

YORK TOWNSHIP ZONING COMMISSION

March 2, 2023

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on March 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.

Minutes:

The Board Members reviewed the proposed minutes from the February 2, 2023, meeting. Guy Roach made a motion to approve the proposed minutes. Eric Matyac seconded the motion. In a voice vote all Board Members voted aye. Minutes approved.

Correspondence:

There was no Correspondence.

Zoning: – Steve Ibos

Steve Ibos mentioned information from the York Township Trustee meeting; one was the review and approval of the Census of 2023 boundaries and annexations. Steve Ibos found a discrepancy on Smith Road. Steve Ibos also mentioned he talked to Colene Conley and they agreed before changing the maps to make sure there are no other changes that need to be made to the maps.

Steve Ibos reviewed permits that he was issued.

Steve Ibos stated he received the new building plans for the expansion of the Wolff Brothers Supply, Inc. Steve Ibos also stated that Wolff Brothers Supply, Inc. still does not have the report from Medina County Storm Water Management. Steve Ibos mentioned the new plans for the lean-to does show the doors on the East side of the lean-to. David Hull asked if Wolff Brothers Supply, Inc. is showing where the shut-off for the new generator is located. Steve Ibos stated he will need to follow up with that information.

Steve Ibos stated he did give the York Township Trustees an update on the York Township Comprehensive Plan and when the York Township Zoning Commission will be meeting with George Smerigan again.

Steve Ibos also stated the York Township Trustees did approve the wording for Section 205.01 Agricultural Uses.

Steve Ibos mentioned Bob's Storage is apparently for sale, the potential buyer was into the York Township office to see what he could and could not do on the property.

Steve Ibos and the Board Members discussed Section 206.06 Grandfather Clause. Board Members and Steve Ibos discussed buildable lots.

Steve Ibos asked the Board Members if docks are considered the same as a deck for a building permit. After a discussion the Board Members decided the answer is no; a permit will not be needed for a deck.

Public Hearing – A. Create Section 205.19 Accessory Building/Structure with an area of one-hundred forty-four (144) square feet or less.

B. Change Section 702.01 Zoning Certificate Required

David Hull opened the Public Hearing asking Mary Lenarth to read the Public Ad.

Mary Lenarth read the Public Ad as printed in the February 15, 2023, Edition of the Medina Gazette.

YORK TOWNSHIP ZONING COMMISSION

The York Township Zoning Commission at their February 2, 2023, meeting made a motion 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

Said Board will at said time and place hear all persons in support of such matters or any objections thereto. Persons may appear in person or by agent.

Mary Lenarth, Zoning Secretary
York Township Zoning Commission
February 15, 2023

The Board Members discussed the wordage of the created Section 205.19 Accessory Building/Structure with an area of one-hundred forty-four (144) square feet or less.

During the discussion Jonathan Steingass recommended changing the wordage of the following:

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.

Eric Matyac made a motion to approve the recommendation of language change to Section 205.19. Guy Roach seconded the motion. All members voted aye in a voice vote. Motion approved to change the wordage to the following:

Create Section 205.19 Accessory *Buildings and Structures* with an area of one-hundred forty-four (144) square feet or less. Accessory *Buildings and Structures* 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.

David Hull asked if there was any other input from the public. Steve Ibos stated he was going to try to go to the next scheduled meeting for the Medina County Planning Commission.

David Hull asked if there were any changes to the proposed Change to Section 702.01 Zoning Certificate required. There was no new discussion.

Guy Roach made a motion to table the Public Hearing until next month's meeting allowing time to receive comments from the Medina County Planning Commission. Meeting to be held on April 6, 2023, at 7pm. Eric Matyac seconded the motion. All members voted aye in a voice vote. Public Hearing was tabled.

Comprehensive Plan:

David Hull opened the discussion regarding the York Township Comprehensive Plan.

David Hull explained George Smerigan was at the last meeting held on February 2, 2023, he made the recommendation that the Board Members work on the Comprehensive Plan, page 2 (Goals) and pages 29-32 (Community Facilities and Services/Land use plan recommendations). The Board Members are to look at the current York Township Comprehensive Plan individually. David Hull stated then the Board Members will have a discussion as a committee regarding the York Township Comprehensive Plan prior to George Smerigan returning to meet with the York Township Zoning Commission.

David Hull read the first paragraph on page 2 (Goals) of the York Township Comprehensive Plan.

Board Members, Richard Hill and Steve Ibos discuss in detail each of the nine (9) Goals of the York Townships Comprehensive Plan.

Board Members discuss in detail the rural atmosphere.

The Board Members suggested changing the third goal from:

Control the location and nature of commercial development to adequately provide for the needs of Township residents while limiting the impacts on the public facilities *and* services and *on* established residential neighborhoods.

To:

Control the location and nature of commercial *and residential* development to adequately provide for the needs of Township residents while limiting the impacts on the public facilities, *public* services, and on established residential neighborhoods.

The highlighted items that are in *blue* are to be removed and the *red* items are to be added.

Board Members discuss the importance and the benefits of the York Township Comprehensive Plan.

The Board Members, Richard Hill, and Steve Ibos discuss the official use map and proposed use map. Board Members would like to ask George Smerigan how the use map was originated.

Jonathan Steingass mentioned the Board Members, Richard Hill, and Steve Ibos, the Industrial areas should be looked at and cleaned up.

Board Members, Richard Hill and Steve Ibos completed the review of each of the nine (9) Goals of the York Townships Comprehensive Plan.

The Board Members, Richard Hill, and Steve Ibos briefly discuss developments.

Eric Matyac suggested the Board Members should discuss alternative energy.

Jonathan Steingass suggested tabling the discussion on the York Township Comprehensive Plan, feels the Board Members have a good start on it. Eric Matyac seconded the motion.

The Board Members and Steve Ibos suggested not having George Smerigan come to the April 6, 2023, meeting. David Hull also suggested letting George Smerigan know that the Board Members did go over the York Township Comprehensive Goals and the minor changes the Board Members made.

Board Members, Richard Hill and Steve Ibos discuss the sewer system in York Township.

Old Business:

Lowell Wolff asked how the progress is going regarding the retention pond for Wolff Brothers, Supply, Inc. Steve Ibos stated it is with the Medina County Storm Water Management. Board Members and Steve Ibos discuss the progress regarding Wolff Brothers Supply, Inc.

New Business:

Eric Matyac referred to Section 205.05 Prohibited Uses. Board Members and Steve Ibos discuss agricultural vs. junk vehicles and a situation on Spieth Road.

Eric Matyac made a motion to close the discussion.

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

Adjourn:

Guy Roach made a motion to adjourn the meeting at 9:15 pm. Eric Matyac seconded the motion. All members voted aye in a voice vote. Motion approved.

David Hull, Chairperson

Mary Lenarth, Secretary