

YORK TOWNSHIP BOARD OF APPEALS

February 9, 2023

The York Township Board of Zoning Appeals held their monthly meeting in the York Town Hall/Fire complex on February 9, 2023.

Chris Kosman called the meeting to order at 6:30 pm.

The Pledge of allegiance was said.

Board Members Present:

Christine Barnes, Richard Hill, Roger Mittler, and Alternate Jessica Gerspacher, Chris Kosman, were present. Ronald Fabich was unable to attend.

Richard Hill recused himself from the Board Members.

Chris Kosman asked Jessica Gerspacher to join Board Members.

Guests:

Steve Ibos-Zoning Inspector; David Hull-York Township Zoning Commission Board Member

Minutes:

The Board Members reviewed the proposed minutes from the January 12, 2023 meeting. Jessica Gerspacher made a motion to approve the proposed minutes with typographical corrections made. Christine Barnes seconded the motion. Roll Vote: Christine Barnes-aye; Jessica Gerspacher-aye; Roger Mittler-aye; and Chris Kosman-aye. Minutes approved.

Correspondence:

There was no correspondence.

Zoning – Steve Ibos:

Steve Ibos mentioned George Smerigan was at the last York Township Zoning Commission meeting on February 2, 2023.

Steve Ibos stated George Smerigan explained about the need for the York Township Comprehensive Plan; it provides the framework for the York Township Zoning Resolution.

Steve Ibos explained the Comprehensive Plan will show the direction for York Township based off of the growth of the Township and moving forward.

Steve Ibos stated the way the conversation with the York Township Zoning Commission, George Smerigan and himself went it sounds like the township would like to keep the York Township rural, a lot of the things that have been done up to this date lean to that direction. Steve Ibos does not feel there will be a change in that direction with the new York Township Comprehensive Plan; George Smerigan mentioned the new York Township Comprehensive Plan should be more updating it rather than rewriting it.

Steve Ibos mentioned the things to consider going into the new York Township Comprehensive Plan are:

- Keeping York Township Rural.
- Identifying areas of Commercial, Industrial Growth.
- Looking at the need for more high-density residential area.
- Alternative energies and how this may fit into our future.
- All these will more than likely impact the zoning districts and requirement in our Resolution.
- If there are things, we do not wish to see we need to account for those also in the plans.

Steve Ibos also mentioned George Smerigan stated there is no need to worry about annexation with the new plan. The CEDA agreement York Township entered into with the City of Medina is valid for fifty (50) years (posted 10/24/2003, which would carry us out to 2053).

Steve Ibos stated he has notes from George Smerigan talking to the York Township Zoning Commission if anyone would like them.

Steve Ibos explained next steps the York Township Zoning Commission will be between now and April 6, 2023.

Steve Ibos mentioned that George Smerigan will use the updated Cense data; traffic data from the Medina County Engineers and get information from the Medina County Sanitary Engineers regard the utilities. George Smerigan stated he will do all the background work and get it updated to 2023.

Steve Ibos stated the York Township Zoning Commission as been asked by George Smerigan to look at the Comprehensive Plan from 2012 and review page 2 (Goals) and pages 26-32 (Community Facilities and Services/Land use plan recommendations). The Board Members are to look at the current Comprehensive Plan individually prior to March 2, 2023, then discuss it as a group at their next meeting. If additional time is required, they will set up a special meeting (advertising this) and further discuss the Comprehensive Plan.

Steve Ibos also stated when the York Township Zoning Commission is ready they will meet with George Smerigan at their April 6, 2023 meeting. At that time the York Township Zoning Commission Board and George Smerigan will go over the changes that have been discussed. Then George Smerigan suggested to get that first draft together that reflects the York Township Zoning Commission's option, then present that to the public and see how folks react to that.

Roger Mittler asked if there was any talk about cleaning up the Industrial area. Steve Ibos answered yes, it was discussed.

Christine Barnes asked if the York Township is safe regarding the Redwood apartments. Steve Ibos stated yes with the regulations for the R-1 district and the R-2 district the York Township should be safe. The Board Members, Steve Ibos, and David Hull discuss R-1 and R-2 district.

The CEDA agreement York Township entered into with the City of Medina was discussed by Board Members, Steve Ibos, and David Hull.

Chris Kosman asked Steve Ibos if he had anything more for the Board Members. Steve Ibos answered no.

Old Business:

Richard Hill mentioned discussion regarding how the Public Hearings and Site Reviews have been handled for the Wolff Brothers Supply, Inc. expansion.

The Board Members, David Hull and Steve Ibos discuss the problems with Medina County Storm Water Management regarding Wolff Brothers Supply, Inc

Board Members, David Hull, and Steve Ibos discuss the zoning process of the York Township Zoning Commission and the York Township Board of Zoning Appeals.

Board Members, David Hull, and Steve Ibos discussed Medina County Storm Water Management and the problems in Medina County.

Richard Hill suggested the York Township Board of Zoning Appeals should refund the fee for the generator Variance that was requested by Wolff Brothers Supply, Inc. Richard Hill explained that Steve Ibos was given the wrong information from the Prosecutor's office to require a variance because the Prosecutor's office made the statement that the housing over the generator was a structure. Richard Hill stated this was inaccurate; that is a piece of machinery; the housing over the generator serves a purpose.

Board Members, David Hull, Steve Ibos discuss the fee. Roger Mittler mentioned there are two home owners that should be refunded their fees due to their homes being located in an Industrial Area; they were there before zoning was established.

Jessica Gerspacher notified the Board Members that she will not be able to attend the York Township Board of Appeals meeting for April 13, 2023.

Steve Ibos mentioned as of right now he is not aware anything coming up for the York Township Board of Appeals.

New Business:

There was no New Business.

Adjourn:

Jessica Gerspacher made a motion to adjourn the meeting at 7:35 pm. Roger Mittler seconded the motion. All members voted aye in a voice vote. Meeting adjourned.

Chris Kosman, Chairperson

Mary Lenarth, Secretary