

YORK TOWNSHIP ZONING COMMISSION

March 7, 2024

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

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

Jonathan Steingass asked Kenneth Barco to join the Board Members due to the absence of David Hull.

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 February 1, 2024, meeting. Guy Roach made a motion to approve the proposed minutes as corrected. Lowell Wolff seconded the motion. In a voice vote all Board Members voted aye, except for Eric Matyac he abstained from voting. Minutes approved.

Correspondence:

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

Comprehensive Plan – George Smerigan

Jonathan Steingass welcomed George Smerigan to the meeting.

George Smerigan stated he thinks he has completed all the changes the Board Members have asked for except for the last two that he just received from Steve Ibos.

George Smerigan went on to explain he was not sure about the request regarding page 6. Township Facilities and Services. Board Members and George Smerigan reviewed Township Facilities and Services.

George Smerigan stated everything he received earlier from Steve Ibos and the Board Members has been incorporated into the latest draft of the proposed York Township Comprehensive Plan; everything should be up to date.

George Smerigan also explained the four (4) pages of graphs that he received from Steve Ibos he was able to change two (2) of them and returned them back to Steve Ibos.

George Smerigan stated he did not understand what the Board Members were asking for regarding the language on page 6. . The Board Members, George Smerigan and Steve Ibos discuss updating the acreage owned by York Township.

Board Members, Richard Hill and George Smerigan review the information regarding the history of the schools in York Township and adding the most the most current high school to the York Township Comprehensive Plan.

Guy Roach mentioned he noticed some changes that should be updated. Board Members, George Smerigan and Steve Ibos then discuss several changes that need to be updated to the proposed York Township Comprehensive Plan.

George Smerigan stated he will make the changes the Board Members and Steve Ibos discussed this evening and get the updated version of the proposed York Township Comprehensive Plan to Steve Ibos.

Jonathan Steingass asked George Smerigan when the changes will be ready. George Smerigan stated the changes will not take very long to make.

Steve Ibos mentioned he did send a draft copy of the proposed York Township Comprehensive Plan to the Medina County Planning Commission and has not heard anything back from them.

After much discussion between Board Members, Steve Ibos and George Smerigan it was decided to get the final draft to the Board Members for the next meeting scheduled for April 4, 2024; then schedule the Public Hearing for May 2, 2024. George Smerigan stated he will attend the meeting scheduled for May 2, 2024, in case there are any questions.

All Board Members thanked George Smerigan for all his hard work regarding the proposed York Township Comprehensive Plan.

Zoning – Steve Ibos:

Steve Ibos mentioned he received a communication from Rent Rite regarding dates for Zoning Commission for scheduling a site review meeting regarding the approved variance regarding the property.

Steve Ibos also stated he did request the Medina County Storm Water permit for the additional building due to the slope of the land.

Steve Ibos explained he went to Wolff Brothers Supply, Inc. and measured the new building, everything he measured seemed to be in line with the building plan that was submitted to York Township, there was nothing larger than what was stated.

Steve Ibos did note there was an additional door on the front of the building that was not there originally in some of the drawing that Steve Ibos had, but it is on the Site Plan Review drawings.

Steve Ibos noted an additional door added on to the back of the building that was not on the drawing for the Site Plan Review, just a man door.

Steve Ibos noted setbacks are all where they should be. Steve Ibos noted the gravel does not continue to the existing part of the building. Steve Ibos has a question into the Wolff Brothers Supply, Inc. regarding that because there is going to be three hundred sixty (360) degree access to the warehouse, because there is still another building that has been approved for additional square footage.

Steve Ibos mentioned that he has a question out to Ted Wolff regarding the trees, still waiting for an answer.

Steve Ibos also stated he went through the files; it was difficult to follow everything when the addition was started. Steve Ibos mentioned the request for the addition was finally approved back about 2021, the application keep being changed.

Steve Ibos stated he went through the Wolff Brothers Supply, Inc. files as he was asked to do by Heidi Carroll from the Medina County Prosecutor's office. Board Members, Steve Ibos, and Richard Hill discuss conditional use vs. variance.

Board Members and Steve Ibos discuss the row vs. rows of trees at the Wolff Brothers Supply, Inc. facility.

Steve Ibos mentioned each Board Member will be receiving York Township approved email addresses that they will be receiving mail on, and they will correspond to. Steve Ibos mentioned they will meet all the securities that need to be made. The York Township will have control over what is going back and forth on the emails because the email address will be owned by the township.

Steve Ibos is working with Todd Zieja, York Township Trustee; for the approval to do this. Steve Ibos stated it will be a minimal fee for each address the Board Member will have. Steve Ibos is working with Brian Himel from Lighthouse Solution Group to set up the emails. Steve Ibos and Board Members discuss the emails.

Old Business:

There was no Old Business.

New Business:

Steve Ibos mentioned he is struggling with all the requests that he is receiving for additional living spaces on properties.

Steve Ibos explained that residents can only have one living space on their property as far as structures go, that provided any capabilities of someone living in it, whether it is an in-law suite, cabin, bunk house, etc.

Steve Ibos asked the Board Members if they feel York Township is well protected with the verbiage, they currently have in the York Township Zoning Regulations regarding accessory buildings.

Steve Ibos stated the argument is the accessory buildings are an accessory to the main house which is used for living in. Steve explained the accessory buildings would be used for friends or relatives that are coming to stay with them.

Steve Ibos is wondering what the real reason is they are asking for the permits, is there another motive. Steve Ibos stated he has been telling residents that they are not permitted to do it, this is not the primary use of the property, and they are only allowed one primary structure for the use of the property.

Board Members, Steve Ibos and Richard Hill had a lengthy discussion regarding accessory buildings; are they accessory or dwelling to the main house that is the principal property which they use for living. Medina County Health Department, building permits and septic systems were also discussed.

Steve Ibos apologized to the Board Members to bring the problem to them.

Jonathan Steingass stated that Steve Ibos has a difficult job and appreciates him bringing the problems to the Board Members.

Steve Ibos asked if the discussion should be tabled.

Eric Matyac made a motion to table the discussion regarding principal structure vs. accessory buildings for dwellings. Guy Roach seconded the motion. All members voted aye in a voice.

Kenneth Barco would like to discuss the definition of storage. storage is being offered to property owners online to lease their property for parking spaces to store motor homes, recreational vehicles. Kenneth Barco stated he is trying to figure out how this can fit into the York Township Zoning Resolution for outdoor storage in residential, industrial and commercial areas.

Kenneth Barco stated there is a section that does not allow outdoor storage for certain items. Kenneth Barco referred to Section 205.09 Outdoor and Business Activities.

Eric Matyac referred to Section 205.05 Prohibited Uses.

Kenneth Barco also referred to Section 205.03 Parking and Loading.

Board Members and Steve Ibos discuss the long-standing policy of Industrial self-storage units not being able to be allowed recreational vehicles stored outside. Board Members and Steve Ibos discuss definition of storage, of equipment vs. recreational vehicles.

Eric Matyac made a motion to table the discussion of outdoor storage. Guy Roach seconded the motion. All members voted aye in a voice vote. Motion approved.

Kenneth Barco suggested for Board Members to read Section 901 Rules of Construction; to see if this would help the Board Members with the on-line rental of the R-1 and R-2 .properties. Jonathan Steingass thanked Kenneth Barco for the suggestion.

Eric Matyac asked if anyone knew how other townships in Medina County handle on-line rental of the R1 and R-2 properties and the outdoor storage. No one knew about other townships in Medina County.

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

Adjourn:

Eric Matyac made a motion to adjourn the meeting at 8:45 pm. Guy Roach seconded the motion. All members voted aye in a voice vote. The meeting is adjourned.

Jonathan Steingass-Chairperson

Mary Lenarth-Secretary