

Chester Township Zoning Commission Meeting Minutes

| Wednesday, January 3, 2024 7:00 PM |

Audio Recording Available

Meeting Called to Order by Mr. Oswick at: 6:33 pm

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

Members absent: --

Admin present: Ms. McCarthy

Pledge of Allegiance

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

Approval of Minutes

- Motion to approve the minutes of December 20, 2023 as presented.
Moved by Mr. Peto; Seconded by Mr. Kats
Mr. Chess/yes; Mr. Kats/abstain; Mr. Lauro/yes; Mr. Oswick/yes; Mr. Peto/yes

Election of Officers for 2024

Mr. Sergey Kats made a motion to nominate Mr. Jonathan Oswick for 2024 Chair of the Chester Township Zoning Commission. Mr. Peto seconded the motion that passed unanimously.

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

Mr. Chess made a motion to nominate Mr. Michael Lauro for 2024 Vice-Chair of the Chester Township Zoning Commission. Mr. Oswick seconded the motion that passed unanimously.

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

Mr. Oswick made a motion to nominate Ms. Kathleen McCarthy for 2024 Administrative Assistant for the Chester Township Zoning Commission and seconded by Mr. Peto that passed unanimously.

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

Mr. Chess made a motion and seconded by Mr. Lauro that the Chester Township Zoning Commission will meet on the 1st and 3rd Wednesday of each month during the coming year at 7:00 p.m. unless amended.

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

Sunshine Law Review

General discussion on Sunshine Law and a link was emailed to all for the Sunshine Law.

Review of Zoning Commission Bylaws

Zoning Commission Bylaws were read aloud and approved with no changes noted.

Mr. Chris Alusheff, Assistant Zoning Inspector was introduced to the Zoning Commission.

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Public Comments

Concerned resident had questions about the large building being built on corner of Caves and Wilson Mills Road. Mr. Purchase updated those in attendance about the zoning application for the property in question had met all zoning requirements as currently in the Chester Township Zoning Resolution.

Roundtable Discussion of pending Parks Amendment with Board of Trustees

Board of Trustees opening their meeting at 7:04 p.m.

Roll Call Vote: Mr. Richter/present; Mr. Mazzurco/absent; Mr. Radtke/present

Mr. Oswick started with his concern about the Parks amendment and asked what the benefit was for the Board of Trustees to submit an amendment.

Mr. Richter referred to the Land Use Plan (last updated 2008) and the will of the residents to preserve the township and a semi-rural township. This is not about adding anything new to the township, but rather identifying what is already there. For example, Parkside Park.

Question was raised on “who” prepared the Parks amendment as presented. Mr. Richter said he had received it when he was the Fiscal Officer.

Concern raised about who is responsible for upkeep of various Parks should this amendment be approved. Care and upkeep of the property would remain with the property owner.

Concern raised and discussion followed on control of Parks Board over the potential Parks Zoning District. Adding the Parks Zoning District would have no effect on the control of the Parks Zoning District.

Zoning Commission is not comfortable with passing the proposed Parks District change as presented without further information.

Discussion on what to do with cemeteries. Should cemeteries be identified as a Park? Both the BoT and ZC determined more research needs to be done.

ZC concerned about financial support for review of signage.

BoT asked about reinitiating monthly updates from the ZC members at a BoT meeting.

BoT asked if they might be able to review a rough draft of where the ZC is with the signage.

Mr. Kats asked for priorities from the Board of Trustees on signage. ZC had recommended changing the front Township monument sign to be electrified to help prepare public for what is to be coming.

Mr. Chess talked about commitment time concerns for Zoning Commission members and a paid professional would help start the process that the ZC could leapfrog on.

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BoT offered to attend ZC meetings once a month. Group discussion ended with agreement that a BoT member would come to the ZC meeting once a month for the time being.

The BoT also brought up the need for an updated Land Use Plan.

Public Comments

Ms. Cotman asked why no map was included for the Parks Amendment so the public could consider potential impact. Felt that transparency was not being considered. Doesn't feel there are any real issues without a zoning district named Parks. Requested that proposed Parks Amendment be withdrawn until a map can be attached. That would be the time to reassess the proposed Parks Amendment.

Is the Chester Park Board going to become responsible for operation and management of these proposed Parks Districts?

Mr. Richter explained that the map is not included because it is the second part of the proposed Park Amendment. The original amendment had included a map, but we received direction to pull back the map portion of the amendment.

Mr. Radtke confirmed that identifying a Park District would not require the township to turn over control of that parcel to the Park Board.

Various privately owned parcels were named and request was made if those parcels were going to be identified as a Park District. Privately owned parcels are not automatically redefined. Only Chester Twp. owned parcels and County owned parks would be redefined as Parks.

The Board of Trustees meeting was closed at 8:09 pm

Mr. Joe Mazzurco was named the Zoning Commission liaison for 2024.

Upcoming meeting of January 17th at 7:00 p.m. at the West Geauga Library will be a Public hearing for Parks.

Meeting Called to Close at: 8:12 pm

Approved by:

Chester Township Zoning Commission January 17, 2024

Final Review by: _____
Jon Oswick, Chair