

YORK TOWNSHIP ZONING COMMISSION

November 2, 2023

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on November 2, 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, Lowell Wolff, and Alternate Kenneth Barco were present. Eric Matyac and Jonathan Steingass were unable to attend.

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

Guests Present:

Joe Mittler, Richard Hill-York Township Board of Zoning Appeals Member; Richard Monroe-York Township Trustee; George Smerigan

Minutes:

The Board Members reviewed the proposed minutes from October 5, 2023, meeting. Guy Roach made a motion to approve the proposed minutes. David Hull seconded the motion. In a voice vote; David Hull-aye; Guy Roach-aye; Kenneth Barco-abstained; Lowell Wolff-aye. Minutes approved.

Site Review: Joe Mittler – new storage unit.

David Hull asked Joe Mittler to explain his Site Review.

Joe Mittler explained his plans for another storage unit exactly like the other storage units located at 6414 Norwalk Road, Medina Ohio.

The Board Members reviewed the drawings and application provide by Joe Mittler. David Hull noted per Steve Iobos-Zoning Inspector/Township Administrator; the building meets the requirements of Section 303.04 and Section 304.10. David Hull asked if the new building will be accessed though the same driveway. Joe Mittler answered yes. David Hull asked it here would be any exterior lighting. Joe Mittler explained the exterior lighting will be like the other buildings. David Hull asked if Steve Iobos sent a copy of the Site Review to the Fire Chief. Mary Lenarth answered yes. The Fire Chief had no problems with the new building.

David Hull asked Joe Mittler if the site has been excavated. Joe Mittler explained when he built the last building he planed in advance for the possibility of anther building, the

new building might need more gravel. David Hull mentioned the retention basin should meet the requirements.

Lowell Wolff stated looks like the new building meets all of the requirements.

Guy Roach mentioned being this area is zoned Industrial and based on the square footage of the new building according to the code Joe Mittler will need sixty (60) parking spaces.

Guy Roach asked how the front gate to the storage unit is secured. Joe Mittler answered, it is not secured. Guy Roach stated so the fire department would be able to get in there if need be. Joe Mittler answered yes.

Board Members and Joe Mittler reviewed the parking Resolution.

David Hull asked if there were any other questions.

David Hull asked if there were any questions from the public.

Guy Roach mentioned there are eleven (11) overhead doors, will there be any man doors. Joe Mittler answered the first unit will have two (2) man doors.

David Hull asked Joe Mittler how many trees he planted on the property. Joe Mittler answered there are a lot of trees there, Davey Tree Farm planted the trees, as agricultural use.

Guy Roach made a motion to approve the Site Plan for Joe Mittler. Lowell Wolff seconded the motion.

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

All Board Members voted aye in a vice vote. Motion approved.

Comprehensive Plan:

David Hull welcomed George Smerigan and opened the conversation regarding the York Township Comprehensive Plan.

David Hull mentioned Steve Ibos sent the Board Members a copy of the proposed and updated copy of the York Township Comprehensive Plan purposed by George Smerigan.

George Smerigan briefly explained the information that he updated and brought up the background information. George Smerigan also stated based on the Board Members comments about goals and policies he revised those to hopefully to reflect the comments and statements the Board Members have made.

George Smerigan also stated if there are things the Board Members would like to tweak that certainly can be done.

Board Members and George Smerigan reviewed the proposed revised copy of the York Township Comprehensive Plan.

David Hull mentioned the York Township facilities; should there be a section on the York Township Park, the possibility of future park land.

Kenneth Barco also mentioned the name of the fire department, should that be updated? It is currently listed as Erhart Volunteer Fire Department. Board Members and Richard Monroe stated the name should be updated to be Erhart/York Township Fire Department. George Smerigan stated he will change the name.

David Hull suggested mentioning the central campus of the Buckeye School is for Litchfield, Liverpool, portions of Medina City and York Schools.

Guy Roach asked to review; Existing Land Use, Public and Private Institutional. The Board Members do not feel the last sentence reads well. George Smerigan stated he will fix it.

Board Members and George Smerigan review updated traffic counts. Kenneth Barco stated it might be beneficial in the future.

David Hull suggested under; Sanitary Sewer, the sentence that reads, Limited sanitary sewer service may be considered for the Mallet Creek area in order to better service the small lot development in that area. Board Members and George discussed this last sentence.

Kenneth Barco suggested under; Transmission Lines to add Nexus.

David Hull mentioned the power lines, between Spieth Road and Norwalk Road, Transmission Lines.

Lowell Wolff mentioned that he feels George Smerigan did a very nice job on the proposed revised copy of the York Township Comprehensive Plan.

George Smerigan stated he will go back and clean-up the proposed revised copy of the York Township Comprehensive Plan based on the conversation with Board Members and Richard Monroe's suggestions and send the Board Members a revised version of the proposed copy of the York Township Comprehensive Plan.

David Hull asked Richard Monroe and Richard Hill if they have any other suggestions.

They had no other suggestions.

David Hull feels the next step with revised proposed copy of the York Township Comprehensive Plan, is to send it to the York Township officials, then schedule a Public Hearing for the York Township Zoning Commission.

Board Members suggested they will review George Smerigan's revised proposed copy of the York Township Comprehensive Plan. Board Members and George Smerigan suggested the next steps.

Kenneth Barco suggested under; Land Use Plan Recommendations Seek planning assistance and funding sources for revitalizations of Mallet Creek; to change the first sentence.

David Hull suggested adding a Zoning Map too. George Smerigan stated he can do that.

Kenneth Barco mentioned Steve Ibos noticed there are discrepancies in the map of the current York Township Comprehensive Plan that need to be corrected. Kenneth Barco suggested making sure the correct map is in the revised proposed copy of the York Township Comprehensive Plan.

George Smerigan stated he will get with Steve Ibos and make sure the map is correct.

David Hull asked if there is any further input for George Smerigan. There was no other input from the Board Members, Richard Monroe or Richard Hill.

Board Members let George Smerigan know they feel he has done a good job on the revised proposed copy of the York Township Comprehensive Plan.

Old Business:

David Hull moved onto Old Business.

Guy Roach mentioned an email received from Steve Ibos. Guy Roach mentioned Wolff Brothers Supply, Inc. was going to turn off the outside lights on the West Side of the building. Lowell Wolff stated they have been turned off.

Guy Roach mentioned there were some punch points that Steve Ibos wanted approval on the trees, between the gas line and the pavement, but they decided on a single row of arborvitae that would grow forty (40) to sixty (60) feet and wide enough that it would provide full curtain to cool off the building as opposed to the two (2) rows that were approved in the Side Plan. Guy Roach stated Steve Ibos wanted approval on it because it deviated from what the Board Members approved in the Site Plan.

Guy Roach and David Hull also discussed Wolff Brothers Supply, Inc. going to the York Township Board of Zoning Appeals.

Board Member and Richard Hill discuss the email from Steve Ibos regarding Wolff Brothers Supply, Inc.

David Hull suggested to table to the discussion regarding Wolff Brothers Supply, Inc. until the York Township Zoning Commission gets more information.

Steve Ibos also in his email asked Board Members to discuss Article V, Section 301.2.B Recreational Use. This is because he has had some issues in the past regarding this Section.

Mary Lenarth stated this was brought on by the Public Hearing regarding 4545 Erhart Road, Medina.

Guy Roach briefly reviewed the last York Township Zoning Commission meeting.

Board Members discussed Article V, Section 301.2.B Recreational Use. Board Members feel Article V, Section 301.2.B Recreational Use is adequate the way it is written. The Board Members feel if Steve Ibos needs further explanation to the Board Members.

Guy Roach tabled the conversation regarding Article V, Section 301.2.B Recreational Use.

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

New Business:

David Hull moved on to New Business.

Lowell Wolff mentioned that George Smerigan did a very nice job on the proposed copy of the York Township Comprehensive Plan.

David Hull mentioned the York Township Board of Zoning Appeals will be having a public hearing coming up in December.

Adjourn:

Guy Roach made a motion to adjourn the meeting at 8:30pm. Kenneth Barco seconded the motion. All members voted aye in a voice vote.

David Hull, Chairperson

Mary Lenarth, Secretary