

YORK TOWNSHIP TRUSTEES

Colene Conley
Special Meeting

Richard Monroe

William Pavlick
December 2, 2010

Chairman Bill Pavlick called the meeting to order at 7:04 p.m. This is a joint meeting with the Zoning Commission Board. The pledge of allegiance was recited.

Nevada Johnson thanked the trustees and members of the Commission for the care package to keep him occupied during his recovery. He appreciated the thoughtfulness from everyone.

The Zoning Commission took care of their “normal” business at the beginning of the meeting with approval of their minutes.

Everyone was present to review the Shale Creek Subdivision. The new owners had contacted the township regarding an adjustment to the original approval. Pat Rakoci was present on behalf of Turnberry & Associates. George Smerigan is the planner for the township.

George talked about Phase 5 which would develop a 5 lot portion. In order to do that, they need to amend the original plan. The General Development Plan was to be adjusted to reflect any changes and brought back to the township for approval. The maximum number of units could not exceed 321 to be in conformity with the zoning. The portion that was originally possibly going to be used for day care is now being proposed to have 5 units with a cul de sac off Spieth Road. During Phase 2 of the Enclave had at one time been proposed to have condo units and now they are proposing the life style units. The lot styles have been previously approved by us so they are still in compliance with those standards. With the changes they are proposing, they are still in conformity with the standards established by us and do not exceed the 321 maximum units. The issue before us is approval of the changes in the General Development Plan and approval of the 5 lots. The changes do not decrease the required amount of open space.

When this area was re-zoned, residential drives can not access from Hamilton, Marks or Spieth, they had to be accessed from the subdivision streets which can access Hamilton, Marks or Spieth. Ryan Homes is planning to build in Phase 3.

A resident from Stillwater asked that if the houses were going to be approved in the 5 unit lot off Spieth, there be stipulations on the size of home required. Another resident was concerned about having two backyards in their front yard on Spieth. If this is to be approved, do we have a timeline of when the construction of the street and homes would be? Pat Rakoci stated that it would be spring time. The couple of residents that expressed concerns would like a screen required. It was pointed out that the one resident that has 10 acres on Spieth that has now become land locked through no fault of his. Another concern stated is having a second street entrance on Spieth and the danger especially in winter with snow plowing piling the snow up and blocking the site. Pat Rakoci stated that Andy Conrad, Asst. Co. Engineer stated that the road distance was acceptable at last night's Planning Commission meeting.

George reminded everyone that the 5 lot portion off Spieth Road was never intended to be open space. It was originally set forth as an ancillary use. The trustees could require a minimum house size and buffering if they choose. It was never a commercial use area – it could have had a church, day care or nursery school.

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RESOLUTION #10-12-01 – Approve Enclave Phase 2 & 3 Changes

Moved by Conley, second by Pavlick to approve the Enclave Phase 2 & 3 to change from condominiums to single family homes.

Discussion: The Zoning Commission Board has no problems with this area. Jim Miller made a motion to approve the Enclave Phase 2 & 3, seconded by Nevada Johnson. All voted yes.

Roll: Conley, yes; Pavlick, yes; Monroe, yes.

The Zoning Commission discussed the size of homes and screening for the 5 lot units off Spieth Road.

RESOLUTION #10-12-02 – Approval of Phase 5 to Change to Residential Use for 5 Units (Lots #192 – 196) off Spieth Road from Non-residential Use

Moved by Pavlick, second by Monroe to approve the to residential use in Phase 5 for 5 units (lots #192 – 196) off Spieth Road from non-residential use and to have the homes be a minimum of 2,500' square feet, brick or stone façade on the homes and a buffer of a double row of 8' evergreen trees on the east side planted prior to occupancy permit issued.

Discussion: Lowell Wolff felt the developer landlocked themselves and based on some resident comments, he is not in favor of the 5 unit lot. Dave Hull agrees with Lowell even though the homes are the lesser of two evils. Ken Cleveland is the new owner and is well respected within the construction field. Nevada stated he prefers what he can see in front of him rather than what he can't see. It may be brought to us in the future with something we like even less. Kathy Gibbons agreed that she would rather go with the 5 lots. Jim Miller made a motion to approve Shale Creek Phase 5 seconded by Nevada Johnson. Ayes: Miller, Johnson, Gibbons. Nays: Hull and Wolff.

Roll call: Pavlick, yes; Monroe, yes; Conley, yes.

Mrs. Blankenship asked about drainage issues. Colene told her that is under the jurisdiction of the County Engineer. She stated the Engineer's Office has been out there and agreed there is a drainage issue but it's not been addressed.

Jim Miller is stepping down until a replacement is found. Jim was asked if he would like to be an alternate and Richard Hill would be a board member.

Rick had talked with Lorain-Medina Rural Electric (LMRE) regarding the installation of a street light at the intersection of the Emerald Woods Entrance and Erhart Road.

RESOLUTION #10-12-03 – Placement of Street Light at Intersection of Emerald Woods and Erhart Road

Moved by Monroe, second by Pavlick to approve the following resolution:

WHEREAS, the intersection at the Emerald Woods Subdivision Entrance and Erhart Road is dark, and

WHEREAS, there is a hilly terrain on Erhart Road near the Emerald Woods Subdivision Entrance, and

WHEREAS, it has been determined that a street light should be placed at the intersection of the Emerald Woods Subdivision Entrance and Erhart Road, and

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WHEREAS, this intersection falls within the Lorain-Medina Rural Electric jurisdiction, and

NOW, THEREFORE BE IT RESOLVED that the York Township Trustees have determined that a street light should be placed at the intersection of the Emerald Woods Subdivision Entrance and Erhart Road by Lorain-Medina Rural Electric with costs incurred billed to York Township.

Roll: Monroe, yes; Pavlick, yes; Conley, yes.

RESOLUTION #10-12-04 – Adjourn

Moved by Monroe, second by Conley to adjourn at 8:41 p.m. Roll: Monroe, yes; Conley, yes; Pavlick, yes.

William Pavlick, Chairman

Bev Fry, Fiscal Officer