

## YORK TOWNSHIP ZONING COMMISSION

September 1, 2022

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on September 1, 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 the meeting.

David Hull asked Alternate Kenneth Barco to come forward to be on the Board in the absence of Eric Matyac.

### **Guests Present:**

None

### **Minutes:**

The Board Members reviewed the proposed minutes from the August 4, 2022 meeting. Lowell Wolff made a motion to approve the minutes with corrections made. Jonathan Steingass seconded the motion. All members voted aye in a voice vote. Minutes approved.

### **Old Business:**

The Board Members and Mary Lenarth discussed old minutes from June 2, 2022 in detail; regarding the possibility of amending Section 205.01 Agricultural Uses.

Guy Roach made a motion to open discussion for Section 205.01 Agricultural Uses. Jonathan Steingass seconded the motion. All members voted aye in a voice vote. Motion approved.

Guy Roach made a motion to propose 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 owner 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.

Jonathan Steingass seconded the motion.

David Hull asked if there was any further discussion. There was no further discussion. All members voted aye in a voice vote. Motion approved.

The Board Members made a motion to hold a public hearing on October 6, 2022 at 7:00pm to make additions/changes to Section 205.01 Agricultural Uses.

**Correspondence:**

David Hull gave a brief Zoning report from a message from Steve Ibos. Steve Ibos is at a training session at Lafayette Township this evening.

Steve Ibos mentioned all permit applications for the new salt storage building have been submitted and hopes to have everything back and completed by next week; construction for the new salt storage building should be starting soon.

Steve Ibos talked to Tom Wolff regarding the Wolff Bros. Supply Extension. Tom Wolff told Steve Ibos all drawings have been submitted to the Medina County Building Department for review for the new warehouse; the Storm Water permit was supposed to be submitted next week. Steve Ibos also explained as soon as he gets all of the permits back, including the Storm Water permit he will send out a copy for the Board Members awareness; an application for the Zoning Certificate will be submitted, targeting the week of September 12, 2022 for the permit to be received.

Steve Ibos talked to the Medina County Planning Commission the request for grant funding for the revised York Township Comprehensive Plan is with them and will be reviewed. Steve Ibos stated updates from the Trustee meeting which will be posted after the approval by the Trustees at the next meeting.

Steve Ibos mentioned he is still waiting for updates regarding the Enclave Woodside Preserve and Medina County Building Department for a time line bond regarding escrow money and water drainage issues.

Steve Ibos also mentioned Emerald Run extension also reached out to Medina County Building Department for a time line on this project.

Steve Ibos is looking at other issues; tall grass, dangerous mail boxes, record retention, storage lockers, violations, permits, etc.

**Old Business:**

Kenneth Barco made a motion to open discussion for Section 206.02 Accessory buildings and swimming pools in Residential Districts. Jonathan Steingass seconded the motion. All members voted aye in a voice vote. Motion approved.

Kenneth Barco explained George Smerigan sent the Board Members information for Section 206.02 Accessory buildings and swimming pools and Residential Districts; Section 701.01 Zoning Certificate Required; and Section 301.02 Uses.

Board Members noticed in George Smerigan’s message it should have been Section 702.01 Zoning Certificate Required – not Section 701.01.

Kenneth Barco mentioned he would like to keep Section 206.02 Accessory buildings and swimming pools and Residential Districts the way it is and only change Section 702.01 Zoning Certificate Required.

Board Members discussed in detail Section 702.01 Zoning Certificate Required. The discussions also lead to Section 205.12 Fences, Walls, and Hedges.

Kenneth Barco suggested changing Section 702.01 Zoning Certificate Required

Before commencing any activity, construction, changing the use of, or altering any building, or changing the use of any premises, an application shall be made to the Zoning Inspector for a Zoning Certificate.

And adding: *A. A Zoning Certificate shall not be required for accessory buildings or structures incidental to residential use so long as the structure is two-hundred (200) square foot or less in area. Such accessory building or structure incidental to residential use must comply with all height and setback requirements for structures within the district which they are located.*

*B. A Zoning Certificate shall not be required for fences walls and hedges although; they must comply with requirements contained in Section 205.12*

The Board Members discussed Kenneth Barco’s suggestions.

The Board Members also discussed Section 901 Rules of Construction.

Jonathan Steingass made a motion to table the discussion regarding Section 702.01 Zoning Certificate Required until the next meeting scheduled for October 6, 2022. David Hull seconded the motion. All members voted aye in a voice vote. Motion approved.

**New Business:**

There was no New Business.

**Adjourn:**

Guy Roach made a motion to adjourn the meeting at 8:30pm.

Guy Roach then stated he has a Good of the order: Guy Roach mentioned he received a text from Eric Matyac; supposedly from Eric Matyac it had all of Eric Matyac's information on it. Eric Matyac asked Guy Roach to discreetly and confidentially buy gift cards for all of the diligent work this Committee has been doing. Guy Roach mentioned he was just returning from attending a funeral; he sent a text back to Eric Matyac; they had a conversation back and forth. Guy Roach then asked Eric Matyac what he needs. Eric Matyac then asked Guy Roach to get six (6) one-hundred (100) dollar Foot Locker gift cards for the members of this Committee and Eric Matyac would reimburse him for them. Guy Roach told Eric Matyac that is really nice; that is going to make the rest of the Chairpersons of this Committee look really bad. Guy Roach told Eric Matyac that before he purchases the gift certificates he would like to talk to him. At that point the text messages stopped.

Guy Roach then called the Sheriff's Department. The Sheriff's Department stated you are on a Committee; all of your information is out there. Guy Roach asked if the Sheriff's Department investigates the scams, they said they would like to but the call could have come from China, from the United States, it could be a senior at Buckeye High School, we have no idea who might be doing this.

Jonathan Steingass second the motion. All members voted aye in a voice vote. Meeting adjourned.

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David Hull, Vice Chairperson

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Mary Lenarth, Secretary