

YORK TOWNSHIP ZONING COMMISSION

May 4, 2023

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on May 4, 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, Guy Roach, Jonathan Steingass, Lowell Wolff, and Alternate Kenneth Barco were present. Eric Matyac virtually present.

David Hull mentioned Eric Matyac is in attendance remotely and asked Board Members if they are ok with this. All members voted aye in a voice vote.

David Hull stated he feels this good that way Eric Matyac can hear what George Smerigan has to say. David Hull also stated if there is any voting or motions that need to be made Kenneth Barco would do the voting or motions.

David Hull asked Alternate Kenneth Barco to come forward to be on the Board.

Guests Present:

Steve Ibos-Zoning Inspector; Chris Kosman-member of York Township Board Zoning of Appeals; George Smerigan

Minutes:

The Board Members reviewed the proposed minutes from the April 6, 2023, meeting. Guy Roach made a motion to approve the proposed minutes. Lowell Wolff seconded the motion. Roll vote: David Hull-aye; Guy Roach-aye; Jonathan Steingass-abstain (he was not able to attend the meeting on April 6, 2023); Lowell Wolff-aye; and Kenneth Barco-aye. Minutes approved.

Correspondence:

David Hull asked if anyone had gone to the last York Township Trustee meeting. Kenneth Barco stated he went to the meeting held on April 27, 2023. Kenneth Barco stated the York Township Trustees made a motion to have a Public Hearing at their next meeting to be held on May 25, 2023 to discuss; A. Create Section 205.19 Accessory Building/Structure with an area of one-hundred forty-four (144) square feet or less, and B. Change Section 702.01 Zoning Certificate Required.

Zoning: – Steve Ibos:

Steve Ibos asked Board Members when the rear lot development requirements came about. The Board Members did not recall when the rear lot development requirements came about and would need to refer to prior minutes from the York Township Trustee meetings. The Board Members, Steve Ibos, and George Smerigan discuss rear lot developments and buildable lots.

Lowell Wolff asked if there is any update regarding the retention basin for Wolff Brothers Supply. Steve Ibos answered the new plans have been approved but he has not been over to check on the Wolff Brothers Supply expansion.

Steve Ibos mentioned that he was able to talk to the property owner on Spieth Road regarding the propane tanks. Steve Ibos stated the property owner has agreed to move or remove the propane tanks that are not being used.

Comprehensive Plan – George Smerigan:

David Hull explained George Smerigan is here to discuss the York Township Comprehensive Plan with the Board Members.

George Smerigan and the Board Members discussed the possible changes that were suggested.

George Smerigan mentioned the Board Members would like to discuss regulation of solar/ wind generation and power storage. George Smerigan, Board Members and Steve Ibos discuss regulations of solar/wind generators; also discuss the pros and cons.

David Hull asked George Smerigan if solar/ wind generation and power storage should be included in the York Township Comprehensive Plan. George Smerigan feels it should be in the York Township Zoning Resolution.

David Hull reviewed the suggested changes to the Comprehensive Plan goals.

George Smerigan then referred to the Mallet Creek District. Lowell Wolff asked if it would be worth looking into a package plant that would help eliminate the problem with the failing sewer system in the Mallet Creek District. George Smerigan referred to the 201 - 208 Plan which is a Master Water Quality Plan that EPA approved. George Smerigan, Board Members, Steve Ibos and Chris Kosman discuss sewage problems in the Mallet Creek District. George Smerigan stated there are several private package plants all over, mostly for developments, some subdivisions. George Smerigan stated it would be something that would be worth putting into the Comprehensive Plan, you do not want to continue to contaminate the ground water; this will give you a base for exploring options that are not counter to the overall control density of York Township. George Smerigan and the Board Members agreed there is an environmental issue in Mallet Creek District.

David Hull asked if there is any chance of getting Medina County funding to help with the sewage problems in the Mallet Creek District. George Smerigan stated with the Board

Members permission he would like to sit down with the Medina County Sanitary Engineer and discuss the issues in the Mallet Creek District, the possibilities, and the options. George Smerigan stated there might be possibilities that there could be some funding for the sewage issue in the Mallet Creek District.

Board Members, Steve Ibos, and George Smerigan discuss contacting the Medina County Sanitary Engineer Department regarding issues in the Mallet Creek District. The Board Members and George Smerigan also agreed the Comprehensive Plan will go the Trustees for their concurrent.

George Smerigan stated he will need to go to the Medina County Sanitary Engineer Department any way to find out the water and sewer plans to be able to update the York Township Comprehensive Plan.

George Smerigan suggested that he contact the Medina County Sanitary Engineer Department first because if the Medina County Sanitary Engineer Department says no way, there is no reason to put the effort into the sewage issue in the Mallet Creek District.

George Smerigan stated the EPA is not going to agree to do something that does not fit with the 201 - 208 Plan which is a Master Water Quality Plan. George Smerigan also explained everything that has to do with public money that is spent on has to fit with the 201 - 208 Plan. George Smerigan also stated doing nothing in the Mallet Creek District is not a reasonable opinion given the environmental issue.

Board Members, Steve Ibos, and George Smerigan discuss the York Township Comprehensive Plan in detail and decided things have been accomplished and are no longer needed.

George Smerigan gave the Board members graphs showing updated information regarding population, housing units, and building permits. Board Members, Steve Ibos and George Smerigan review the graphs. George Smerigan mentioned York Township has healthy growth but not out of control growth. George Smerigan feels the goal plan is to keep it that way.

George Smerigan stated he is preparing information; will update all the background information that is in the plan; and use that as a guide to push the York Township Zoning in the direction they would like to go.

George Smerigan feels the York Township Zoning Commission has done an excellent job keeping the rural atmosphere for the York Township.

Board Members and George Smerigan discuss the maps and the land use on the maps.

David Hull asked if there were any other questions for George Smerigan.

George Smerigan stated he will take the York Township Comprehensive Plan to the next level; get things out to the Board Members, meet with Medina County Sanitary Engineer Department, get draft together, before George Smerigan and the Board Members get together again. David Hull asked if the next meeting should be in two months. George Smerigan thought it would be an innovative idea to have the next meeting on July 6, 2023, then go from there.

Old Business:

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

New Business:

David Hull asked if there is any New Business.

Kenneth Barco asked if the Board Members would like to discuss solar issues. David Hull suggested going over solar issues at the next meeting.

Board Members and Steve Ibos discuss the zoning of back lots.

Board Members and Steve Ibos discussed the York Township Zoning Resolution; discussed Amendments, how to manage Amendments and how to manage documents.

Adjourn:

Guy Roach made a motion to adjourn the meeting at 9:05 pm. Lowell Wolff seconded the motion. All members voted aye in a voice vote. Motion approved.

David Hull, Chairperson

Mary Lenarth, Secretary