

YORK TOWNSHIP ZONING COMMISSION

December 7, 2023

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on December 7, 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:

Richard Hill-York Township Board of Zoning Appeals Member; Richard Monroe-York Township Trustee; Mike Roth

Minutes:

The Board Members reviewed the proposed minutes from November 2, 2023, meeting. Guy Roach made a motion to approve the proposed minutes as amended. Kenneth Barco seconded the motion. In a voice vote: David Hull-aye; Guy Roach-aye; Kenneth Barco-aye; Eric Matyac-abstained and Jonathan Steingass-abstained. Minutes approved.

Correspondence:

Mary Lenarth gave the Board Members a copy of the Meeting Schedule for the York Township Zoning Commission advising them that Fourth of July is on a Thursday.

The Board Members discussed the Fourth of July Holiday. Eric Matyac made a motion to reschedule the York Township Zoning Commission Meeting from Thursday July 4, 2024 to Tuesday July 2, 2024 to avoid a National Holiday. Guy Roach seconded the motion.

David Hull asked if there was any further discussion. There was no further discussion. All Board Members voted aye in a voice vote. The York Township Zoning Commission will hold their July meeting on Tuesday July 2, 2024.

Comprehensive Plan:

David Hull opened the discussion regarding the Comprehensive Plan.

Mary Lenarth gave the Board Members a few copies of the proposed York Township Comprehensive Plan, knowing there will a few more changes that will be made. More copies will be made when the final proposed York Township Comprehensive Plan is completed.

Kenneth Barco mentioned the old York School building was listed as currently being used; the York School building is no longer there.

Kenneth Barco wanted to correct the age of the fire station, The York Township Trustees built the current station in 1977.

Kenneth Barco would like to have the acreage for Buckeye Schools corrected to one hundred seventy-one (171) acres.

Kenneth Barco stated there is a discrepancy regarding the acreage for the Rail Trail, one area is stating there is one hundred sixty- four (164) acres for the county parks, another page states one hundred forty-four (144) acres for the county parks.

Kenneth Barco explained his biggest concern is the maps that are being used in the York Township Comprehensive Plan. Kenneth Barco does not feel they reflect the current zoning.

Kenneth Barco also mentions he was looking at the Cooperative Economic Development Agreement (CEDA) maps they do not seem to reflect which properties are in the CEDA and which are not.

David Hull asked if George Smerigan knows about Kenneth Barco's concerns. Kenneth Barco stated Steve Ibos forwarded Kenneth Barco's email to George Smerigan.

Steve Ibos stated he did send Kenneth Barco's changes / concerns to George Smerigan.

Board Members and review e-mails, maps, miscellaneous changes and suggest everything should have dates on them.

Eric Matyac asked where the correct map is. Mary Lenarth stated Steve Ibos has it in the office; (current map was approved August 28, 2014).

David Hull suggested having a Punch List.

Eric Matyac asked how the Board Members know the item raised has been addressed. David Hull answered by reviewing the next document. David Hull stated the Board Members are relying on George Smerigan to put the changes in the York Township Comprehensive Plan.

Eric Matyac stated as long as there is a list somewhere of the changes being incorporated then he is comfortable, but if there is no documentation of what he is changing then Eric Matyac does not know how he can confirm the changes. Eric Matyac explained whether it is in the minutes or recorded / dated somewhere.

Eric Matyac would like to see a red line version and an updated version for any changes that are made.

Board Members discuss changes to be made and the best way to make the changes to the York Township Comprehensive Plan.

David Hull asked Steve Ibos what version of the proposed York Township Comprehensive Plan are the Board Members are working on.

Dave Hull stated Eric Matyac is proposing that George Smerigan start documenting the versions of the proposed York Township Comprehensive Plan that he gives to the Board Members based on the meetings.

David Hull also mentioned to have George Smerigan show either red line or a list of changes so the changes can be verified that they have been changed. Steve Ibos he will ask George Smerigan to add a history or a tracker at the end of the proposed York Township Comprehensive Plan to identify what changes have been made. David Hull and Eric Matyac stated that would be fine.

David Hull stated he feels the versions of the York Township Comprehensive Plan should coordinate with the meetings. Steve Ibos stated he could do that. David Hull mentioned the next versions of the York Township Comprehensive Plan would be a December 2023 version reflecting what the Board Members spoke about at tonight's meeting. Eric Matyac asked for a release date on it also. Steve Ibos stated that would be ok.

Eric Matyac stated the objective is to make sure he captures all the changes requested; without the documentation it is difficult to make sure George Smerigan captures all the changes requested by the Board Members. Then the Board Members can review the changes to verify the changes have been made.

Steve Ibos stated he would send a message to George Smerigan tomorrow (December 8, 2023). Steve Ibos explained he did send George Smerigan the information that Kenneth Barco found. Steve Ibos stated he has not heard back from George Smerigan at this time.

Kenneth Barco asked if there is an official zoning map. Steve Ibos answered there is an official zoning map, he has it in the York Township Office.

Steve Ibos stated he was talking with the York Township Trustees and going to have a new zoning map approved in conjunction with the York Township Zoning Resolution.

Steve Ibos explained he would like to have the zoning maps, York Township Zoning Resolution and any other changes completed after January 1, 2024 when all the York Township Trustees are in place.

David Hull thought it would be a good idea to show the history of the York Township Comprehensive Plan.

Kenneth Barco mentioned the map is not correct regarding the CEDA on Branch Road. Steven Ibos stated he will check on that.

David Hull asked if there are any other questions or concerns regarding the proposed York Township Comprehensive Plan.

Kenneth Barco mentioned everyone should review the most recent wording for the proposed York Township Comprehensive Plan from October, 2023 some of the wording as been changed.

David Hull stated the Board Members need to have a version of the proposed York Township Comprehensive Plan that the Board Members and Steve Ibos are happy with, not one with changes in progress. David Hull stated after the Board Members are happy with the proposed York Township Comprehensive Plan a Public Hearing will be scheduled.

The Board Members and Steve Ibos review the next steps to take regarding the proposed York Township Comprehensive Plan.

David Hull asked if there is anything else regarding the proposed York Township Comprehensive Plan.

Eric Matyac stated; point of information, if he hears it correctly the York Township's most current version of the zoning map is 2018 – hanging on the wall in the York Township Office, all though that is not current. Steve Ibos stated York Township has to go Medina County office to get the most current version of the zoning map. David Hull stated it needs to have the CEDA included in the map. Eric Matyac asked where the current version of the zoning map is.

Steve Ibos stated he has a copy of it; it needs to be signed by the current York Township Trustees.

Board Members and Steve Ibos discussed the current zoning map. Steve Ibos stated what ever the Board Members are doing with the York Township Comprehensive Plan will not change the zoning map. The Board Members and Steve Ibos agreed the map can be republished but not reviewed.

Zoning – Steve Ibos

Steve Ibos mentioned the York Township Board of Zoning Appeals has a Public Hearing for December 14, 2023 – a variance request for Rite Rental. Steve Ibos mentioned if the variance is passed it will be coming to the York Township Zoning Commission.

Steve Ibos mentioned at the last York Township Trustee meeting there was an approval to build an addition off of the cemetery building. Steve Ibos stated unfortunately there are three (3) different parcels that make up the cemetery and the shed is right on the boarder of one (1) of the parcels. The lean-to that will be built will be fully enclosed; will be going over into the second parcel. David Hull stated the York Township owns the property. Steve Ibos is in touch with the Medina Prosecutor's office regarding building over the property lines.

Steve Ibos also stated York Township is in the process of getting electric out to the salt building.

Steve Ibos stated the York Township is looking at building a maintenance building in combination with everything that is going on with the Erhart/York Township Fire Department.

Steve Ibos also mentioned the Historical Society is looking into installing bathrooms. The Historical Society is looking into the possibility of a grant that would be good for the benefit of the York Township.

The York Township Trustees are set for the demolition of the building on the property west of the Erhart/York Township Fire Department. Steve Ibos submitted a grant that should cover the demolition of the building.

David Hull asked what the status was on the Wolff Brothers Supply, Inc. The York Township Zoning Commission was not able to do anything; they did not have enough information.

Steve Ibos stated Wolff Brothers Supply, Inc, did go ahead and plant one row of arborvitae. Steve Ibos told Wolff Brothers Supply to plant them closer together so they would fill in sooner.

David Hull mentioned the issue was where the gas line was, that was restricting the double row of arborvitae. Steve Ibos stated the row that Wolff Brothers Supply, Inc. did plant had the three hundred fifty foot accesses; the gas line did not leave them enough room to plant double rows of arborvitae. Steve Ibos stated Wolff Brothers Supply, Inc. did put up the shield for the dock lighting. Steve Ibos told Wolff Brothers Supply, Inc. there was no approval for lighting on the west side of the building. Those have been turned out and will be disconnected.

Steve Ibos stated the retention basin is now less the twelve (12) inches; is now a non pond.

David Hull asked if Wolff Brothers Supply, Inc. has installed their generator. Steve Ibos answered not at this time. Steve Ibos stated Wolff Brothers Supply, Inc. put in a variance to the York Township Board of Appeals for new signs and that was denied.

Guy Roach mentioned at the last meeting Lowell Wolff brought up what changed in the Site Plan, the original Site Plan that was approved to allow for two (2) rows of arborvitae. Guy Roach mentioned that Lowell Wolff suggested the building might actually be larger than what was originally proposed to shorten that distance on the west side of the building then only allowing one row of arborvitae. Guy Roach asked Steve Ibos if he knows what changed. Steve Ibos would need to go over the Site Plan. Board Members and Steve Ibos discuss the Site Plan for Wolff Brothers Supply, Inc.

David Hull mentioned he heard that Wolff Brothers Supply, Inc. allows contractors to access the warehouse at night. The Board Members and Steve Ibos discuss Wolff Brothers Supply, Inc. hours of access to the warehouse at night.

Richard Hill stated the Wolff Brothers Supply, Inc. representative at the York Township Board of Appeals meeting stated there is ten (10) walk in doors on the west side of the building and contractors can call in an order they will have some sort for access code to the doors after 5pm.

Board Members discussed ten (10) walk in doors on the west side to the building of Wolff Brother Supply, Inc.

David Hull asked if there is anything else for Steve Ibos.

Kenneth Barco mentioned Steve Ibos had concerns regarding Article V, Section 301.2.B.

Steve Ibos said it is more like does the York Township Zoning Commission want to look at tightening up what would be allowed under that condition, it is very vague.

Steve Ibos and Board Members refer to Section 506.02; which goes into more detail.

Board Members and Steve Ibos have a lengthy discussion regarding Section 506.02.; should the Board Members modify this section with additional clarity.

Board Members, Steve Ibos, Richard Hill discuss Commercial Use, Residential Use, and the possibily of the York Township Board of Appeals being able to put stipulations on a Conditional Use.

Jonathan Steingass referred to Section 501. The Board Members and Steve Ibos discuss Section 501.

David Hull asked Steve Ibos if he would like the Board Members to look into Section 506.02. Steve Ibos answered yes. Steve Ibos wants to know if the Board Members feel it is sufficient. David Hull stated as Jonathan Steingass pointed out in Section 501 covers the wide powers that the York Township Board of Appeals has to restrict the Conditional Use, including Pubic Welfare.

At this time the Board Member feel that Section 506.02 and Section 501 are sufficient.

Steve Ibos stated he would check with Heidi Carroll from the Prosecutor's office and check with other townships just to check other Resolutions that are out there.

Steve Ibos mentioned he would like to talk to the Board Members regarding what is classified as a structure. Steve Ibos stated he is seeing more and more storage containers; they are becoming more permanent rather than temporary. Steve Ibos also stated York

Township does not allow temporary structures these are not temporary; these are permanent structures that they are putting on their property.

Steve Ibos and Board Members review the definition of structures. Kenneth Barco read the definition; *Structure: Anything constructed or erected with a fixed location on the ground, attached to something having a fixed location on the ground or resting upon the ground including but not limited to signs, building, sheds, fences, and swimming pools.*

Steve Ibos asked if “harmonious “could it be carried out into structure. Kenneth Barco talked about structures that are not in good condition. Steve Ibos stated some have names on the side of them. Eric Matyac mentioned some of them have the names on the side of the storage containers, could that be considered signage that would be inappropriate.

Steve Ibos and Board Members discuss shipping containers and their signage should conform to all the structural requirements.

David Hull asked Steve Ibos if other townships specifically identify shipping containers. Steve Ibos state he does not know. David Hull asked about reaching out to the Medina County Building Department.

Eric Matyac referred to Section 403.01.E regarding to Prohibited Signs.

Old Business:

David Hull asked if there was any Old Business.

Eric Matyac mentioned that was covered when the Board Members covered Section 506.02 and Section 501.

David Hull agreed.

New Business:

David Hull asked if there was any New Business.

Richard Hill mentioned as important as the Zoning Resolution is at the meeting you would want to make a list of proposed revisions, changes, editions, etc. Richard Hill also stated George Smerigan would then make the changes and send the Board Members before the next meeting the page with the revisions and the red lines could be reviewed at the next meeting. Rather than sending it to George Smerigan through out the month.

David Hull and Board Members explained what is being done. Mary Lenarth sends everything to Steve Ibos. Then Steve Ibos sends all of the information to George Smerigan.

Richard Hill suggested all of the changes should be made available to everyone present in the meetings. Board Members and Richard Hill discuss how the changes to the Zoning Resolution should be handled and made available for the Public.

Steve Ibos mentioned there is parcel that is on the corner of Speith Rd and Abbyeville Road about eighty four (84) acres that might be up for sale. Someone was looking at it to possibly purchase it to develop it for a subdivision. Steve Ibos explained the requirements because it is outside of the PUD. The person interested in the property was asking about the possibility of rezoning the property and if the York Township Trustees or York Township would be interested in rezoning the property, this would be about twenty-six (26) houses.

Steve Ibos stated as of right now the York Township Trustees are not interested rezoning the property.

Board Members and Steve Ibos discuss all possibilities regarding the property.

Adjourn:

Guy Roach made a motion to adjourn the meeting at 9:10 pm. Eric Matyac seconded the motion. All members voted aye in a voice vote. Meeting adjourned.

David Hull, Chairperson

Mary Lenarth, Secretary