

## **YORK TOWNSHIP ZONING COMMISSION**

**July 11, 2019**

The York Township Board of Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on July 11, 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 Zoning Appeals; Brad Thomas-Trailer One, Inc.; John Malbin

### **Minutes:**

The Board Members reviewed the proposed minutes from their June 6, 2019 meeting. David Hull made a motion to approve the proposed minutes. Guy Roach seconded the motion. All members voted aye in a voice vote. Minutes Approved.

### **Correspondence:**

Dorothy Crouch reminded the Board Members of the Mock BZA Hearing, scheduled by the Medina County Planning Department, for July 25, 2019 at 6:30pm at the Montville Township Town Hall.

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

Jonathan Steingass opened the Site Review for Lorain County Excavating, Inc.

Dorothy Crouch stated she received a letter from Lorain County Excavating, Inc. - Robert Tinkl. The letter explained Robert Tinkl will not pursue his application for his Site Review for Lorain County Excavating, Inc.

David Hull made a motion to accept the withdrawal of the Site Review for Lorain County Excavating, Inc. Lowell Wolff seconded the motion. All members vote aye in a voice vote.

### **Site Review: Trailer One, Inc – Continuance**

Jonathan Steingass opened the Site Review for Trailer One, Inc.

Brad Thomas explained John Malbin has agreed to install a solid fence. Brad Thomas explained he took pictures of the property located at 7125 Elyria Road and is asking the Board Members how far back the fence needs to be.

Brad Thomas is showing the Board Members the pictures of the property, explaining the overgrowth of trees and brush; Brad Thomas is not sure how much fence John Malbin will be able to install.

Brad Thomas is questioning how far back the solid fence needs to be, also explaining the sloping of the land.

Board Members, Dorothy Crouch, Brad Thomas and John Malbin review the pictures of the property at 7125 Elyria Road.

Jonathan Steingass asked Brad Thomas if he has done any measuring of the property or the placement of the vehicles.

Brad Thomas did not do any measuring of the property or the placement of the vehicles.

The Board Members, Dorothy Crouch, Brad Thomas and John Malbin discuss the property, property line, parking of vehicles, and the installation of a solid fence.

The Board Members switched conversation over to Old Business.

**Old Business:**

David Hull discussed with the Board Members the Preliminary Development Plans for the Steingass Preserve Conservation Development; David Hull mentioned he was the only one from the York Township in favor of the stub streets.

Dorothy Crouch explained to the Board Members a problem with Section 506.08. Type 1 Home Occupations of the York Township Zoning Resolution. The Board Members will review Section 506.08 at their next York Township Zoning Commission meeting to be held August 1, 2019.

Richard Hill stated he feels the York Township Zoning Commission should be addressing the problems of water runoff in York Township. Richard Hill is mentioning his concerns for the water flow referring to the Preliminary Development Plan for the Steingass Preserve Conservation Development.

The Board Members, Dorothy Crouch and Richard Hill discuss problems of water runoff in York Township. Richard Hill expresses his frustration with the Medina County Soil and Storm Water Management.

Jonathan Steingass reads Section 207.04.J of the York Township Zoning Resolution. The Board Members, Dorothy Crouch, and Richard Hill review York Township Zoning Resolution.

**New Business:**

There was no new business.

**Site Review: Trailer One, Inc – Continuance**

The Board Members decided to visit the property at 7125 Elyria Road, the location of the Site Review for Trailer One, Inc.

David Hull made a motion to adjourn the meeting for the Site Review at 7:50 pm. Guy Roach seconded the motion. All members voted aye in a voice vote.

Jonathan Steingass re-convened the Site Review for Trailer One, Inc. at 8:50 pm.

Jonathan Steingass asked how many trailers are currently at 7125 Elyria Road. Brad Thomas answered twelve (12) trailers.

Jonathan Steingass asked Brad Thomas what his plans are, taking into consideration the York Township Zoning Resolution.

Brad Thomas stated either a solid fence or wall. Brad Thomas then asked what would constitute a natural wall, with the overgrowth, or the mound on the side of the property.

Board Members, Dorothy Crouch, Brad Thomas and John Malbin reviewed installing solid fence/barriers.

Jonathan Steingass stated something needs to show where the property line is and where the fence is going to be.

Dorothy Crouch stated it is important to know where the property line is. Brad Thomas states he understands.

The Board Members and Dorothy Couch explained there should really be no trailers parked on the property at 7125 Elyria Road until the Site Review for Trailer One, Inc. is approved. Brad Thomas stated he understands.

The Board Members and Dorothy Crouch explained it is very important to have a completed Site Review; complete with property lines.

The Board Members state without knowing the property lines and property measurements they are unable to make a decision for the Site Review for Trailer One, Inc.

Jonathan Steingass explains the Board Members and Dorothy Couch need to have more detail on the Site Review so the Board Members know where the property line is, how far back is the solid fence going to be, and where are the semi-trailers going to be parked.

Jonathan Steingass asked Board Members since Trailer One, Inc. is on the property on a temporary basis if they would like to table the Site Review for another month.

The Board Members decided they need a survey of the Westside of the property.

Brad Thomas asked if he could park semi-trailers on the property until the Site-Review is approved.

Jonathan Steingass stated the proper procedure is to get approval of the Site Review before the property is utilized.

The Board Members and Dorothy Couch state no semi-trailers should be parked on the property at 7125 Elyria Road.

Lowell Wolff is asking, so he understands, if once the property is surveyed and the exact property line is established, what Brad Thomas needs to do is from the earthen mound to the building build a solid fence, from the earthen mound back no fence is needed. Lowell Wolff also stated nothing is to be parked on the west side of the line.

The Board Member agreed.

Guy Roach also explained a fence would be needed from the back of the building to the earthen mound and would need a solid fence to cover the width of the property to be able to park on both sides of the property.

David Hull made a motion to table the Site Review for Trailer One, Inc. at 7125 Elyria Road, Medina, allowing Trailer One to continue parking the semi-trailers (at the same number of trailers already parked on the property) in the back of the property and the railroad side of the property, until the next meeting August 1, 2019 Lowell Wolff seconded the motion. All members voted aye in a voice vote.

Jonathan Steingass asked if there was any other business. There was no other business.

**Adjourn:**

David Hull made a motion to adjourn the meeting at 9:25 pm. Guy Roach 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