

YORK TOWNSHIP ZONING COMMISSION

October 6, 2022

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on October 6, 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, and Alternate Kenneth Barco were present. Lowell Wolff was unable to attend the meeting.

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

Guests Present:

Steve Ibos

Minutes:

The Board Members reviewed the proposed minutes from the September 1, 2022 meeting. David Hull made a motion to approve the minutes. Guy Roach seconded the motion. All members voted aye in a voice vote. Minutes approved.

Mary Lenarth explained last month there were several corrections to the minutes from August 4, 2022 and asked the Board Members to please review the changes. All Board Members reviewed August 4, 2022 minutes. Eric Matyac found a few typographical errors. Eric Matyac asked if there were any other corrections. There were no other corrections.

Correspondence:

There was no correspondence.

Public Hearing: Additions/changes to the York Township Zoning Resolution Section 205.01 Agricultural Uses

Eric Matyac opened the Public Hearing at 7:15pm

Steve Ibos explained his conversation and his message from Tom Karris from the Prosecutor's Office; Mr. Karris indicated in his email message, regardless of the language, the affidavit requirement is unenforceable as agricultural uses are not subject to regulation. Including affirmative language like "shall" or "will require" does not miraculously make this clause enforceable. Other than requesting the affidavit, the

Township is powerless regarding exempt agricultural uses. Since it is the policy to only include clauses that are enforceable, then changing the language may be of no value and the change should be abandoned.

Steve Ibos explained his conversation with Denise Testa from Medina County Planning Commission. Denise Testa made the comment they only like to have language in the Resolution that can be enforced. Steve Ibos asked Denise Testa what the York Township Zoning Commission should do. Denise Testa stated the Medina County Planning Commission will table the discussion for the additions/changes to the York Township Zoning Resolution Section 205.01 Agricultural Uses; they will not discuss it for this week, October 5, 2022. Steve Ibos explained to Denise Testa that he would like the York Township Zoning Commission to decide what language they would like to add or change to Section 205.01 Agricultural Uses.

The Board Members and Steve Ibos discussed in detail the proposed additions/changes to the York Township Zoning Resolution Section 205.01 Agricultural Uses.

Eric Matyac asked Board Members if they would like to close the discussion regarding the proposed additions/changes to the York Township Zoning Resolution Section 205.01 Agricultural Uses.

Guy Roach made a motion to close the discussion. David Hull seconded the motion. Discussion is closed.

David Hull made a motion to table the Public Hearing for the proposed additions/changes to the York Township Zoning Resolution Section 205.01 Agricultural Uses until November 3, 2022 at 7:00 pm. Guy Roach seconded the motion. All members voted aye in a voice vote. Public Hearing tabled at 7:45 pm.

Zoning: Steve Ibos

Steve Ibos gave a brief update from the York Township Trustee meeting. Steve Ibos mentioned he talked to Jim O'Connor with Pulte regarding the Woodside Preserve. Jim O'Connor has an engineer putting together a statement; they do not feel they need to do anything additional with the deflection berm and the swale to the north side of the property. Steve Ibos stated he and Trustee Richard Monroe are waiting to see the statement that they will receive from Jim O'Connor, more information to come.

Steve Ibos mentioned the Emerald Run extension passed with conditions; they do not meet the seventy-five (75) feet of frontage for the number one parcel, so they are going back to Davey's Resource and they are looking at what they need to do for the one lot.

Steve Ibos mentioned there is a York Township Board of Zoning Appeals meeting scheduled for October 13, 2022 regarding a variance on Abbeyville Road.

Steve Ibos stated he talked to George Smerigan regarding the York Township Comprehensive Plan and is waiting to hear from Denise Testa from Medina County

Planning Commission regarding the funding for the revised York Township Comprehensive Plan.

Steve Ibos explained he is planning to go before the York Township Trustees to ask for approval for the proposed contract for George Smerigan to work on the revised York Township Comprehensive Plan.

Steve Ibos and the Board Members discussed the revision of the York Township Comprehensive Plan. David Hull explained how the York Township Comprehensive Plan came about.

Steve Ibos stated he received the plans for the Wolff Bros. Supply extension from Mr. Wolff. Steve Ibos mentioned he received the Storm Water Management approval permit with their comments on it. Steve Ibos will scan that in the file and have it available for the Board Members to stop in and see it. Steve Ibos and Board Members discussed the Wolff Bros. Supply extension. Steve Ibos also stated all the drawings have been approved by Medina County Building Department.

Steve Ibos would like the Board Members to look into the description of junk vehicles and junk in the yard. Steve Ibos feels this would be helpful for zoning purposes. Steve Ibos and Board Members discussed junk vehicles and junk.

Eric Matyac asked Steve Ibos if he had any other updates. Steve Ibos stated not at this time.

David Hull stated he noticed the Salt Storage Building is being worked on.

Old Business:

There was no Old Business

New Business:

There was no New Business

Adjourn:

Guy Roach made a motion to adjourn the meeting at 8:20 pm. David Hull seconded the motion. All members voted aye in a voice vote. Motion approved.

Eric Matyac, Chairperson

Mary Lenarth, Secretary