

YORK TOWNSHIP ZONING COMMISSION

January 4, 2024

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on January 4, 2024, 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, Lowell Wolff, and Alternate Kenneth Barco were present.

Guests Present:

Richard Hill-York Township Board of Zoning Appeals Member, Steve Ibos-Zoning Inspector /Township Administrator

Minutes:

The Board Members reviewed the proposed minutes from December 7, 2023, meeting. Eric Matyac made a motion to approve the proposed minutes as amended. Jonathan Steingass seconded the motion. In a voice vote: David Hull-aye; Guy Roach-aye; Eric Matyac-aye; Jonathan Steingass-aye and Lowell Wolff-abstained. Minutes approved.

Organizational Meeting:

David Hull opened the Organizational Meeting.

David Hull stated the Board Members already discussed the meeting schedule for the York Township Zoning Commission at the December 7, 2023 meeting keeping the same time, 7 P.M. every first Thursday of the month with the exception of July meeting due to July 4, 2024 being a holiday, that meeting will be held on Tuesday July 2, 2024.

David Hull stated next on the agenda would be to elect the Chairman. Lowell Wolff asked do we typically use a rotation for the Chairperson. After a brief discussion Jonathan Steingass mentioned the next in rotation would be himself. Guy Roach nominated Jonathan Steingass for Chairperson for 2024. Lowell Wolff seconded the motion. David Hull asked if Jonathan Steingass was ok with the nomination. Jonathan Steingass said he would. All members voted aye in a voice vote.

David Hull turned the meeting over to Jonathan Steingass.

Jonathan Steingass asked for nomination for Vice Chairperson. David Hull nominated Guy Roach for Vice Chairperson. Jonathan Steingass seconded the motion. Jonathan Steingass asked if there is any discussion. Hearing none Jonathan Steingass stated all in favor say aye, all members said aye in a voice vote.

Board Members and Steve Ibos discuss the Board Members terms. Steve Ibos stated terms are normally five (5) year terms for Board Members; the Alternate Board Members are one (1) year terms, which need to be voted on each year by the York Township Trustees.

Steve Ibos stated at the last York Township Trustee meeting, Steve Ibos reached out to everyone that has expired terms or going to be expired and Kenneth Barco graciously put his name in for the Alternate position and was approved by the York Township Trustees for this year (2024) for the York Township Zoning Commission; his term will be from January 1, 2024 to December 31, 2024.

Steve Ibos mentioned Jessica Gerspacher put her name in to replace Chris Kosman on the York Township Board of Appeals. Steve Ibos stated Jessica Gerspacher was approved by the York Township Trustees to be a full time member for the York Township Board of Appeals for a five (5) year term. Steve Ibos stated at the moment there is an open position for an alternate for the York Township Board of Appeals. Steve Ibos mentioned he will recruit for the position

Steve Ibos mentioned Eric Matyac's term expired on 12-31-2022. Eric Matyac stated he thought he had a conversation with Richard Monroe regarding his term, but does not have any documentation about that. Guy Roach mentioned in the inside of the Payroll book there is there is a schedule of Board Members terms. Board Members and Steve Ibos review the schedule and discuss the terms, expirations and renewals.

Board Members and Steve Ibos suggested having the York Township Trustees retro Board Members terms to 2023.

Board Members and Steve Ibos are looking ahead to make sure all terms from here forward are recorded properly.

Jonathan Steingass asked if there is anything else for the Organizational Meeting.

Mary Lenarth stated she did not print a copy of the York Township Zoning Commission Organizational Meeting Guidelines from 2023. Jonathan Steingass suggested for Mary Lenarth to print and have it ready for the next meeting to be held on February 1, 2024.

Jonathan Steingass asked if there was anything else for the Organizational Meeting. Hearing none Jonathan Steingass moved on to Correspondence.

Correspondence:

Steve Ibos mentioned George Smerigan is still looking at the last request from the York Township Zoning Commission, December 7, 2023. Steve Ibos mentioned George Smerigan did send out a draft copy which had changes suggest by the York Township Zoning Commission at the November 2, 2023 meeting.

Jonathan Steingass asked if George Smerigan would be able to attend the February 1, 2024 meeting. Steve Ibos stated that he would take the feed back from tonight's meeting and send it to George Smerigan. Steve Ibos feels that George Smerigan is planning on attending February 1, 2024 meeting.

Steve Ibos mentioned he reached out to Denise at Medina County Planning Commission and the York Township Zoning Commission does not need to receive the Medina County's approval regarding the York Township Comprehensive Plan. The Medina County Planning Commission would be more than happy to review it and give their feedback but it is not required. Steve Ibos also stated the York Township Zoning Commission does not have a deadline regarding the York Township Comprehensive Plan.

Steve Ibos mentioned the Public Hearing held by the York Township Board of Zoning Appeals for Rent Rite Storage was tabled from December 14, 2023 and is now scheduled for January 11, 2024 at 6:30 pm. Steve Ibos also mentioned if Rent Rite Storage is approved by the York Township Board of Zoning appeals it will then need to go before the York Township Zoning Commission.

Zoning- Steve Ibos:

Steve Ibos mentioned he ended 2023 with eighty-eight (88) permits that is included agricultural exempts.

Steve Ibos stated he told George Smerigan that the York Township Zoning Commission is looking at one (1) Public Meeting for the proposed York Comprehensive Plan to include York Township Trustees, York Township Board of Zoning Appeals and the Public; this was decided last month, December 7, 2023.

Steve Ibos also stated the York Township Trustees approved Susan Icorn with Cornerstone Surveying to go ahead and write up the legal paper as well as adjoining the four (4) parcels together at the York Township Cemetery, due to wanting to expand the York Township Cemetery shed that sits on two (2) parcels. Steve Ibos stated the York Township will meet all the required set backs regarding the expansion of the York Township Cemetery shed.

Jonathan Steingass asked if there were any questions for Steve Ibos. There were no further questions for Steve Ibos.

Jonathan Steingass stated on behalf of the York Township Zoning Commission he would like to thank Steve Ibos and Mary Lenarth for all their work and looking forward to a good year ahead.

Steve Ibos stated it will be a challenging year with the emails he has been getting from residents questioning the York Township Zoning Resolution of what they can do and cannot do.

Comprehensive Plan:

Jonathan Steingass opened the conversation for the York Township Comprehensive Plan.

Jonathan Steingass asked Board Members what is next.

Eric Matyac asked about the status about the funding from Medina County for the York Township Comprehensive Plan. Steve Ibos stated it is rolling over into this year 2024.

Steve Ibos mentioned that George Smerigan did invoice the York Township regarding the work he has completed, approved and paid. Eric Matyac asked so we are paid in full through November of 2023 with George Smerigan. Steve Ibos answered that is correct.

Jonathan Steingass asked Board Members and Steve Ibos if they have had a chance to look over the most current version of the proposed York Township Comprehensive Plan and is there anything else that needs to be done to it.

David Hull mentioned he has about ten (10) things he would like the Board Members to discuss.

David Hull referred page 6, looking at **Township Properties**. David Hull noticed there is no mention of the property on Abbyville Road, which was part of Forrest Creek. David Hull stated it is talked about under **Parks**. David Hull wondered if it should be under **Township Properties** also. David Hull also mentioned Norwalk Road, the old dump by the railroad tracks that is not mentioned. David Hull stated he is not sure how specific the York Township Comprehensive Plan needs to be.

Board Members suggested changing the wordage of:

York Township owns approximately 39 acres of land centrally located at Mallet Creek. The majority of the Property is located northwest of the intersection of Norwalk Road and Columbia Road. The Medina County Rail Trail divides the Township also owns a Piece of Property in Norwalk Road just west of Fenn Road.

After much discussion the Board Members decided to break down the first sentence and have bullet points regarding each parcel the York Township owns. Jonathan Steingass asked David Hull if he would be able to put together a bullet point regarding the **Township Properties**. David Hull said he would and make a copy of it to send to Steve Ibos to send to George Smerigan.

Board Members suggested moving **Parks** up and under **Historic Town Hall**.

David Hull referred to page 7. David Hull mentioned under **Parks**, he wondered if the Gold Star Memorial should be mentioned. Under Parks the Board members would like to change the sentence – *The Park includes a pavilion, play ground equipment, a pond and a sledding hill* - to - *The Park includes a pavilion, play ground equipment, a pond, a sledding hill, **Gold Star Memorial and a seasonal ice –skating rink.***

Board Members discussed the **Library**. Richard Hill mentioned the Buckeye Branch of the Medina County Library was donated. Board Members want to mention the *Library property was donated by Evelyn Steingass Riggs.*

David Hull then moved onto page 9.

David Hull suggested under **Population**, second paragraph the table should be changed from *table* to *chart*.

David Hull then moved onto page 11.

David Hull mentioned under **Housing** – the **New Dwelling Units** – the sentence reads Between 1990 and 2020, the number of housing units in York Township increased by 851. The break down by decade is shown in the following *table*. . The Board Members would like to change *table* to *chart*.

David Hull also mentioned **Building Permits**. The following *chart* shows annual building permit activity in York Township since the 1990 census. It should read - The following *graph* shows annual building permit activity in York Township since the 1990 census, changing *chart* to *graph*.

David Hull referred to page 15.

David Hull noticed under **Residential** second sentence - While there are two-family or *duplexes* style dwellings units in the Township, such units account for only a very small percentage of the total number of dwelling units. Change to - While there are two-family or *duplex* style dwellings units in the Township, such units account for only a very small percentage of the total number of dwelling units. This would be changing the word from *duplexes* to *duplex*.

David Hull referred to page 17.

David Hull and Board Members reviewed the **Official Zoning Map – August 2014**. Board Members suggested rotating the map 180 degrees to have the map face out the same way the other maps are facing and to add the compass on the map also.

David Hull referred to page 20 and 21.

David Hull referred to **Traffic Counts**. David Hull noticed Columbia road (CH-24) *Fenn Road* – Spieth Road should be changed to *Norwalk Road* – Spieth Road

Eric Matyac also referred to **Traffic Counts** – under Erhart Road, Columbia Road and Branch Road – the dashes should be uniform, some are long dashes some are short dashes.

The Board Members would like to know how Norwalk Road has the Traffic Volume of 6572.

Board Members would like to have the **(CH)** removed from all County Highways, *CH 3; Ch 23; CH 24; Ch 63; CH 56; CH 76; CH 70; and CH 33*.

Board Members and Steve Ibos noticed West Smith Road is not in the **Traffic Counts**. There may be several zones for West Smith Road.

David Hull noticed for the **Sanitary Sewers** and the **Water Supply** maps it does not show the Meadow Preserve Extension and Enclave off of Abbeyville Road.

Jonathan Steingass asked for any other additions or omissions.

David Hull referred to page 25.

Board Members and Steve Ibos discuss **Transmission Lines**. The Board Members wanted to change A *Sun* petroleum pipeline and an electric transmission line run east to west across the length of the Township between Spieth Road and Fenn road. A high-pressure *Columbia* gas line exists in the northeast corner of the York Township. The Nexus gas line also transverses the western portion of the Township. Omit *Sun* and *Columbia*.

David Hull referred to page 28.

Guy Roach noticed on the last page – **Encourage industrial development in collaboration with the City of Medina in the *south eastern* portion of the Township the Cooperative Economic Development Agreement (CEDA) area.**

Change to - **Encourage industrial development in collaboration with the City of Medina in the *southeastern* portion of the Township in the Cooperative Economic Development Agreement (CEDA) area.**

Guy Roach noticed in the very last paragraph - The Medina County Park District owns approximately 164 acres of land in York Township. The Township is looking to acquire land centrally located to serve the Township residents providing *them* recreational area such as ball field and picnic areas. It would be adjacent to the Medina County Rail Trail.

To read as - - The Medina County Park District owns approximately 164 acres of land in York Township. The Township is looking to acquire land centrally located to serve the Township residents providing recreational area such as ball field and picnic areas. It would be adjacent to the Medina County Rail Trail. (remove *them*).

Jonathan Steingass noticed in the last York Township Comprehensive Plan there was a **Land Use** map. Jonathan Steingass stated he thinks it was too hard to update the map with parcel numbers so the **Land Use** map has been omitted.

Jonathan Steingass also stated in the last York Township Comprehensive Plan there was a map that was called the **Proposed Land Use**. Jonathan Steingass explained it took the **York Township Official Zoning Map** and made a few changes. Jonathan Steingass

asked the Board Members is the York Township Zoning Commission planning on making any changes to the Zoning Map, is that part of the Plan.

Jonathan Steingass and Board Members discuss zoning in York Township.

Guy Roach asked if the Board Member if they wanted to keep the **Public Facilities Map**. Guy Roach noticed it is not in the proposed York Township Comprehensive Plan. The Board Members decided to keep and update the **Public Facilities Map**.

Jonathan Steingass asked if there was anything else the Board Members would like to discuss with the York Township Comprehensive Plan. There was no other discussion.

Old Business:

Jonathan Steingass asked if there is any Old Business. There was no Old Business.

New Business:

Jonathan Steingass asked if there is any New Business. There was no New Business.

Adjourn:

Eric Matyac made a motion to adjourn the meeting at 9 pm. David Hull seconded the motion. All members voted aye in a voice vote. Meeting adjourned.

Jonathan Steingass, Chairperson

Mary Lenarth, Secretary