

YORK TOWNSHIP ZONING COMMISSION

March 1, 2018

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

Kathy Gibbons 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; David Kish

Minutes:

The Board reviewed the proposed minutes from the February 1, 2018 meeting. David Hull made a motion to approve the proposed minutes with typographical corrections made. Jonathan Steingass seconded the motion. All members voted aye in a voice vote. Minutes approved.

Site Review: David Kish – Burnt Rubber Garage

Kathy Gibbons asked David Kish to explain his business.

David Kish explained he would like to have his business (Burnt Rubber Garage) to be located in the vacant building located at 6112 Norwalk Road, Medina.

David Kish also explained his business is operating an automotive repair facility, performing work on various types of vehicles.

Lowell Wolff asked David Kish where his business has been located. David Kish answered he has been working out of his home garage part time and has recently decided to do his business full time.

Kathy Gibbons asked David Kish if the Erhart/York Township Fire Department has been to his business to inspect the containers for disposing of the used fluids. David Kish answered yes. Dorothy Crouch answered to her knowledge the Fire Inspector has not been to see David Kish's business.

David Kish answered he purchased the containers for disposing of the used fluids from the previous auto business that was located in the 6112 Norwalk Road building. David Kish thought the Fire Inspector checked them out when the previous owner was in the 6112 Norwalk Road building.

Dorothy Crouch mentioned the Fire Chief, Ken Barrett informed her there would be a full fire inspection with the new business moving in at the 6112 Norwalk Road building.

Lowell Wolff asked David Kish where the vehicles needing repair will be stored. David Kish answered the vehicles will be stored inside the building.

Lowell Wolff asked if the vehicles would be inside at all times. David Kish answered unless the customer is picking up the vehicle after hours.

Dorothy Crouch asked if there are vehicles outside of the building now. David Kish answered there are two (2) outside now, waiting for their owners to pick them up.

Dorothy Crouch explained at David Kish's home he had a lot of cars outside. David Kish stated he got rid of all the cars at his home.

Jonathan Steingass explained vehicles being repaired should be inside the building. David Kish explained usually the vehicles that come in to be repaired are repaired and leave the same day.

David Kish also explained he does not have any vehicles that will be sitting outside for months; he does not rebuild or restore cars.

David Kish explained the red dump truck, the red truck and a car are his own vehicles; total of three (3) vehicles; all run and have current license tags on them.

The Board Members and Dorothy Crouch explained to David Kish that the York Township Zoning Resolution does not permit storage of junk vehicles; all vehicles must be operable and have current license tags on them. David Kish stated he understands.

Dorothy Crouch asked David Kish if he will be doing any vehicle repairs at his home. David Kish answered he would not be doing anything at his home, all vehicle repairs will be completed at 6112 Norwalk Road.

Dorothy Crouch asked David Kish if he has a lift for vehicles at his home. David Kish answered not at this time; he has moved two (2) vehicle lifts to the 6112 Norwalk Road building.

David Hull asked David Kish how many employees he has. David Kish answered he has three (3) employees.

Kathy Gibbons asked what company will be picking up the fluids for proper disposal. David Kish answered Safety Clean is the name of the company that will be picking up waste oil and anti-freeze.

Kathy Gibbons asked where the location of the dumpster will be. David Kish answered the dumpster is located in the back right side of the property, will not be seen from the road.

Jonathan Steingass asked where the vehicles needing service will be dropped off, where the walk-in-door is and how many vehicles can you have in the building at one time.

David Kish explained where the drop-off location is, where the walk-in-door is, there are three (3) lifts in the building, he can add another one (1) if needed; probably can have fifteen (15) cars inside the building, one (1) under and one (1) over.

Jonathan Steingass asked if David Kish will be expanding the building. David Kish answered not at this time; he does not own the building.

Dorothy Crouch explained if he does add a lean-to to the building or add to the existing building he will need to put water into the building.

Jonathan Steingass mentioned the building is already a nonconforming use; the building is too close to the property line, does not have the required front or side yard.

Jonathan Steingass stated the York Township will be watching where vehicles are and what kind of vehicles are outside, the York Township does not permit storage of junk vehicles.

David Kish explained he does not work on vehicles outside. Jonathan Steingass explained if vehicles are out side in the process of being repaired with tires off, etc; this is not acceptable.

Dorothy Crouch explained she called the Health Department, talked to Steve Mazak. Steve Mazak stated David Kish can have a port-a-potty, does not have to have water because the building is an existing building, if water is added to the building septic must be added also.

Dorothy Crouch also explained if any changes are made to the building, water and septic must be added, per the Medina County Health Department.

David Kish stated he has a receipt for a year's rental for the port-a-potty.

Kathy Gibbons asked about a sign for David Kish's business. David Kish answered there is an existing fixed sign that he will be using.

Kathy Gibbons asked if there would be any additional lighting. David Kish stated there are only security lights.

Kathy Gibbons asked if there would be any additional supplies being sold. David Kish stated he would only have tires that customers have asked for, does not have the money to have tires in stock.

Kathy Gibbons asked if there were any other questions. There were no other questions.

Jonathan Steingass made a motion to accept the Site Review for David Kish- – Burnt Rubber Garage. Lowell Wolff seconded the motion. All members voted aye in a voice vote. Motion approved.

Correspondence:

None

Old Business:

Dorothy Crouch gave the Board Members copy of amendments and suggested changes made by the York Township Zoning Commission during 2017.

The Board Members, Dorothy Crouch and Mary Lenarth reviewed the proposed amendments and suggested changes made during the May 4, 2017 and the February 1, 2018 meeting.

The suggested amendments are as follows:

- 1.) Remove Section 506.08.I
- 2.) Remove Section 506.08.K
- 3.) Remove Section 506.08.L.
- 4.) Change remaining Section 506.08.J to Section 506.08.I
- 5.) Change remaining Section 506.08.M to Section 506.08.J
- 6.) Amend the new Section 506.08.I from - *No commercial equipment shall be parked in any required side yard;* to **No commercial equipment shall be parked outside.**

- 7.) Section 506.09.I; remove the word Conditional
- 8.) Section 506.09.J; remove the word Conditional
- 9.) Section 506.09.K; remove the word Conditional
- 10.) Section 506.09.L; remove the word Conditional, three (3) times from this Section.
- 11.) Move Section 506.09; Rear Lot Development creating Section 301.12 Rear Lot Development Requirements.
- 12.) Remove Section 301.02.B.9 Rear Lot Development
- 13.) Create Section 301.02.A.8; Rear Lot Development subject to the provisions of Section 301.12
- 14.) Amend 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.

The Board Members and Dorothy Crouch decided to have Mary Lenarth type the minutes with the suggested amendments. The Board Members can then make sure all suggested amendments are correct as typed.

New Business:

The Board Members and Dorothy Crouch reviewed current zoning in York Township.

Adjourn:

Lowell Wolff made a motion to adjourn the meeting at 8:40pm. David Hull seconded the motion. All members voted aye in a voice vote. Motion approved.

Kathy Gibbons, Chairperson

Mary Lenarth, Secretary