

YORK TOWNSHIP ZONING COMMISSION

November 3, 2022

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on November 3, 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:

Steve Ibos-Zoning Inspector; Richard Monroe-York Township Trustee.

Minutes:

The Board Members reviewed the proposed minutes from the October 6, 2022 meeting. Guy Roach made a motion to approve the minutes with typographical correction made. Kenneth Barco seconded the motion. In a voice vote all Board Members voted aye with the exception of Lowell Wolff. Lowell Wolff abstained from voting since he was not at the meeting on October 6, 2022. Minutes approved.

Correspondence:

There was no Correspondence.

Public Hearing – Proposed Amendment to Section 205.01 Agricultural Uses – Reconvened:

Guy Roach made a motion to open the Public Hearing regarding Agricultural Uses. Lowell Wolff seconded the motion. All Board Members voted aye in a voice vote.

Steve Ibos stated he found out that York Township Zoning did not make it on the Agenda for the Medina County Planning Commission meeting. Denise Testa told Steve Ibos it will be on their December meeting Agenda.

Board Members and Steve Ibos discussed issues regarding meeting the schedules of Medina County Planning Commission, who meets next on December 7th and the schedule of the York Township Zoning Commission, who will meet next on December 1st.

Jonathan Steingass made a motion to table the Public Hearing. Guy Roach seconded the motion. All Board Members voted aye in a voice vote.

Zoning – Steve Ibos:

Steve Ibos gave an update regarding the York Township Comprehensive Plan.

Steve Ibos stated Denise Testa was supposed to talk to someone from Medina County to get their feedback prior to officially putting a resolution together for approval but the gentleman did not show up. Steve Ibos explained Denise Testa's plan is to have the discussion with the gentleman from Medina County before November 8, 2022. Steve Ibos thought this was to take place a couple of months ago.

Denise Testa is to have the Resolution ready to be voted on by November 15, 2022. Steve Ibos told Denise Testa to let him know if she has any questions that he would be able to answer.

Denise Testa told Steve Ibos there should be a check cut after the meeting on November 15, 2022 if it is approved; the check would be for the entire amount. Steve Ibos stated that York Township does not get reimbursed for expenses but rather York Township actually gets a check. Steve Ibos talked to Margaret Russell (Fiscal Officer). She stated it is no problem; she will just open a purchase order (PO). George Smerigan will get paid out of the PO.

Steve Ibos asked George Smerigan knowing the holidays are coming up how much work could actually be done this year. Steve Ibos has not received an answer from George Smerigan.

Steve Ibos mentioned he gave George Smerigan information that the Board Members have given to him in the past. Steve Ibos suggested for the Board Member to either send himself or George Smerigan information that they would like to address in the revised York Township Comprehensive plan.

David Hull mentioned the York Township Board of Zoning Appeals has had issues regarding zoning that should be changed. The Board Members and Steve Ibos discussed changes in York Township over the years.

Steve Ibos stated he talked to Denise Testa mentioning he did not feel the revised York Township Comprehensive Plan will be completed this year, will there be a problem with the money being carried over to next year. Denise Testa reassured him that would not be a problem.

Steve Ibos also mentioned he talked to the York Township Trustees, they will not approve George Smerigan's contract until York Township receives approval from the County on receiving the Grant funding.

Steve Ibos tabled the conversation of Wolff Brothers Supply Extension.

Steve Ibos gave the Board Members a packet regarding temporary storage, outdoor storage, and temporary buildings. Steve Ibos mentioned he talked to Mr. Karris of the Prosecutor's Office. Mr. Karris stated there really is nothing that can be done about temporary storage. Steve Ibos would like the Board Members to look over the information he gave them to see if there is something that could be done or should be done regarding temporary storage.

Steve Ibos asked what the bottom line is, what do we permit or allow currently and what is in violation of the York Township Zoning Resolution. Steve Ibos referred to the Ohio Revised Building Code.

Steve Ibos and Board Members discuss temporary storage, outdoor storage, and temporary buildings and permits for them.

Steve Ibos mentioned he will go to Mr. Karris again to clarify why nothing can be done about temporary storage. Steve Ibos also stated that he will be reaching out to other neighboring townships to see what their zoning is for temporary storage.

Steve Ibos also mentioned the temporary storage, outdoor storage, and temporary buildings are not temporary, they are not moving.

Jonathan Steingass suggested tabling the discussion regarding temporary storage, outdoor storage, and temporary buildings giving Board Members time to look over the information Steve Ibos gave them. David Hull agreed.

Steve Ibos brought Wolff Brothers Supply Extension off the table.

Steve Ibos and Board Members discussed the revised plans for Wolff Brothers Supply Extension. Steve Ibos and David Hull mentioned the Fire Chief approved of the Wolff Brothers Supply Extension.

Board Members and Steve Ibos discussed the outdoor storage at Wolff Brothers Supply. Board Members refer to Section 304.02.C.3. and discuss in detail outdoor storage. The Board Member also refers to Section 305.05 Applicable Requirements.

David Hull asked the Board Members what their pleasure is regarding the Site Plan.

Guy Roach made a motion to approve the Site Plan for Wolff Brothers Supply Extension with the caveat that the Board Members are only dealing with the new construction, warehouse, access road and Medina County Storm Water Management. Kenneth Barco seconded the motion. All members voted aye in a voice vote. Motion approved. This is just for the new construction at Wolff Brothers Supply.

Steve Ibos mentioned he will talk to Mr. Karris at the Prosecutor's office regarding outside storage.

David Hull asked if there was any business they would like to pull off of Steve Ibos's list.

Kenneth Barco stated he would like to pull off the table Section 206.02. Accessory Building/Temporary Building.

Kenneth Barco mentioned George Smerigan gave the Board Members suggested changes to several sections; Section 206.02 Accessory Buildings and Swimming Pools in Residential Districts; Section 701.01 Zoning Certificate Required; Section 301.02 Uses; Section 302.02 Uses; and Section 306.02 Permitted Uses.

Kenneth Barco stated the changes were limited to Residential District. Kenneth Barco put out a proposal that would allow changes for Residential Uses in any district; also George Smerigan limited each residential property to be permitted to one (1) accessory building for which a Zoning Certificate would be required. Kenneth Barco would like to limit the size of the building. Kenneth Barco asked Board Members and Steve Ibos for their opinions.

Board Members and Steve Ibos discuss Section 206.02 Accessory Buildings and Swimming Pools in Residential Districts.

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 feet 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 in 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 and Steve Ibos discussed Kenneth Barco's suggestions.

Jonathan Steingass suggested changing the heading of Section 206 Regulations Applicable to Residential Districts to ***Section 206 Regulations Applicable to Residential Districts and Residential Uses Within All Districts.***

Board Members and Steve Ibos discuss the changes.

Lowell Wolff suggested to change George Smerigan's Section 206.02. B Each residential property shall be permitted one (1) accessory building for which a Zoning Certificate

shall not be required, provided that such accessory building is less than two hundred (200) square feet in area and complies with all the requirements of Subsection A hereof.

To B. Each residential property *regardless of the district in which it is located in* shall be permitted one (1) accessory building for which a Zoning Certificate shall not be required, provided that such accessory building is less than two hundred (200) square feet in area and complies with all of the requirements of Subsection A hereof.

Jonathan Steingass suggested changing Lowell Wolff's suggestion to B. Each residential property regardless of the district in which it is situated in.

Board Members and Steve Ibos discussed swimming pools and fencing.

David Hull tabled the discussions for Section 702.01 Zoning Certificate Required; Section 702.01 Zoning Certificate Required; and Pools, Ponds and Fencing.

Old Business:

Kenneth Barco reminded Board Members that Steve Ibos would like to discuss junk vehicles.

New Business:

There was no New Business.

Adjourn:

Lowell Wolff adjourned the meeting at 9:30pm. Jonathan Steingass seconded the motion. All members voted aye in a voice vote. Motion approved

David Hull-Vice Chairperson

Mary Lenarth, Secretary