

## **YORK TOWNSHIP ZONING COMMISSION**

**April 4, 2019**

The York Township Board of Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on April 4, 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; Roger Mittler-York Township Board of Appeals Member; Bob Tinkl; Jason Young

### **Minutes:**

The Board reviewed the proposed minutes from their March 7, 2019 meeting. David Hull made a motion to approve the proposed minutes with the typographical correction made. Guy Roach seconded the motion. All members voted aye in a voice vote. Minutes approved.

### **Correspondence:**

None

### **Site Review – Lorain County Excavating, Inc.**

Jonathan Steingass opened the Site Review asking Bob Tinkl and Jason Young to introduce themselves.

Jonathan Steingass asked the Board Members and Dorothy Crouch if they have had time to look at the application from Lorain County Excavating, Inc.

Dorothy Crouch mentioned she asked Bob Tinkl to bring his plans for the pole barn construction he intends to build on the property at 7100 Elyria Road.

Bob Tinkl presented the detailed plans for the proposed building at 7100 Elyria Road.

Dorothy Crouch explained there were no comments from the York Township Trustees regarding the application from Lorain County Excavating, Inc.

Dorothy Crouch also explained she received a note back from the Fire Chief stating he is concerned about what kind of chemicals would be stored in the building, how much chemicals, the flammability of the chemicals, and the mandatory stickers on the chemicals.

Jason Young explained they will be using a cold tar.

Board Members, Dorothy Crouch, Jason Young and Bob Tinkl reviewed the process of using the cold tar.

Bob Tinkl stated he does not anticipate having an office at 7100 Elyria Road, basically the employees will come in get trucks and equipment and leave to do their job and bring the equipment back.

David Hull asked if there is a septic system on the property. Bob Tinkl answered there is a holding tank on the property that is grandfathered in. The holding tank is periodically pumped out.

Bob Tinkl stated he intends to install a septic system. The Board Members, Dorothy Crouch, Bob Tinkl and Jason Young reviewed the need for contacting the Medina County Health Department and the installation of a septic system.

David Hull asked if there is an alarm on the chemical tank in case there is a leak or a spill.

Jason Young and Bob Tinkl answered the tank is a double walled tank.

The Board Members, Dorothy Crouch, Bob Tinkl, and Jason Young reviewed safety and security features for the equipment and the property.

Guy Roach asked how big the tanks are. Jason Young answered one is five hundred (500) gallons the other is seven hundred (700) gallons.

Dorothy Crouch mentioned the property at 7100 Elyria Road is currently owned by Mr. McGreer, who is currently in contempt of court and must clean up the property.

Bob Tinkl explained how the property is to be cleaned up by Mr. McGreer.

David Hull expressed his concerns, for safety reasons, of semi-trailers entering and exiting the area at 7100 Elyria Road.

Jonathan Steingass referred to the Letter of Intent from Lorain County Excavating, Inc.

Jonathan Steingass is concerned about semi-tractor trailers being stored on the property.

Roger Mittler also referred to the York Township Zoning Resolution, stating the building would be a storage facility; all equipment is to be in an enclosed building.

Board Members, Dorothy Crouch, Roger Mittler, Bob Tinkl and Jason Young reviewed the Letter of Intent from Lorain County Excavating, Inc. and the York Township Zoning Resolution.

Jonathan Steingass reviewed Section 207.03 of the York Township Zoning Resolution.

Jonathan Steingass stated he feels the Board Members owe it to York Township residents and property owners to have available, in writing a detailed description of the proposed business to be located at 7100 Elyria Rd. from Lorain County Excavating, Inc.

Jonathan Steingass also mentioned the York Township Zoning Commission is looking at rezoning the area of 7100 Elyria Road from industrial to residential.

Board Members, Dorothy Crouch, Roger Mittler, Bob Tinkl and Jason Young reviewed the type of pole barn to be installed at 7100 Elyria Road, the landscaping, the fence, the frontage, the improvement of looks of the area, etc.

David Hull mentioned probably Medina County Soil Water Management should be involved with all of the soil being moved.

Roger Mittler explained the water coming down off of the property at 7100 Elyria Road comes down onto the road and under the railroad trestle, causing a problem with a flooding issue on the road.

Roger Mittler also explained it may be better to move the location of the drive, for safety and speed of traffic in the 7100 Elyria Road area.

Board Members, Dorothy Crouch, Roger Mittler, Bob Tinkl and Jason Young reviewed the cleanup of the property at 7100 Elyria Road.

Board Members, Dorothy Crouch, Roger Mittler, Bob Tinkl and Jason Young reviewed the business for Lorain County Excavating, Inc. Jason Young explained the transferring of the cold tar substance, there is very little fumes, and the hours of business are possibly 24 hour – 7 days a week.

Jonathan Steingass asked how many pieces of equipment would be on the property. Bob Tinkl answered between two (2) and four (4) trucks, four (4) dump trucks, mini excavator, track skid-steer loader, a complete complement of landscaping equipment.

Roger Mittler asked if this was going to be a storage yard for the equipment of Lorain County Excavating, Inc. and storage for the mixture used for the sealcoating and asphalt patching.

Roger Mittler asked if there would be storage of gravel. Jason Young answered there would be no gravel stored; he only buys what he will need for the job.

Dorothy Crouch asked if this is two different businesses.

Bob Tini explained this is a family owned business intertwined, two business, both working together.

Dorothy Crouch and Jonathan Steingass feel there needs to be more detailed information regarding the application for Lorain County Excavating, Inc.

Jonathan Steingass suggested the Board Members might be looking at a continuance of the Site Review.

Board Members and Dorothy Crouch discussed there are many unanswered issues regarding the Site Review.

Guy Roach made a motion to table the Site Review for Lorain County Excavating, Inc. until the next York Township Zoning Commission meeting scheduled for May 2, 2019.

David Hull seconded the motion.

All members voted aye in a voice vote.

The Site Review for Lorain County Excavating, Inc. will be continued on May 2, 2019 at 7pm.

**Old Business:**

The Board Members, Dorothy Crouch and Roger Mittler discussed the rezoning and zoning issues regarding the industrial area of 7100 Elyria Road.

David Hull mentioned he attended the concept plan for the Conservation Development for the Steingass Estates. Dorothy Crouch also mentioned she talked to Jim O'Conner regarding the Conservation Development for the Steingass Estates. Both David Hull and Dorothy Crouch stated there have been changes made to the Preliminary Development Plan "Steingass Preserve".

Board Members and Dorothy Crouch reviewed developments in York Township.

**Adjourned:**

Lowell Wolff made a motion to adjourn the meeting at 8:40 pm. David Hull seconded the motion. Meeting adjourned.

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Jonathan Steingass, Chairperson

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Mary Lenarth, Secretary