

YORK TOWNSHIP ZONING COMMISSION

June 1, 2023

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on June 1, 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, Jonathan Steingass, Lowell Wolff, and Alternate Kenneth Barco were present. Guy Roach was unable to attend.

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

Guests Present:

Steve Ibos-Zoning Inspector; Richard Hill-member of York Township Board Zoning of Appeals

Minutes:

The Board Members reviewed the proposed minutes from the May 4, 2023, meeting. Lowell Wolff made a motion to approve the proposed minutes with adjustments made. Eric Matyac seconded the motion. All members voted aye in a voice vote. Minutes approved.

Correspondence:

There was no Correspondence.

Zoning: Steve Ibos

Steve Ibos explained the deadline to publish the Public Hearing for – 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 was accidentally missed. Steve Ibos explained that they are working on the Public Hearing notice and the Public Hearing will be scheduled for the June 22, 2023, York Township Trustee meeting at 6:30pm.

Steve Ibos gave a brief zoning report regarding permits issued, possible permits coming in, possible lot splits and back lots.

Board Members, Steve Ibos and Richard Hill discussed buildable lots and corner lots.

Steve Ibos mentioned he has a meeting regarding Woodside Preserve with Pulte Homes getting the punch sheet completed and issues regarding the Medina County Storm Water Manage requirements.

Steve Ibos also explained Emerald Run extension and the new parcels.

Steve Ibos mentioned Valley City is going to be having a Zoning Workshop on Wednesday June 14, 2023, cut off to sign up for the workshop is June 5, 2023. Steve Ibos thinks this is like the Zoning Workshop given by the Medina Prosecutor's Office, held at the York Town Hall/Fire complex on February 16, 2023.

Steve Ibos had a resident come in asking about Conditional Uses, no application has been submitted at of this date.

Steve Ibos gave the Board Members a proposed index of Amendments that have been added and recorded since the last Resolution Certifications. Board Members and Steve Ibos discussed the York Township Zoning Resolution; discussed Amendments, how to manage Amendments and how to manage documents.

Steve Ibos thought it would be a good idea to have all the updates that have been made to the York Township Zoning Resolution recorded. Steve Ibos would like to update the PDF copy online, provide Mary Lenarth with a copy; then Mary Lenarth would work with both the York Township Zoning Commission and the York Township Board of Zoning appeals to give each Board Member an updated appendix.

Comprehensive Plan:

David Hull asked if anyone had suggestions of what the Board Members should discuss next regarding the York Township Comprehensive Plan.

Lowell Wolff mentioned George Smerigan will be updating information from the last Census.

David Hull mentioned the Board Members reviewed the Goals for the York Township Compressive Plan. The big change was the Board Members suggested a package plant for the Mallet Creek District.

The Board Members would like to see solar, wind, and other alternative energy to be addressed along with the height requirements for alternative energy for the York Township Zoning Resolution.

David Hull suggested the Board Members wait for further information from George Smerigan before they can continue with updating the Comprehensive Plan.

Old Business:

Kenneth Barco suggested reviewing ground and roof mounted solar panels. Steve Ibos stated it is difficult to regulate ground mounted solar panels. Steve Ibos also stated the

height requirements need to be regulated. Richard Hill suggested to the Board Members, when they are looking into regulating solar panels, they should also investigate the maintenance of the ground solar panels; weeds grow up between them making them look bad.

David Hull asked Steve Ibos if he would be able to obtain copies of other townships codes regarding solar and alternative energy. Steve Ibos stated he would. Dave Hull stated that might even include outside wood burning stoves.

New Business:

David Hull asked if there was anything going on with the Smith Brothers property on Elyria Road. Steve Ibos stated the fence has been taken down, nothing else is going on.

David Hull asked how things are going at Wolff Brothers Supply, Inc. Steve Ibos sent an email out to Wolff Brothers Supply, Inc. regarding soil cleansing.

The Board Members and Steve Ibos discuss the possibility of lot splits and zoning on Water Street and Columbia Road.

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

Adjourn:

Eric Matyac made a motion to adjourn the meeting at 8:25 pm. Lowell Wolff seconded the motion. All members voted aye in a voice vote. Meeting adjourned.

David Hull, Chairperson

Mary Lenarth, Secretary