

## **YORK TOWNSHIP ZONING COMMISSION**

**June 6, 2019**

The York Township Board of Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on June 6, 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; Richard Hill-York Township Board of Appeals; Brad Thomas-Trailer One, Inc.; William Pavlick-York Township Trustee; Eric Maytoc

### **Minutes:**

The Board reviewed the proposed minutes from their May 2, 2019 meeting. David Hull made a motion to approve the proposed minutes with the typographical corrections made. Guy Roach seconded the motion. All members voted aye in a voice vote. Minutes approved.

### **Correspondence:**

Dorothy Crouch stated that Bob Tinkl with Lorain County Excavating, Inc. would like to have his Site Review tabled until July, 2019.

Dorothy Crouch also stated the York Township Zoning Commission might have a new Site Review coming in.

David Hull made a motion to have a meeting on July 11, 2019. Lowell Wolff seconded the motion. All members voted aye in a voice vote. Motion approved.

David Hull made a motion to table the Lorain County Excavating, Inc. (Bob Tinkl) Site Review, per applicant's request. Guy Roach seconded the motion. All members voted aye in a voice vote. Motion approved.

David Hull received an e-mail from the Medina County Planning Commission stating the Site Plan Review for the Steingass Estates was tabled until July 3, 2019.

**Site Review: Trailer One, Inc.**

Brad Thomas states he is representing Trailer One, Inc.

Brad Thomas explained his headquarters are currently located at 6378 Norwalk Road, Medina, Ohio. Trailer One, Inc. would like to temporarily park low priority semi-trailers at 7125 Elyria Road, Medina before scrapping the trailers or holding them for repairs.

David Hull asked Brad Thomas to clarify scrapping, are the trailers going to be disassembled. Brad Thomas stated the trailers are intact, able to be driven away; no disassembling will be done at 7125 Elyria Road.

Dorothy Crouch stated she cannot see on to the property at this time to see if there is anything left from the pervious business that was located at 7125 Elyria Road.

Jonathan Steingass asked Dorothy Crouch if she had any concerns for the Board Members.

Dorothy Crouch explained York Township has a problem with outside storage. Dorothy Crouch did talk to Mr. Karris, from the Prosecutor's Office, Trailer One, Inc. would be an annex business and not considered outside storage.

Jonathan Steingass asked Brad Thomas if he had plans to use the existing building. Brad Thomas stated there are no plans to use the existing building.

Jonathan Steingass asked if this was a month to month lease or yearly. Brad Thomas answered it is month to month lease, no written agreement at this time.

Lowell Wolff stated the business seems to fit with the zoning.

David Hull asked Dorothy Crouch about the frontage. Dorothy Crouch stated the business needs to be eighty (80) feet back.

Dorothy Crouch stated farther back is better.

David Hull asked if there is a requirement for a fence. Jonathan Steingass explained Section 304.02.C which may present a challenge.

Jonathan Steingass stated the property at 7125 Elyria Road. is next to a residential area. Brad Thomas did not know that.

Jonathan Steingass also explained Section 304.02.C.3 regarding outdoor storage.

The Board Members, Dorothy Crouch and Brad Thomas review Section 304.02.C.3 regarding either the set back or construction of a solid fence.

Guy Roach referred to Section 205.05.2 regarding junk vehicles or parts.

Dorothy Crouch asked Brad Thomas if his trailers will have license plates or tags on them. Brad Thomas answered they will be drivable equipment.

The Board Members, Dorothy Crouch and Brad Thomas reviewed trailers, tags and plates.

Brad Thomas states Trailer One, Inc. is hiring more mechanics, trying to keep the trailers moving.

Jonathan Steingass asked Brad Thomas how many trailers would be located at 7125 Elyria Road. Brad Thomas stated about forty (40) to fifty (50) trailers that would go over to 7125 Elyria Road immediately. Brad Thomas stated there are about seven (7) trailers there now.

Jonathan Steingass asked Brad Thomas if they would be parking some outside of the fence by the road. Brad Thomas answered not necessarily, if allowed, he would like to have maximum usage of the property. Brad Thomas stated he would do only what he is permitted to do.

Jonathan Steingass explained there have been several violations and other issues from the past regarding the property at 7125 Elyria Road.

The Board Members, Dorothy Crouch and Brad Thomas discuss who should be responsible for installing a solid fence on the property at 7125 Elyria Road to hide the industrial area from the residential area.

Jonathan Steingass suggested the Board Members need an up-dated Site Plan from Trailer One, Inc, showing a solid fence. David Hull suggested possibly tabling the Site Review so that Brad Thomas could talk to the property owner regarding installing a solid fence on the property at 7125 Elyria Road, or would Brad Thomas like an answer tonight.

Brad Thomas stated he has other options, other storage areas he could utilize; this was going to be a quick fix for Trailer One, Inc.

Brad Thomas asked if he would limit the number of trailers he would park on the 7125 Elyria Road property how many trailers would he be allowed have.

Board Members, Dorothy Crouch and Brad Thomas disused several options for parking trailers , one being parallel parking of trailers along the railroad side of the of the property and still meet the two-hundred (200) foot setback requirement for the York Township Zoning Resolution. This would limit the number of trailers but would allow some trailers on the property located at 7125 Elyria Road.

David Hull made a motion to table the Site Plan for Trailer One, Inc. until the applicant can verify the west property line and establish the two-hundred (200) foot set back requirement; while waiting for the information move trailers on the back portion of the property to where the Board Members are confident they will meet the two-hundred (200) foot setback without a solid fence, towards the railroad, bring a drawing with measurement for the Site Plan and address the culvert. Lowell Wolff seconded the motion. All members voted aye in a voice vote. Motion approved.

**Old Business:**

There was no old business.

**New Business:**

David Hull mentioned he brought his computer and explained to Board Members, Dorothy Crouch, William Pavlick, and Richard Hill the information that can be obtained from the Medina County Auditor’s Mapping System.

Richard Hill asked the Board Members if the Zoning Commission is able to address drainage issues in the York Township Zoning Resolution or would that is addressed by the Medina County Soil and Water Conservation.

Board Members, Dorothy Crouch, and Richard Hill discussed drainage issues.

The Board Members suggested for Richard Hill to go to the Medina County Soil and Water Conservation.

**Adjourn:**

David Hull made a motion to adjourn the meeting at 8:15 pm. Guy Roach seconded the motion. All members voted aye in a voice vote. Meeting is adjourned.

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Jonathan Steingass, Chairperson

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Mary Lenarth, Secretary

