

YORK TOWNSHIP ZONING COMMISSION

February 1, 2024

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on February 1, 2024, at 7:00 pm.

Jonathan Steingass called the meeting to order at 7:00 pm.

The pledge of allegiance was said.

Zoning Commission members Present:

David Hull, Guy Roach, Jonathan Steingass, Lowell Wolff, and Alternate Kenneth Barco were present. Eric Matyac was unable to attend tonight's meeting.

Jonathan Steingass asked Kenneth Barco to join the Board Members due to the absence of Eric Matyac.

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 January 4, 2024 meeting. Lowell Wolff made a motion to approve the proposed minutes as corrected. David Hull seconded the motion. In a voice vote all Members voted aye. Minutes approved.

Correspondence:

Jonathan Steingass asked if there is any Correspondence There was no Correspondence.

Zoning: - Steve Ibos:

Steve Ibos mentioned he did get approval from the York Township Trustees in their last meeting to get all Board Members terms to where they need to be including the new hires. Steve Ibos explained every year there will be one Board Member that will be up for renewal.

Steve Ibos stated Colene Conley is going to be filling the rest of Roger Mittler's term, Rachel Nagel will be the new York Township Board of Zoning Appeals Alternate, and she will be on a one year term. Steve Ibos also mentioned the York Township Board of Zoning Appeals will be holding their Organizational Meeting February 6, 2024.

Steve Ibos explained he is working with Todd Zieja; there have been a couple of requests for audio visual upgrade for the meeting room. Steve Ibos stated he is working with the York Township Trustees, at this time they have not approved dollar amounts to go further with this. Steve Ibos also stated he is talking Todd Zieja and Jason Creamer; they are going to make a motion at the next York Township Trustee meeting to purchase the audio visual supplies.

Steve Ibos stated he has issued seven (3) permits and two more he is working on two (2) more already for this year.

Steve Ibos stated the OTA is coming up next week.

Steve Ibos explained he received the changes the York Township Zoning Commission has recommended and sent them to George Smerigan. George Smerigan will be working on the proposed York Township Comprehensive Plan and will send a copy to Steve Ibos to copy for Board Members as soon as possible.

Steve Ibos and Board Members discussed the properties owned by York Township.

Steve Ibos stated the York Township Board of Zoning Appeals will be holding a Public Hearing for Wolff Brothers Supply, Inc. on February 8, 2024 for a new sign.

Steve Ibos mentioned that he met with Richard Monroe regarding Block Grant Funding; there are some funds that are available for York Township. Steve Ibos stated the if funds are granted there is a possibility it will be used to upgrade the York Township Park giving it more capabilities for disability access especially for the restrooms.

Steve Ibos also mentioned that Todd Zieja brought it up and the York Township Trustees are working on a Noise Ordinance for York Township.

David Hull asked Steve Ibos to explain what the Rent Rite Storage owner is doing. Steve Ibos and Board Members discuss the plans for Rent Rite Storage. Steve Ibos stated that he told the owner of Rent Rite Storage that he needs to submit a Site Plan to the York Township Zoning Commission including a Medina County Storm Water permit. Board Members, Steve Ibos and Richard Hill discussed Rent Rite Storage.

Comprehensive Plan:

Jonathan Steingass opened up the conversation regarding the Comprehensive Plan.

David Hull explained the properties and the history of the properties now owned by York Township. David Hull thanked Steve Ibos for the all of the research and work he has put into the knowledge of the properties owned by York Township.

Board Members, Steve Ibos and Richard Hill discuss the properties owned by York Township, the history, parcel numbers, ownership, and acreage of the properties, how to record the information, put the information in a table and where to enter it into the proposed York Township Comprehensive Plan.

Jonathan Steingass asked Board Members if they would like to invite George Smerigan to the next meeting, the meeting would be March 14, 2024.

Steve Ibos stated he will send George Smerigan a copy of the information for the property owned by York Township.

Jonathan Steingass stated the next meeting would possibly be for the Board Members final approval, then set a Public Hearing probably the following month, April 11, 2024; with the York Township Trustees, York Township Board of Zoning Appeals and the York Township Public.

Steve Ibos stated Medina County Planning Commission did say if the York Township Zoning Commission wanted to forward the proposed York Township Comprehensive Plan to them it would be ok, but it is not required. Steve Ibos also stated if the York Township Comprehensive Plan would be forwarded to the Medina County Planning Commission they would need to need to provide feed back.

Board Members and Steve Ibos decided to send an informal review of the proposed York Township Comprehensive Plan to the Medina County Planning Commission.

David Hull stated Steve Ibos was able to get the current Zoning Map approved and signed.

Jonathan Steingass asked if the map that is in the York Township Zoning Resolution has been updated. Steve Ibos answered yes. Steve Ibos explained the dates on the Zoning Map.

Board Members and Steve Ibos discussed the updated map should be in both the York Township Comprehensive Plan and the York Township Zoning Resolution.

Steve Ibos stated the York Township Comprehensive Plan will have the current map and there will be a current map as an Amendment in the York Township Zoning Resolution.

Jonathan Steingass asked if there is anything else for the proposed York Township Comprehensive Plan. There were no other suggestions or comments.

Old Business:

Jonathan Steingass asked if there is any Old Business.

Mary Lenarth gave the Board Members a copy of the York Township Zoning Commission Organizational Meeting Guidelines dated January 5, 2023 to review.

David Hull made a motion to approve the (EXHIBIT A) to be dated February 1, 2024. Guy Roach seconded the motion.

Guy Roach made a motion to amend the York Township Zoning Commission Organizational Meeting Guidelines under **1. Regular meetings:** Regular meeting of the Commission will be held the first Thursday of each month at 7:00pm. Unless otherwise *stipulated*. All meetings will be held the York Township Hall/Fire Station Complex, located at 6609 Norwalk Road. (The change is noted in red)

David Hull seconded the motion.

Jonathan Steingass asked if there is any discussion regarding the amendment.

David Hull discussed the change of the meeting for July 4, 2024 due to the 4th of July being a holiday; the meeting was already rescheduled to July 2, 2024.

Guy Roach made a motion to amend his amendment to the York Township Zoning Commission Organizational Meeting Guidelines under **1. Regular meetings:** Regular meeting of the Commission will be held the first Thursday of each month at 7:00pm. **Except for the meeting for July 4, 2024 will be held on July 2, 2024. Unless otherwise stipulated,** All meetings will be held the York Township Hall/Fire Station Complex, located at 6609 Norwalk Road.

David Hull seconded the motion. All Members voted aye in a voice vote. Motion approved.

Note: Current changes have been made in **blue** then in **red**. See the final approved York Township Zoning Commission Organizational Meeting Guidelines; EXHIBIT A is attached, not in color.

David Hull mentioned the York Township Trustees have changed their regular scheduled meeting time from 6:30 pm to 7:00 pm on the 4th Thursday of the month.

New Business:

Jonathan Steingass asked if there is any New Business.

Guy Roach stated he receive a letter from neighbor.com that was titled HOPE. The letter stated that Guy Roach can earn an estimated sixty one hundred dollars (\$6,100.00) a year on his ten (10) acres hosting other peoples cars on his property. Guy Roach is wondering if the York Township has enough zoning guidelines, according to this letter he can store ten (10) vehicles per month on his ten (10) acres.

Jonathan Steingass asked Steve Ibos if he has heard of this. Steve Ibos stated he has already taken this to the Medina County Prosecutor. Steve Ibos has told property owners that the vehicles must be owned by the resident, if they are taking money for the storage it is considered commercial use, this is not allowed in a residential area. Steve Ibos has not heard back from the Medina Prosecutor's office. Steve Ibos asked how this company can just blanket a statement there without mentioning zoning regulations.

Steve Ibos stated this seems to be an alternative to storage units. Board Members and Steve Ibos discussed vehicle storage.

Jonathan Steingass is wondering who the liability will go against these folks, Trustees, County, State of Ohio, etc.

Richard Hill stated there is a company that is Hunt & Ag Land Leasing of America, LLC; they rent land for the hunting season

Jonathan Steingass mentioned he has gone to a seminar that was very good. Zoning 101. Steve Ibos and Jonathan Steingass was informative.

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

Adjourn:

David Hull made a motion to adjourn the meeting at 8:15 pm. Guy Roach seconded the motion. All members voted aye in a voice vote. Meeting adjourned.

Jonathan Steingass – Chairperson

Mary Lenarth – Secretary

EXHIBIT A

York Township Zoning Commission Organizational Meeting Guidelines

February 1, 2024

1. Regular meetings: Regular meeting of the Commission will be held the first Thursday of each month at 7:00pm. **1. Regular meetings:** Regular meeting of the Commission will be held the first Thursday of each month at 7:00pm. Unless otherwise stipulated. All meetings will be held at the York Township Hall/Fire Station Complex, located at 6609 Norwalk Road.

The clerk shall give notice of the regular meetings by posting a copy of this resolution on the bulletin board at the Township office and notify the Medina Gazette. If the date, time or location of a regular meeting is changed, notice of the change shall be posted as provided in this section at least three (3) days prior to the meeting.

2. Special and emergency meetings: Special meeting of the Commission will be held at the call of the Chairman, or the Vice Chairman, or two members of the Commission. The call for a special meeting shall specify the date, time, location, and purposes of the meeting. Unless otherwise provided, special meetings will be held at the same location as regular meetings.

The Clerk shall give notice of the date, time, location, and purposes of a special meeting other than an emergency meeting by posting in the same location(s) as provided for posting notice of regular meetings. Notice shall be posted as far in advance of the meeting as practicable, but not less than twenty-four (24) hours prior to the meeting.

If there is sufficient time to provide twenty-four (24) hours notice, the Clerk shall give notice of an emergency meeting in the same manner as notice of a non-emergency special meeting. Otherwise, notice of an emergency meeting is not required.

3. Alternate: An alternate shall be asked by the Chairman to be seated with the Commission if there is a vacancy at the beginning of the meeting. If a regular Commission member arrives later than fifteen (15) minutes after the meeting began the alternate will remain the voting member. If the regular members arrives earlier than fifteen (15) minutes after the meeting began they can replace the alternate as the voting member if a public hearing or site plan review has not begun. Only a member that has heard all testimony can vote.

4. Meeting minutes: Every effort shall be made to provide minutes of the monthly meeting to the Board members one week in advance of the next scheduled regular meeting.