

## YORK TOWNSHIP ZONING COMMISSION

**January 6, 2022 – Revised 3-3-2022 – (typo corrections made)**

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on January 6, 2022 at 7:00 pm.

Guy Roach 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. Eric Matyac was unable to attend.

### **Guests Present:**

Dorothy Crouch-Zoning Inspector; Stephan Ibos-Zoning Inspector; Ted Wolff

### **Minutes:**

The Board Members reviewed the proposed minutes from October 7, 2021 meeting.  
2David Hull made a motion to approve the minutes. Lowell Wolff seconded the motion. All members voted aye in a voice vote. Minutes approved.

### **Site Review – Wolff Bros. Supply Inc.**

Guy Roach asked Ted Wolff to explain the plans for Wolff Bros. Supply. Ted Wolff explained the expansion for Wolff Bros. Supply Inc, explaining the new pond (for water retention). Ted Wolff stated he does not have the final size of he new pond.

David Hull asked where the runoff goes when it comes out of the pond. Ted Wolff stated they are going to tile it now; they will be replacing the tile with a fifteen (15) inch culvert pipe. Ted Wolff explained the water problems.

David Hull asked if it will be going to the east and to the ditch. Ted Wolff answered yes, then to the creek.

Ted Wolff explained the water runoff on the expansion plans to the Board Members.

Lowell Wolff asked if there is a culvert that goes across the road that is an irregular shape. Lowell Wolff also asked if a culvert goes in front of the house that goes to the creek. Ted Wolff answered yes; there is a twelve (12) inch culvert there now.

Ted Wolff explained they replaced the driveway culvert with a fifteen (15) inch culvert, thinking that down the road they would need the fifteen (15) inch culvert for more water runoff

David Hull asked Ted Wolff if he has gone to Medina County Storm Water Management. Ted Wolff answered not yet, he has a storm water guy looking at it but wanted to come before York Township Zoning Commission first.

David Hull stated Medina County Storm Water Management will need to sign off on the extension plans.

Ted Wolff mentioned he knows he will need to go to the Medina County Storm Water Management and have them sign off on the plans for the Wolff Bros. Supply Inc. extension.

Ted Wolff explained there will be kind of like a trough that goes between the buildings for water runoff.

David Hull stated the Board Members do not want to have the water problems on Wolff Road worse than what they already are.

Guy Roach explained he has not sat in on a proposal where the York Township Board of Zoning Appeals had granted a variance, and then have the applicant come before the York Township Zoning Commission with a different proposal than what had been approved by the York Township Board of Zoning Appeals earlier.

Jonathan Steingass noticed a discrepancy in the side yard from one-hundred thirty (130) feet to ninety-eight (98) feet side yard.

Mary Lenarth gave the Board Members a copy of the minutes from the York Township Board of Appeals meeting held on October 14, 2021 when the Public Hearing was held for Wolff Bros. Supply Inc. extension.

Guy Roach stated the plans before the York Township Zoning Commission at this moment are very different; difference of square footage, entire building is different, distances have changed between property lines, road right of ways, driveways changed, no access to the driveway, and many other changes have been made.

Guy Roach went on to state he is not sure if this is something that should go back to the York Township Board of Zoning Appeals for their reconsideration or if the Variance is such that the York Township Zoning Commission can go ahead and approve the Site Plan.

Board Members, Ted Wolff and Dorothy Crouch went over the new plans for Wolff Bros. Supply.

Guy Roach stated he sees many things in the plans that must go before the fire inspector.

Dorothy Crouch explained she was not aware of all the changes that have been made to the Wolff Bros. Supply Inc. extension and feels this should be given to the Medina County Prosecutor's office to review.

Guy Roach stated that when there is a variance to the codes he feels everything must be perfect, that is the way it should to be.

Guy also explained after sitting down and going over the old plan then going over the new plan there are just too many changes that have been made, the plans are much different.

Guy Roach stated he knows the fire department will want access around the building.

Board Members, Dorothy Crouch and Ted Wolff review the Wolff Bros. Supply Inc. application.

David Hull mentioned at the York Township Board of Appeals meeting on October 14, 2021, he asked if there was a twenty (20) feet separation between the buildings, Ted Wolff stated about twenty-six (26) feet.

David Hull explained that at the time Ted Wolff explained they were trying to keep it far enough away for the connecting causeway so the equipment can be used. Ted Wolff stated that was when the docks were at the other end; they had to raise it up to get the water flow to work. Ted Wolff stated he does not think the architect understands the codes.

David Hull also mentioned the original separation between the building plans allowed for snow falling off of the roofs. David Hull asked if this is not a problem now.

Ted Wolff answered they will build the trough strong enough to hold any snow that could come off the roofs. Ted Wolff answered they were worried about the snow blowing off the higher roof onto the existing roof. David Hull mentioned the space between the buildings will fill with snow. Ted Wolff answered that is correct.

David Hull asked if any of the expansion to the West will affect the gas lines. Ted Wolff answered the gas line wants twenty-five (25) feet from road right-of-way. Ted Wolff stated he might be off, it may be one-hundred (100) feet, and he thinks the surveyor might be off.

David Hull asked if there were any restrictions regarding the granite driveway distance from the gas line. Ted Wolff answered you cannot put a gravel driveway any closer than twenty (25) feet from the gas line. Ted Wolff stated if the Fire Chief wants a driveway they could just change the building back one-hundred, eighty (180) feet.

The Board Members and Dorothy Crouch agreed the York Township Zoning Commission would not be able to approve anything that was not allowed in the Variance, the biggest thing is the square footage and the setback.

David Hull also expressed his concerns regarding Medina County Storm Water Management, but that is up to Medina County and the York Township Trustees because they maintain the culvert along with the flow of the water.

David Hull expressed his concern with the flooding in this area now.

David Hull mentioned another issue he has is how much lighting will be at the loading dock area and the other thing that was attractive with the loading dock in the back was it would be less visible towards the other residents down the street.

David Hull asked about the trucks coming in at night with their lights. Ted Wolff stated the trucks back in to transfer their load, should not be any more lighting that what is currently in the parking lot now.

David Hull expresses his concern for the lights on the trucks coming in and out disturbing the neighbors, maybe mounds to block the headlights. Ted Wolff mentioned they could continue the mound that already is there from the solar system and maybe plant some trees.

David Hull stated he is just thinking of the future since this is a Non-Conforming Use, in a Residential Area.

Lowell Wolff mentioned this is his concern also. Lowell Wolff explains Wolff Bros. Supply Inc has gone out of their way to blend in with the Residential Area and is concerned it is going to be difficult for Wolff Bros. Supply Inc to continue to grow in a Non-Conforming area and still look conforming.

Jonathan Steingass states the York Township Board of Zoning Appeals did approve the application for Wolff Bros. Supply Inc; the main problem is the total square footage.

Jonathan Steingass goes on to explain Wolff Bros. Supply Inc is well under the square footage that was allowed, the only issue he has is the discrepancy in the ninety-eight, thousand (98,000) feet side yard. Jonathan Steingass stated if that could be cleaned up he thinks it is a good plan.

David Hull stated he would like to have this sent back to the fire department.

Jonathan Steingass agreed the fire department needs to see these new plans.

Guy Roach suggest there are too many questions that need to be answered at this time.

The Board Members and Dorothy Crouch review the minutes from the York Township Board of Zoning Appeals dated October 14, 2021.

The Board Members, Dorothy Crouch and Ted Wolff discuss the questions, concerns, application, and discrepancies in the Site Review for Wolff Bros. Supply Inc

The Board Members and Dorothy Crouch reviewed the motion made by the York Township Board of Appeals on October 14, 2021; the motion was to grant the variance request from Ted Wolff on behalf of the Wolff Bros. Supply Inc. per the site plan submitted.

The Board Members and Dorothy Crouch agreed the York Township Board of Appeals approved the site plans as submitted, the plans have been changed.

Guy Roach explained how important it is for the fire codes to be met.

The Board Members and Dorothy Crouch suggested for Ted Wolff to contact Fire Chief Jason Creamer for guidance regarding the expansion.

Dorothy Crouch stated she will be contacting the Prosecutor's Office.

David Hull made a motion to table the Site Plan Review for Wolff Bros. Supply, Inc. until the next meeting, February 3, 2022. Jonathan Steingass seconded the motion.

Guy Roach explained to Ted Wolff that there are two different plans regarding the fire department. The Board Members need a good clean Site Plan.

All members voted aye in a voice vote. Site plan will be continued next month, February 3, 2022,

Guy Roach confirmed with Dorothy Crouch that she will contact the Prosecutor's Office.

Dorothy Crouch introduced Stephan Ibos, who will be the Zoning Inspector in training starting on Monday January 10, 2022.

**Correspondence:**

Guy Roach mentioned the York Township Trustees did approve the Proposed Amendments to the York Township Zoning Resolution.

Dorothy Crouch stated that George Smerigan is working on the new edition of the York Township Zoning Resolution.

**Organizational Meeting:**

Mary Lenarth gave the Board Members a new copy of the meetings for the York Township Zoning Commission for 2022.

The Board members reviewed the York Township Zoning Commission Organization Meeting Guidelines.

David Hull made a motion to approve the York Township Zoning Commission Organization Meeting Guidelines. (Exhibit A) Second by Jonathan Steingass. All members voted aye in a voice vote. Motion approved.

Board Members called Eric Matyac; since Guy Roach is current Chairperson he asked Eric Matyac if he would consider being Chairperson. Eric Matyac stated would.

Lowell Wolff nominated Eric Matyac for Chairperson. David Hull seconded the motion. All members voted aye in a voice vote. Motion approved.

Lowell Wolff nominated Dave Hull for Vice Chairperson. Jonathan Steingass seconded the motion. All members voted aye in a voice vote. Motion Approved.

**Old Business:**

None

**New Business:**

Guy Roach mentioned that the Board Members will move forward to revise the York Township Comprehensive Plan.

David Hull said this will work out well since the Censes data has been completed.

Jonathan Steingass made a motion to thank Guy Roach for his very capable job of Chairperson for 2021.

**Adjourn:**

David Hull made a motion to adjourn the meeting at 8:30pm. Jonathan Steingass second the motion. All members voted aye in a voice vote. Meeting adjourned.

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Guy Roach, Chairperson

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Mary Lenarth, Secretary

## **EXHIBIT A**

### **York Township Zoning Commission Organizational Meeting Guidelines**

**January 6, 2022**

**1. Regular meetings:** Regular meeting of the Commission will be held the first Thursday of each month at 7:00pm. Unless otherwise provided, all meetings will be held the York Township Hall/Fire Station Complex, located at 6609 Norwalk Road.

The clerk shall give notice of the regular meetings by posting a copy of this resolution on the bulletin board at the Township office and notify the Medina Gazette. If the date, time or location of a regular meeting is changed, notice of the change shall be posted as provided in this section at least three (3) days prior to the meeting.

**2. Special and emergency meetings:** Special meeting of the Commission will be held at the call of the Chairman, or the Vice Chairman, or two members of the Commission. The call for a special meeting shall specify the date, time, location, and purposes of the meeting. Unless otherwise provided, special meetings will be held at the same location as regular meetings.

The Clerk shall give notice of the date, time, location, and purposes of a special meeting other than an emergency meeting by posting in the same location(s) as provided for posting notice of regular meetings. Notice shall be posted as far in advance of the meeting as practicable, but not less than twenty-four (24) hours prior to the meeting.

If there is sufficient time to provide twenty-four (24) hours notice, the Clerk shall give notice of an emergency meeting in the same manner as notice of a non-emergency special meeting. Otherwise, notice of an emergency meeting is not required.

**3. Alternate:** An alternate shall be asked by the Chairman to be seated with the Commission if there is a vacancy at the beginning of the meeting. If a regular Commission member arrives later than fifteen (15) minutes after the meeting began the alternate will remain the voting member. If the regular members arrives earlier than fifteen (15) minutes after the meeting began they can replace the alternate as the voting member if a public hearing or site plan review has not begun. Only a member that has heard all testimony can vote.

**4. Meeting minutes:** Every effort shall be made to provide minutes of the monthly meeting to the Board members one week in advance of the next scheduled regular meeting.