

YORK TOWNSHIP ZONING COMMISSION

June 2, 2022

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on June 2, 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:

Stephan Ibos-Zoning Inspector

Minutes:

The Board Members reviewed the proposed minutes from May 5, 2022 meeting. David Hull made a motion to approve the minutes with typographical corrections made. Guy Roach seconded the motion. All members voted aye in a voice vote. Minutes approved.

Correspondence:

There was no Correspondence.

Public Hearing:

Eric Matyac opened the Public Hearing 7:15pm

Eric Matyac asked if there were any other comments or concerns.

David Hull asked Mary Lenarth to verify that she had the Public Hearing published in the Medina Gazette. Mary Lenarth stated that she did have it published in the May 18, 2022 edition of the Medina Gazette, gave the Buckeye Branch of the Medina County Library located at 6625 Wolff Road a copy and a copy was available at the York Township office.

David Hull briefly explained this has been approved by the Medina County Prosecutor's office and the Medina County Planning Commission.

Eric Matyac asked if there were any other comments or concerns. No other comments or concerns were made. No other residents were in attendance.

David Hull made a motion to accept 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. 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.

Lowell Wolff seconded the motion. All members voted aye in a voice vote. Motion approved.

David Hull mentioned this will now need to be passed on to the York Township Trustees. Steve Ibos asked if he is to bring this up to the York Township Trustees at their next meeting.

Mary Lenarth gave the Board Members and Steve Ibos a copy of a draft letter for the York Township Trustees. Mary Lenarth explained that she will give this letter to the York Township Trustees and to Margaret Russell

Board Members reviewed the draft letter to the York Township Trustees.

Eric Matyac asked Board Members if they had ample time to review the draft letter. All members agreed they had enough time to review the draft letter.

Eric Matyac asked if there were any other comments or concerns. No other comments or concerns were made.

David Hull made a motion to approve the draft letter to the York Township Trustees. Guy Roach seconded to motion. All members voted aye in to voice vote. Motion approved.

Eric Matyac stated for clarification, the Public Hearing regarding the additions/changes to the York Township Zoning Resolution, the Board Members made a motion to have a Public Hearing, had the Public Hearing, had discussion, closed the Public Hearing at 7:35pm on June 2, 2022 and approved the additions/changes to the York Township Zoning Resolution.

Eric Matyac asked if there were any objections. There were no objections.

Zoning Updates:

Steve Ibos mentioned he attended the Medina County Planning Commission, gave a brief report of subdivisions that are up for review and approval.

Steve Ibos stated the Medina County Planning Commission will be starting to schedule workshops starting in August, possibly for Zoning Commission, Board of Appeals and Trustees. Steve Ibos explained he will forward any information he receives regarding the workshops.

Steve Ibos gave a brief zoning report of miscellaneous up-dates in York Township.

Steve Ibos and the Board Members discussed the possibly of changing the current filing system.

Steve Ibos mentioned he contacted Denise Testa regarding finding out how much the Medina County will help with the cost of up-dating the Comprehensive Plan.

Steve Ibos has also reached out to George Smerigan for a quote for how much he might charge to help with updating the Comprehensive Plan.

Steve Ibos is trying to find out if the 2020 Census Data is available.

Steve Ibos stated he worked on a word document regarding Accessory Buildings and sent it to the Board Members. Steve Ibos and Board Members briefly discussed Accessory Buildings.

Steve Ibos has sent out letters to HOAs in York Township regarding York Township Zoning Regulations.

Eric Matyac asked if there was any other discussion or questions for Steve Ibos. There were none.

Old Business:

David Hull mentioned last meeting Kenneth Barco suggested amending the wordage for Section 205.01 Agricultural Uses.

The Board Members and Steve Ibos review; Section 205.01 Agricultural Uses - To the extent exempted under Ohio Revised Code Section 519.21, nothing contained in this Resolution shall prohibit the use of any land for agricultural purpose or the construction or use of buildings or structures incidental to the use of agricultural purposes of the land upon which said buildings or structures are located. No Zoning Certificate shall be required for such agricultural use, building or structure. The main farm dwelling and any accessory buildings used in connection with the dwelling, however, shall conform to the regulations contained in this Resolution.

David Hull and Jonathan Steingass suggested amending Section 205.01 Agricultural Uses to:

Section 205.01 Agricultural Uses - To the extent exempted under Ohio Revised Code Section 519.21, nothing contained in this Resolution shall prohibit the use of any land for agricultural purpose or the construction or use of buildings or structures incidental to the use *for* agricultural purposes of the land upon which said buildings or structures are located. No Zoning Certificate shall be required for such agricultural use, building or structure. *However, anyone erecting an agricultural structure may be requested to sign a statement confirming the fact that the building under construction is being built for and will be used for agricultural purposes. If the agricultural building purpose is changed from the definition of agriculture as stated in the Ohio Revised Code, the own must obtain a zoning certificate and meet the current zoning Resolution requirements.* The main farm dwelling and any accessory buildings used in connection with the dwelling, however, shall conform to the regulations contained in this Resolution.

The Board Members and Steve Ibos discuss this in detail.

Mary Lenarth let the Board Members know that she will not be available for the August 4, 2022 meeting for the York Township Zoning Commission. Mary Lenarth stated that she let Colene Conley know about this months ago.

Eric Matyac asked the Board Members if they would like to keep the discussion regarding Section 205.01 alive.

David Hull made a motion to table the discussion regarding Section 205.01. Jonathan Steingass seconded the motion.

Eric Matyac asked if there was any other Old Business. There was no other Old Business.

New Business:

Eric Matyac asked for New Business.

Eric Matyac stated he would like to open a motion and immediately table it for discussion on energy related zoning modification. Guy Roach seconded the motion. All members voted aye in a voice vote. Motion approved. Eric Matyac explained this way it will keep this conversation alive and will not be forgotten about.

Eric Matyac stated he would like to open discussion regarding changing accessory buildings. Jonathan Steingass made a motion immediately table it for discussion on accessory buildings. David Hull seconded the motion. All members voted aye in a voice vote. Motion approved. Eric Matyac explained this too will keep this conversation alive and will not be forgotten about.

Eric Matyac asked if there was any other New Business. There was no other New Business.

Eric Matyac asked if there were any announcements. There were no announcements.

Adjourn:

Eric Matyac adjourned the meeting at 8:15pm

Eric Matyac, Chairperson

Mary Lenarth, Secretary