

Chester Township Zoning Commission Meeting Minutes

| Wednesday, September 7, 2022 7:00 PM |

Meeting Called to Order by Mr. Oswick at: 7:03 pm

Roll Call

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

Members absent: Mr. Nastasi

Admin present: Ms. McCarthy

*Mr. Peto served as a voting member for Mr. Nastasi.

Pledge of Allegiance

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

Public Comment and Questions

Item 1. Approval of Minutes

- Move to approve the minutes of the August 17, 2022 meeting as amended.
Moved by Mr. Lauro; Seconded by Mr. Chess
Mr. Chess/yes; Mr. Kats/abstain; Mr. Lauro/yes; Mr. Nastasi/absent; Mr. Oswick/yes;
Mr. Peto/yes
Motion passed by unanimous vote

Item 2. Accessory Buildings

Mr. Oswick gave an overview of discussion with Board of Trustees from the August 25, 2022 meeting. During the last meetings with the public regarding Accessory Buildings, it was agreed that generally, people agreed with larger accessory buildings. Concern was more with the side yards. Mr. Oswick then read the proposed change below which the Zoning Commission has elected to move forward with in section 5.01.03 of the Zoning Resolution (attached):

...or five hundred (500) square feet of ground floor area per acre, up to a maximum of 2,500 square feet of total ground area, whichever is greater, ...

The Board has also agreed to move forward with a maximum height of eighteen (18) feet to allow for the higher pitch needed for some of the larger buildings.

Mr. Oswick also read Exhibit 1 (attached) which is a summary sheet to be sent forward with the proposed recommended change to the Geauga County Planning Commission.

After extended review of initiating the attached, proposed amendment, the Zoning Commission determined that too much time would pass before the Geauga County Planning Commission could make their recommendation. It was decided to not put the proposed amendment forward until the next meeting scheduled for September 21, 2022 to comply with required schedule deadlines.

Item 3. Verbiage cleanup of Zoning Resolution section 5.00.01

Group discussed adding the following phrase to the end of the sentence in Zoning Resolution 5.00.01 A,

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...or a variance has been granted in accordance with Article 12.

This is being considered to stay consistent with the Geauga County Model Township Zoning Resolution. This item will be moved forward to the next meeting agenda with recommendation for initiation.

Item 4 Discussion about Short Term rentals

Presentation of other Geauga county townships which have specifically listed short-term rentals as a prohibited use. Discussed and at this point, the Board does not feel there should be changes made to the current Zoning Resolution. Will continue to monitor what is decided at the State level with HB 563 and in other local communities. It was questioned if a township has the authority to regulate against this.

Item 5 Attendance at meetings with Board of Trustees

Will continue to monitor joint meetings being scheduled between the BoT and ZC. The BoT is currently attending ZC meetings monthly. It was determined not to schedule a ZC member to attend BoT meetings for the time being.

The Geauga County Planning Commission has just revamped Section VII on signage of the Geauga County Model Township Zoning Resolution. It is scheduled for final approval on Sept. 14, 2022. Determined that it should be discussed at the next meeting.

General Discussion

Question arose if office buildings are allowed in Industrial Zoning Districts. Currently they are not allowed in Industrial Zoning. Mr. Chess knows of a property in a Zoning District that may need office building as being allowed. Other townships in the county have offices in Industrial spaces. As it is now, offices are allowed in the actual industrial building. A separate, free-standing building, strictly built as office space is currently not allowed. If the township Trustees ask the ZC to consider this, it would certainly be researched and considered.

Ms. Cotman said that stand alone office buildings are usually not allowed in Industrial Space because someone could come in and build nothing but offices and the township would lose all their Industrial Space. Mr. Chess will see what he can find out and bring to next meeting.

Open Items

Meeting Called to Close at: 7:54 pm

Approved by:

Chester Township Zoning Commission September 21, 2022

Final Review by: _____

Jon Oswick, Chair