

## **YORK TOWNSHIP ZONING COMMISSION**

**December 1, 2022**

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on December 1, 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-Zoning Inspector; Paul Midkiff

### **Minutes:**

The Board Members reviewed the proposed minutes from the November 3, 2022 meeting. Guy Roach made a motion to approve the minutes with a typographical correction made. All members voted aye in a voice vote Minutes approved.

### **Correspondence:**

There was no Correspondence.

### **Site Review: Welco Enterprises**

Eric Matyac asked Paul Midkiff to introduce himself.

Paul Midkiff explained he is General Manager of Welco Lumber. Paul Midkiff stated he would like to express his great appreciation for the help he received from Steve Ibos - Zoning Inspector with the application process for the Site Review for Welco Enterprises.

Paul Midkiff briefly explained how Welco Enterprises is reorganizing how they have materials stored at three warehouses.

Guy Roach asked if the storage is for wood only or any flammable materials. Paul Midkiff answered no flammable materials will be stored.

David Hull mentioned this is a small addition.

Paul Midkiff stated Welco Enterprises is moving away from wholesale and going into more retail. Paul Midkiff explained other changes they are making.

Eric Matyac asked if there were any other questions. There were no other questions.

David Hull made a motion to accept the Site Plan for Welco Enterprises, located at 6282 Norwalk Rd, Medina, Ohio. Guy Roach seconded the motion. All members voted aye in voice vote. Motion approved.

**Zoning: Steve Ibos**

Steve Ibos stated he has been working with Medina County regarding the flood plan. Steve Ibos mentioned he brought up a flood plan that was worked on in 2014 in the Mallet Creek area. Steve Ibos thinks the only thing that had been done is a couple of culverts had been cleaned out. Steve Ibos stated he did not think any thing else had been done.

Steve Ibos and Board Members discuss the problems with drainage and septic in this area.

Steve Ibos disused several zoning updates.

Steve Ibos mentioned he went to check on the Enclave the Wood Side Preserve, does not appear that anything is being done.

Steve Ibos talked to Davey's Resource and the Medina County Planning Commission regarding Emerald Run Extension apparently there will not be a plat for that until the actual culdesac is constructed. Steve Ibos stated there were some issues regarding the frontage before the York Township Trustees would sign off on it.

Steve Ibos stated Mr. Weiss is looking at the possibility of starting his house before the plat is split. Steve Ibos does not feel there is a problem with that, all measurements are met.

Steve Ibos mentioned a couple of variances coming up for the York Township Board of Appeals for the meeting scheduled on December 8, 2022.

Steve Ibos and Board Members discuss Wolff Brothers Supply Extension

Steve Ibos and Board Members discuss shipping containers and looking into the Resolution.

Guy Roach asked about the process of Site Reviews. Steve Ibos and Board Members discuss the procedure for Site Reviews. Board Members and Steve Ibos discuss Section 207.02.

Jonathan Steingass referred to Section 803 Appeals and Section 802 Powers and Duties. Board Members and Steve Ibos discuss these Sections.

Board Members and Steve Ibos discuss protocol. When does a person have the right to go to the Board of Zoning Appeals? Jonathan Steingass asked Steve Ibos if he would ask Mr. Karris of the Prosecutor's office this question.

Guy Roach asked Steve Ibos if he has heard if Medina County Planning Commission has approved the grant to fund the revision of the York Township Comprehensive Plan. Steve Ibos stated he has not received an answer. Board Members and Steve Ibos discuss the schedule for the Medina County Planning Commission.

Steve Ibos stated the Medina Planning Commission should be looking at York Township Commission's; Proposed Amendment to Section 205.01 Agricultural Uses at their next meeting to be held on December 7, 2022.

Eric Matyac asked if there were any other questions for Steve Ibos. There were no other questions.

**Old Business:**

Guy Roach made a motion to open the Public Hearing regarding the Proposed Amendment to Section 205.01 Agricultural Uses. Guy Roach explained to make sure this is not forgotten about. David Hull made a motion to table discussion until they hear the decision from the Medina Planning Commission.

Kenneth Barco made a motion to open the discussion regarding accessory and temporary storage, outdoor storage, and temporary buildings.

The Board Members and Steve Ibos discuss accessory and temporary storage, outdoor storage, and temporary buildings.

The Board Members and Steve Ibos referred to Section 205.11 and Section 205.01; then moved to Section 302.C and Section 702.01.

Board Members discuss finishing one proposed amendment to the York Township Zoning Resolution before proposing another amendment.

Board Members and Steve Ibos also referred to Section 306 Conservation Development.

The Board Members refer back to Section 206 and Section 205.

The Board Mmembers and Steve Ibos discuss accessory building is less than two hundred (200) square feet in area or one hundred fourteen (144) square feet in area.

David Hull suggested the Board Members should be thinking about making Steve Ibos's (Zoning Inspector) job easier not more difficult. Board Members continue to discuss the size of accessory buildings.

The Board Members and Steve Ibos continue to discuss temporary buildings vs. accessory buildings; how long is temporary and refer again to Section 205 and violations.

Board Members then discuss should they apply the same resolution to Residential and Commercial areas.

David Hull suggested that someone should write a proposal to the amendments regarding accessory buildings and temporary buildings. Steve Ibos stated he would talk to Mr. Karris from the Prosecutor's office for his suggestions.

Eric Matyac stated he would do the homework regarding the language for accessory buildings and temporary buildings.

Kenneth Barco offered to work on proposed language for Section 205

Eric Matyac asked if someone would like to close the discussion. David Hull made a motion to close the discussion. Jonathan Steingass seconded the motion. Motion is closed.

David Hull asked Steve Ibos if he talked to Mr. Karris from the Prosecutor's office regarding registration on junk vehicles. Steve Ibos referred to the Ohio Revised Code. Board Members and Steve Ibos discuss junk vehicles, it is very difficult to enforce.

**New Business:**

There was no New Business

**Adjourn:**

Guy Roach made a motion to adjourn the meeting at 9:00 pm. Kenneth Barco seconded the motion. All members voted aye in a voice vote Motion approved.

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Eric Matyac - Chairperson

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Mary Lenarth – Secretary

