

YORK TOWNSHIP ZONING COMMISSION

November 5, 2020

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on November 5, 2020 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, Eric Matyac, Guy Roach, Jonathan Steingass, and Lowell Wolff were present.

Guests Present:

Dorothy Crouch-Zoning Inspector; Frank Baluch-Litchfield Zoning Commission; Richard Hill-York Township Board of Zoning Appeals; Frank Baluch-Litchfield Zoning Commission; Daniel Peckham; David Grayzanic

Minutes:

The Board Members reviewed the proposed minutes from October 1, 2020 meeting. Guy Roach made a motion to approve the proposed minutes. Eric Matyac seconded the motion. All members voted aye in a voice vote. Minutes approved.

Correspondence:

None

Lowell Wolff suggested for the York Township Zoning Commission to have the Site Review for David Grayzanic then Daniel Peckham before holding the Public Hearing for the Purposed Additions/Changes to the York Township Zoning Resolution. The Board and Dorothy Crouch agreed.

Site Review: David Grayzanic – TPF auto repair

Lowell Wolff opened the Site Review at 7:10 pm

Lowell Wolff asked David Grayzanic to explain his Site Plans.

David Grayzanic introduced himself, owner of TPF Automotive. David Grayzanic explained he is an automotive repair facility working on luxury cars and wholesale, fleet work, etc.

Guy Roach asked David Grayzanic if he would be moving into an existing building, David Grayzanic answered yes.

Guy Roach asked if the secured parking area is fenced in. David Grayzanic answered yes; it is pre existing also has a tarp covering the fence.

Lowell Wolff asked if there would be any storage of junk vehicles or parts stored on the premises either inside or outside.

David Grayzanic answered not for an extended period of time, that being said because he does some weird projects some things may appear to be junk for a short period of time. He will do some restorations so he will need to order some weird parts and need time to install them. David Grayzanic explained usually not longer than a week.

David Grayzanic stated he cannot tell you that it will never look like junk but they will not be there for an extended period of time.

Lowell Wolff asked what David Grayzanic means it will not be there for an extended period of time. David Grayzanic stated about a week.

David Grayzanic stated he sometimes does restoration.

David Hull asked where the part or parts left over from the vehicle will be kept. David Grayzanic stated it does not stay there very long.

David Hull asked if it will be gone in about a week. David Grayzanic answered yes.

Guy Roach asked if the Erhart/York Fire Department had any comments. Dorothy Crouch stated the Site Review was sent to the Fire Department; no response was received.

David Hull stated he drove by TPF Automotive the other day, asked David Grayzanic how many cars are in the parking lot now. David Grayzanic asked if David Hull was asking about the fenced in area. David Hull answered yes. David Grayzanic answered about fifteen (15).

David Hull asked if all of the vehicles have license plates on them. David Grayzanic answered yes; a lot of his cars either have a license plate, vanity plate or dealer plate on them.

Dorothy Crouch mentioned David Grayzanic came before the York Township Zoning Commission in the past, property was located at 6112 Norwalk Road.

Dorothy Crouch stated at that time David Grayzanic was told he was not to have any vehicles stored outside and was not to have any junk lying around the property. Dorothy Crouch continued that junk vehicles were outside and lots of junk and garbage was outside.

David Hull asked how many violations have been issued to David Grayzanic.

Dorothy Crouch answered there has been several violations issued to David Grayzanic.

Dorothy Crouch stated David Grayzanic absolutely did not adhere to the York Township Zoning Resolution. Dorothy Crouch read Section 205.05; Section 205.07; and Section 205.09.

David Grayzanic stated at the time of his business at 6112 Norwalk Road he was only seventeen (17) years old, he is now twenty-three (23) years old and has matured, he is not the same person that he was at seventeen (17) years old.

Dorothy Crouch stated again the Zoning Resolutions states junk vehicle(s) or parts are to be removed from the property within fifteen (15) days.

Dorothy Crouch explained David Grayzanic's has already moved his business into 6385 Norwalk Road location. Dorothy Crouch has seen all kinds of equipment installed at 6385 Norwalk, Medina.

Dorothy Crouch stated there are rules in place not just for York Township but for Medina County, rules are rules, they are made to be followed. Dorothy Crouch also stated that David Grayzanic knew he needed to come before the York Township Zoning Commission and did not come until Dorothy Crouch called them. David Grayzanic stated he tried to contact the York Township Office could not reach the office.

Dorothy Crouch state she pulled the records for her phone calls, there are no phone calls made to the York Township office from David Grayzanic

David Hull asked David Grayzanic why he moved his business, David Grayzanic answered because it did not have restrooms or proper facilities for professional work environment.

The Board Members, Dorothy Crouch and David Grayzanic reviewed Section 205.03.

David Hull asked if David Grayzanic will be doing any alterations to the building or extra lighting. David Grayzanic answered no alterations to the building and no additional lighting.

Lowell Wolff asked how many employees David Grayzanic will have. David Grayzanic answered he will not have any employees at this time. David Grayzanic stated he would like to have two (2) more employees other than himself when he grows big enough.

Jonathan Steingass mentioned when restorations are being done; maybe three (3) going on at the same time; isn't there always something that is going to be torn down? David Grayzanic answered he has not done a restoration in about two (2) years. David Grayzanic stated he really cannot do more than one (1) at a time.

Jonathan Steingass asked, so you really would not be doing more than one restoration at a time. David Grayzanic answered yes. Jonathan Steingass stated even if you only do one (1) restoration at a time you will always have something torn down.

David Grayzanic answered that is why he has a privacy screen.

The Board Members, Dorothy Crouch and David Grayzanic discuss the York Township Zoning Resolution; the past experiences and problems the Township has had in the past with David Grayzanic. David Grayzanic repeated to say that is in the past.

Lowell Wolff mentioned the Board Members and Dorothy Crouch are trying to avoid any issues for the future... Lowell Wolff stated they like to encourage new business, just want to avoid problems.

Guy Roach asked David Grayzanic if he has enough room in the building to dismantle several vehicles keeping the parts/junk inside the garage. David Grayzanic answered yes; he could probably have at least two (2) to three (3) vehicles in the building

Guy Roach stated if you can keep the vehicles in your garage, while working on them, , dismantle the vehicle and keep it all inside you will not be violating the York Township Zoning Regulations.

Eric Matyac agreed, and also mentioned, by keeping the dismantled parts inside the garage the York Township Zoning Regulations will not be violated.

Dorothy Crouch stated that would be a suitable answer to the problem.

Jonathan Steingass agrees if David Grayzanic can keep the vehicles in his garage, while working on them, dismantle the vehicle and keep it all inside would be the answer.

Jonathan Steingass expresses his concerns on how sincere David Grayzanic is considering his past history.

David Grayzanic stated he is waiting for the decision of the York Township Zoning Commission so that he could move all of his equipment to 6385 Norwalk Rd instead of having it in different locations. David Grayzanic went on to explain by having all of his equipment in one location he would be able to do his work properly.

David Grayzanic stated it would be fine with him if he is not able to do a restoration; he has not done one in two (2) years he will be fine with not doing any.

Dorothy Crouch asked David Grayzanic where his sign will be. David Grayzanic is not sure where the sign will be.

The Board Members, Dorothy Crouch and David Grayzanic review the parking area, the possibility of installing grass, open space, landscaping, and safety if someone would go off of the road.

Jonathan Steingass stated he does not want to reject the Site Plan; he would like to continue the Site Review to be able to obtain a more detailed Site Plan.

Jonathan Steingass went on to explain first David Grayzanic is going to dismantle vehicles now he is not going to have dismantled vehicles, vehicles were going to be outside, now they are going to be inside.

Jonathan Steingass is only bringing this to attention because of David Grayzanic's past.

Jonathan Steingass would like more details otherwise he does not see how he can approve this Site Plan

David Grayzanic stated on his application for this Site Plan he did not list his business as restoration, he only brought it up because of his past business of years ago; it is listed as automotive repair.

Dorothy Crouch noted on David Grayzanic's application it states the intended uses; auto repair, welding, and fabrication, detailing (cleaning), vinyl wrapping, parts sales.

David Grayzanic explained how he purchases his parts.

Eric Matyac suggested tabling the Site Plan for more specific information, denying the Site Plan or approving the Site Plan.

Jonathan Steingass made a motion he would like to table the Site Review for more specific information; set back for parking; side lot lines, sign location. Eric Matyac seconded the motion would like to table the Site Review until the next meeting.

David Grayzanic asked if he would be able to continue his business until the next meeting.

Lowell Wolff answered no he cannot continue his business at this time.

David Grayzanic argued he tried to contact the York Township Office and was not able to get an answer.

Dorothy Crouch stated she had not received a phone call from David Grayzanic and offered to pull her phone records.

The Board Members, Dorothy Crouch, and David Grayzanic reviewed Section 205.03; Section 205.07 and Section 303.11

Guy Roach asked David Grayzanic to verify the Site Plan, went over the map, suggesting how to make his Site Plan better.

Dorothy Crouch suggested she could check with George Smerigan regarding the side parking in C-1 Commercial District on page 31 of the York Township Zoning Regulations

Lowell Wolff stated that would be a good idea.

David Grayzanic asked if he could go back to his office which is only a few minutes down the road make adjustments to his Site Plan and come back, he would rather do that than come back for another meeting. David Grayzanic stated he would rather do that than try to go another month not being able to operate his business.

Lowell Wolff asked David Grayzanic if he would be able to give the Board Members the information they need. David Grayzanic answered yes.

Lowell Wolff asked the Board about tabling the meeting.

At 8:08 pm the all Board Members voted aye in a voice vote to table the Site Review for David Grayzanic.

Site Review: Daniel Peckham – Home addition

Lowell Wolff opened the Site Review at 8:08 pm

Daniel Peckham explained his plans are to build an addition to his home.

Lowell Wolff asked Dorothy Crouch if she had any questions or concerns. Dorothy Crouch answered that Daniel Peckham's addition is only going out to the rear of his lot, not going out to either side.

Dorothy Crouch explained the only reason for Daniel Peckham to come before the York Township Zoning Commission is because the parcel is in the Mallet Creek District.

David Hull asked Daniel Peckham how big the addition is. Daniel Peckham answered about two-thousand eight hundred (2,008) square feet.

David Hull asked if Daniel Peckham has contacted the Medina County Health Department and the Medina County Storm Water Management. Daniel Peckham answered yes.

Lowell Wolff asked the Board Members if they had any questions or concerns. There were no questions or concerns.

David Hull made a motion to approve the Site Plan. Guy Roach seconded the motion. All members voted aye in a voice vote. Motion approved.

Site Plan approved at 8:10 pm

Public Hearing: Purposed additions/changes to the York Township Zoning Resolution

Lowell Wolff opened the Public Hearing at 8:10pm

The Board Members and Dorothy Crouch reviewed the comments from Tom Karris/ Medina Co. Prosecutor's Office and extensively reviewed the comments from the Medina County Planning Commission.

Lowell Wolff asked if there were any other discussion or comments. There were no other discussions or comments.

Eric Matyac made a motion to approve the purposed additions/changes to the York Township Zoning Resolution. David Hull seconded the motion. All members voted aye in a voice vote.

All purposed additions/changes to the York Township Zoning Resolution approved as originally submitted.

Motion approved.

Public Hearing closed at 8:48 pm.

Site Review: David Grayzanic – TPF auto repair – reconvened

Jonathan Steingass made a motion at 8:49 pm to reconvene the Site Review for David Grayzanic. David Hull seconded the motion. All members voted aye in a voice vote. Motion approved.

David Grayzanic gave all Board Members and Dorothy Crouch a copy his revised proposed parking plan then explained it.

Board Members and Dorothy Crouch reviewed the parking plan for David Grayzanic.

The Board Members and Dorothy Crouch asked where the location of David Grayzanic's dumpster will be located making sure it will not be in the road right of way. David Grayzanic confirmed that he will have only one dumpster.

David Hull suggested to David Grayzanic how to find the road right of way through Medina County.

Guy Roach made a motion to approve the Site Review for David Grayzanic / TPF auto repair based on an up-dated more accurate map provided to Dorothy Crouch. Eric Matyac seconded the motion with additional documentation; additional parking variations contingent on revised documentations turned into Dorothy Crouch.

Lowell Wolff confirmed with David Grayzanic his Site Plan is approved contingent on an up-dated more accurate map with the additional parking variations must be given to Dorothy Crouch. Dorothy Crouch stated David Grayzanic must give the information to her before he continues his business this must also be noted in David Grayzanic's file.

Lowell Wolff asked if there were any other discussions or comments. There were no other discussions or comments.

All members voted aye in a voice vote with the contingency requirements. Motion approved.

David Grayzanic thanked the Board Members and Dorothy Crouch for working with him regarding his Site Review.

Site Review closed at 9:04 pm.

Old Business:

There was no Old Business.

New Business:

Guy Roach mentioned the Medina County Planning Commission is moving to the Medina County Administration Building on December 8, 2020.

Adjourn:

David Hull made a motion to adjourn the meeting at 9:08 pm. Guy Roach seconded the motion. All members vote aye in a voice vote. Motion approved.

Lowell Wolff, Chairperson

Mary Lenarth, Secretary