

YORK TOWNSHIP ZONING COMMISSION

May 5, 2022

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on May 5, 2022 at 7:00 pm.

David Hull 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, Lowell Wolff and Alternate Kenneth Barco were present. Eric Matyac was unable to attend.

Alternate Kenneth Barco came forward to be on the Board in the absence of Eric Matyac.

Guests Present:

Stephan Ibos-Zoning Inspector; Richard Monroe-York Township Trustee; Matthew Potting

Minutes:

The Board Members reviewed the proposed minutes from April 7, 2022 meeting. Guy Roach made a motion to approve the minutes with typographical corrections made. Kenneth Barco seconded the motion. All members voted aye in a voice vote. Minutes approved.

Correspondence:

Steve Ibos, Board Members and Richard Monroe discussed HOAs (Home Owners Associations), Zoning Regulations and sending letters to the HOAs.

Steve Ibos gave a brief zoning report.

Jonathan Steingass asked Steve Ibos about the extension for Emerald Run; that currently dead ends at this time. Steve Ibos gave a brief up-date on Emerald Run extension.

Steve Ibos gave Board Members a copy of possible suggestions for amendments to the York Township Zoning Resolution from George Smerigan for the Board Members to review.

The Board Members decided to take home George Smerigan's suggestions for possible amendments to the York Township Zoning Resolution and review them for their next meeting.

Site Review – Matthew Motors

David Hull asked Matthew Potting to explain his business, Matthew Motors.

Matthew Potting explained he does a little bit of everything, some custom stuff, lifted trucks, classic cars, restorations, brakes, oil changes, tires, etc.

Matthew Potting explained the copy of the Site Review map to the Board Members.

The Board Members reviewed extensively the Site Review for Matthew Motors.

Steve Ibos explained he has an application for the sign. Matthew Potting is still working on the sign for Matthew Motors.

Steve Ibos asked Matthew Potting if he was planning on using the trailer that is located beside the building for storage. Matthew Potting stated he is fixing up the trailer; uses it about once a week.

Guy Roach expresses his concerns regarding fire codes. Guy Roach stated as long as the Fire Chief has seen the plans and has approved of them he is good with the plans too.

Guy Roach made a motion to approve the Site Review for Matthew Motors. Lowell Wolff seconded the motion.

David Hull asked if there was any other further discussion. There was no further discussion.

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

Old Business:

David Hull asked the Board Members if they would like to continue to review the proposed changes the York Township Zoning Resolution.

Guy Roach made a motion to have a Public Hearing on June 2, 2022, at 7:00pm to make the following additions/changes to the York Township Zoning Resolution:

1. Section 203 - Map of Zoning Districts
2. Section 205.15.A - Driveways
3. Section 205.15.J - Driveways
4. Section 306.06.C - Perimeter Building Regulations
5. Section 306.06.D - Interior Building Setback/Spacing Regulations
6. Section 306.08.G - Procedure after Approval of Preliminary Development Plan
7. Possible addition of Section 306.08.H - Final Development Plan Approval
8. Section 506.08.D - Type 1 Home Occupations
9. Section 506.08.J - Type 1 Home Occupations.

David Hull asked Mary Lenarth if she would have a copy of the Public Notice at the Buckeye Branch of the Medina County Library along with a copy of all the additions/changes to the York Township Zoning Resolution. Mary Lenarth answered that she would have a copy at the Buckeye Branch of the Medina County Library.

Jonathan Steingass seconded the motion.

Jonathan Steingass amended his motion; changing - 7. *Possible* addition of Section 306.08.H - Final Development Plan Approval; to 7. Addition of Section 306.08.H - Final Development Plan Approval; (removing Possible).

Guy Roach agreed to amend his motion; changing 7. Addition of Section 306.08.H - Final Development Plan Approval.

The following additions/changes to the York Township Zoning Resolution will now be:

1. Section 203 - Map of Zoning Districts
2. Section 205.15.A – Driveways
3. Section 205.15.J - Driveways
4. Section 306.06.C - Perimeter Building Regulations
5. Section 306.06.D - Interior Building Setback/Spacing Regulations
6. Section 306.08.G - Procedure after Approval of Preliminary Development Plan
7. Addition of Section 306.08.H - Final Development Plan Approval
8. Section 506.08.D - Type 1 Home Occupations
9. Section 506.08.J - Type 1 Home Occupations.

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

David Hull asked if there was any other Old Business.

Guy Roach asked Steve Ibos if George Smerigan was asked about helping the Board Members to review and up-date the York Township Comprehensive Plan.

Steve Ibos was not aware if George Smerigan was contacted. Steve Ibos stated he would look into it.

David Hull mentioned there should be funds available through Medina County Planning Commission to help with the cost of up-dating the York Township Comprehensive Plan.

David Hull suggested for Steve Ibos to contact George Smerigan to get an estimate on how much George Smerigan would charge to help with up-dating the York Township Comprehensive Plan; then the Board Members could present the cost to the York Township Trustees.

Board Members, Steve Ibos and Richard Monroe discussed up-dating the York Township Comprehensive Plan.

Steve Ibos stated he is working on getting more information from surrounding townships for regulating solar energy.

David Hull asked if there was any other Old Business. There was no other Old Business.

New Business:

David Hull asked for any New Business.

Kenneth Barco asked the Board Members if they would be interested in changing the wordage of Section 205.01 Agricultural Uses.

The Board Members, Steve Ibos and Richard Monroe discussed Section 205.01 Agricultural Uses; and issues regarding agricultural exempt.

David Hull stated he will work on new wordage for Section 205.01 Agricultural Uses.

David Hull asked if there was any other New Business from Board Members or Richard Monroe.

There was no other New Business.

Adjourn:

Guy Roach made a motion to adjourn the meeting at 8:35pm. Kenneth Barco seconded the motion.

David Hull, Vice-Chairperson

Mary Lenarth, Secretary