

## YORK TOWNSHIP ZONING COMMISSION

April 4, 2024

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on April 4, 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; Richard Monroe-York Township Trustee.

### **Minutes:**

The Board Members reviewed the proposed minutes from March 7, 2024, meeting. Guy Roach made a motion to approve the proposed minutes as corrected. Kenneth Barco seconded the motion. In a voice vote all Board Members voted aye. Minutes approved.

### **Correspondence:**

Steve Ibos explained there is a public hearing scheduled for the York Township Board of Zoning Appeals for April 11, 2024, it is an appeal due to a decision that Steve Ibos made for a property owner that wants to have accessory buildings that are dwellings. Steve Ibos explained he would not approve the request for the application, so it is going to the York Township Board of Zoning Appeals.

Steve Ibos is scheduled for time off at that time, really should be there for the Public Hearing and is not able to do so due to his prior commitment. Steve Ibos explained the Public Hearing for April 11, 2024, will probably be tabled. Steve Ibos offered for it to be rescheduled for April 18, 2024, or May 9, 2024.

Steve Ibos stated he also received a variance request for a setback variance, the resident is looking for a ten (10) foot variance from the one hundred (100) foot set back on Wolff Road.

### **Zoning:**

Steve Ibos mentioned he received approval from the York Township Trustees to have the agenda for the York Township Zoning Commission and the York Township Board of Appeals on the York Township website. Steve Ibos is hoping to get the agendas on the

website seven days prior to each of the meetings so that people can decide if they would like to attend the meeting.

Steve Ibos mentioned he is trying to catch up on violations, has had several permits and several inquiries.

**Comprehensive Plan Review:**

Jonathan Steingass asked Board Members if they had a chance to go over the information that was emailed to them regarding the final updates/changes made by George Smerigan per the request of the York Township Zoning Commission Board Members.

Jonathan Steingass asked Board Members if they had any other final adjustments that need to be made to the new York Township Comprehensive Plan. There were no other adjustments that needed to be made.

David Hull made a motion to approve the new York Township Comprehensive Plan and to schedule a Public Hearing for May 2, 2024, at 7 pm at the York Township Hall/Fire Complex. Lowell Wolff seconded the motion. Steve Ibos and Board Members mentioned the Public, York Township Trustees, York Township Board of Zoning Appeals are all welcome. The new York Township Comprehensive Plan will be a draft copy and should have a water mark on it. All members voted aye in a voice vote. Motion to have Public Hearing is approved.

**Old Business:**

Jonathan Steingass opened up conversation for accessory buildings.

Board Members and Steve Ibos discuss principal buildings and accessory buildings. Kenneth Barco, Board Members, and Steve Ibos refer to page 97 and the definition of “family”.

Jonathan Steingass mentioned a dwelling is a family unit that is living independently or an independent housekeeping establishment. Jonathan Steingass also mentions there is nowhere in the York Township Zoning Resolution that states an accessory building can be a dwelling unit, it needs to be secondary to the principal dwelling.

The Board Members and Steve Ibos state if it is not specific, it means it is not permitted.

Steve Ibos mentioned he did ask Heidi Carroll to attend a public hearing scheduled for the York Township Board of Zoning Appeals for April 11, 2024.

Jonathan Steingass mentioned at the last meeting the Board Members discussed storage vs. parking, enclosed, not enclosed, unless code provide otherwise.

Jonathan Steingass asked Board Members if they have had a chance to review the storage codes. Kenneth Barco referred to Section 205.03 Parking and Loading. Jonathan Steingass also referred to Section 205.09.

Board Members and Steve Ibos discuss storage, storage for junk vehicles for property owner only, charging for storage of vehicles.

Board Members and Steve Ibos also discuss several different possibilities for storage variations, businesses, activities, needs to be more specific.

Guy Roach made a motion to table outdoor storage. David Hull seconded the motion.

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

**New Business:**

Steve Ibos mentioned changes that have been made to the York Township Zoning Resolution over the years. Steve Ibos also mentioned he is working on having the York Township Zoning Resolution updated to reflect all changes including the signatures of current York Township Trustees.

Kenneth Barco stated the definitions of Loading Space, Natural Features and Parking Space should be looked at.

Jonathan Steingass asked if someone would like to try to update the definitions.

Kenneth Barco stated he would try to reword the definitions.

David Hull made a motion to have the definitions tabled until the next meeting. Guy Roach seconded the motion.

Richard Hill mentioned something that was brought up at the last Board of Zoning training session, they were very adamant that the Zoning Commission looks at the property and passes judgment on it for storm water management before it goes to the Board of Zoning Appeals. Richard Hill stated the last two Public Hearings the Board of Zoning Appeals heard it first, then it went to the Zoning Commission. Steve Ibos agreed with Richard Hill.

Richard Hill asked how the Board of Zoning Appeals can decide on a variance if the Zoning Commission has not researched it and pass judgment on it. Richard Hill stated the Board of Appeals does not know what they are asking for.

Steve Ibos stated before a variance goes through approval it should go through the Zoning Commission, for a Site Plan.

David Hull mentioned Wolff Brothers Supply, Inc. did a Site Plan on their proposed new building, how would the Zoning Commission do that if they do not have a variance from the Board of Zoning Appeals first.

Steve Ibos mentioned that would be part of the Site Review, it would still go to the Board of Zoning Appeals for the final variance approval.

Steve Ibos stated it would give the Board of Zoning Appeals the ability to set conditionals on things based on the feedback from the Zoning Commission.

Board Members, Steve Ibos and Richard Hill discuss duties of Zoning Commission and Board of Zoning Appeals, Site Plans, Soil and water permits, variances, conditionals.

Richard Hill mentioned it was explained to him that the order of township government is the Trustees are the executive branch, the Zoning Commission is the legislative branch and the Board of Zoning Appeals the judicial branch and they are the last ones to hear it.

Jonathan Steingass referred to Article V Conational Zoning Certificates, Section 501 Purpose.

**Adjourn:**

Lowell Wolff made a motion to adjourn the meeting at 8:50 pm. Guy Roach seconded the motion. All members voted aye in a voice vote.

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Jonathan Steingass-Chairperson

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Mary Lenarth-Secretary