

Chester Township Zoning Commission Meeting Minutes

| Wednesday, February 21, 2024 7:00 PM |

Chester Town Hall

Audio Recording Available

Meeting Called to Order by Mr. Lauro at: 7:00 p.m.

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

Members absent: Mr. Oswick

Admin present: Ms. McCarthy

Pledge of Allegiance

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

Approval of Minutes

- Motion to approve the minutes of February 7, 2024 with modifications.
Moved by Mr. Peto; Seconded by Mr. Chess
Mr. Chess/yes; Mr. Kats/abstain; Mr. Lauro/yes; Mr. Oswick/absent; Mr. Peto/yes

Signage

Signage section of application was reviewed. Only concern found was why seven copies are required. (This will be addressed when the new forms are released.) Will be revisited once the electronic signage is changed.

Group discussed how expensive electronic signage is. Expense of sign, maintenance and repair of those signs and cost of running power to the sign were all discussed.

Discussion on item (iv) "No such sign shall be of such intensity as to create a distraction or nuisance for motorists." How it is controlled became an area of concern. Do we have Police Chief make this subjective concern? Group suggested lumens as a means of monitoring. Amount of lumens, who measures them, how they are measured were all areas of concern. Group agrees further research needs to be done. May want to refer to the Department of Transportation for further information. Might want to consider adding, "opinion of the Police Chief will take precedence over the Zoning Inspector." Group concerned when it is anyone's opinion.

Item (vii) "The entire message shall change at once, without scrolling, animation, flashing, blinking or other movement or noise." Group looked for clarity on this item. Described as how one may typically look at a PowerPoint presentation. Currently, screen needs to go dark before new item is displayed. Group not as concerned with a fade-out screen. May need to send an email to legal asking if this would hold up in court. Would like to discuss further after research is done and compared various local resolutions and samples of other nearby community signs.

Mr. Peto will film Mayfield Village changeable sign, Ms. McCarthy will film Bainbridge electronic changeable signs, Mr. Purchase will be asked to film Chardon sign.

Amendment process and possible action dates were discussed. Need to determine priority of which amendment needs to go first. Group leaning toward signage first. Email will be sent to

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Zoning team asking for priority on which amendment takes priority and then forward to Board of Trustees making sure there is consensus.

Attached Garages

Discussion on how to approach the need for attached garages. What are the restrictions and our responsibilities for determining the lot coverage? Group raised objection that a resident could add an addition to their home and be unrestricted.

Concern about majority of residents and how big a structure may be built on a piece of property in the three different residential districts; one, three and five acre+ properties. There are factors on a property that also prohibit placement of buildings. Existing buildings, septic systems, leach fields, wells, property line setbacks, shape of lot all affect building placement.

It was determined there should be a special meeting on February 28th to determine priorities on initiating amendments. Discussion was tabled until all members of the Zoning Commission could be present.

Discussion of definition and/or regulations of cemetery vs. memorial park

Group reviewed need to change Zoning Resolution to allow headstones at a memorial park and what the process would be. Mr. Radtke will send a letter to Mr. Jon Kaplan who wanted to know why he could not have a headstone at a private memorial park in Chester Twp.

Mr. Chess did a report out on his meeting with the Zoning Team on February 21st earlier in the day. Concerned that we do not have penalties for persons not following procedure. Concerned that new homes going up with no Building or Zoning permits.

He also let the Commission members know that Mark Purchase and Chris Alusheff will be coming to the Commission with items that could/should be considered for Zoning Resolution amendments. Mr. Radtke confirmed that Forms do not need to be approved by the Zoning Commission – rather they are the responsibility of the Zoning Inspector.

One or both of the Zoning Inspectors will be invited to attend future ZC meetings. Goal will be to attend once every six weeks. It was also suggested there be a semi-annual meeting with the Zoning Commission and the Board of Trustees. The meeting should probably be held on a regularly scheduled Zoning Commission date. Potential next meeting with the two groups would be six months from now on August 21, 2024. It's also important to invite the two Zoning Inspectors.

Meeting Called to Close at: 8:33 pm

Approved by: Chester Township Zoning Commission March 6, 2024

Final Review by: _____
Jon Oswick, Chair