

Chester Township Zoning Commission Meeting Minutes

| Wednesday, October 19, 2022 7:00 PM |

Meeting Called to Order by Mr. Oswick at: 7:02 pm

Roll Call

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

Members absent: Mr. Kats

Admin present: Ms. McCarthy

*Mr. Peto serves as a voting member in the absence of Mr. Kats

Pledge of Allegiance

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

Approval of Minutes

Move to approve the minutes of the October 5, 2022 meeting as presented.

Moved by Mr. Peto; Seconded by Mr. Lauro

Mr. Chess/abstain; Mr. Kats/absent; Mr. Lauro/yes; Mr. Nastasi/abstain; Mr. Oswick/yes; Mr. Peto/yes

Motion passed by unanimous vote

Item 2. Accessory Building Amendment Z-2022-4

Move to adopt the following motion – Form No. 22

“That an amendment to the Chester Township Zoning Resolution, identified as number Z2022-4, consisting of 3 pages, marked Exhibit “1” and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Chester Township Zoning Commission this 19th day of October, 2022.”

Moved by Mr. Peto; Seconded by Mr. Oswick

Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Nastasi/yes; Mr. Oswick/yes; Mr. Peto/yes

Motion passed

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 Z2022-4, to the Chester Township Zoning Resolution as attached hereto on the 16th day of November, 2022 at 7:00 o'clock p.m. at the Chester Township Town Hall.”

Moved by Mr. Peto; Seconded by Mr. Lauro

Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Nastasi/yes; Mr. Oswick/yes; Mr. Peto/yes

Motion passed

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Move to adopt the following motion – Form No. 29

“Move to approve public noticing the public hearing for Z-2022-4 of the Chester Township Zoning Resolution in the Legal Notices of the Geauga County Maple Leaf print edition October 27th, 2022 and in the Chesterland News print edition on October 26th, 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 November 4th, 2022 through the end of all Public Hearings.”

Moved by Mr. Nastasi; Seconded by Mr. Lauro

Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Nastasi/yes; Mr. Oswick/yes; Mr. Peto/yes
Motion passed

Move to adopt the following motion – Form No. 30

“The Chester Township Zoning Commission hereby submits the attached copy of the motion for a proposed amendment, identified as number Z-2022-4, to the Chester Township Zoning Resolution together with the attached text pertaining thereto to the Geauga County Planning Commission this 20th day of October, 2022.

Moved by Mr. Nastasi; Seconded by Mr. Peto

Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Nastasi/yes; Mr. Oswick/yes; Mr. Peto/yes
Motion passed

Verbiage cleanup of Zoning Resolution section 5.00.01 Z-2022-5

Move to adopt the following motion – Form No. 22

“That an amendment to the Chester Township Zoning Resolution, identified as number Z2022-5, consisting of 1 page, marked Exhibit “A” and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Chester Township Zoning Commission this 19th day of October, 2022.”

Moved by Mr. Nastasi; Seconded by Mr. Peto

Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Nastasi/yes; Mr. Oswick/yes; Mr. Peto/yes
Motion passed

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 Z2022-5, to the Chester Township Zoning Resolution as attached hereto on the 16th day of November, 2022 at 7:00 o'clock p.m. at the Chester Township Town Hall.”

Moved by Mr. Peto; Seconded by Mr. Lauro

Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Nastasi/yes; Mr. Oswick/yes; Mr. Peto/yes
Motion passed

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Move to adopt the following motion – Form No. 29

“Move to approve public noticing the public hearing for Z-2022-5 of the Chester Township Zoning Resolution in the Legal Notices of the Geauga County Maple Leaf print edition October 27th, 2022 and in the Chesterland News print edition on October 26th, 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 November 4th, 2022 through the end of all Public Hearings.”

Moved by Mr. Nastasi; Seconded by Mr. Peto

Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Nastasi/yes; Mr. Oswick/yes; Mr. Peto/yes
Motion passed

Move to adopt the following motion – Form No. 30

“The Chester Township Zoning Commission hereby submits the attached copy of the motion for a proposed amendment, identified as number Z-2022-5, to the Chester Township Zoning Resolution together with the attached text pertaining thereto to the Geauga County Planning Commission this 20th day of October, 2022.

Moved by Mr. Oswick; Seconded by Mr. Lauro

Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Nastasi/yes; Mr. Oswick/yes; Mr. Peto/yes
Motion passed

Upcoming Items/Deadline

Term expirations of Zoning Commission members was distributed. Mr. Oswick has a term expiration of December, 2022.

Review November and December scheduled meeting dates. Group agreed to review again at the December 7, 2022 meeting.

Public Comments

Jessica Z – Asked for process to review Exhibit A and Exhibit 1 which were referenced in proposed amendments. Board referred her to Public Records Request.

Steven S – Asked for clarification on Z-2022-5 and how it relates to “Congregate Care” process. Had the wording of this amendment been in place, the BZA should have heard the request first.

Jessica Z – How often is the ORC reviewed/compared to the Chester Zoning resolution? Ongoing process and the ORC trumps the Chester Twp. Zoning Resolution.

Steven S. – Asked if potential signage changes would allow the Township sign up front to be digitized. Since Chester Twp. is a government agency, they are not held to the same regulations as Twp. residents. Instead, a digital sign could be put up at any time.

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Agenda Topics for Next Meeting

Board asked for an updated, color-coded map from GIS (Geauga County Geographic Information.) List only residential properties of 3-3.99 acres, 4-4.99 acres and 5+ acre maps. This would be the properties that could be affected by the accessory building amendment initiated tonight. Also list the percentage of like properties in Chester Twp.

Correspondence Received

Linda Crombie sent an updated signage section for the Geauga County Model Zoning Resolution which was distributed to Board. Board will review and discussion will begin at next meeting on November 2nd.

Meeting Called to Close at: 7:53 pm

Approved by:

Chester Township Zoning Commission November 2, 2022

Final Review by: _____
Jon Oswick, Chair