

# Chester Township Zoning Commission Meeting Minutes

| Wednesday, February 2, 2022 7:00 PM |

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

## Roll Call

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

Members absent: Mr. Chess, Mr. Nastasi

Admin present: Ms. McCarthy

\*Mr. Peto (alternate) served in place of Mr. Chess

## Pledge of Allegiance

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

## Public Comment and Questions

Ms. Margaret Muehling distributed attached suggested revisions to Section 5.01.03 of the Chester Township Zoning Resolution. Ms. Muehling complimented the Zoning Commission (ZC) for their work on addressing the need for updates to the Zoning Resolution – specifically in the area of accessory buildings. Ms. Muehling felt there needed to be a maximum size defined for these buildings. Her suggestion was “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.” This size would accommodate up to 5 acre lots (5 acres x 500 sq. ft. = 2,500 sq. ft.). If the property owner wants a larger accessory building, they will need to request a variance. This might help eliminate the need for lot splits in the future. Ms. Muehling also noted that the revision is only looking at accessory structures such as gazebos, pavilions, car ports and the like.

Ms. Linda Gifford supports the idea of 500 square foot per acre also. Past Board of Zoning Appeals (BZA) meetings have mostly been because of size and/or location of accessory buildings. This revision should help reduce the need for variance requests relating to accessory buildings. She also specified that being grandfathered in means the request was legally allowed at the time. A BZA variance means forever on that piece of property.

Mr. Oswick acknowledged Ms. Muehling and Ms. Gifford for the time and thought they had put into this resolution and thanked them for their time. The ZC members agreed to let Ms. Muehling and Ms. Gifford know of any future adjustments being considered for this resolution.

Mr. Oswick recalled ZC did touch on max size of structure. Mr. Lauro agreed there had been thought to cap the maximum size. Mr. Peto said lot coverage and maximum size of the structures was detailed in other Geauga County township ZR's. Mr. Oswick felt that a cap on size would be appropriate and residents would need to go to BZA for variance if a larger building was needed. Mr. Peto reminded group that setting a cap size now could always be revisited should the need arise. Mr. Oswick suggested waiting for all members being present to discuss the maximum size again. Group agrees there should be a cap, but uncertain what that should be at this point. ZC members will review the cap size of the townships they had originally looked at.

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Trustee Mazzurco asked ZC members if they had decided on who would represent the ZC at future Board of Trustee (BOT) meetings. Decision and assignments will be made at next meeting on February 23<sup>rd</sup>.

Trustee Mazzurco also updated ZC members on his continued discussions/emails with Sheila Salem to determine a program outlining zoning commission guidelines.

Trustee Mazzurco also suggested the ZC extend an invitation to the BZA members to attend the April 20<sup>th</sup> meeting. This could help keep the communication lines open between the two groups.

## Approval of Minutes

- Move to approve the minutes of the January 19, 2022 meeting as presented.  
Moved by Mr. Lauro; Seconded by Mr. Kats  
Motion passed by unanimous vote

## New Business

None

## Correspondence Received

## Open Items

Meeting Called to Close at: 7:38 pm

Approved by:

Chester Township Zoning Commission February 23, 2022

Final Review by: \_\_\_\_\_

Jon Oswick, Chair

**ACCESSORY BUILDINGS.** The minimum distance between a fully enclosed accessory building that is detached from the principal building on a lot shall be twenty (20) feet. Said distance shall be measured in a straight line from the nearest point of the exterior foundation wall of the principal building to the nearest point of the exterior wall of such accessory building. Breezeways, decks, patios and open-sided porches may be attached to or located less than twenty (20) feet from the principal building on a lot. The maximum total ground area of all fully enclosed detached accessory buildings on a lot shall not exceed one thousand two hundred eighty (1,280) square feet or five hundred (500) square feet of ground floor area per acre up to a maximum of two thousand five hundred (2,500) square feet of total ground area, whichever is greater.

A fully enclosed detached accessory building shall be located to the rear or side of the principal building on a lot. It shall not be located in the minimum front setback or in front of the principal building. A fully enclosed detached accessory building shall be setback a minimum of ten (10) feet from any rear lot line and a minimum of twenty-five (25) feet from any side lot line. A fully enclosed detached accessory building shall not be located closer to any road right-of-way than the principal building on a lot. Decks, patios, and open-sided porches may be located to the front, side, and/or rear of the principal building on a lot provided they conform to all applicable minimum yards. No fully enclosed detached accessory building shall be located over an existing or approved on-site sewage treatment system or over any part thereof, including an approved replacement area for such a system.

**NOTE:** This revision does not look at accessory structures (not buildings) relating to gazebos, pavilions, car ports and the like. They may be considered in Section 5.01.06 PERMITTED BUILDINGS, STRUCTURES AND USES IN REQUIRED YARDS with some regulations, or in a separate section.

The existing regulations are requirements for accessory buildings.