

Chester Township Zoning Commission Meeting Minutes

| Wednesday, August 2, 2023 7:00 PM |

Meeting Called to Order by Mr. Oswick at: 7:08 pm

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

Members absent: Mr. Kats

Admin present: Ms. McCarthy

*Mr. Peto will be a voting member at this meeting

Pledge of Allegiance

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

Approval of Minutes

- Motion to approve the minutes of June 7, 2023
- Move to approve the minutes of the June 7, 2023 meeting as presented.
Moved by Mr. Nastasi; Seconded by Mr. Chess
Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Nastasi/yes; Mr. Oswick/abstain;
Mr. Peto/abstain
Motion passed
- Motion to approve the minutes of July 5, 2023
- Move to approve the minutes of the July 5, 2023 meeting as presented.
Moved by Mr. Oswick; Seconded by Mr. Peto
Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/abstain; Mr. Nastasi/abstain; Mr.
Oswick/yes; Mr. Peto/yes
Motion passed
- Motion to approve the minutes of July 19, 2023
- Move to approve the minutes of the July 19, 2023 meeting as presented.
Moved by Mr. Chess; Seconded by Mr. Peto
Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/abstain; Mr. Nastasi/yes; Mr.
Oswick/abstain; Mr. Peto/yes
Motion passed

Update on Supplementary Conditions on Variances Amendment Z-2023-1

On July 19th the Zoning Commission initiated an amendment, Z-2023-1 meant to align with the Geauga County Planning Commission verbiage more closely. The Prosecutor's Office had determined the wording needed amended slightly to make it clearer that a condition placed on a BZA variance must be a provision already in the Zoning Resolution as a condition cannot create new law. Geauga County Planning Commission scheduled to hear this August 8th. The Public Hearing is scheduled for August 16th.

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Parks as a Potential Zoning District

Currently, the township does not have a zoning district for active or passive parks. If a park district is formed, members would like to know if once a parcel/property is designated as a "Park District," can the property ever revert to a different designation? Members reviewed a DRAFT of how this potential change would affect the Chester Township Zoning Map.

Members concerned how properties designated as Park Districts will be affected by taxes, insurance and ultimately who is responsible for maintaining these properties. If Park Districts are added, who would be responsible for maintaining these properties?

Members also began discussing verbiage that may be used in a future amendment setting up a Park District.

May want to invite a member of the Board of Trustees to a future meeting to discuss need/desire for a future Park District.

Signage

Permissible electronic signs outside of government buildings was discussed again. Currently, the ORC allows electronic signs outside of government buildings, but Chester Town Hall chooses not to have an electronic sign as other businesses are not able to have them per the current Zoning Resolution.

The usefulness of monument signs (referred to as ground signs in Zoning Resolution) was discussed again. Ways to effectively communicate through signage to people as they drive down the road that they have reached their destination need to be discovered.

Efforts to reach out to Wendy Moeller, a certified planner were unsuccessful. Hope was to receive a reduced scope of guidance on approach to signage in township of our size with the main thoroughfares going through it. How commercial district signage may differ and why. Thoughts on approaches to needed changes and successes other townships may have seen and possible pitfalls to avoid.

Correspondence Received

Mr. Chess distributed article, "Beachwood council OKs hiring law firm for 'any zoning matters'" from *Cleveland Jewish News* documenting Beachwood City Council approved legal services of up to \$25,000 for any zoning matter, specifically surrounding its proposed changes to its U-1/U-5 zoning code. Keeping ZC members informed on what neighboring communities are experiencing. Concern is that buyers are buying up adjoining residential properties, tearing down existing homes and combining parcels in able to build homes as large as 20,000 square feet. The basement of the home is then used as a place of worship.

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Meeting Called to Close at: 8:12 pm

Approved by:

Chester Township Zoning Commission August 16, 2023

Final Review by: _____
Jon Oswick, Chair