

YORK TOWNSHIP ZONING COMMISSION

March 7, 2019

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

Dorothy Crouch, Zoning Inspector; George Smerigan; Jim O'Connor; David Bremke; John Luft; Gerald Wise.

Minutes:

The Board reviewed the proposed minutes from the February 7, 2019 meeting. David Hull made a motion to approve the proposed minutes. Lowell Wolff seconded the motion. All members voted aye in a voice vote. Minutes approved.

Correspondence:

Dorothy Crouch gave Board Members a copy of York Township's roster from the Medina County records.

Site Review – Mr. John Luft – continuance

Jonathan Steingass asked Dorothy Crouch if she had any more information regarding the Site Review for John Luft.

Dorothy Crouch answered she went to the Prosecutor's office, the office advised her he would consider a non-conforming building, the Fire Chief stated the building would not require a sprinkler system due to the type of storage the building is and approved of the Site Review. Dorothy Crouch also explained she gave the Site Review to the York Township Trustees the Trustees are ok with what the York Township Zoning Commission would decide.

Dorothy Crouch stated she is concerned because she has no building records for the building at 6208 Norwalk Rd, Medina. Dorothy Crouch explained John Luft should go to the Medina County Building Department and make sure the building is electrically safe.

John Luft brought the original building permit for the 6208 Norwalk Road building. John Luft stated the building permit is dated 1997.

Jonathan Steingass asked if there were any other questions.

David Hull asked if the sign would be changed. John Luft answered he would change the sign using the same base, just changing the content of the sign.

John Luft stated the other building he is planning to rent out to a church or possibly making offices or other storage.

The Board Members, Dorothy Crouch and John Luft reviewed the Site Review of John Luft.

David Hull expressed his concern regarding the additional lighting on the building so the surrounding neighbors would not be disturbed.

David Hull made a motion to approve the Site Review for John Luft. Guy Roach seconded the motion.

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

All members voted aye in a voice vote. Motion approved.

Site Review – Wellington Implements

Jonathan Steingass opened the discussion for Wellington Implements.

David Bremke stated he is general manager representing Wellington Implements, and is excited to be part of the community.

The Board Members, Dorothy Crouch, and David Bremke reviewed the Site Review for Wellington Implements.

Dorothy Crouch stated she went over the signs for Wellington Implements.

David Bremke stated there would not be any changes to the building.

David Bremke mentioned he would like to have an open house the first weekend in April, 2019.

Jonathan Steingass asked if there were any other questions. There were no further questions.

Lowell Wolff made a motion to approve the Site Review for Wellington Implements. David Hull seconded the motion. All members voted aye in a voice vote. Motion approved.

Preliminary Review – Conservation Development – Steingass Estates

Jonathan Steingass asked Dorothy Crouch if she has the application for the Steingass Estates Conservation Development.

Dorothy Crouch stated there really is not an application.

Jonathan Steingass reviewed Section 306.08.B. Review For Completeness. Jonathan Steingass asked Dorothy Crouch if this Section had been completed.

Dorothy Crouch explained George Smerigan, Jim O'Connor of Pulte Homes, Gerald Wise of Bohning and Associates and Dorothy Crouch went over the Site plan. Dorothy Crouch at that time accepted the money from Pulte Homes and gave them the receipt.

Jonathan Steingass asked if all the requirements in Section 306.08.A. were presented to Dorothy Crouch. Dorothy Crouch explained George Smerigan, Tactical Planning, LLC, helps the York Township with the development planning.

The Board Members, Dorothy Crouch and George Smerigan discussed Section 306.08.B..

Jonathan Steingass asked Dorothy Crouch if she is satisfied that the first date and application has been received. Dorothy Crouch answered that she is satisfied.

Jonathan Steingass asked what is the date of the receipt. Jonathan Steingass is concerned the time frame for the Review For Completeness is completed on time.

Dorothy Crouch stated the date she received the application and the money everything was correct, that date was February 21, 2019.

Jonathan Steingass asked who made the application, Jim O'Connor answered he made the application, he is with Pulte Homes.

Jonathan Steingass asked who owns the property. Jim O'Connor answered Pulte Homes owns the property, all seventy-nine (79) acres; Pulte Homes is the contract owner.

Jonathan Steingass asked who Pulte Homes is purchasing the land from. Jim O'Connor answered from Elmer and Sharon Steingass; the property is in a trust.

Jonathan Steingass along with the other Board Members, Dorothy Crouch and George Smerigan discussed Section 306.08.C.

Jim O'Connor stated he dropped off fifteen (15) copies of the application to the Medina County Planning Commission to be distributed to the different agencies.

Dorothy Crouch stated she gave copies of the application to the York Township Trustees.

George Smerigan explained essentially the application goes to Medina County Planning Commission to be distributed and Dorothy Crouch will distribute to York Township.

Jonathan Steingass asked when the Medina County Planning Commission received the Pulte application. Jim O'Connor answered February 26, 2019.

Jonathan Steingass explained the comments from all of the agencies need to back to the York Township Zoning Secretary within thirty (30) days from when the application was distributed.

Jonathan Steingass explained the comments from the Medina County Planning Commission will need to be reviewed by the York Township Zoning Commission at the next meeting scheduled for April 4, 2019.

Jonathan Steingass along with the other Board Members, Dorothy Crouch, George Smerigan and Jim O'Connor discussed Section 306.08.E. noting the Zoning Commission needs to act within ninth (90) days from the date the application was determined complete or extend period as may be agreed upon.

Jonathan Steingass asked Pulte Homes to open the discussion for the Preliminary Review – Conservation Development – Steingass Estates.

Jim O'Connor introduced himself, representing Pulte Homes and Gerald Wise, representing Donald Bohning & Associates-the design engineer.

Jim O'Connor started explaining the Preliminary Review – for the Steingass Estates.

Jim O'Connor went on stating the site is approximately eighty (80) acres of almost fifty-eight (58) acres will be preserved as open space, thirty-seven (37) of wooded area. Jim O'Connor stated there will be approximately thirty-seven (37) lots.

Jim O'Connor explained one large saved lot that is in front on the street, a historical parcel and historic house.

Jim O'Connor also explained there will be a street that will come to the interior with approximately thirty-six (36) lots.

Jim O'Connor stated this development will be a continuation of Pulte Homes success established in Forrest Creek (located off of Marks Road).

Jim O'Connor went on to explain in detail the Conservation Development for Steingass Estates per the Preliminary Development Plan.

The Board Members, Dorothy Crouch, and George Smerigan reviewed the Preliminary Development Plan with Jim O'Connor and Gerald Wise.

The Preliminary Development Plan was reviewed in detail including water, sewer, safety and the preservation of the historic homestead.

Jonathan Steingass asked the Board Members if they would like to act upon the Preliminary Review-Conservation Development-Steingass Estates.

The Board Members, Dorothy Crouch and George Smerigan discussed moving ahead regarding Preliminary Review-Conservation Development for Steingass Estates.

Guy Roach stated per the recommendation of George Smerigan, Guy Roach made a motion to approve the Preliminary Review – Conservation Development for Steingass Estates, awaiting comments from other agencies involved. David Hull seconded the motion.

Jonathan Steingass asked if there were any other questions or comments. There were no other questions or comments.

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

Dorothy Crouch stated if the Board Members would like she will mail the comments from other agencies regarding the Preliminary Review – Conservation Development – Steingass Estates.

Jonathan Steingass answered yes, please keep the Board Members advised.

Old Business:

David Hull asked Dorothy Crouch if the Trustees have had their Public Hearing regarding the proposed Amendments. Dorothy Crouch stated not as of this date.

Mary Lenarth mentioned she obtained names of the adjacent neighbors regarding the rezoning of the property on 7120 Elyria Road, Medina. Mary Lenarth gave the list to Jonathan Steingass.

The Board Members, Dorothy Crouch and George Smerigan reviewed the possibilities and issues regarding rezoning of 7120 Elyria Road, Medina.

New Business:

Dorothy Crouch mention if any one would like they could go to the meeting regarding the Preliminary Review – Conservation Development for Steingass Estates.

David Hull stated the planning staff of Rob Henwood’s office would be present for the meeting.

Jonathan Steingass stated the meeting is Wednesday, March 13, 2019 at 9am at the Professional Building.

The Board Members asked George Smerigan if he would be at the meeting Wednesday, March 13, 2019. George Smerigan he would be there.

The Board Members, Dorothy Crouch and George Smerigan discussed developments and the York Township Zoning Resolution.

Adjourn:

Jonathan Steingass adjourned the meeting at 9:00 pm.

Jonathan Steingass, Chairperson

Mary Lenarth, Secretary

