

# **Chester Township Zoning Commission Meeting Minutes**

| Wednesday, February 7, 2024 7:00 PM |

Chester Town Hall

Audio Recording Available

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

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

Members absent: Mr. Kats

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 January 17, 2024 with modifications.  
Moved by Mr. Lauro; Seconded by Mr. Peto  
Mr. Chess/yes; Mr. Kats/absent; Mr. Lauro/yes; Mr. Oswick/yes; Mr. Peto/yes

## **Signage**

Discussion to eliminate electronic reader boards as a definition in the Zoning Resolution.

Noted there are 50+ monument signs throughout the Commercial District in Chester Twp. The Zoning Resolutions in Russell and Bainbridge Zoning Resolutions were compared for signage language. The Geauga Model Zoning was also considered. Changeable Copy signage was the more preferred definition.

Mr. Chess summarized his findings from a recent drive-by of Bainbridge businesses. Our concern is we do not want to look like a lit-up Christmas tree in the Commercial District should we approve electronic signs. It was noted that there are only seven signs in Bainbridge that are digital. One sign was a dual sign. It was a standard backlit sign with digital in the middle.

In the Chesterland Commercial District on Mayfield Road and Chillicothe Road he noted 39 signs not illuminated, 71 luminated signs and 1 digital sign. In Bainbridge, he saw 29 signs not illuminated, 43 luminated signs and 7 digital signs.

The expense of purchasing and maintaining an electronic sign was also discussed. The expense of running power to the sign was also discussed.

It was agreed that an informal review would be sent to Sheila Salem and Linda Crombie at the Planning Commission. It was suggested that no more than 75% of the face of the sign may be electronic.

Need to review all zoning districts for inclusion and/or exclusion of electronic signs.

At the next meeting, we will begin the process of developing the draft of items that should be red lined from the new signage section and adding items the Board believes should be incorporated. This will include updating the definition, what an allowable sign is, reviewing signs by Zoning district and when to send for informal review.

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### **Attached Garages**

Currently, attached garages are not considered accessory buildings which makes them independent of size restrictions. Geauga County Model Zoning refers to attached garages as “private garages.” The size is regulated to not exceed \_XX\_% of the total floor area of the principal building to which it is connected. Ways to regulate the size of an attached garage were discussed. It could be regulated by acreage of lot or a % of the total floor area. Lengthy group discussion continued. Much debate on need to regulate or not the size of an attached garage.

Discussion was tabled until all members of the Zoning Commission could be present.

### **Correspondence Received**

Letter received by Zoning Commission members and the Board of Trustees members from concerned citizens regarding recreational marijuana. Mr. Radtke updated ZC members that a resolution was passed by Board of Trustees earlier this year.

Mr. Jon Kaplan email looking for reason zoning regulates cemetery headstones to be flush or should he start an amendment to the Zoning Resolution? Discussion on cemeteries and memorial parks as designated in the Zoning Resolution and why there are restrictions on above ground markers. Further action tabled until 5<sup>th</sup> missing member of ZC could be present. [www.funeralbasics.org/name-4-types-of-cemeteries/](http://www.funeralbasics.org/name-4-types-of-cemeteries/)

Mr. Oswick summarized that we will be looking at signage first. Then we'll do our homework for the garages and pull the information together.

We'll complete the paperwork for the pool covers and then move forward to the Board of Trustees.

We're not making a decision on Parks right now. We're not against it, just not going to look at it right now.

**Meeting Called to Close at:** 8:26 pm

Approved by:

Chester Township Zoning Commission February 21, 2024

Final Review by: \_\_\_\_\_  
Jon Oswick, Chair