

## YORK TOWNSHIP ZONING COMMISSION

**July 6, 2023**

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

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

### **Guests Present:**

Steve Ibos-Zoning Inspector; Becky Miller

### **Minutes:**

The Board Members reviewed the proposed minutes from the June 1, 2023, meeting. Eric Matyac made a motion to approve the proposed minutes with adjustments made. Kenneth Barco seconded the motion. All members voted aye in a voice vote except for Guy Roach. Guy Roach abstained due to not being able to attend the June 1, 2023, meeting. Minutes approved.

### **Correspondence:**

Steve Ibos mentioned he received a message that George Smerigan is not able to attend tonight's meeting.

### **Zoning: Steve Ibos**

Steve Ibos gave a brief zoning report regarding permits issued, lot splits, ponds, swimming pool, and an upcoming variance.

Steve Ibos stated he had a Woodside Preserve walk through with Pulte Homes, went through the punch list items as well as the storm water issues. Steve Ibos and Board Members discuss Woodside Preserve.

Steve Ibos mentioned roads in the township that will be resurfaced.

Steve Ibos stated he received a request from a resident for York Township to look into a noise ordinance. Steve Ibos and Board Members discussed ordinance vs. zoning resolution. Guy Roach referred to Section 205.04 Nuisance Prohibited. The Board Members as a committee felt a Resolution from the York Township Trustees would be more appropriate than a Resolution from the York Township Zoning Commission.

David Hull asked if there are any other questions for Steve Ibos. There were no other questions.

**Comprehensive Plan:**

David Hull asked if anyone would like to discuss the Comprehensive Plan. David Hull noted that George Smerigan was not able to attend tonight's meeting.

David Hull noted there was no further discussion.

**Old Business:**

David Hull mentioned Board Member and Steve Ibos are integrating regulations for solar/wind generation and power storage into the Comprehensive Plan. David Hull explained the Comprehensive Plan will not be as detailed as what the Board Members would formulate for the Zoning Resolution. David Hull also explained the Board Members are reviewing Hinckley Township's Zoning Resolution to model something for York Township.

The Board Members and Steve Ibos discussed alternative energy, meeting setbacks, side yards, height restrictions, fall zone for the wind turbine, EPA and manufactures recommendations for outside wood burners, coal burners and enforcing the Zoning Resolution.

Steve Ibos mentioned he will re-send zoning information that he sent out in the past.

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.

David Hull asked audience (Becky Miller) if she had any new Business that she would like to discuss. Becky Miller stated she is just listening.

Steve Ibos mentioned at the York Township Trustee's meeting they it was decided to put the Erhart/York Township Fire Station on the ballot for November 2023. Steve Ibos and Board Members discuss the possibility of a New Erhart/York Township Fire Station.

Steve Ibos and Board Members discussed storage of: York Township equipment, storage of road grindings, and other miscellaneous information regarding the York Township Fire Station Complex. The Board Members discussed the potential non compliant of this use.

**Adjourn:**

Eric Matyac made a motion to adjourn the meeting at 8:45pm. Guy Roach seconded the motion. All members voted aye in a voice vote. Meeting adjourned.

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David Hull, Chairperson

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Mary Lenarth, Secretary