

**YORK TOWNSHIP ZONING COMMISSION**  
**August 3, 2023**

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on August 3, 2023, at 7:00 pm.

David Hull called the meeting to order at 7:00 pm.

**Zoning Commission members Present:**

David Hull, Eric Matyac, Guy Roach, Jonathan Steingass, Lowell Wolff, and Alternate Kenneth Barco were present.

**Guests Present:**

George Smerigan

**Minutes:**

The Board Members reviewed the proposed minutes from the July 6, 2023 meeting. Guy Roach made a motion to approve the proposed minutes with changes made. Eric Matyac seconded the motion. All members voted aye in a voice vote except for Lowell Wolff. Lowell Wolff abstained due to not being able to attend the July 6, 2023 meeting. Minutes approved.

**Correspondence:**

Mary Lenarth gave Board Members a copy of the memo she received from Steve Ibos Zoning Inspector/Township Administrator.

Steve Ibos mentioned the applicant for Bob's Storage located at 6126 Norwalk Road will be applying for a variance; there will not be a Site Review at tonight's meeting.

Steve Ibos provided a copy of Article X; a list of all amendments that have been added and recorded since the last Resolution Certification January 16, 2023.

Steve Ibos stated a one hundred forty-four (144) square foot structure is not required to apply for a permit.

Steve Ibos mentioned he provided Margaret Russell paperwork for the York Township Zoning Resolution to file with the Medina County Recorders office.

Steve Ibos decided with Colene Conley handing in her resignation that he would wait to file the complete York Township Zoning Resolution until all Trustees are on board. Steve Ibos also asked if the Board Members would like Steve Ibos to do this sooner to let him know.

**Site Review: Bob's Storage**

David Hull mentioned the new owner of Bob's Storage withdrew the Site Review due to the possibility of the need to go before the York Township Board of Zoning Appeals for a variance.

Guy Roach briefly reviewed some of the requirements that are needed for the new owner of Bob's Storage, including the need to make sure there is a KnoxBox on the front gate so the Erhart/York Township Fire Department would have access to the storage units.

Eric Matyac made a motion to table the Site Review for Bob's Storage. Guy Roach seconded the motion.

Dave Hull asked if there was any further discussion. There was no further discussion. All members voted aye in a voice vote. Site Review is tabled.

**Comprehensive Plan:**

David Hull mentioned the Board Members and George Smerigan will now move on to discuss the Comprehensive Plan.

George Smerigan mentioned he went to the Medina County Sanitary Engineer office and talked to them regarding the possibility of a package plant in the Mallet Creek District.

George Smerigan stated he had a rather extensive discussion with the Medina County Sanitary Engineer's office; the bottom line is they do not believe the EPA would approve a package plant for the Mallet Creek District, since it would be creating another discharge point and the problem of servicing the plant.

George Smerigan discussed a pump station; this would be a step down from the package plant. George Smerigan stated the Medina County Sanitary Engineer office would not be supportive of the pump station.

The Board Members and George Smerigan had extensive discussion regarding several possibilities including common septic systems, trying to solve the sewage problems and ways to try to control the growth in the York Township; encourage the current diversity of the land in York Township; meet the needs of Medina County Sanitary Engineer office and the EPA.

David Hull asked George Smerigan if he has generated any new materials for Board Members

George Smerigan stated nothing that he wanted to hand out tonight. George Smerigan wanted to have tonight's discussion with the Board Members first.

George Smerigan mentioned he will follow up with the Board Members and before he meets again with Board Members, he will send things out in advance to talk about.

David Hull mentioned the Board Members would like to have a joint meeting with the York Township Trustees and the York Township Board of Zoning Appeals. George Smerigan mentioned he thinks there should be a draft of the proposed York Township Comprehensive Plan first. David Hull agreed.

David Hull also stated Board Members and George Smerigan talked about removing the issue of sewage in the Mallet Creek District from the York Township Comprehensive Plan. George Smerigan stated he does not think the Board Members need to make that decision tonight.

David Hull asked George Smerigan if he would talk to the Medina County Sanitary Engineer regarding the possibility of common septic systems.

David Hull asked if there were any other questions for George Smerigan. There were no further questions.

David Hull asked George Smerigan if he would have more information from the new census. George Smerigan mentioned he will get something together and get it out to the Board Members then the Board Members and George Smerigan can go from there.

Everyone thanked George Smerigan for his information and time.

Mary Lenarth asked George Smerigan if he might be able to get the information together for the September 7, 2023, meeting. George Smerigan said he would try to get it to the Board Members in advance.

**Old Business:**

David Hull stated at the last meeting the Board Members were discussing alternate energy.

David Hull also mentioned he has not had a chance himself to look at the alternate energy information Steve Ibos sent to the Board Members. David Hull stated the Board Members will look into that at the next meeting if possible.

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

**New Business:**

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

**Adjourn:**

Guy Roach made a motion to adjourn the meeting at 8:50 pm. Eric Matyac seconded the motion. All members voted aye in a voice vote.

---

David Hull, Chairperson

---

Mary Lenarth, Secretary