

## **Minutes of the meeting of the Chesterland Master Plan Steering Committee**

held at Mayfield United Methodist Church  
at 7:00 p.m. on Monday, September 24, 2007

### **Committee Members:**

Present: Bill Laditka  
Tom Basista  
Bruce Becker  
Ron Cotman  
Jack DeChellis  
Geraldine Fisco

Absent: Jeff Huntsberger  
Joe Mazzurco  
Bob Somrak  
Tim Todaro

### **Proceedings:**

The meeting was called to order at 7:00 p.m. by Chairman, Bill Laditka.

The meeting's agenda was read.

#### ***First agenda item:***

It has been decided that the committee's permanent meeting place will be Dan Smith's tenant space in Chester Square (formerly Bayberry) which is owned by Consolidate Investment, Inc. One of the main reasons this place was chosen was its high visibility location. The Board of Trustee has approved \$750.00 in utilities cost for the next six months for this new meeting space. A former local business owner, Al Parker volunteered furniture such as tables, chairs and file cabinets. Bill Laditka asked the committee to think of a name for the new meeting site and suggested "Front Porch", which traditionally signifies a place where family and friends casually gather to discuss things. All members present thought "Front Porch" was a good name.

#### ***Second agenda item:***

As discussed in the previous meeting, it was agreed that Sunday afternoon was the preferred time to have the community presentation. The date is tentatively set for November 12, provided that it does not coincide with a major Browns game, which may limit attendance.

#### ***Third agenda item:***

The committee discussed form-based codes (FBCs) and reviewed their advantages, based on an article written by Peter Katz and published on the website <http://www.formbasedcodes.org/advantages.html>. It was noted that the basic foundation of FBCs is that "they are prescriptive (they state what you want), rather than proscriptive (what you don't want)," thus producing "a more predictable physical result." In essence, FBCs focus more on the form of the environment and not material and uses.

FBCs also “encourage public participation because they allow citizens to see what will happen where” through real pictures and three-dimensional illustrations. An example is the Downtown Kendall Master Plan booklet. In addition, FBCs are supposedly simpler to use than conventional zoning documents, consequently making it easier to determine if compliance has been achieved. Further information on FBCs and examples of FBCs used in different communities can be found on the same website, under the section “Resources.”

Bill Laditka suggested creating a local publication in the future that is similar to the Downtown Kendall Master Plan booklet (an online version can be found on [http://www.doverkohl.com/downloadable\\_project\\_pages.html](http://www.doverkohl.com/downloadable_project_pages.html)) to connect with the Chesterland community and to keep everyone informed of the committee’s plan. The committee also discussed the possibility of the township setting up an Architectural Review Board to review the option of using FBCs in place of the traditional zoning codes and consulting experts regarding the legal ramifications of applying FBCs in a township setting.

***Fourth agenda item:***

The review of the list of issues for the Ad Hoc Committees continued. Issues eleven through nineteen were discussed.

- *Issue 11 – Financial, Funding.* (Continued from previous meeting) The news that Chardon was recently awarded a \$54,000 Northeast Ohio Areawide Coordinating Agency’s (NOACA) Transportation for Livable Communities Initiative (TLCI) grant was brought to the committee’s attention. Contact NOACA and people who were involved with Chardon’s TLCI grant application to get more information.
- *Issue 12 – Technology.* Explore possibilities of creating a website and using fiber optic network to link county schools, libraries, government buildings, and individual homes. Connect certain TV networks such as a local Public, Education, and Government (PEG) network to homes, again using fiber optic technology for instantaneous access to local resources. Find and consult professionals with relevant technological expertise.
- *Issue 13 – Public Relations & Marketing.* Need to find an information officer with good PR skills and ability to “market” the master plan to the community. Explore types of promotion media such as website, written publications, posters, and banners.
- *Issue 14 – Social.* Find out the needs of local community groups and explore how to create opportunities to revive groups/clubs that no longer exist. Examine options of community events such as wellness seminars, and holiday and culture related programs. Find ways to coordinate events with local community groups. Explore possible practices for the township such as a regular township newsletter and an annual “State of the Union” address to keep people informed, and a “welcome wagon” for those who just moved into the community.
- *Issue 15 – Past Studies.* Summarize the results of past studies in chronological order. List what was addressed and concluded previously. It was noted that the latest study (Chester Township Land Use Plan) contained a wealth of useful

information. A complete report can be obtained from the Geauga County Planning Commission.

- *Issue 16 – Historical Analysis.* Research the history/heritage of Chesterland including important events, buildings, and sites. Look to the Chesterland Historical Foundation for information and pictures of old buildings. May consider replicating some historical buildings in the town center to reconnect the town with its history. Explore the possibility of establishing a Historical review Board.
- *Issue 17 – Natural Resources.* Investigate conservation, reclamation, and preservation opportunities. Explore the use of advanced and innovative environmental and energy technologies that consume fewer natural resources than traditional methods for tasks such as stormwater management and gray water recycling.
- *Issue 18 – Economic Development.* Research funding possibilities and opportunities for business growth and development. Investigate prospects of Joint Economic Development District (JEDD) with neighboring towns that will benefit both parties. Explore Community Development Corporation (CDC), regional resources sharing, and Tax Increment Financing (TIF) options. Consult with the Geauga County Community and Economic Development department.
- *Issue 19 – Land Use/Demographics.* Evaluate current and possible future land use options for our town such as medical, technology, light industry, and entertainment. Collect demographic information.

In order to provide guidelines and directions for the ad hoc committees, Bill Laditka will review every issue and create a document listing the objectives for each group, based on what has been discussed within the Steering Committee.

***Fifth agenda item:***

For the next meeting, members should be prepared to decide on two ad hoc committees for which they would like to become the liaison. Members may choose to be actively involved in the ad hoc committees. Members were also asked to provide feedback from the organizations they represent in the next meeting.

***Sixth agenda item:***

The committee continued to review the draft version of the Mission Statement and Cornerstone Principles, with a few revisions provided by Geraldine Fisco. The committee hopes to finalize the document in the next meeting, pending further review by all members.

The meeting officially adjourned at 8:55 p.m.

Minutes submitted by Administrative Assistant, S. Christine Gumal.