

YORK TOWNSHIP ZONING COMMISSION

March 3, 2022

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on March 3, 2022 at 7:00 pm.

Eric Matyac 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, Lowell Wolff and Alternate Kenneth Barco were present.

Guests Present:

Dorothy Crouch-Zoning Inspector; Stephan Ibos-Zoning Inspector; Ted Wolff; Richard Monroe-York Township Trustee; Colene Conley-York Township Trustee

Eric Matyac welcomed Kenneth Barco as the Alternate Board Member for the York Township Zoning Commission.

Minutes:

The Board Members reviewed the proposed minutes from January 6, 2022 meeting. Jonathan Steingass made a motion to approve the minutes. Guy Roach seconded the motion.

Eric Matyac asked for any discussion regarding the minutes.

David Hull and Jonathan Steingass noticed typographical errors.

Eric Matyac asked if everyone is in favor of the minutes as modified.

All members voted aye in a voice vote. Minutes approved.

Site Review: Wolff Bros. Supply Extension – continued

Eric Matyac opened the Site Review for Wolff Bros. Supply Extension.

Eric Matyac asked the Board Members if they all received the revised plans for the Wolff Bros. Supply extension. All Board Members have received their information.

Eric Matyac asked for clarification of what has taken place regarding the Site Review for Wolff Bros. Supply extension.

Board Member reviewed Site Plan for Wolff Bros. Supply, Inc. which had taken place January 6, 2022. The original Wolff Bros. Supply, Inc. plans had been changed after the York Township Board of Appeals Public Hearing; which was held on October 14, 2021

The York Township Zoning Commission did not feel comfortable making a decision regarding the Wolff Bros. Supply, Inc. extension since the plans had been changed.

The York Township Zoning Commission made a motion to table the Site Review for the Wolff Bros. Supply, Inc. extension until their next regular meeting which would have been February 3, 2022, but due to a bad snow storm the meeting was canceled. It was then scheduled for their next scheduled meeting; March 3, 2022.

In the mean time the Wolff Bros. Supply went back to the York Township Board of Zoning Appeals with another revised set of plans for the Wolff Bros. Supply extension, the Public Hearing was then scheduled for February 17, 2022. The York Township Board of Zoning Appeals made motion clear to understand the variance request.

David Hull explained it is now up to the York Township Zoning Commission to make sure Wolff Bros. Supply, Inc. meet all of the zoning requirements.

Eric Matyac asked if there is any discussion regarding the Site Plan for Wolf Bros. Supply, Inc. expansion.

Board Members, Dorothy Crouch and Ted Wolff review the current plans for the Wolff Bros, Supply, Inc. expansion.

Lowell Wolff and Ted Wolff discuss the possible plans for the placement of arborvitae to hide the expansion of Wolff Bros. Supply, Inc.

Ted Wolff explained there will be a six (6) foot high privacy fence to block lights from the dock.

Lowell Wolff asked about outside lighting for the expansion. Ted Wolff explained the only lighting will be over the dock and the lights will be shining down, no lights will be in the turn-around area, there will be lights over the Wolff Bros. Supply, Inc. extension walk-in door.

Ted Wolff explained there probably will be a small sign out by the road so the trucks know this is the receiving drive.

Lowell Wolff mentioned Wolff Bros. Supply, Inc. has done a very good job with trying to blend in with the residential area.

Lowell Wolff is concerned about increased night truck traffic. Ted Wolff explained putting up the expansion will not increase the night truck traffic; in time it might increase the traffic but not now.

Lowell Wolff is concerned about night transfer of trucks at the dock. Ted Wolff explained receiving hours are from 7am to 4pm. Ted Wolff explained the trucks usually come in for supplies from 7:30pm to 12 midnight.

Lowell Wolff and Ted Wolff discuss limiting truck traffic during the night.

The Board Members and Ted Wolff discuss the flow of truck traffic during the night hours.

Jonathan Steingass mentioned the Board Members are to be looking over the Site Plan and see if this is adequate or if there are any suggestions to change it or to modify it. Jonathan Steingass continues to explain, to limit the trucks coming in and the time they can come in you are getting close to a Conditional Zoning Certificate when you do that; then you will need to go back to the York Township Board of Zoning Appeals, only they can issue a Conditional Zoning Certificate.

Jonathan Steingass asked Dorothy Crouch if he is correct. Dorothy Crouch answered yes.

Jonathan Steingass mentioned you could put up a privacy fence but does not think the Zoning Commission could limit hours.

The Board Members, Dorothy Crouch discuss the current York Township Zoning Resolution. David Hull reviewed Section 207.04 - Review Standards.

Eric Matyac asked if there were any other zoning matters of concern.

David Hull expresses his concern of storm water management.

Ted Wolff and Board Members discuss storm water management.

Ted Wolff stated he is aware that everything Wolff Bros. Supply, Inc. does needs to be approved by Medina County Storm Water Management.

Board Members, Dorothy Crouch, and Ted Wolff discuss Section 207.04 and contacting Medina County.

Colene Conley suggesting contacting Medina County Storm Water Management as soon as possible because there is water issue in this area.

The Board Members, Dorothy Crouch, Richard Monroe, Colene Conley, Steve Ibos, Ted Wolff discuss the water problem.

Eric Matyac asked if there were any other zoning concerns.

Guy Roach asked Ted Wolff to explain the fire lane. Ted Wolff explained it is gravel.

Eric Matyac asked if there were any other questions or concerns. There were no other questions or concerns.

Eric Matyac made a motion to approve the Site Plan for Wolff Bros. Supply, Inc. expansion as presented contingent with the expectation and requirement that the Medina County Storm Water Management is to provide the county documentation to the York Township Zoning Commission and Zoning Inspector; this needs to be receive with ample time to review them before proceeding with the process. There is to be a West line of arborvitaes that shall be two (2) lines or one (1) line; staggered approximately ten (10) foot apart on center. The North line of arborvitaes shall go in front of the retention basin, between the road and the retention basin; the arborvitaes are to be staggered if possible.

Eric Matyac asked if there is a so moved on the motion.

Guy Roach so moved on the motion. David Hull seconded the motion. All members voted aye in a voice vote. Motion approved with the noted clarification.

Correspondence:

There is no correspondence.

Old Business:

Eric Matyac noted the 2022 Zoning Resolution of the York Township has been issued and is now the current version.

New Business:

Eric Matyac asked if there was any new business.

Kenneth Barco being a new Board Member would like to know if there is a difference between a Zoning Permit and Zoning Certificate. Steve Ibos answered there is no difference, they are interchangeable.

The Board Members, Dorothy Crouch, Steven Ibos, Colene Conley discuss various agricultural zoning issues at the Township and State levels.

Eric Matyac asked for a motion to close discussion.

Guy Roach made a motion to close discussion. Dave Hull seconded the motion.

Eric Matyac asked if there was any other new business.

Jonathan Steingass asked if the Board Members would be working on the York Township Comprehensive Plan.

Eric Matyac stated he was open to any suggestions. The Board Members, Dorothy Crouch, Steve Ibos, Richard Monroe, and Colene Conley briefly discussed working on the York Township Comprehensives Plan and the possibility of contacting George Smerigan.

Eric Matyac asked if there is any other new business.

Guy Roach wanted to thank Dorothy Crouch for everything that she has done for the York Township Zoning Commission and all of York Township. Everyone in attendance agreed.

Adjourn:

Meeting was adjourned at 8:30pm

Eric Matyac, Chairperson

Mary Lenarth, Secretary