

YORK TOWNSHIP ZONING COMMISSION

August 4, 2022

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on August 4, 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; Colene Conley-York Township Trustee and William Pavlick-York Township Trustee.

Minutes:

The Board Members reviewed the proposed minutes from the July 7, 2022 meeting. David Hull made a motion to approve the minutes. Lowell Wolff seconded the motion. Eric Matyac asked if there was any opposition. There was no opposition. Minutes approved.

Correspondence:

There was no correspondence.

Zoning:

Steve Ibos stated they were able to get their shirts made thanks to Kristyne McElroy. Steve Ibos stated they came out really well; they have York Township on the back and on the front. Steve Ibos explained it helps when he is out on calls; he also received his official identification provided by the Sheriff's Department, that why he can identify himself when necessary.

Steve Ibos explained the York Township Trustees decided on the location of the York Township Salt Storage Building, which is on the agenda for tonight.

Steve Ibos mentioned he has been spending sometime at the Woodside Preserve; there is a punch list of work to be finished by Pulte, with storm management problems regarding drainage, as well as the concrete roadway work that is needed; they are about twenty-five percent (25 %) done with the list; started a lot of things, but have not completed anything.

Steve Ibos stated the big thing is the problem of storm water management, regarding drainage. Steve Ibos is trying to find out what the time line is on the completion of everything at the Woodside Preserve, there was a bond put down for the two (2) year punch list for the completion date; they did turn the HOA (Home Owners Association) to the residents, sounds like they have until the end of the year (2022). Steve Ibos is not sure what will happen if they do not complete the punch list on time. Steve Ibos mentioned he feels there are a lot of things pending more with the HOA than with York Township.

Steve Ibos stated he is willing to be point person for the Planning Commission.

Steve Ibos gave a very brief report on Emerald Run.

Steve Ibos mentioned the property at 3885 Indoe Street was purchased, the owner inquired about putting in storage lockers and possibly turning the house into an office. Steve Ibos stated he reached out to the Prosecutor's Office (the property is in the Mallet Creek District). Steve Ibos gave the new property owner information; this would be a conditional use; the property owners would need to go before the York Township Board of Zoning Appeals.

Steve Ibos stated he did get the Resolution passed for the commitment from the York Township Trustees for budgeting purposes and for the permission for grant funding. Steve Ibos mentioned he forwarded the information to Denise Testa and is waiting to hear back to see if they will help with the funding for revising the York Township Comprehensive Plan. Steve Ibos understands there are still funds available.

Steve Ibos stated he did get the road counts (traffic count) in, all but West Smith Road that will be done in September.

Steve Ibos mentioned Medina is in the process of completing their Comprehensive Plan.

Steve Ibos stated there was a motion to waive the Site Review fees for the York Township Salt Barn.

Steve Ibos mentioned 811 calls have increased.

David Hull and Steve Ibos mentioned at the York Township Trustee July meeting they held their Public Hearing regarding the additions/changes to the York Township Zoning Resolution.

Steve Ibos stated he talked to Margaret Russell regarding recording the additions/changes to the York Township Zoning Resolution. Steve Ibos mentioned he will call the Medina County Recording office to find out how much they will charge for recording the additions/changes to the York Township Zoning Resolution; they will charge per page; possibly \$20.00 per page. Steve Ibos also mentioned the York Township Comprehensive Plan will need to be recorded also.

Guy Roach asked if there is any continuing education or workshops scheduled that is provided by Medina County, Steve Ibos stated he has not seen anything.

David Hull asked about a Porta Potty by a garage in Forest Creek; any idea why it is there. Steve Ibos has no idea.

Old Business:

A. Update regarding Zoning Regulations – No updates.

B. Section 205.01 - Agricultural Uses

David Hull made a motion to take Section 205.01 off of the table. Guy Roach seconded the motion.

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.

Jonathan Steingass made a motion 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. 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 seconded the motion. All members voted aye in a voice vote. Motion approved.

Board Members discussed since Mary Lenarth is on vacation she will not be able to organize all the information send it to the Medina County Planning Commission, the Medina Prosecutor's office and have ample time to advertise a Public Hearing for September.

Jonathan Steingass rescinded his motion. David Hull agreed with Jonathan Steingass and rescinded his motion. All members agreed.

Eric Matyac tabled the discussion. All members agreed.

Eric Matyac wanted it noted the Board Members made motion to amend Section 205.01 Agricultural Uses then rescinded the motion, and then tabled the discussion.

New Business:

Steve Ibos stated he would like the Board Members to discuss required fencing for private pools, there are State requirements regarding public pools; nothing for private pools. Mr. Karris from the Prosecutor's office was surprised that York Township did not have any regulations regarding private pools.

Steve Ibos gave Board Members information to look over regarding fencing for private pools. Board Members and Steve Ibos discuss the information.

Guy Roach made a motion to table discussion regarding fencing for private pools. David Hull seconded the motion. All members voted aye in a voice vote. Motion approved.

Site Review: Salt Storage Building

Eric Matyac opened the discussion regarding the Site Review for the York Township Salt Storage Building.

The Board Members and Steve Ibos discuss the information for the York Township Salt Storage Building which will be located at 6695 Norwalk Road, Medina; using the parcels where the old schoolhouse was.

Board Members and Steve Ibos reviewed the information in detail; the Salt Storage Building will be two hundred, seventy (270) feet from the road right of way; no additional drainage; concrete footer and base; not planning additional landscaping; will face East to West, open to the East.

David Hull asked if there has been a preliminary meeting regarding the future of a new Erhart/York Township Fire Department. Steve Ibos answered not that he is aware of. The Board Members and Steve Ibos noticed there is plenty of space left for the Erhart/York Township Fire Department. Board Members and Steve Ibos discuss the parcels.

Kenneth Barco asked about the asphalt grindings, culvert pipe there, and miscellaneous materials. Kenneth Barco stated in the Mallet Creek District their is no outside storage, must be in an enclosed storage. Kenneth Barco referred to Section 205.09 Outdoor Storage and Business Activities and Section 308.11 Outdoor Storage Prohibited

Eric Matyac referred to the York Township Zoning Resolution Section regarding the Mallet Creek District.

Guy Roach stated there was a five (5) to ten (10) year plan to build a "HUB" at the old schoolhouse property at 6695 Norwalk Rd.

The Board Members and Steve Ibos stated there needs to be more answers from a York Township Trustee.

At 8:28 pm Steve Ibos called Richard Monroe; at 8:39 pm Colene Conley arrived and at 8:43 pm William Pavlick arrived.

The Board Members, Steve Ibos, Colene Conley and William Pavlick discuss the York Township Salt Storage Building.

Jonathan Steingass made a motion to approve the Site Review for the York Township Salt Storage Building providing the building has a method of enclosure on the East side of the building. Guy Roach seconded the motion. Roll vote: David Hull-aye; Eric Matyac-aye; Guy Roach-aye; Jonathan Steingass-aye and Lowell Wolff-aye. Motion approved.

Adjourn:

David Hull made a motion at 9:01 pm to adjourn the meeting. Guy Roach seconded the motion. All members voted aye in a voice vote. Meeting adjourned.

Eric Matyac, Chairperson

Mary Lenarth, Secretary

Note:

Minutes were typed by Mary Lenarth with the help of notes from Kristyne McElroy. Tape recorder only taped part of the meeting.