

**YORK TOWNSHIP ZONING COMMISSION**  
**March 4, 2021**

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on March 4, 2021 at 7:00 pm.

Guy Roach called the meeting to order at 7:05 pm.

The Pledge of allegiance was said.

**Zoning Commission members Present:**

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

**Guests Present:**

Dorothy Crouch-Zoning Inspector; Dan Caudill; Charity Reed; Rebecca Estep; Jeff Garens; Corrice Gratzler; Frank Calla.

**Minutes:**

The Board Members reviewed the proposed minutes from January 7, 2021 meeting. David Hull made a motion to approve the proposed minutes. Eric Matyac seconded the motion. All members voted aye in a voice vote. Minutes approved.

**Site Review: Dan Caudill – self storage**

Dan Caudill explained he would like to add four (4) more sites to Dancal Storage at 6297 Norwalk Road. Dan Caudill went on to explain the new sites are outlined in yellow highlighter.

Dan Caudill also explained in detail the Proposed Expansion Improvement Plans for Dancal Storage; the plans also show the existing four (4) buildings.

Guy Roach asked if the buildings were general storage or RV storage. Dan Caudill answered they are household storage.

David Hull asked if there is a fire break between the units. Dan Caudill answered there is fire walls every ten (10) feet between each unit. David Hull asked if the walls were drywall. Dan Caudill answered they are metal.

Guy Roach stated he personally did not have any problems or issues with Dan Caudill's plans.

Guy Roach had questions regarding is there a key pad on the gate, is this acceptable for the Fire Department and emergency vehicles. Dan Caudill stated years ago the Fire Chief

gave Dan Caudill his badge number to be able to enter the gate. Dan Caudill is not sure who gave him the number.

Guy Roach suggested for Dan Caudill to contact the Erhart/York Township Fire Department to up-date the information for access into Dancal Storage.

Dan Caudill stated the Sheriff Department also has their number to be able to have access to Dancal Storage.

Guy Roach asked if there was any power back-up for Dancal Storage. Dan Caudill answered there is no power back-up.

Guy Roach asked if there was any parking. Dan Caudill answered there is no parking; people either just load or unload their items and leave.

Dorothy Crouch mentioned the Fire Chief had concern that Dan Caudill would ensure sufficient access for fire apparatus via gravel driveway to new buildings. Dan Caudill explained there would be twenty-five (25) feet between the buildings. David Hull asked if the driveway would be gravel. Dan Caudill answered yes; gravel would be all around the buildings.

David Hull asked if there would be any additional lighting. Dan Caudill answered just four (4) lights, just like on the other buildings.

Dan Caudill asked if there would be any chance of having out-side storage on the remaining piece of land. Dan Caudill explained where he would like to place items such as RV's; motor homes; boats; etc.

Dorothy Crouch explained the York Township Zoning Resolution at this time does not allow outside storage. Dorothy Crouch stated the only way it would be allowed is if the York Township Zoning Resolution would be changed.

Guy Roach explained the York Township Zoning Commission is looking at revising the York Township Comprehensive Plan. Guy Roach went on to explain with the current Board Members he does not see the zoning changing regarding out-door storage in the foreseeable future, maybe ten (10) years from now.

Jonathan Steingass stated Dan Caudill needs to remember his property at 6297 Norwalk Road butts up against Residential property.

Eric Matyac also mentioned Dan Caudill should be safe with his current plans. Eric Matyac stated with the current Board Members, current zoning regulation, he does not see anything changing in the foreseeable future.

Guy Roach asked if there were any other questions or concerns. There were no other questions or concerns.

Eric Matyac made motion to approve the Site Review for Dan Caudill; self storage application number 013-21. Jonathan Steingass seconded the motion. All members voted aye in a voice vote. Motion approved.

Guy Roach postponed momentarily the Site Review for Joe Mittler – storage units; moving on to Site Review for Charity Reed.

**Site Review: Charity Reed – garage**

Guy Roach opened the Site Review for Charity Reed.

Jeff Garens of Garens Construction explained the Site Review for Charity Reed.

Jeff Garens stated he would like to build a pole construction structure to replace the garage that had fallen down at 6555 Norwalk Road.

Guy Roach asked Jeff Garens if he was increasing the original footprint of the garage.

Jeff Garens answered he is aware of the road right of way and is moving the garage back from the original garage site.

Guy Roach confirmed that the plans for the garage (pole construction) will be even with the house. Jeff Garens answered yes.

Guy Roach asked Jeff Garens if he would be moving the driveway. Jeff Garens stated he would not be moving the driveway.

Guy Roach asked if the main opening for the garage would be off-set from the driveway. Jeff Garens answered yes.

Guy Roach asked if you would be able to make the turn into the garage. Jeff Garens answered he made the drawing a little ruff, but you should be able to pull straight into the garage off of the street.

The Board Members, Dorothy Crouch, Jeff Garens, and Charity Reed review the garage plans, set backs, property lines, and the possibility of a breezeway connecting the garage to the home.

Jonathan Steingass suggested stipulating in the motion the connecting structure will be within the dimensions of the garage and the house.

Eric Matyac made a motion to approve the Site Plan for Charity Reed; garage – application number 014-21 per the applicant this is for a garage with a breezeway to connect to the home. The connecting structure will be within the dimensions of the garage and the house. David Hull seconded the motion. All members voted aye in voice vote. Motion approved.

**Site Review: Joe Mittler – storage units**

Eric Matyac made a motion to table the Site Review for Joe Mittler – application number 015-21. David Hull seconded the motion. All members voted aye in a voice vote. Motion approved. Joe Mittler was unable to attend tonight’s meeting.

The Board Members and Dorothy Crouch have questions for Joe Mittler regarding his Site Review, which will be held on April 1, 2021.

**Correspondence:**

There was no correspondence.

**Old Business:**

Dorothy Crouch stated she just received a clean copy of the York Township Zoning Resolution from George Smerigan so she will be able to give everyone a new copy.

Guy Roach stated he reviewed the York Township Comprehensive Plan he did not find a lot of changes that need to be made. Guy Roach mentioned the last few pages dictate what this Board resounds to; what this Board still wants to stay true to; as far as keeping the Township rural as much as possible. Guy Roach discussed developments in the area.

Guy Roach stated the statistical information needs to be up-dated.

The Board Members and Dorothy Crouch discussed the revision of the York Township Comprehensive Plan along with the possibility of contacting George Smerigan for help.

Guy Roach asked the Board Members to go over the Comprehensive Plan, bring their ideas and comments to the next meeting, April 1, 2021.

Guy Roach asked if there was any other Old Business. There was no other Old Business.

**New Business:**

David Hull mentioned at the last Trustee meeting Roger Mittler; York Township Board of Zoning Appeals, mentioned he would like the Trustees to formulate a committee to look at a five (5) year or ten (10) year plan for issues in the township.

The Board Members and Dorothy Crouch discussed issues in the township.

**Adjourn:**

Eric Matyac made a motion to adjourn the meeting at 8:22pm. Jonathan Steingass seconded the motion. All members voted aye in a voice vote. Meeting is adjourned.

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Guy Roach, Chairperson

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Mary Lenarth, Secretary