

YORK TOWNSHIP BOARD OF APPEALS

April 11, 2024

The York Township Board of Zoning Appeals held their monthly meeting in the York Town Hall/Fire complex on April 11, 2024.

Richard Hill called the meeting to order at 6:30 pm.

The Pledge of allegiance was said.

Board Members Present:

Christine Barnes, Colene Conley, Jessica Gerspacher, Richard Hill, and Rachel Nagle were present. Ronald Fabich was unable to attend tonight's meeting.

Richard Hill asked Rachel Nagle to join the Board Members due to the absence of Ronald Fabich.

Guests:

Chris Kosman-York Township Trustee; Kenneth Barco-York Township Zoning Commission; George Jacin; Tracy Jacin; Jim Cargrove.

Minutes:

Richard Hill asked all Board Members to look at the March 14, 2024, minutes.

Colene Conley made a motion to approve the March 14, 2024, minutes. Jessica Gerspacher seconded the motion.

Richard Hill asked if there were any questions or concerns. There were no other questions or concerns. All members voted aye in a voice vote. Minutes approved.

Correspondence:

There was no Correspondence.

Public Hearing: - George Jacin – appeal for property at 6155 Fenn Rd.

Richard Hill asked Mary Lenarth to read the Legal Ad.

Mary Lenarth read the Legal Ad as published in the March 29, 2024, edition of the Medina Gazette. The York Township Board of Zoning Appeals will hold a public hearing April 11, 2024, at 6:30 P.M. at the York Township Hall/ Fire Complex, 6609 Norwalk Rd. to consider an appeal from George Jacin of 18596 Bennett Road, North Royalton,

Ohio 44133; for the property located at 6155 Fenn Road, Medina, Ohio 44256 (Parcel #045-05B-32-007). The appeal is regarding the ruling of denial from zoning inspector based on Article II General Provisions; Section 206 Regulations Applicable to Residential Districts; 206.01 One Principal Building Per Lot also to include Article III, District Regulations; Section 301.02.A Permitted Uses of the York Township Zoning Resolution. The appeal is that the buildings should be considered as accessory buildings and not as Principal Buildings. The request is to be able to build six (6) accessory buildings, roughly twelve (12) ft by twenty (20) ft and have an eight (8) ft porch. The building would be used as a dwelling to store and allow occasional use as sleeping quarters for members of the family.

Richard Hill stated, this appeal involves Steve Ibos the Zoning Inspector/Township Administrator, he had prior commitment for tonight's meeting that he was unable to cancel. Richard Hill asked for a motion to table this Public Hearing to reconvene the meeting for May 9, 2024, at 6:30pm at the regularly scheduled meeting.

Jessica Gerspacher made a motion to table Public Hearing for George Jacin; meeting will be reconvened for May 9, 2024, at 6:30pm at the regular schedule for the York Township Board of Zoning Appeals. Colene Conley seconded the motion.

George Jacin stated he is unable to come to a meeting on May 9, 2024. Richard Hill stated this is not a debate able issue. George Jacin stated he has been working on this since December 2023. Richard Hill stated then the Public Hearing could be rescheduled for June 13, 2024. Richard Hill asked George Jacin if June 13, 2024, is acceptable. George Jacin was not sure.

The Board Members discussed the reason for tabling the Public Hearing. Richard Hill explained Steve Ibos is the primary person involved for this Zoning Appeal and is not present at this time and is unable to answer questions the Board Members may have regarding the Zoning Appeal. Roll vote: Christine Barnes-aye; Richard Hill -aye; Jessica Gerspacher-aye Colene Conley-aye, Rachel Nagle-nay. Motion approved.

Richard Hill stated the Public Hearing for George Jacin's meeting will be reconvened and scheduled for May 9, 2024, at 6:30pm at the regular scheduled day and time for the York Township Board of Appeals meeting.

George Jacin expressed his concerns stating this was tabled at the last meeting. George Jacin stated this has been going on since December, talking about accessory building vs. dwelling.

Richard Hill stated it is unfortunate that Steve Ibos was unable to be here tonight, but Steve Ibos is the one that made the decision and Steve Ibos is the one that has to be at the meeting to defend his decision to the Board Members.

Colene Conley asked George Jacin if has gotten any permits for anything. George Jacin answered he is trying to get a zoning permit.

George Jacin explains he has been trying to get this going to have enough room for his family to enjoy the property.

George Jacin stated he is having surgery on April 22, 2024, and is not sure how long the recovery time will be or how he will be feeling.

Mary Lenarth suggested, is there any way the Board Members would be able to reschedule the Public Hearing for April 18, 2024. Christine Barnes thought Steve Ibos had also suggested rescheduling the Public Hearing for April 19, 2024. Jessica Gerspacher and Colene Conley stated they would not be able to be present on April 19, 2024. Board Members and Mary Lenarth discussed rescheduling the Public Hearing.

George Jacin stated he wants to put up an accessory building. George Jacin also stated that Steve Ibos agrees. Christine Barnes stated she is totally confused and does not feel like she should be talking about this appeal with Steve Ibos not being present.

George Jacin is referring to the Federal Code. Colene Conley stated York Township does not refer to the Federal Code.

Richard Hill stated we really should not be discussing this issue. Christine Barnes agreed. Richard Hill stated this Public Hearing has been tabled and this should be the end of the discussion for George Jacin's Zoning Appeal. Richard Hill stated we need to wait until Steve Ibos is present.

Mary Lenarth suggested rescheduling the Public Hearing for May 16, 2024. George Jacin stated he is not sure how he will be feeling. Jessica Gerspacher stated she is unable to attend on May 16, 2024,

The Board Members discussed rescheduling the meeting. George Jacin stated he guesses he can try to make the May 9, 2024, if not he will need to cancel it. Mary Lenarth stated if George Jacin is not able to make the meeting on May 9, 2024, the Board Members would be able to table the meeting and schedule it for a different day and time. The Board Members and George Jacin agreed.

Mary Lenarth confirmed the Public Hearing for George Jacin has been tabled and is rescheduled for May 9, 2024, at the York Township Hall/Fire Complex at 6:30 pm.

Richard Hill stated at that time the Board Members will be able to move forward.

Chris Kosman explained to George Jacin that this Public Hearing is an appeal of Steve Ibos's decision.

Old Business:

There is no Old Business.

New Business:

There is no New Business.

Adjourn:

Jessica Gerspacher made a motion to adjourn the meeting at 6:55 pm. Colene Conley seconded the motion.

Richard Hill asked if there is any other discussion. Jessica Gerspacher mentioned there is a possibility of another Public Hearing on May 9, 2024, for a variance; will the Public Hearing for George Jacin take precedence over the variance? Richard Hill answered yes. Mary Lenarth mentioned she will have Steve Ibos look at the schedule and see if the variance needs to be scheduled for a different day.

Roll vote: Christine Barnes-aye; Colene Conley-aye; Jessica Gerspacher-aye; Richard Hill-aye; and Rachel Nagle-aye. The meeting is adjourned.

Richard Hill-Vice Chairperson

Mary Lenarth-Secretary