

MINUTES OF THE MEETING OF THE CHESTER TOWNSHIP ZONING COMMISSION HELD WEDNESDAY, AUGUST 4, 2010 IN THE TOWN HALL MEETING ROOM AT 7:00 P.M.

Chair Muehling called the meeting to order at 7:00 p.m. Zoning Commissioners present: Chair Muehling, Short, Aster, Horn. Grimm was absent due to a prior commitment.

Introduction of the Public: Ron and Cathy Cotman, Ferdl Aster.

Input from the public: Ron Cotman clarified his previous explanation of the history of the Hancock property which was donated to the township. The property was deeded to be used as a park and not for any other use. There were no strings attached to the donation. As far as the Land Use Plan, the Hancock property should be considered a passive park.

Discussion of the minutes dated May 19, 2010. Aster moved to accept the minutes dated May 19, 2010 as presented. Short seconded. No discussion. Vote: Unanimous with Horn abstaining since he was not present at the May 19, 2010 meeting. Motion passed.

Discussion of the minutes dated July 21, 2010. Short move to accept the minutes dated July 21, 2010 as corrected. Horn seconded. No discussion. Vote: Unanimous with Aster abstaining since she was not present at the July 21, 2010 meeting. Motion passed.

New Business: Discussion ensued regarding the placement of a deck on a home. After discussion, the Zoning Commissioners concluded a deck may be placed on the front of a home if the deck does not encroach into the front setback of the home.

After discussion, Zoning Commissioners concurred that the following sentence be inserted in Section 5.01.03 Accessory Buildings and to read as follows: However, decks shall be permitted in front of the principle dwelling provided they meet all applicable setbacks.

It was discussed that patios should be treated the same as decks.

Discussion ensued regarding a definition of a roof. All Zoning Commissioners discussed the following definition of a roof: An impervious weather resistant overhead structure.

Chair Muehling will review the above sentence which is to be added on page 5-7 in Section 5.01.03 Accessory Buildings and the definition of a roof with Geauga County Planning Director David C. Dietrich.

Land Use Plan: Vice-Chair Short reported that the memo was sent to the Board of Trustees regarding the trustee's direction for the Zoning Commission regarding the 80 acres, the Hancock property and the Chester School property. No answer to the memo has been received as of this date.

Zoning Commission
August 4, 2010

The secretary explained the timing of the presentation of an amendment Z-2010-2 to the Geauga County Planning Commission. This matter will be handled at the September 1, 2010 Zoning Commission meeting.

Parks: Chair Muehling distributed information regarding parks. Discussion ensued regarding definitions for a park, an active park, and a passive park including the present properties owned by the township; i.e., the 80 acres, the Hancock property, and the Chester School property.

Aster added that a land survey could determine where active and passive parks could be located on park property such as the 80 acres.

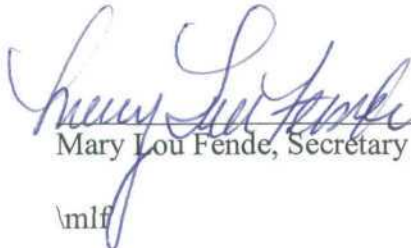
Chair Muehling said if the 80 acres were determined to be passive and then it was decided to have ball fields on part of the property, what process changes that park from passive to active. When you write a set of rules like this, you give some structure to go by. If you don't give structure, then every set of trustees starts from the beginning.

Short sees the Zoning Resolution as what is good for the township on the properties that are not owned by the township.

Vice-Chair Short will meet with Geauga County Planning Director David C. Dietrich regarding the following questions: Why was a Park District created? Why did the Geauga County Planning Commission feel a Park District should be in the Geauga County Model Zoning Resolution to help define these properties? What is the benefit to those townships that have Park Districts? Has a benefit been recognized from having Park Districts, and is it something that has meaning? What will the creation of a Park District in Chester Township accomplish?

There being no further business before the Zoning Commission, Chair Muehling adjourned the meeting at 8:20 p.m.

Respectfully submitted,


Mary Lou Fende, Secretary
mlf

8-18-10
Approval Date


Margaret Muehling, Chair