

Chester Township Zoning Commission Meeting Minutes

| Monday, June 27, 2022 7:00 PM |

Special Meeting

Meeting Called to Order by Mr. Oswick at: 7:00 pm

Roll Call

Members present: Mr. Chess, Mr. Kats, Mr. Oswick, Mr. Peto*

Members absent: Mr. Lauro, Mr. Nastasi

Admin present: Ms. McCarthy

*Mr. Peto served as alternate for Mr. Lauro

Pledge of Allegiance

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

Mr. Oswick started the meeting with the reason forms No. 27 and No. 29 need to be resigned for ZC 2022-3, Caves Rd. LLC. The original legal ads were run listing specific parcel numbers. Those parcel numbers should not have been used necessitating the need for placing the legal ads again. This is being done to insure proper noticing of the public of the legal notice being 10 days.

Item 1. Motions to 1) Set the Date for a Public Hearing and 2) Public Notice for Zoning Amendment ZC-2022-3 – Caves Rd. LLC

- Move to adopt the following motion – Form No. 27

“That the Chester Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number ZC-2022-3, to the Chester Township Zoning Resolution as attached hereto on the 13th day of July, 2022 at 7:00 o’clock p.m. at the West Geauga Middle School Cafeteria located at 8611 Cedar Road; Chesterland, OH.”

Moved by Mr. Chess; Seconded by Mr. Peto

Mr. Chess/yes; Mr. Kats/yes; Mr. Lauro/Absent; Mr. Nastasi/Absent; Mr. Oswick/yes;

Mr. Peto/yes

Motion passed

- Move to adopt the following motion – Form No. 29

“Move to approve public noticing the public hearing for ZC-2022-3 of the Chester Township Zoning Resolution in the Legal Notices of the Geauga County Maple Leaf print edition June 30, 2022 and to have the amendment available for public examination at the Chester Town Hall from 9:00 a.m. to 3:00 p.m. from June 28, 2022 through July 13th, 2022.”

Moved by Mr. Peto; Seconded by Mr. Kats

Mr. Chess/yes; Mr. Kats/yes; Mr. Lauro/Absent; Mr. Nastasi/Absent; Mr. Oswick/yes;

Mr. Peto/yes

Motion passed

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- Mr. Oswick asked those present to help spread the word of the July 6 meeting being rescheduled to July 13th. He also reviewed the involvement of the Zoning Commission in the process and how it continues through the approval/denial process.

Forms number 27 and 29 were signed by Zoning Commission members present.

Public Comment and Questions

The public asked who may help with developing a referendum should they want it to go to a vote. Hiring an attorney was recommended. General questions on how the Board of Trustees goes through this process. Does the ZC need to make a decision on the day of the Public Hearing? The four different options that the ZC members have the day of the Public Hearing were reviewed.

Mr. Oswick reviewed the process that needs to be followed with this amendment. He also stressed that the group remembers that this amendment affects the entire C-Commercial District – this is not lot specific.

One of the “what ifs” that could happen would be for the entire Commercial District. If this were to go through right now, then they still have to go to the Board of Zoning Appeals (BZA) and present that piece of property which could be denied again at that point. (Based on a conditional use permit.)

Why can't the Shopping Center (Giant Eagle shopping center) be zoned SC-Shopping Center? Because that's a map change. Map change is another process – but it is a lengthy process.

Will there be a cap on how long people may speak at the July 13th meeting? Yes, probably 2 minutes a person. Discussion on how to properly present facts from the audience. If you agree with someone, say “I agree with “person” and then state your additional facts.”

Will the Police Chief and Fire Chief be in attendance? Not sure.

Meeting Called to Close at: 7:39 pm

Approved by:

Chester Township Zoning Commission July 20, 2022

Final Review by: _____
Jon Oswick, Chair

FORM NO. 27

MOTION TO SET A DATE

FOR A PUBLIC HEARING ON A

PROPOSED AMENDMENT TO THE

CHESTER TOWNSHIP ZONING RESOLUTION

O.R.C. SECTION 519.12(A) or (E)

The CHESTER Township (~~Board of Township Trustees~~) (Zoning Commission),
Geauga County, Ohio, met in SPECIAL session on the 27 day of JUNE,
2022, at CHESTER with the following members present:
TOWN HALL

Print Name: JON OSWICK

Print Name: ANDY CHESS

Print Name: SERGEY KATS

Print Name: ANTHONY PETO

Print Name: _____

_____ moved the adoption of the following motion:

That the CHESTER Township (~~Board of Township Trustees~~) (Zoning Commission)
conduct a public hearing on the proposed amendment, identified as number ZR-2022-13 to the
CHESTER Township Zoning Resolution as attached hereto on the 13TH day of
JULY, 2022 at 7:00 o'clock pm. at the WEST GEAUGA MIDDLE SCHOOL

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_____ seconded the motion and the roll being called, the vote of the
CHESTER Township (~~Board of Township Trustees~~) (Zoning Commission) was as follows.

| <u>Member</u> | <u>Yes or No</u> |
|---------------------------------|------------------|
| Print Name: <u>JON OSWICK</u> | _____ |
| Print Name: <u>ANDY CHES</u> | _____ |
| Print Name: <u>SERGEY KATS</u> | _____ |
| Print Name: <u>ANTHONY PETO</u> | _____ |
| Print Name: _____ | _____ |

Adopted the 27TH day of JUNE, 20 22.

Attested to by:

Kathleen McCarty
(~~Township Fiscal Officer~~)
(Secretary, Township Zoning Commission)

Print Name: KATHLEEN McCARTHY

Note: Upon the adoption of the motion, or the certification of the resolution, or the filing of the application for a proposed zoning amendment, the township zoning commission shall set a date for a public hearing thereon, which date shall not be less than twenty (20) nor more than forty (40) days from the date of the adoption of such motion, or the certification of such resolution, or the filing of such application.

The board of township trustees shall, upon receipt of the recommendation of the township zoning commission on a proposed zoning amendment, set a time for a public hearing on such proposed amendment, which date shall not be more than thirty (30) days from the date of the receipt of the recommendation from the township zoning commission.

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FORM NO. 29

NOTICE OF A PUBLIC HEARING

ON ~~(MOTION)~~ ~~(RESOLUTION)~~ (APPLICATION)

PROPOSING TO AMEND THE

CHESTER TOWNSHIP ZONING RESOLUTION

O.R.C. SECTION 519.12(D)

Notice is hereby given that the CHESTER Township Zoning Commission will conduct a public hearing on a(n) ~~(motion)~~ ~~(resolution)~~ (application) which is an amendment, identified as number 202002-3 to the CHESTER Township Zoning Resolution at the WEST GAMMA MIDDLE SCHOOL at 7 o'clock p.m. on JULY 13, 2022.

The ~~(motion)~~ ~~(resolution)~~ (application) proposing to amend the zoning resolution will be available for examination at the CHESTER TOWN HALL from 9:00 o'clock a.m. to 3:00 o'clock p.m. from JUNE 28, 2022 through JULY 13, 2022.

After the conclusion of the public hearing, the matter will be submitted to the board of township trustees for its action.

Kathleen McCarthy
Name of person responsible for giving notice of public hearing

Print Name: KATHLEEN MCCARTHY

Publish: JUNE 30, 2022
MAPLE LEAF

Note: This notice should be used only if the proposed amendment alters the text of the zoning resolution, or rezones or redistricts more than ten (10) parcels of land, as listed on the county auditor's current tax list.

The date of the public hearing shall not be less than twenty (20) nor more than forty (40) days from the date of the certification of the resolution or the date of adoption of the motion or the date of the filing of the application.

This notice of publication shall be given by the township zoning commission by one (1) publication in one (1) or more newspapers of general circulation in the township at least ten (10) days before the date of the hearing.

The motion, resolution, or application proposing to amend the zoning resolution must be available for examination for a period of at least ten (10) days prior to the public hearing.