

Chester Township Zoning Commission Meeting Minutes

| Wednesday, February 23, 2022 7:00 PM |

Meeting Called to Order by Mr. Oswick at: 7:07 pm

Roll Call

Members present: Mr. Chess, Mr. Kats, Mr. Lauro, Mr. Nastasi, Mr. Oswick

Members absent: Mr. Peto

Admin present: Ms. McCarthy

Pledge of Allegiance

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

Public Comment and Questions

Mr. Joe Weiss, Jr. representing Tranchita Enterprises LLC, presented a letter to the Commission of his intent to submit an application for a Zoning Amendment for the rezoning of properties owned at 8833 Mayfield Road, Chester Township. Mr. Weiss updated the ZC of a zoning case, the McDonald case of 1963 for commercial use variances. Mr. Weiss's client would like to see the two lots at this address, (one in the front and one in the back) combined into one four-acre commercial lot. Originally, this property had a use variance for non-conforming use and Mr. Weiss's client would like to bring the property into compliance with this change. He is willing to bring Mr. Tranchita to an upcoming meeting to discuss the proposed amendment.

Mr. Weiss referred to a chart that Dave Dietrich had which is based on acreage with a cap. Mr. Weiss will try to bring the chart to the next meeting on March 2, 2022.

Item 1. Approval of Minutes

- Move to approve the minutes of the February 2, 2022 meeting as presented.
Moved by Mr. Lauro; Seconded by Mr. Kats
Motion passed by unanimous vote

Item 2. Accessory Buildings

- Discussion of accessory buildings involving the footprint of an accessory building and the height of that building.
- Discussion of ground floor area per acre centered on 2,500 square feet to a total of 5,000 square feet. As the lot size determines the max size of a building, the group felt the lot size would allow those with larger lots to build an accessory building to a larger size if desired. ZC members settled on a maximum size of a 5,000 square foot accessory building with a 500 square foot/acre owned formula.
- Group unanimously agreed there needs to be a cap on the height of an accessory building. A lengthy conversation ensued with height limits ranging from a maximum height of 15' to 35'. Mr. Nastasi suggested the max height of an accessory building should be 24' and should not exceed the principal building height. Conversation continued and group decided to strike out the current 15' limit to now be, "shall not exceed 24'.

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- Next step will be to review the existing Zoning Resolution for any mention of “accessory”, “height”, “setbacks”, “15”. Each page of the ZR that may need to be changed will be printed and presented at the next meeting on March 2, 2022.

Item 3. Selection of ZC members to attend BOT meeting and/or BZA meetings

- Tabled until next meeting

New Business

None

Public Comment and Questions

Correspondence Received

- Request to attend ZC meeting of February 23rd regarding property 8833 Mayfield Road

Open Items

Meeting Called to Close at: 8:42 pm

Approved by:

Chester Township Zoning Commission March 2, 2022

Final Review by: _____
Jon Oswick, Chair