

Chester Township Zoning Commission Meeting Minutes

| Wednesday, February 15, 2023 7:00 PM |

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

Roll Call

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

Members absent: Mr. Kats, Mr. Nastasi

Admin present: Ms. McCarthy

*Mr. Peto is a voting member for this meeting

Pledge of Allegiance

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

Approval of Minutes

- Move to approve the minutes of the February 1, 2023 meeting as presented.
Moved by Mr. Oswick; Seconded by Mr. Lauro
Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Nastasi/absent; Mr. Oswick/yes;
Mr. Peto/yes
Motion passed

Parks as a Potential Zoning District

- Committee sees a need to identify the “why” of having Parks as a Zoning District. What are the benefits and/or pitfalls? Why was a Parks District not put in place initially?
 - Financial pitfalls? Who is currently responsible for the care of Township Parks? Would a Parks Zoning District have an effect on the care of the parks?
 - What is the Parks Board? Should we invite them to a future meeting?
 - Possible to have Geauga County Parks identified on the official Chester Township Zoning Map?
 - Contact Ms. Muehling why we do not have a Park District.
 - Perhaps this designation opens up possible funding sources for the future.
 - Concerns raised about “Recycle Park”.
 - Questions/Concerns about T-Ball fields near Recycle Park.
 - How/where does the future Pickle Ball Court fit into things?
 - ZC would like to invite a member of the Chester Township Park Board to visit a future ZC meeting.
 - Can we update the map with Geauga County Parks?

Correspondence Received

- Memo received from Board of Zoning Appeals Chairman, Barton Ziganti regarding priorities the BZA would like discussed at the upcoming joint meeting on March 1, 2023. Memo was read into the record and is attached.
 - Concern about Bremec’s electronic sign was raised. ZC is confused why the BZA thinks the ZC has any authority through the Zoning Resolution for Bremec’s sign as Bremec’s considers themselves agricultural. We have to refer to the ORC for guidance on this as they are agricultural. ZC needs to identify what we are allowed to regulate for Agricultural signs.

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- The Priority Matrix is a form designed by the ZC and is no longer used by the ZC to determine future items to review.
- ZC agreed to forward the attached BZA email to the Board of Trustees asking for their guidance and direction on future priorities. Specific items to itemize include:
 - Create a Parks District – Active and Passive
 - Cluster Homes / Congregate Care and if so, what direction
 - Signage
- Confusion/clarification needed regarding a Lean To being included in the square footage of an accessory building.

Open Items

- Anthony Nastasi to present Zoning Commission update to BoT at the February 23rd meeting.

Meeting Called to Close at: 8:36 pm

Approved by:

Chester Township Zoning Commission March 1, 2023

Final Review by: _____
Jon Oswick, Chair