

## **YORK TOWNSHIP ZONING COMMISSION**

**February 1, 2018**

The York Township Board of Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on February 1, 2018 at 7:00 pm

Kathy Gibbons called the meeting to order at 7:00 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; Lorie Angey

### **Minutes:**

The Board reviewed the proposed minutes from the January 4, 2018 meeting. Jonathan Steingass made a motion to approve the proposed minutes as written. David Hull seconded the motion. All members voted aye in a voice vote. Minutes approved.

### **Site Review: Lorie Angey – Sacred Lotus LLC**

Kathy Gibbons asked Lorie Angey to explain her business.

Lorie Angey explained Sacred Lotus is basically a metaphysical gift shop, specializing in the retail of crystals, gemstones, incense, statuary, essential oils, jewelry and other collectibles. Lori Angey also explained she would also like to have Reiki Masters, Tarot, Oracle readers, and Shamanic healers.

Kathy Gibbons confirmed with Lorie Angey the location of the shop. Lorie Angey confirmed the location is 6638 Norwalk Rd, Medina; located in the York Shop Market Plaza, across from the York Town Hall/Fire Station Complex.

Jonathan Steingass asked if any there would be any building alterations made. Lorie Angey and Dorothy Crouch answered there would not be any building alterations made.

Kathy Gibbons asked Lorie Angey if she is leasing the shop. Lorie Angey answered she is leasing the shop.

Kathy Gibbons asked Lorie Angey what hours Sacred Lotus LLC would be open. Lorie Angey answered she would be open Monday through Saturday 10:00am to 5:00pm.

Kathy Gibbons stated there does not seem to be a lot of parking in front of the shop. Lorie Angey answered there is not a lot of parking in front of the shop, there is more parking behind the shop. Lorie Angey does not feel she will have a lot of customers at one time.

Dorothy Crouch asked Lorie Angey when she has the Reiki Masters how many customers would she have in the shop. Lorie Angey answered it would be by appointment only.

David Hull asked Lorie Angey if she would be holding any classes. Lorie Angey answered yes she would be having classes; the classes would probably not be more than ten (10) customers at one time.

Dorothy Crouch stated she was concerned about the fire code.

David Hull asked if there is only one entrance and exit. Lorie Angey answered there is only one entrance and exit.

Kathy Gibbons asked if the Reiki Masters, Tarot, Oracle readers, and Shamanic healers are licensed. Lorie Angey answered they are licensed.

Dorothy Crouch asked if there would be any hands on readers and healers. Lorie Angey answered there would be no hands on; this will not be like massages. Dorothy Crouch stated hands on massages are not permitted in the York Township Zoning Resolution.

Kathy Gibbons asked Lorie Angey if any beverages would be provided to customers. Lorie Angey answered no beverages would be provided.

David Hull asked Lorie Angey if she has had a gift shop in the past. Lorie Angey answered she has not, this is her first time.

Dorothy Crouch advised Lorie Angey to check with her regarding a window sign before one is purchased; the York Township Zoning Resolution limits window signs.

Jonathan Steingass asked Dorothy Crouch if she had any other questions or concerns. Dorothy Crouch did not have any other questions or concerns at this time.

David Hull expressed his major concern is safety, regarding over occupancy; the Erhart/ York Fire Department may have concerns.

Kathy Gibbons asked if there needs to be a sign posted regarding maximum number of occupants for the gift shop. Dorothy Crouch asked Phil Geneaux-member of the Erhart/York Fire Department, if a sign needs to be posted. Phil Geneaux answered yes; the Fire Chief will take care of it.

David Hull also explained the Erhart/York Fire Department does yearly fire inspections.

Kathy Gibbons asked if anyone had any other questions. There were no other questions.

David Hull made a motion to approve the Site Plan for Lorie Angey – Sacred Lotus LLC, located at 6638 Norwalk Road, Medina. Jonathan Steingass seconded the motion. All members voted aye in a voice vote. Motion approved.

**Correspondence:**

None

David Hull asked Dorothy Crouch if the York Township Trustees have appointed any new members to the York Township Zoning Commission Board. Dorothy Crouch answered the Trustees have not appointed any new Board Members.

**Old Business:**

David Hull mentioned he attended the last York Township Trustee meeting, the Trustees did approve for Board Members to attend other Township meetings to meet Township requirements for training.

Dorothy Crouch mentioned in getting the York Township Zoning Resolution book ready to distribute; Dorothy Crouch and Mary Lenarth were working on a summary of changes that were made to the York Township Zoning Resolution. In working on the summary it was found in May of 2017, Section 506.08 had amendments made to it, no formal motion was made, and it was not sent in to the Medina County Planning Commission.

The Board Members and Dorothy Crouch decided a summary of amendments and changes that have already been made to the York Township Zoning Resolution will be ready for the next meeting scheduled for March 1, 2018.

At that time the Board Members and Dorothy Crouch will review the summary to make sure all changes and amendments are properly recorded.

**New Business:**

David Hull mentioned the York Township Board of Zoning Appeals had a Public Hearing regarding variance for an extension of a Development Sign permit.

David Hull explained the sign permit is not to exceed twelve (12) months. The permit for such sign may be renewed for one additional twelve (12) month period.

David Hull went on to explain if additional time for the sign is needed the development needs to file for a variance for an extension.

David Hull mentioned it probably is not realistic to expect a development of one-hundred fifty (150) units to be completed in two (2) years. Dorothy Crouch mentioned the average is about thirty-five (35) units to be built in a year.

David Hull suggested possibly changing the Temporary Sign regulation to read: may be renewed for additional twelve (12) month periods for every fifty (50) units over fifty (50), eg. One-hundred (100) units – two (2) years total, one-hundred fifty (150) units – 3 years total, two-hundred (200) unites – four (4) years total. Permit must be renewed every year.

The Board Members, Dorothy Crouch, Phil Geneaux and Richard Hill reviewed Temporary Signs Permitted in Residential District.

The Board Members and Dorothy Crouch looked over Article IX, Rules of Construction and Definitions. The Board Members thought it may be a good idea to change ***Conservation Development*** to ***Development***.

The Board Members, Dorothy Crouch, Phil Geneaux and Richard Hill again reviewed amending Section 404.B.2; changing the last sentence from – The permit for such sign may be renewed for ***one*** additional twelve (12) month period. To read - The permit for such sign may be renewed for ***four (4)*** additional twelve (12) month periods.

Jonathan Steingass asked if the new York Township Zoning Resolution will continue to be in effect on February 4, 2018. Dorothy Crouch answered it will not be effective on February 4, 2018 due to Section 506.08 had amendments made to it, no formal motion was made, and it was not sent in to the Medina County Planning Commission.

David Hull mentioned the amended Article IV, Sign Regulations, is in effect currently. Dorothy Crouch agreed.

Dorothy Crouch asked the Board Members if one auto repair business moves out and another auto repair business moves in is it ok for her to issue the permit, the location of the building is 6112 Norwalk Road, Medina. The Board Members and Richard Hill are concerned there is no running water or bathroom in the 6112 Norwalk Road building.

Dorothy Crouch stated she will check with the Medina County Health Department regarding no running water or bathroom in the 6112 Norwalk Road building before she issues the permit.

Jonathan Steingass referred to Section 207.01. The Board Members and Dorothy Crouch reviewed Section 207.01. The Board Members agreed it is up to Dorothy Crouch's discretion to issue the required Zoning Certificate without referring the application to the Zoning Commission for its review.

David Hull mentioned the Trustees had a meeting with George Smerigan; the Fuller's submitted plans for two-hundred (200) acres on the south-west corner of Columbia Road and Spieth Road for a possible development of five-hundred thirty-three (533) homes, one-hundred twenty-eight (128) nursing facilities, plus a five (5) acre commercial area.

David Hull also mentioned homes on quarter (1/4) acre lots, with some areas having cluster homes. David Hull added currently there is no allowance for quarter (1/4) acre density. This is pending the sewer system is installed down Columbia Road.

The Board Members, Dorothy Crouch, and Richard Hill discussed possible developments in York Township.

The Board Members, Dorothy Crouch and Richard Hill discussed sewer system in Medina County.

**Adjourn:**

David Hull made a motion to adjourn the meeting at 8:50pm. Lowell Wolff seconded the motion. All members voted aye in a voice vote. Motion approved.

---

Kathy Gibbons, Chairperson

---

Mary Lenarth, Secretary