

YORK TOWNSHIP ZONING COMMISSION

January 4, 2018

The York Township Board of Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on January 4, 2018 at 7:00 pm

David Hull called the meeting to order at 7:05 pm.

The pledge of allegiance was said.

Zoning Commission Members Present:

Kathy Gibbons, David Hull, Jonathan Steingass, and Lowell Wolff were present.

Guests Present:

Dorothy Crouch-Zoning Inspector; Phil Geneaux; Richard Hill.

Minutes:

The Board reviewed the proposed minutes from the December 7, 2017 meeting. Jonathan Steingass made a motion to approve the proposed minutes as written. Kathy Gibbons seconded the motion. All members voted aye in a voice vote. Minutes approved.

Organizational Meeting:

The Board Members reviewed the Organizational Meeting Guidelines.

David Hull asked if any one had any changes to the Organizational Meeting Guidelines.

There were no changes.

Lowell Wolff made a motion to accept the York Township Zoning Commission Organizational Meeting Guidelines for 2018 (Exhibit A). Kathy Gibbons seconded the motion. All members voted aye in a voice vote. Motion approved.

David Hull nominated Kathy Gibbons for Chairperson. Lowell Wolff seconded the motion. Kathy Gibbons accepted the nomination. All members voted aye in a voice vote. Motion approved.

Lowell Wolff nominated Jonathan Steingass for Vice Chairperson. David Hull seconded the motion. Jonathan Steingass accepted the nomination. All members voted aye in a voice vote. Motion approved.

David Hull turned the meeting over to Kathy Gibbons, the new chairperson.

Kathy Gibbons asked Dorothy Crouch if there are any workshops or seminars scheduled.

Dorothy Crouch answered usually the Medina County Planning Commission will present workshops, she has not heard of any workshops or seminars scheduled.

David Hull asked if Board Members could get credit for going to meetings held by Medina County Planning Commission. Dorothy Crouch answered she did not know, but Board Members would learn how the Medina County Planning Commission works.

David Hull stated he has gone to meetings for the Medina County Planning Commission in the past and has found it very informative.

Kathy Gibbons asked if Board Members would go to another township's Zoning Commission meeting if it would count for training. Dorothy Crouch answered other townships might do things differently than York Township.

David Hull stated you can learn from other townships, very educational.

David Hull suggested if a Board Member goes to another townships meeting, they could come to the next York Township Zoning Commission meeting giving Board Members a brief – informal report of what they learned.

The Board Members reviewed waste removal, recycling and paper shredding.

Kathy Gibbons asked David Hull when he goes to the York Township Board of Zoning Appeals meeting what is he interested in seeing?

David Hull answered he likes to see where the issues are if someone is coming for a variance, why the resident cannot meet the code.

David Hull explained at the last York Township Board of Appeals meeting he attended, currently in the York Township Zoning Resolution, the sign code for a temporary sub-development sign is allowed for one (1) year, then it can be renewed for another year.

David Hull went on to explain if the development needs longer they would need to come before the York Township Board of Appeals for a variance to extend the time for the temporary sub-development sign.

David Hull and Dorothy Crouch suggested possibly the time period allowable for the temporary sign for a sub-development be regulated by the size of the sub-development.

Dorothy Crouch explained a sub-development the size of Forest Creek which is about one-hundred, seventeen (117) homes will not be completely built in two (2) years.

Old Business:

Jonathan Steingass asked Dorothy Crouch how the process for the re-codified York Township Zoning Resolution is coming along. Dorothy Crouch answered the process has been completed; the York Township Trustees have approved it and signed it.

Dorothy Crouch explained copies of the York Township Zoning Resolution will be made, recorded at the Medina County Planning Commission; then copies will be given to the Zoning Boards and Trustees. Dorothy Crouch stated the York Township Zoning Resolution will become effective February 4, 2018.

Dorothy Crouch explained she contacted the EPA regarding the property by the railroad on Elyria Road where the Medina/Akron Trucks and Parts are moving out of.

Dorothy Crouch stated the EPA does not do a random check of property; someone needs to make a formal complaint to the EPA first. The EPA also stated the landowner should make sure the property is left clean.

David Hull suggested possibly contacting the Medina County Soil and Water Department. Dorothy Crouch stated she will contact the Medina County Soil and Water Department.

Jonathan Steingass expressed his concern about new business coming into the property.

David Hull stated the new business would need to meet the York Township Zoning Resolutions.

The Board Members and Dorothy Crouch talked about the possibility of rezoning the property on Elyria Road.

Kathy Gibbons asked if there was any other Old Business.

There was no other Old Business.

New Business:

Kathy Gibbons asked Dorothy Crouch when the York Township Zoning Commission would be getting a member and an alternate for the Board.

Dorothy Crouch stated probably the end of January, 2018 when the York Township Trustees have their meeting.

David Hull mentioned there will be an auction of property close to the corner of Speith and Abbeyville Road.

Jonathan Steingass asked if there have been any complaints from residents behind Trailer One located on Norwalk Road. Dorothy Crouch answered there has not been any complaints from the development behind Trailer One; the development is located on Livia Lane

Kathy Gibbons asked if there is any other New Business.

There was no other New Business.

Adjourn:

Lowell Wolff made a motion to adjourn the meeting at 8:05pm. David Hull seconded the motion. All members voted aye in a voice vote. Motion approved.

Kathy Gibbons, Chairperson

Mary Lenarth, Secretary

EXHIBIT A

York Township Zoning Commission Organizational Meeting Guidelines

January 4, 2018

1. Regular meetings: Regular meeting of the Commission will be held the first Thursday of each month at 7:00pm. Unless otherwise provided, all meetings will be held the York Township Hall/Fire Station Complex, located at 6609 Norwalk Road.

The clerk shall give notice of the regular meetings by posting a copy of this resolution on the bulletin board at the Township office and notify the Medina Gazette. If the date, time or location of a regular meeting is changed, notice of the change shall be posted as provided in this section at least three (3) days prior to the meeting.

2. Special and emergency meetings: Special meeting of the Commission will be held at the call of the Chairman, or the Vice Chairman, or two members of the Commission. The call for a special meeting shall specify the date, time, location, and purposes of the meeting. Unless otherwise provided, special meetings will be held at the same location as regular meetings.

The Clerk shall give notice of the date, time, location, and purposes of a special meeting other than an emergency meeting by posting in the same location(s) as provided for posting notice of regular meetings. Notice shall be posted as far in advance of the meeting as practicable, but not less than twenty-four (24) hours prior to the meeting.

If there is sufficient time to provide twenty-four (24) hours notice, the Clerk shall give notice of an emergency meeting in the same manner as notice of a non-emergency special meeting. Otherwise, notice of an emergency meeting is not required.

3. Alternate: An alternate shall be asked by the Chairman to be seated with the Commission if there is a vacancy at the beginning of the meeting. If a regular Commission member arrives later than fifteen (15) minutes after the meeting began the alternate will remain the voting member. If the regular members arrives earlier than fifteen (15) minutes after the meeting began they can replace the alternate as the voting member if a public hearing or site plan review has not begun. Only a member that has heard all testimony can vote.

4. Meeting minutes: Every effort shall be made to provide minutes of the monthly meeting to the Board members one week in advance of the next scheduled regular meeting.