

## YORK TOWNSHIP ZONING COMMISSION

February 7, 2019

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

John Malbin; Dennis Arble; Richard Monroe-York Township Trustee; Chip Klinklenberg; Richard Hill-Chairperson for York Township Board of Appeals.

### **Minutes:**

The Board reviewed the proposed minutes from the January 3, 2019 meeting. Lowell Wolff made a motion to approve the proposed minutes with typographical corrections made. David Hull seconded the motion. All members voted aye in a voice vote. Minutes approved.

### **Correspondence:**

None

### **Public Hearing: Proposed Amendments – Section 306.06.F.4. and Section 307.06..K.4.**

Jonathan Steingass convened the Public Hearing for Proposed Amendments for Section 306.06.F.4. and Section 307.06..K.4.

David Hull stated he attended the Medina County Planning Commission meeting held on February 6, 2019.

David Hull went on to explain the summary from Robert Henwood for modifications to the Proposed Amendments for Section 306.06.F.4. and Section 307.06..K.4.

The original Proposed Amendments read:

**Section 306.06.F.4.** Developer shall hire a certified arborist to inventory woodland of existing live trees over twelve (12) inch diameter that are to be removed for development. Developer shall include replacements for each twelve (12) inch diameter tree removed with a minimum two (2) inch diameter tree of similar species in the landscaping plans for the open space areas.

**Section 307.06.K.4.** Developer shall hire a certified arborist to inventory woodland of existing live trees over twelve (12) inch diameter that are to be removed for development. Developer shall include replacements for each twelve (12) inch diameter tree removed with a minimum two (2) inch diameter tree of similar species in the landscaping plans for the open space areas.

David Hull made a motion to approve the text amendment changes with addition of the subtitle to **Section 306.06.F.4.** Tree or Woodland Inventory; also to **Section 306.06.F.4.** and **Section 307.06.K.4.** The diameter of the trunk of a tree measured at height of 4.5 feet above the natural grade. If the tree splits into multiple trunks below 4.5 feet, the trunk shall be measured at its most narrow point beneath the split; and amend the diameter of live trees from twelve (12) inch diameter to 10 inch diameter, leaving the replacement tree to be a two (2) inch diameter tree. Guy Roach seconded the motion. Roll vote: David Hull-aye; Guy Roach-aye; Jonathan Steingass-aye; Lowell Wolff-aye. Motion approved.

The Proposed Amendments to **Section 306.06.F.4.** and **Section 307.06.K.4.** to read as follows:

**Section 306.06.F.4. *Tree or Woodland Inventory.***

Developer shall hire a certified arborist to inventory woodland of existing live trees over ***ten (10)*** inch diameter that are to be removed for development. Developer shall include replacements for each ***ten (10)*** inch diameter tree removed with a minimum two (2) inch diameter tree of similar species in the landscaping plans for the open space areas. ***The diameter of the trunk of a tree measured at height of 4.5 feet above the natural grade. If the tree splits into multiple trunks below 4.5 feet, the trunk shall be measured at its most narrow point beneath the split.***

**Section 307.06.K.4.** Developer shall hire a certified arborist to inventory woodland of existing live trees over ***ten (10)*** inch diameter that are to be removed for development. Developer shall include replacements for each ***ten (10)*** inch diameter tree removed with a minimum two (2) inch diameter tree of similar species in the landscaping plans for the open space areas. ***The diameter of the trunk of a tree measured at height of 4.5 feet above the natural grade. If the tree splits into multiple trunks below 4.5 feet, the trunk shall be measured at its most narrow point beneath the split.***

The York Township Zoning Commission will now forward the Proposed Amendments to **Section 306.06.F.4. and Section 307.06.K.4.** on to the York Township Trustees for their consideration.

David Hull thanked Mary Lenarth for meeting the deadline required for the Medina County Planning Commission meeting.

**Site Review – Heraeus Electro-Nite Co., LLC**

Jonathan Steingass asked Dennis Arble, representing Heraeus Electro-Nite Co., LLC, to explain the Site plans for Heraeus Electro-Nite Co., LLC.

Dennis Arble explained Heraeus Electro-Nite Co., LLC has been on State Road in Medina for about twenty-four (24) years.

Dennis Arble also explained Heraeus Electro-Nite Co., LLC needed more room for their business. Heraeus Electro-Nite Co., LLC manufacture a wide array of sensors mainly for the steel industry and foundries.

David Hull asked if there will be a furnace in the building, Dennis Arble answered there would not be a furnace to heat metal.

David Hull asked if there would be any changes to the building at 6469 Fenn Road, Medina. Dennis Arble answered there would not be any changes to the building other than changing the sign.

The Board Members, Richard Hill, and Richard Monroe reviewed the application and plans for Heraeus Electro-Nite Co., LLC.

David Hull asked if there were any comments from the Fire Chief. Mary Lenarth answered she sent the Site Review to the Fire Chief, no response was received.

Jonathan Steingass asked if there were any other questions or comments.

David Hull asked if there would be any traffic on the property. Dennis Arble answered there are only three employees and a few trucks that come in, no semi-trucks.

David Hull asked if there was any agreement with the Medina County Parks to use the parking area for Heraeus Electro-Nite Co., LLC. Dennis Arble is not aware of any agreement.

David Hull made a motion to accept the Site Review for Heraeus Electro-Nite Co., LLC. Lowell Wolff seconded the motion.

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

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

**Site Review – John Luft**

Jonathan Steingass opened discussion regarding the Site Review.

Chip Klinkenberg explained he is representing John Luft who is out of the country at this time.

Chip Klinkenberg showed the Board Members a large plan of the property at 6208 Norwalk Road, Medina.

Chip Klinkenberg explained the property has two (2) buildings on the property.

Chip Klinkenberg went on to explain the possible plans they would like to make to the buildings, stating there would not be any structural work done to the buildings on the outside.

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

Guy Roach asked if there would be any fire protection in the buildings. Chip Klinkenberg stated there is no fire protection needed.

Board Members reviewed the Site Plan for John Luft.

Jonathan Steingass asked Chip Klinkenberg if Dorothy Crouch had any questions or concerns. David Hull answered Dorothy Crouch had concerns regarding the side yards.

Chip Klinkenberg explained that is why he brought a large photograph of the property.

Mary Lenarth explained usually for a Site Review the Board Members, Trustees, Fire Chief and Prosecutor's office are notified at least ten (10) days prior to the Site review so that any comments or concerns could be addressed at the Site Review. Mary Lenarth stated we were not given enough time from John Luft to handle the Site Review properly.

Jonathan Steingass stated in the memo from Dorothy Crouch, she states that she would like more time and more information regarding the Site Plan before she is comfortable with the Site Plan.

Lowell Wolff stated that he also would be more comfortable about the Site Review if he had more time to study the Site Review.

David Hull asked Mary Lenarth if the York Township Trustees have received their copy of the Site Plan for John Luft. Mary Lenarth answered the Trustees have not received their copy; she did not have enough time to prepare the Site Plan properly.

Lowell Wolff stated that he does not want to be negative about the Site Plan, but he would like to make a motion to table the Site Plan until the next meeting which is scheduled for March 7, 2019. David Hull seconded the motion.

Jonathan Stienagass asked if there was any further discussion. There was no other discussion.

David Hull asked Chip Klinkenberg what is the time frame for John Luft's plans. Chip Klinkenberg answered it is fortunate that John Luft is out of the country at this time.

David Hull asked how long John Luft has had the property at 6208 Norwalk Road, Medina. Chip Klinkenberg answered he is not sure, maybe six (6) months.

The Board Members and Chip Klinkenberg continued to discuss the Site Plan.

Jonathan Steingass asked for a roll vote for the motion to table the Site Plain for John Luft to be continued March 7, 2019 at 7:00 pm.

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

**Old Business:**

Jonathan Steingass asked Mary Lenarth if there was any progress made with obtaining names and address for the adjacent neighbors regarding the rezoning of the property on 7120 Elyria Road. Mary Lenarth answered there was no progress at this time.

Jonathan Steingass stated he would like to obtain the names and address before the Board could move forward regarding the rezoning.

Jonathan Steingass asked if there was any other Old Business. There was no other Old Business.

**New Business:**

Jonathan Steningass asked the visitor for his name, he answered John Malbin.

John Malbin mentioned he is the owner of the property at 7120 Elyria Road, Medina.

John Malbin explained his tenant moved out and he has not been able to do much with the property at 7120 Elyria Road,

John Malbin would like to try to sell or rent the property or use the property at 7120 Elyria Road.

John Malbin stated one of his prospective tenants talked to someone and was told the property at 7120 Elyria Road was going to be rezoned. The prospective tenant would like to know what the zoning is.

Jonathan Steingass stated the property is presently zoned for Industrial use.

Jonathan Steingass explained that John Malbin's friend is correct, the York Township Zoning Commission has discussed rezoning the property at 7120 Elyria Road, not only that parcel but the other parcels that are zoned Industrial in that area; but at this time no action has been taken.

John Malbin mention he does not think the property would have any value zoned Residential, zoned as Industrial or Commercial it would have some value.

Board Members, John Malbin and Richard Monroe discussed the rezoning of the Industrial property along Elyria Road.

Jonathan Steingass suggested John Malbin may want to seek legal counseling regarding the possibility of the property being rezoned.

Jonathan Steingass also suggested if anyone is interested and has questions regarding renting / buying the Industrial property to come before the York Township Commission so that the questions could be answered.

David Hull referred to Section 602 Nonconforming Use.

Jonathan Steingass stated the York Township Zoning Commission could look into legal council regarding the rezoning of the Industrial area which has been discussed for several years; it is in the York Township Comprehensive Plan.

Jonathan Steingass thanked John Malbin for attending tonight's meeting.

Jonathan Steingass asked if there was any other New Business.

David Hull stated he felt it would be nice to send a letter to Kathy Gibbons to thank her for her over nine years of service on the York Township Zoning Board and have all the

Board Members sign it. The Board Members agreed. The letter will be ready at the next meeting.

**Adjourn:**

David Hull made a motion to adjourn the meeting at 8:30pm. Lowell Wolff seconded the motion. All members voted aye in a voice vote. Motion approved.

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Jonathan Steingass, Chairperson

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Mary Lenarth, Secretary