

MINUTES FOR THE REGULAR MEETING OF THE CHESTER TOWNSHIP BOARD OF ZONING APPEALS HELD MONDAY OCTOBER 10, 2022 IN THE TOWN HALL MEETING ROOM

Meeting Called to Order by Mr. Ziganti at 7:09 pm.

Roll Call

Members present: Ms. Sritalapat, Mr. Pona, Mr. Ziganti
Members absent: Ms. Fadorsen, Ms. Klemm, Ms. Muehling
Zoning Inspector: None
Admin present: Ms. McCarthy

Pledge of Allegiance

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

Approval of Minutes

Mr. Pona moved to approve the minutes of Sept. 12, 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

There were no BZA cases to be heard. Mr. Ziganti reviewed Zoning Resolution requirement of meeting minutes being reviewed and signed within 30 days. He asked if that may stand if minutes did not have Zoning issues to be resolved. Further review is necessary if monthly meetings are required when no cases need to be heard.

An email from Mr. Ziganti to Mr. Oswick, chair of the Zoning Commission went unanswered requesting a joint meeting of the BZA and Zoning Commission on October 10th. The BZA is looking for updates on Signage, Zoning Commission Matrix updates and HB 563. Mr. Ziganti will send another email and copy Mr. Mazzurco and Ms. McCarthy on that email.

The Board reviewed and discussed the March 4, 2020 Zoning Commission Priority Matrix. Further discussion of BZA members potentially attending a future Zoning Commission meeting.

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Using the March 4, 2020 Priority Matrix, Mr. Pona offered his top five priorities as a BZA member based on the number of requests that have come forward to the BZA:

- First – 11 – Size and location of accessory buildings
 - Because BZA is constantly reviewing such cases.
- Second – 30 – Electronic reader board
 - Because of the commercial businesses in our Township and with the changes that are happening in regard to electronic messaging.
- Third – 8 – Calculation of square footage as applied to overhangs and lean-to's
 - How many cases have we seen where there is a lean to and how do we compute the square footage.
- Fourth – 26 – Telecommunications Tower
 - Concern that although the other case went away, this will come back some day.
- Fifth – 33
 - Fully recognizing we live in a snowy region and it needs to be put somewhere, do we require too many parking spaces? Referred to West Geauga Plaza and how most of those spots go unused – even in the busiest season.

Mr. Ziganti suggested #34 – Alternative Energy – Solar Panels/wind turbines should be a priority also.

Ms. Sritalapat suggested the following two should also be added.

- 29 – Allow BZA to require “screening” as condition of granting variance.
- 39 – Area, yard and height regulations in section 5.02.03 vs ORC 519.02
 - Group tried to determine why this is on matrix and what needs to be addressed.
 - This seems to be addressing lots in the Commercial Zone.

Group discussion on why there is a lull in the number of hearings. Is this common and have we seen this before? Group is interested in meeting new Zoning Inspector. After discussion, it was determined that Mr. Ziganti will invite the new Zoning Inspector to the next BZA meeting.

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Ms. Sritalapat made a motion to close the meeting; seconded by Mr. Pona. Motion unanimously approved.

Meeting was closed at 7:50 p.m.

Approval Date November 14, 2022

Kathleen McCarthy, Admin. Assistant

Barton Ziganti, Chairman