

YORK TOWNSHIP
Public Hearing Zoning Amendments July 28, 2022
Trustees – Chairman William Pavlick, Richard Monroe, Colene Conley
Fiscal Officer Margaret (Peggy) Russell

Present:

Trustee Bill Pavlick	Kristy McElroy
Trustee Rick Monroe	Assitant Chief Ed Szoke
Trustee Colene Conley	Residents
Fiscal Officer Peggy Russell	

Chairman Bill Pavlick called the meeting to order at 6:30 p.m. and led the pledge of allegiance. Trustee Pavlick stated the meeting is being recorded for transcription purposes only.

Section 203 Map of Zoning Districts

CURRENTLY READS:

The districts or zones and their boundary lines are indicated upon a map entitled “Zoning District Map of York Township, Medina County, Ohio,” an accurate copy of which as of ~~September 5, 2002~~, together with all notations, references, and other matters shown thereon is hereby attached to and made a part of this Resolution. The original map shall be maintained in the office of the York Township, and shall show all amendments or changes made hereafter thereon. The copy attached is for general reference purposes only. The original map must be examined to confirm, the attached maps, continued accuracy on and after the date indicated thereon.

AMEND TO READ AS FOLLOWS:

The districts or zones and their boundary lines are indicated upon a map entitled “Zoning District Map of York Township, Medina County, Ohio,” an accurate copy of which, together with all notations, references, and other matters shown thereon is hereby attached to and made a part of this Resolution. The original map shall be maintained in the office of the York Township, and shall show all amendments or changes made hereafter thereon. The copy attached is for general reference purposes only. The original map must be examined to confirm, the attached maps, continued accuracy on and after the date indicated thereon.

205.15 Driveways

CURRENTLY READS:

- A. Driveways shall be installed before construction of buildings can begin. This installation will consist of an all weather driving surface capable of holding construction, emergency, and passenger vehicles. An all weather driving surface is a surface such as: gravel, stone, brick, asphalt, or cement.

AMEND TO READ AS FOLLOWS:

- A. Driveways shall be installed before construction of buildings can begin. This installation will consist of an all weather driving surface capable of holding construction, emergency, and passenger vehicles and with horizontal and vertical alignments to accommodate such vehicles. An all weather driving surface is a surface such as: gravel, stone, brick, asphalt, or cement.

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CURRENTLY READS:

- J. A street number identification sign shall be placed at the driveway entrance. Minimum sign size shall be six (6) inches by eighteen (18) inches, with reflectorized numerals.

AMEND TO READ AS FOLLOWS:

- J. A street number identification sign shall be placed at the driveway entrance of all lots of 2.1 acres or larger. Minimum sign size shall be six (6) inches by eighteen (18) inches, with reflectorized numerals.

306.06 Development and Site Planning Standards

CURRENTLY READS:

C. Perimeter Building Regulations

1. The minimum setback from an existing public street shall be one hundred (100) feet.

AMEND TO READ AS FOLLOWS:

C. Perimeter Building Regulations

1. The minimum setback from an existing street right-of-way shall be one hundred (100) feet.

CURRENTLY READS:

D. Interior Building Setback/Spacing Regulations

1. The minimum setback from a proposed interior public right-of-way shall be seventy five (75) feet.

AMEND TO READ AS FOLLOWS:

D. Interior Building Setback/Spacing Regulations

1. The minimum setback from a proposed interior street right-of-way shall be seventy five (75) feet.

306.08 Project Review Procedures

CURRENTLY READS:

G. Procedure after Approval of Preliminary Development Plan

1. After the preliminary development has been approved by the Zoning Commission, the applicant shall proceed to process the development for approval in accordance with the Medina County Subdivision Regulations.
- ~~2. The York Township Zoning Commission shall be kept informed of any significant changes or modification of the preliminary plan recommended to be made by the Medina County Planning Commission.~~

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3. ~~The Final Development Plan approved by the Medina County Planning Commission, together with all documents and agreements relating to the use and preservation of the open space, homeowners association, street design, dedications, restrictive covenants, maintenance agreements and/or conservation easements, shall be approved by the Chairman of Zoning Commission and the Township Trustees prior to being filed for record with the Medina County Recorder.~~

AMEND TO READ AS FOLLOWS (also adding subsection H):

G. Procedure after Approval of Preliminary Development Plan

1. After the preliminary development has been approved by the Zoning Commission, the applicant shall proceed to process the development for County subdivision approval in accordance with the Medina County Subdivision Regulations.
2. The Final subdivision plat and development plans approved by the Medina County Planning Commission, together with all documents and agreements relating to the use and preservation of the open space, homeowners association, street design, dedications, restrictive covenants, maintenance agreements and/or conservation easements, and all required deposits and fees shall be submitted to the Zoning Inspector for Final Development Plan approval by the Township Trustees.

H. Final Development Plan Approval

1. The Township Trustees may attach, such conditions to the approval of a Final Development Plan as may be reasonably required by the public health, safety and welfare, deemed appropriate to carry out the purposes and intent of this Zoning Resolution, and consistent with the implementation of comprehensive, strategic, or area plans adopted by the Township. The Township Trustees shall act upon each Final Development Plan submitted within sixty (60) days of receipt of a complete application and development plan provided. However, that said time period may be extended by the Trustees with the consent of the applicant.
2. Upon approval of a Final Development Plan by the Township Trustees, the Township Trustees shall endorse the final subdivision plat for filing with the Medina County Recorder.
3. A performance bond or other financial guarantee as approved by the Township Trustees and the Township's legal counsel shall be placed on deposit with the Township to ensure that the landscaping, hard surfacing of private streets, drives and parking areas, improvements within public rights-of-way or easements, water lines, sanitary sewer lines, storm sewers, and surface water drainage, and other improvements integral to the

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proposed project shall be installed in conformity with approved plans. Such bond or guarantee shall be in an amount equal to the cost of the construction of the improvements, based on an estimate certified by the applicant's design engineer and approved by the Township, and shall be for a period not to exceed two (2) years and provide for the complete construction of the improvements within that period. Where performance guarantees are provided to other public agencies, such as the Medina County Sanitary Engineer or the Medina County Engineer, for certain improvements, such arrangements shall be deemed to meet the requirement of this provision for such improvements so that no dual bonding or guarantee of specific improvements is required.

506.08 Type 1 Home Occupations

CURRENTLY READS:

- D. No activity involved in the business ~~other than the parking of commercial equipment~~ shall be visible from any public way or adjacent property.

AMEND TO READ AS FOLLOWS:

- D. No activity involved in the business shall be visible from any public way or adjacent property.

CURRENTLY READS:

- J. The maximum gross weight of each piece of commercial equipment or vehicle shall not exceed forty thousand (40,000) pounds.

AMEND TO READ AS FOLLOWS:

- J. The maximum gross weight of any piece of commercial equipment or vehicle used as part of a home occupation shall not exceed forty thousand (40,000) pounds.

Public Comment – none offered.

Motion to approve by Trustee Conley, second by Trustee Monroe:

Resolution #22-07-01 to Accept the adoption of proposed amendments to the York Township Zoning Resolution:

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

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8. Amending Section 506.08.D - Type 1 Home Occupations

9. Amending Section 506.08.J - Type 1 Home Occupations.

Roll: Monroe, yes; Pavlick, yes; Conley, yes.

Motion to Adjourn by Conley, second by Monroe. Roll: Monroe, yes; Pavlick, yes; Conley, yes. Meeting adjourned 6:45 pm.

William Pavlick, Chairman

Margaret Russell, Fiscal Officer

The Board of Trustees of York Township, Ohio, met in regular session on July 28, 2022, commencing at 6:30 pm, at the York Township Town Hall, 6609 Norwalk Road, Medina, Ohio 44256 with the following members present:

Colene Conley Richard Monroe William Pavlick

The Fiscal Officer advised the Board that the notice requirements of Section 121.22 of the Revised Code and the implementing rules adopted by the Board pursuant thereto were complied with for the meeting.

Trustee Conley moved the adoption of the following Resolution

RESOLUTION No. 22-07-01

Second by Trustee Monroe

Resolution #22-07-01 to Accept the adoption of proposed amendments to the York Township Zoning Resolution:

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5. Amending Section 306.06.D - Interior Building Setback/Spacing Regulations
6. Amending Section 306.08.G - Procedure after Approval of Preliminary Development Plan
7. Addition of Section 306.08.H - Final Development Plan Approval
8. Amending Section 506.08.D - Type 1 Home Occupations
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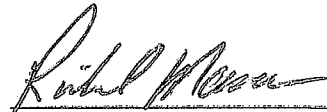
CURRENTLY READS:

- J. The maximum gross weight of each piece of commercial equipment or vehicle shall not exceed forty thousand (40,000) pounds.

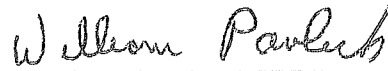
AMEND TO READ AS FOLLOWS:

- J. The maximum gross weight of any piece of commercial equipment or vehicle used as part of a home occupation shall not exceed forty thousand (40,000) pounds.

Upon roll call on the adoption of the Resolution, the vote was as follows:



Richard Monroe

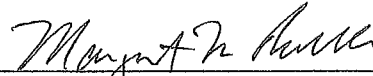


William Pavlick



Colene Conley

Adopted the 28 day of July, 2022



Margaret Russell, Fiscal Officer
York Township
Medina County, Ohio