

YORK TOWNSHIP ZONING COMMISSION

December 5, 2019

The York Township Board of Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on December 5, 2019 at 7:00 pm.

Jonathan Steingass called the meeting to order at 7:00 pm.

The Pledge of allegiance was said.

Zoning Commission members Present:

David Hull, Guy Roach, Jonathan Steingass, and Lowell Wolff were present.

Guests Present:

Dorothy Crouch-Zoning Inspector; Joe Mittler; Roger Morlock; Dave Kish; Eric Matyac; Richard Monroe-York Township Trustee

Minutes:

The Board Members reviewed the proposed minutes from their August 1, 2019 and their August 20, 2019 meetings. Lowell Wolff made a motion to approve the proposed minutes. David Hull seconded the motion. All members voted aye in a voice vote. Minutes approved.

Correspondence:

None

Site Review – Trailer One, Inc. – Continuance

David Hull explained he understands Trailer One, Inc. has changed hands; the Site Review for 7125 Elyria Road will no longer be needed.

David Hull made a motion to close/deny the Site Review for Trailer One, Inc. at 7125 Elyria Road location. Guy Roach seconded the motion. All members voted aye in a voice vote. Motion approved.

Dorothy Crouch explained the new business will be coming before the Zoning Commission for a Site Review

Site Review – Burnt Rubber - David Kish

Jonathan Steingass asked David Kish to explain his business.

David Kish explained his business at 6112 Norwalk Road, Medina has expanded from servicing vehicles to include renting U-Haul vehicles. Davis Kish also explained he is the only one in York Township that provides renting U-Haul vehicles.

Jonathan Steingass asked the Board Members if they had any questions.

David Hull asked how many vehicles he will store. David Kish answered about five (5) vehicles, which will be eighty (80) feet from the road.

Board Members, Dorothy Crouch, Eric Matyac, and David Kish reviewed Section 303.02.A; Section 303.11; Section 303.13 and Section 304.02.C.

Board Members, Dorothy Crouch, Eric Matyac, and David Kish discuss the Residential District and the setbacks. David Kish stated he will not extend the gravel area, it is considered a swamp.

David Hull asked when the original Site Plan for Burt Rubber was approved he was under the understanding customers vehicles were not to be stored out-side more than fourteen (14) days. David Kish stated this is right. David Hull explained the York Township does not want this to look like a junk yard.

Dorothy Crouch explained to David Kish the vehicles must be moved in fourteen (14) days and have current plates on them.

Dorothy Crouch also explained to David Kish if he is going to have a U-Haul sign it must be incorporated in his Burt Rubber sign.

Dorothy Crouch, Board Members and David Kish reviewed sign requirements.

Lowell Wolff made a motion to approve the Site Review for Burnt Rubber – David Kish with the stipulations the vehicles are not to go back farther than five-hundred, seventeen (517) feet from the back property line, if the vehicles go back farther David Kish must follow the York Township Zoning Resolution and a six (6) foot fence must be installed. Guy Roach seconded the motion.

Jonathan Steingass asked if there was any further discussion. There was no further discussion.

Roll vote: David Hull-aye; Guy Roach-aye; Jonathan Steingass-aye; and Lowell Wolff-aye. Motion approved.

Site Review – Joe Mittler

Jonathan Steingass asked Joe Mittler to explain his Site Review.

Joe Mittler explained would like expand his storage units at 6414 Norwalk Road, Medina.

David Hull asked Joe Mittler if he went to Medina County Storm Water Management. Joe Mittler answered that he did go to Medina County Storm Water Management and explained that he upsized his original plans when building the first set of storage units to account for his future buildings and allowing for future run-off.

Board Members, Dorothy Crouch, and Joe Mittler discussed Medina County Storm Water Management.

David Hull asked if there would be any pole lighting. Joe Mittler answered the new buildings will be a mirror of the current building, there will not be any pole lighting.

Guy Roach expressed his concerns to Joe Mittler regarding the access to the attic of the storage units in case of a fire.

David Hull made a motion to approve the Site Review for Joe Mittler at 6414 Norwalk Road, Medina. Guy Roach seconded the motion.

Jonathan Steingass asked if there was any further discussion. There was no further discussion.

Roll vote: David Hull-aye; Guy Roach-aye; Jonathan Steingass-aye; and Lowell Wolff-aye. Motion approved.

Old Business:

Roger Morlock of 2756 Abbeyville Road asked if there is any update on the Steingass Estates Development.

David Hull explained in October, 2019 the Medina County Planning Commission approved the Steingass Estates Development without a stub street; with two (2) cul-de-sacs; and George Smerigan stated the intersection for the development is a hazardous intersection, so there will be a review of the site distances by the highway engineer.

Dorothy Crouch stated everything is at the Medina County Engineer; it will be two to three months, then to the Medina County Planning Commission.

Dorothy Crouch then read Section 306.08.G Procedure after Approval of Preliminary Development Plan.

Roger Morlock expressed his concerns regarding drainage.

David Hull read Section 207.04.J

The Board Members, Dorothy Crouch, Eric Matyac, and Roger Morlock discussed drainage, and the Preliminary Plans regarding the Steingass Estates Sub-development and other drainage problems in length.

Roger Mittler expresses his concerns of who hires the engineer, who pays the engineer to look at the drainage and the possible problems with the drainage.

Guy Roach explained when he made the motion regarding the Preliminary Plans for the Steingass Estates Development he was under the impression that the developer would be coming back with the final plans of the Steingass Estates for the Zoning Commission to approve. Guy Roach stated he had no idea the developer and the Medina County Commission would not be coming before the York Township Zoning Commission for a final vote.

The Board Members, Dorothy Crouch, Eric Matyac, and Roger Morlock reviewed Section 306.08.E; Section 306.08.F; and Section 306.08.G. All are very concerned regarding the drainage and a multitude of issues regarding developments and York Township.

David Hull suggested that Roger Morlock take an overview of his property showing the where the drain tiles are so that in Roger Morlock absence the wet lands and drainage can be shown to the Medina County Commission and to the engineers.

Board Members advised Roger Morlock to give the Board Members as much information about the drainage on his property as he can, more information is better.

Jonathan Steingass asked Dorothy Crouch to check into the property at 7125 Elyria Road to see what Trailer One, Inc. left behind.

Jonathan Steingass asked if there is any other Old Business. There is not other Old Business.

New Business:

Jonathan Steingass asked if there is any New Business.

Dorothy Crouch explained there have been changes made to the York Township Zoning Resolution. The York Township Board of Zoning Appeals has noticed some of the changes regarding Home Occupations contradict themselves and will cause problems.

Dorothy Crouch refereed to Section 506.08.D and Section 506.08.I

Dorothy Crouch explained the York Township Zoning Resolution is a tool that is used and must be accurate. Dorothy Crouch would like the Board Members along with George Smerigan's help to get the York Township Zoning Resolution updated and correct.

David Hull suggested it would be helpful if the version of the York Township Zoning Resolution could be available on the website and if it would be something that could be cut and paste so that it would be easy to work with. Dorothy Crouch agreed. David Hull would like to have a PDF and /or Word version of the York Township Zoning Resolution, both would be nice.

Dorothy Crouch suggested she would like an updated Planed Unit Development Overlay Application and Plan Review fee schedule. Dorothy Crouch explained the Final Plan also.

The Board Members, Dorothy Crouch and Rick Monroe discuss the possibly of charging fees for the different categories in the PUD and how to go about it.

David Hull mentioned Section 205.15.J – A street number identification sign shall be placed at the driveway entrance Minimum sign size shall be six (6) inches by eighteen (18) inches with reflectorized numerals. Board Members and Dorothy Crouch wondered if this should be changed.

Dorothy Crouch discussed the possibility of Wolff Brothers coming before the Board Members for another expansion referring to Section 602.04. Dorothy Crouch explained all of Wolff Brothers expansions and all of the dimensions.

The Board Members and Dorothy Couch agreed that Wolff Brothers are about to their twenty-five (25) percent maximum size.

Jonathan Steingass asked if there was any other New Business. There was not other New Business.

Adjourn:

Lowell Wolff made a motion to adjourn the meeting at 9:05 pm. David Hull seconded the motion. All members voted aye in a voice vote. Motion approved.

Jonathan Steingass, Chairperson

Mary Lenarth, Secretary

