

YORK TOWNSHIP ZONING COMMISSION

April 6, 2023

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on April 6, 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, Lowell Wolff, and Alternate Kenneth Barco were present. Jonathan Steingass was unable to attend.

David Hull asked Alternate Kenneth Barco to come forward to be on the Board in the absence of Jonathan Steingass.

Guests Present:

William Gibbons

Minutes:

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

Correspondence:

There was no Correspondence.

Zoning: – Steve Ibos:

There was no report from Steve Ibos.

Site Plan: William Gibbons – pole barn and garage.

David Hull asked Williams Gibbons Jr. to explain his plans for the property located at 3885 Indoe Street, Medina, Ohio 44256

William Gibbons Jr. explained he is looking to build a two (2) car garage, twenty-two (22) feet by twenty (20) feet and a pole barn forty (40) by forty (40) feet for personal use, directly behind the house.

David Hull asked William Gibbons Jr. how long he has owned the property. William Gibbons Jr. answered about six (6) months.

Guy Roach asked William Gibbons Jr. if he will be living at 3885 Indoe Street or is this rental property. William Gibbons Jr. stated they have not figured that out yet; they might rent it, or he might be living in it, not sure at this time.

Guy Roach mentioned that he understands William Gibbons asked Steve Ibos for information regarding possibly building storage units on the property. Guy Roach asked if that is correct. William Gibbons Jr. answered he is not sure if they will proceed with that. Guy Roach stated this pole barn is for your personal use only; it is not to be rented out. William Gibbons Jr. stated they will be storing their equipment and things in it.

Guy Roach asked what kind of equipment, construction equipment or landscaping equipment? William Gibbons Jr. answered yes. Lowell Wolff asked what kind of equipment, construction, or landscaping? William Gibbons Jr. answered construction.

David Hull asked William Gibbons Jr. if he was living in the house. William Gibbons Jr. stated not right now, they are renovating it now. David Hull stated, so you are using your skills. William Gibbons Jr. answered yes. David Hull asked if William Gibbons Jr. plans to live there after the renovations have been completed. William Gibbons Jr. answered yes. David Hull explained if William Gibbons Jr. is going to run his business out of the home on 3885 Indoe Street you might need to apply for a home occupation.

William Gibbons Jr. stated it would be more personal stuff, like jet skis that will be stored there; it will not all be construction stuff.

Eric Matyac mentioned that William Gibbons Jr. just told David Hull that he will be living at 3885 Indoe Street; earlier he stated he was going to rent it. William Gibbons Jr. stated it is to be decided. Eric Matyac asked if this might be a rental unit. William Gibbons answered yes.

David Hull stated it looks like all the set-back requirements have been met. Guy Roach mentioned the newer pictures look a little clearer. Guy Roach explained there needs to be a three (3) foot easement between the driveway and the garage; three (3) feet of a level-able berm on each side of the driveway is required by the York Township Zoning Resolutions. Board Members reviewed the driveway plans. David Hull and Guy Roach explained the reason to review the plans for the driveway is for fire and rescue reasons. Guy Roach asked if the Fire Chief Jason Creamer reviewed this Site Plan. Mary Lenarth stated Steve Ibos did give the Site Plans to Fire Chief Jason Creamer and the Fire Chief did ok the Site Plan. Mary Lenarth also mentioned that Steve Ibos advised her that all driveway measurements were met.

David Hull asked if there will be electricity to both the garage and the pole barn. William Gibbons Jr. answered yes.

Eric Matyac stated just for clarification on the easement on the thirty-five (35) feet from the line, is there a three (3) foot grass space there. William Gibbons Jr. answered yes.

Guy Roach asked if the electrical line to the back pole barn is going to be underground or overhead. William Gibbons Jr. answered underground; well, it is above ground right now. Guy Roach stated if you go overhead, you must go sixteen (16) feet high unobstructed. William Gibbons Jr. state he understands.

David Hull asked if there were any other questions.

Kenneth Barco asked about the pole barn measuring forty (40) by forty (40) feet; are you planning to operate a business out of it? William Gibbons Jr. hesitated then stated more just storage.

David Hull asked William Gibbons Jr. if there would be any outside lighting. William Gibbons Jr. answered yes probably will have lights on the outside. David Hull mentioned the outside lights should be shining downward so as not to disturb neighbors or distract traffic.

Mary Lenarth asked William Gibbons Jr. if he was the owner of the property. William Gibbons Jr. answered he is along with his dad. Lowell Wolff asked if William Gibbons Jr.'s dad's name is on the deed for the property located at 3885 Indoe Street or is both of your names are on the deed. William Gibbons Jr. stated he is sure his name is on the deed. Eric Matyac mentioned in the information given there is only one name; William Gibbons, not William Gibbons Jr. William Gibbons Jr. stated it is in his name. Eric Matyac asked if William Gibbons Jr. and William Gibbons live at the same address. William Gibbons Jr. answered no. Eric Matyac asked if William Gibbons Jr. lives at 3728 Alesia Kae Dr. William Gibbons Jr. stated that is his dad, William Gibbon's address.

Lowell Wolff mentioned since the Site Plan meets all the requirements, he made a motion to accept the Site Plan review. Guy Roach seconded the motion.

David Hull asked if there was further discussion. There was no further discussion.

All members voted aye in a voice vote. Site Plan is approved.

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 asked for a motion to open the Public Hearing.

Guy Roach made a motion to open the Public Hearing. Eric Matyac seconded the motion. All members voted aye in a voice vote. Public Hearing is opened.

The Board Members reviewed the reply from Medina County Planning Commission regarding wishing to 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.

Medina County Planning Commission suggested making the Buildings and Structures plural. A few minor changes were also suggested by the Medina County Planning Commission; all changes by the Medina County Planning Commission are in **blue**.

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.

Eric Matyac made a motion to accept the changes to Create Section 205.19 Accessory Buildings and Structures with an area of one-hundred forty-four (144) square feet or less. And forward to the York Township Trustees. Lowell Wolff seconded. All members voted aye in a voice vote. Motion is approved.

David Hull stated Section 205.19 is now ready to be forwarded to York Township Trustees.

Board Members then moved on to Section 702.01 Zoning Certificate Required.

The Board Members originally purposed the following:

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

Medina County Planning Commission suggested making a few changes. The following changes suggested by the Medina County Planning Commission are in **blue**:

Change Section 702.01 Zoning Certificate Required.

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 the** premises, an application for **a Zoning Certificate shall be submitted to the Zoning Inspector.**

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

Eric Matyac made a motion to accept the changes suggested by the Medina County Planning Commission and forward this to the York Township Trustees. Guy Roach seconded the motion.

David Hull asked if there is any further discussion.

Kenneth Barco stated he would like it noted; there is no public present therefore there is no Public Comment.

All members voted aye in a voice vote. Motion is approved.

David Hull stated Section 702.01 is now ready to be forwarded to York Township Trustees.

Guy Roach made a motion to close the Public Hearing. Eric Matyac seconded the motion. All members voted aye in a voice vote. Public Hearing is closed.

Comprehensive Plan:

David Hull stated the Board Members will now move on to discuss pages 29 through 32.

The Board Members started with Land Use Plan Recommendations.

Suggested changes are noted in **red.**

Board Members discussed the first Recommendations – Retain **or increase** the current minimum lot size requirements to limit intensity of development and control density in the majority of the Township and retain its rural atmosphere.

Board Members discussed the second Recommendations – Encourage the use of conservation development techniques to preserve environmentally sensitive areas and to preserve the Township’s rural image. No changes made.

Board Members discussed the third Recommendations – Limit extension of utilities, particularly sanitary sewers, **power generation and power storage** to those portions of the Township intended to remain rural. The Board Members would like to discuss this with George Smerigan.

Board Members discussed the fourth Recommendations – Continue to use the area east of Abbeyville Road as a transition area. No changes made.

Board Members discussed the fifth Recommendations – Promote commercial developments which meet daily convenience and weekly shopping and service needs of a semi-rural community. No changes made.

Board Members discussed the sixth Recommendations – Control the location and design of commercial developments. No changes made.

Board Members discussed the seventh Recommendations – Seek planning assistance and funding sources for revitalization of Mallet Creek. The Board Members would like to discuss this with George Smerigan. Board Members discussed the possibility of a package plant.

Board Members discussed the eighth Recommendations – Encourage industrial development in the southern portion of the Township adjacent to the existing City of Medina industrial area.

Board Members discussed the ninth Recommendations – Collaborated with the City of Medina to promote economic development and limit annexation.

Board Members suggested either eliminating the eight Recommendations or combining eight and nine together.

Guy Roach suggested the possibility of developing a municipal development on the Old York School property. The Board Members discuss the possibility of a York Township Municipal Complex Development.

The Board Members discussed cleaning up the industrial district.

Old Business:

There was no Old Business.

New Business:

There was no New Business:

Adjourn:

Eric Matyac made a motion to adjourn the meeting at 9:10 pm. Lowell Wolff seconded the motion.

David Hull, Chairperson

Mary Lenarth, Secretary