

## **YORK TOWNSHIP ZONING COMMISSION**

**August 20, 2019**

### **Special meeting.**

The York Township Board of Zoning Commission held a specially requested meeting in the York Town Hall/Fire Station Complex on August 20, 2019, at 7:00 pm.

Lowell Wolff called the meeting to order at 7:00 pm.

The Pledge of allegiance was said.

#### **Zoning Commission members Present:**

David Hull, Guy Roach, and Lowell Wolff were present. Jonathan Steingass was unable to attend.

#### **Guests Present:**

Dorothy Crouch-Zoning Inspector; Paul Midkiff

#### **Site Review – Welco Enterprises, Inc.**

Lowell Wolff opened the Site Review for Welco Enterprises, Inc.

Paul Midkiff introduced himself, General Manager representing Welco Enterprises, Inc.

Paul Midkiff explained Welco Enterprises, Inc is a wholesale, specialty lumber yard specializing in Western Red Cedar and Douglas Fir lumber. Welco Enterprises, Inc. has been in business since about the year of 1972.

Paul Midkiff also explained the reason Welco Enterprises, Inc. wants to build the new office and showroom, time to change the business from wholesale to retail. Paul Midkiff stated it does not seem likely they will grow much if they stay in the wholesale business.

Guy Roach asked Paul Midkiff asked if they finish the wood. Paul Midkiff explained the woods they will carry.

David Hull asked Paul Midkiff if he is proising to add one building. Paul Midkiff answered only one building.

Lowell Wolff asked Dorothy Crouch if she had any questions or concerns. Dorothy Crouch explained there were a few problems, but they have been worked out.

David Hull asked if there would be additional entrances on State Rt. 18 (Norwalk Road). Paul Midkiff answered they will utilize the entrance they already have.

David Hull asked if Medina County Storm Water has any concerns. Paul Midkiff explained he has gone to the Medina County Storm Water Management; reviewed the retention pond.

Paul Midkiff also stated Welco, Enterprises, Inc. has been approved for a septic system. David Hull asked where the septic system will be. Paul Midkiff showed the Board Members where the septic system will be.

David Hull asked about how many employees Welco Enterprises, Inc. will employ. Paul Medkiff answered there will be two (2) employees in the warehouse and two (2) in the office, total of four (4) employees.

David Hull asked about deliveries, will the lumber be delivered on semi-trailers. Paul Midkiff answered yes; some customer delivery service may be offered when they change to a retail business.

David Hull asked where they off load the lumber. Paul Midkiff answered typically the lumber will be off loaded in the first building, number one.

Paul Midkiff mentioned possibly once the new warehouse/showroom is completed the old building will be demolished.

Dorothy Crouch asked Paul Midkiff if there will be a sales lot for cars. Paul Midkiff answered there will not be a car lot. (Previously considered).

David Hull asked if there will be any exteriors lighting added. Paul Midkiff answered there will be exterior lighting; the blue prints for the building have not been finalized, what ever lighting is appropriate.

Lowell Wolff suggested having the downward lighting, Paul Midkiff agreed. Paul Midkiff answered most of the lighting will be on motion sensors.

David Hull asked about signage. Paul Midkiff stated he would like to have a sign on the front of the building and one on the side of the building due to the way the building is oriented at the forty-five degree angle, so that people could see it coming from either direction.

Lowell Wolff asked Paul Midkiff to check with Dorothy Crouch regarding the codes for signage. Paul Midkiff will check with Dorothy Crouch and only do what is allowed. Dorothy Crouch stated there will be an additional permit for the sign.

David Hull mentioned the query from the Fire Chief regarding outdoor lumber storage being in a fenced in area. Fire Chief Ken Barrett referred to the Ohio Administrative Code 1301:7-7-28.

Paul Midkiff stated the problem will resolve itself once Welco Enterprises, Inc. takes back their third warehouse; tenant is moving at the end of August, 2019.

Paul Midkiff explained he is not against the Fire Chief, he does not think there will be a problem. Board Members, Dorothy Crouch and Paul Midkiff talked about the outside storage.

Paul Midkiff explained the location of Building number one, two and three, to the Board Members and Dorothy Crouch,

Dorothy Crouch explained today is a Site Review, Welco Enterprises, Inc. will still need to come before her for a zoning permit for building.

Lowell Wolff asked if there were any further questions. There were none.

Guy Roach made a motion to approve the Site Plans for Welco Enterprises, Inc. as submitted. David Hull Second the motion. Roll vote: David Hull-aye; Guy Roach-aye, Lowell Wolff-aye. Motion approved.

David Hull asked if there has been a fire inspection at Welco, Enterprises, Inc. Guy Roach stated the Fire Department tries to do yearly inspections, sometimes time does not permit them to do it yearly. Paul Midkiff explained he hired an outside company to come in to complete a safety audit to make sure they are OSHA compliant.

Lowell Wolff asked if there is any other business to be covered for this evening. There was no other business.

Lowell Wolff asked the Board Members and Dorothy Crouch if the York Township Zoning Commission should meet on September 5, 2019. Dorothy Crouch stated there is nothing on the agenda at this time, she has not heard from Trailer One, Inc.

Board Members mentioned they would like to hear from Trailer One, Inc. either to continue or close the Site Review for Trailer One, Inc.

The Board Members decided they would cancel the September 5, 2019 meeting unless something should come up.

**Adjourn:**

David Hull made a motion to adjourn the meeting at 7:30 pm. Guy Roach seconded the motion. All members voted aye in a voice vote. Meeting adjourned.

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Lowell Wolff, Vice Chairperson

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Mary Lenarth, Secretary