To: The Chester Township Community  
Date: July 2, 2020  
From: Chester Township Zoning Commission  
RE: Initiation of Z2020-4

The Chester Township Zoning Commission initiated proposed amendment Z2020-4 on July 1, 2020. The public hearing for this proposed amendment is scheduled for August 5, 2020, 7:00 pm at Chester Town Hall. The public is invited to attend to voice support or opposition to this amendment.

The following documents are attached:

1. Motion to Initiate an Amendment to the Chester Township Zoning Resolution  
2. Rationale for the justification of the need for this amendment; and  
3. The text of the proposed amendment.
FORM NO. 22
MOTION TO INITIATE AN AMENDMENT TO THE
CHESTER TOWNSHIP ZONING RESOLUTION
O.R.C. SECTION 519.12(A)

Michael Lauro moved the adoption of the following motion:

That an amendment to the Chester Township Zoning Resolution, identified as number Z2020-4, consisting of 1 page, marked Exhibit “A” and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Chester Township Zoning Commission this 1st day of July, 2020.

Jonathan Oswich seconded said motion. Upon the roll being called, the vote of the members of the zoning commission was as follows:

<table>
<thead>
<tr>
<th>Member</th>
<th>Signature</th>
<th>Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td>Andrew Chess</td>
<td>Absent</td>
<td></td>
</tr>
<tr>
<td>Cathy Cotman</td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>Michael Lauro</td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>Anthony Nastasi</td>
<td>Absent</td>
<td></td>
</tr>
<tr>
<td>Jonathan Oswich</td>
<td></td>
<td>Yes</td>
</tr>
</tbody>
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Attested to by: Administrative Assistant, Zoning Commission

Print Name: Kris Crews

July 1, 2020
Date
Garage Sales

PURPOSE OF AMENDMENT: To add garage, yard, barn and estate sales to the list of permitted uses in residential districts.

WHAT ARE THE MODIFICATIONS?
- Adds a definition for garage, yard, barn and estate sales.
- Adds garage, yard, barn and estate sales to the list of permitted accessory uses in residential districts.
- Allows such sales without requiring a zoning certificate.

WHY?
- To eliminate the conflict between historical practices of allowing such sales to occur in residential districts, while the resolution does not list them as permitted uses.

WHY NOT INCORPORATE RULES FOR FREQUENCY OR DURATION OF EVENTS?
- The zoning commission has received guidance from the Geauga County Prosecutor’s office stating “The Ohio Revised Code does not confer power upon townships to limit the hours of operation of an otherwise permitted use.
Additions are highlighted in yellow
Deletions are in red text and strikeout.

ARTICLE 2– DEFINITIONS

Section 2.02.0 WORDS AND TERMS DEFINED

“GARAGE” means a building designed and used for the storage of motor vehicles.

“GARAGE, YARD, BARN OR ESTATE SALE” means a private sale of personal property that is open to the public.

“GASOLINE FILLING STATION” means any building, structure, or lot used for the sale of motor vehicle fuels, oils, lubricants and automobile accessories directly to the consumer, and may include minor repairs incidental to such use.

ARTICLE 5 – DISTRICT REGULATIONS

Section 5.01.02 PERMITTED ACCESSORY BUILDINGS, STRUCTURES AND USES (which are on the same lot with and incidental or subordinate to the principal permitted building, structure or use and subject to the provisions of 5.01.03 of this resolution).

M. Garage, yard, barn or estate sales. No zoning certificate is required.