

## YORK TOWNSHIP ZONING COMMISSION

September 7, 2023

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on September 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:**

Aaron Dolata; Dave Chaney; Guynelle Beck

### **Minutes:**

The Board Members reviewed the proposed minutes from August 3, 2023 meeting. Jonathan Steingass made a motion to approve the proposed minutes. Eric Matyac seconded the motion. All members voted aye in a voice vote. Minutes approved.

### **Site Review: Tony and Guynelle Beck**

David Hull asked Guynelle Beck to explain her plans.

Guynelle Beck explained she is building a one car garage. David Hull asked if the garage is a replacement. Guynelle Beck answered it was a shed that had burnt down. David Hull asked how long ago the shed burned down. Guynelle Beck answered on Memorial Weekend.

Guynelle Beck answered the garage will not be on the concrete pad, the garage will be larger than the shed was.

David Hull explained the property is in the Mallet Creek District and has special zoning regulations.

David Hull asked if the garage will be a pole type structure. Guynelle Beck answered yes.

Guy Roach asked Guynelle Beck to explain where the garage would be. Guynelle Beck showed the Board Members where the garage will be on the Site Review plans.

The Board Members review the garage plans, the measurements and review the zoning regulations in the Mallet Creek District.

David Hull explained safety concerns in the Mallet Creek District.

David Hull asked if there would be any lights on the garage. Guynelle Beck answered there will be no electricity to the garage.

Guy Roach asked if there would be a garage door. Guynelle Beck answered yes, it will work by hand.

David Hull asked if there were any other questions. There were no other questions.

Guy Roach made a motion to approve the Site Plan for Guynelle Beck. Eric Matyac seconded the motion.

David Hull asked if there is any further discussion. Jonathan Steingass mentioned Guynelle Beck is his niece so will abstain from voting. All remaining Board Members: David Hull, Eric Matyac, Guy Roach, and Kenneth Barco voted aye in a voice vote. Motion approved.

David Hull asked the audience (Aaron Dolata and Dave Chaney) if they had anything they would like to discuss with the Board Members.

Aaron Dolata, Dave Chaney, and Board Members discuss property located at 5421 Wolff Road, Medina, Ohio, (parcel number 045-05B-09-085). The Recorders office has this listed neither as a buildable nor non-buildable lot. The York Township Zoning Resolution was discussed.

Steve Ibos was unable to attend tonight's meeting and sent the Board Members a message letting them know he has discussed this lot with the developer, builder, and the Medina County Planning Department. Steve Ibos feels at this time David Chaney might want to go for a Variance or for Section 604 Nonconforming Lot.

The Board Members stated they are unable to make any decision against the York Township Zoning Resolution and suggested reaching out to the York Township Board of Zoning Appeals for a variance.

**Correspondence:**

Steve Ibos asked Mary Lenarth to give Board Members a copy of Article X (a list of Amendments and the changes). Article X is on page number 106 and 107 to be added to everyone's copy of the York Township Zoning Resolution.

Steve Ibos wanted the Board Members to know he will wait until next year when the two (2) new York Township Trustees are in place before recording the whole York Township Zoning Resolution.

Steve Ibos wanted the Board Members to know that George Smerigan will be at the October 5, 2023, York Township Zoning Commission meeting to discuss the York Township Comprehensive Plan.

Steve Ibos mentioned the York Township Board of Appeals will have a Public Hearing on September 14, 2023, regarding 4545 Erhart Road, for two (2) Conditional approvals (recreational uses and B and B).

Steve Ibos also mentioned the newly appointed Trustee Todd Zieja; he will be added to the York Township website.

Steve Ibos also stated he has a resident on Fenn Road that wants to build a shelter between his house and barn to cover his trailer. Board Members discussed the possibility of building the shelter. Board Members suggested consulting the Fire Chief for safety purposes and possibly contacting the Medina County Building Department.

**Old Business:**

Dave Hull asked if there was any Old Business.

Jonathan Steingass asked about Bob's Storage. Mary Lenarth stated last she knew Bob's Storage was possibly going to seek a variance to build another storage unit.

Jonathan Steingass asked about an update regarding the retention pond at Wolff Brothers Supply. There was no update.

David Hull mentioned there is no update on the York Township Comprehensive plan. Board Members discussed the maps in the York Township Compressive plan need to be updated.

**New Business:**

David Hull asked if there was any New Business.

Guy Roach suggested when Steve Ibos sends out the packets for Site Reviews, he finds it helpful to refer to the Sections pertaining to the Site Review but does not feel Steve Ibos needs to mail a copy of the Section(s) for the Site Review. Guy Roach mentioned all Board Members have a copy of the York Township Zoning Resolution.

The Board Members agreed to save Steve Ibos time and postage that a copy of the Sections for the York Township Zoning Resolution will not be needed for Site Reviews.

**Adjourn:**

Guy Roach made a motion to adjourn the meeting at 8:20 pm. Eric Matyac seconded the motion. All members voted aye in a voice vote.

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David Hull, Chairperson

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Mary Lenarth, Secretary