

YORK TOWNSHIP ZONING COMMISSION

February 2, 2023

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on February 2, 2023 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, Eric Matyac, Guy Roach, Jonathan Steingass, Lowell Wolff, and Alternate Kenneth Barco were present.

Guests Present:

Steve Ibos-Zoning Inspector; Richard Hill-Board Member for the York Township Board of Zoning Appeals; George Smerigan; Richard Monroe-York Township Trustee; Ted Wolff

Minutes:

The Board Members reviewed the proposed minutes from the January 5, 2023 meeting. Guy Roach made a motion to approve the proposed minutes. Jonathan Steingass seconded the motion. In a voice vote all Board Members voted aye. Minutes approved.

Correspondence:

Steve Ibos mentioned the York Township Trustees made a motion to have a Public Hearing to Amend Section 205.01 Agricultural Uses. Steve Ibos mentioned the Public Hearing is scheduled for their next meeting in February.

David Hull mentioned the Board Members received an email from Colene Conley inviting all York Township Board Members to a workshop on February 16, 2023 at 6pm at the York Town Hall/Fire Station Complex.

Site Review: Wolff Brothers Supply, Inc

David Hull opened up the Site Review for Wolff Brothers Supply, Inc.

Steve Ibos stated the Site Review is for a generator and an enlargement to the existing building.

Ted Wolff explained Wolff Brothers Supply, Inc. tore down an old decrepit building and would like to replace the building with a bigger building to store equipment to keep it out of the weather, using it for the maintenance department. Ted Wolff explained the location for the new lean-to.

David Hull asked if there would be additional lighting. Ted Wolff stated there would be lighting just inside the lean-to; no exterior lighting will be needed. Ted Wolff stated they were not planning on putting any outside lighting up for it.

Jonathan Steingass asked if the York Township Board of Appeals Board talked about any type of enclosure for the lean-to. The Board Members, Steve Ibos, and Ted Wolff discussed the requirements for the lean-to to be and the need for it to be enclosed.

Guy Roach asked what kind of floor will be in the lean-to. Ted Wolff answered it will be gravel and road grindings.

David Hull and Ted Wolff discussed storm water management. David Hull asked if there would be a need for a retention basin. Ted Wolff explained the water will go out to the pond then out to the North.

Jonathan Steingass asked if the lean-to would have partitions for the different slots. Ted Wolff answered it will just have the poles necessary for supports, other wise it will be wide open. Ted Wolff stated, if need be, they could enclose the building.

Board Members, Steve Ibos, and Ted Wolff discuss Section 205.09 Outdoor Storage and Business Activities.

David Hull asked Ted Wolff if he would explain his plans for a generator.

Ted Wolff explained the generator is a completely enclosed unit, with the highest sound proofing that they could get, the generator will sit alone outside. Ted Wolff explained the noise will be equivalent to a lawnmower.

Ted Wolff went on to say they have a generator now, but it is a small one that is inside the building; the new generator will be outside and will take care of the warehouse. Ted Wolff stated the generator will set on the South side of the solar panels. Ted Wolff stated the generator is diesel; the sprinkler pump is also diesel. Ted Wolff also explained if lights go out you cannot see; it just is not safe if lights go out.

Ted Wolff stated they will put protection around the generator.

The Board Members, Steve Ibos and Ted Wolff discuss the generator.

Steve Ibos stated the Fire Chief has no problem with the new generator.

Guy Roach asked if the generator will be on concrete. Ted Wolff answered it will probably have a concrete pad.

David Hull asked if there was any other discussion.

Guy Roach asked where the emergency shut off is on the generator. Ted Wolff is not sure where the emergency shut off will be. Ted Wolff said he could get that information.

Guy Roach, David Hull and Ted Wolff discuss the emergency shut off.

Steve Ibos, Board Members and Ted Wolff discuss outdoor storage. Ted Wolff stated he is not opposed to enclosing the lean-to.

David Hull asked if there was any other discussion. There was no other discussion.

Guy Roach made a motion to approve the application for a generator as submitted to York Township Zoning Commission and for the lean-to with the addition of doors on the East side of the lean-to so that it will comply with Section 205.09 of the York Township Zoning Resolution. Eric Matyac seconded the motion. David Hull asked if there is any further discussion, if not all members say aye. All member voted aye in a voice vote. Site Plan is approved.

Comprehensive Plan – George Smerigan

David Hull opened the discussion for the Comprehensive Plan.

George Smerigan and David Hull stated the last update of the York Township Comprehensive Plan was completed in 2012.

George Smerigan stated he 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.

George Smerigan stated the big thing from the York Township Zoning Commission is for the Board Members to come up with what direction do you want to go:

- 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.

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).

David Hull asked George Smerigan for suggestions on how incorporate public input.

George Smerigan suggested it would be more effective if the Board Members and George Smerigan prepare what you think is your statement of where you want to go, have a document in place; then it is much easier to get people to react to that; now you are giving them something to focus on.

George Smerigan also 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.

George Smerigan, Board Members, Steve Ibos, Richard Monroe and Richard Hill had a lengthy discussion regarding several ways to put a draft together for the York Township Zoning Comprehensive Plan and what is the best way to get opinions from the public, website, mailer, email Facebook, etc.

Board Members decided to work on the Comprehensive Plan, 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 meeting. If additional time is required, they will set up a special meeting (advertising this) and further discuss the Comprehensive Plan.

George Smerigan stated he will be updating all the background information in the plan, Traffic Flows, Utilities, and Census Data.

If ready the Board Members will meet with George Smerigan on April 6, 2023.

After the meeting on April 6, 2023, the plan would be to put the draft copy of the Comprehensive Plan in front of the residents for review and comment.

George Smerigan stated the York Township Zoning Commission has had a lot of success in protecting York Township.

George Smerigan, Board Members, Richard Hill, and Steve Ibos discuss the zoning process of the York Township Zoning Commission and the York Township Board of Zoning Appeals.

Old Business:

Jonathan Steingass noticed typographical errors/changes that need to be made to the proposed changes to Section 702.01 Zoning Certificate.

Originally Board Members decided to change Section 702.01 Zoning Certificate required from; Before commencing any activity, construction, change the use of, or altering any buildings, or changing the use of any premises, an application shall be made to the Zoning Inspector for a Zoning Certificate to; *Except as specifically provided in other Sections of this Resolution* before commencing any activity, construction, change the use of, or altering *the footprint of* any buildings, or changing the use of any premises, an application shall be made to the Zoning Inspector for a Zoning Certificate

Guy Roach made a motion to make changes to have Section 702.01 read as follows:

Section 702.01 Zoning Certificate required from; Before commencing any activity, construction, **changing** the use of, or altering any buildings, or changing the use of any premises, an application shall be made to the Zoning Inspector for a Zoning Certificate to; *Except as specifically provided in other Sections of this Resolution* before commencing any activity, construction, **changing** the use of, or altering *the footprint of* any buildings, or changing the use of any premises, an application shall be made to the Zoning Inspector for a Zoning Certificate

The new changes are in **blue**.

Eric Matyac seconded the motion. All members vote aye in a voice vote. Motion approved.

Jonathan Steingass made a motion for the York Township Zoning Commission to hold a public hearing on March 2, 2023 at 7:00 pm. to make the following additions/changes to the York Township Zoning Resolution.

Create Section 205.19 Accessory Building/Structure with an area of one-hundred forty-four (144) square feet or less. Accessory Building/Structure incidental to residential use that are one-hundred forty-four (144) square feet or less in area shall not require a zoning certificate provided such building complies with all building setbacks and height limitations for buildings or structures within the particular district in which they are located.

Change Section 702.01 Zoning Certificate required. From - Before commencing any activity, construction, changing the use of, or altering any buildings, or changing the use of any premises, an application shall be made to the Zoning Inspector for a Zoning Certificate. To - *Except as specifically provided in other Sections of this Resolution* before commencing any activity, construction, changing the use of, or altering any buildings, or changing the use of any premises, an application shall be made to the Zoning Inspector for a Zoning Certificate

Guy Roach 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.

David Hull asked if there was any other Old Business. There was no other Old Business.

New Business:

David Hull asked if there is any New Business.

Richard Hill mentioned the retention pond for Wolff Brothers Supply, Inc. is clearly constructed in violation of the York Township Zoning Resolution. Richard Hill asked what is York Township going to do about it; what is the next step?

David Hull stated that Steve Ibos is working with Ted Wolff of Wolff Brothers Supply, Inc. Steve Ibos explained Ted Wolff is to come back with an alternate plan. If he does not come back with an alternate plan Steve Ibos stated, he will need to investigate what the next step will be. Eric Matyac suggested getting the alternate plan from Ted Wolff of Wolff Brothers Supply, Inc. in writing. Eric Matyac only suggested that for the protection of York Township and Steve Ibos.

Board Members, Steve Ibos, Richard Monroe, and Richard Hill discussed zoning issues.

Adjourn:

Guy Roach made a motion to adjourn the meeting at 9:20 pm. Lowell Wolff seconded the motion. All members vote aye in a voice vote. Motion approved.

David Hull, Chairperson

Mary Lenarth, Secretary