

YORK TOWNSHIP ZONING COMMISSION

May 2, 2024

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on May 2, 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:

Steve Ibos-Zoning Inspector/Township Administrator; George Smerigan; Richard Hill-York Township Board of Zoning Appeals Member.

Minutes:

The Board Members reviewed the proposed minutes from April 4, 2024, meeting. David Hull made a motion to approve the minutes. Lowell Wolff seconded the minutes. All Board Members voted aye in a voice vote. Minutes approved.

Public Hearing - Comprehensive Plan Review

Jonathan Steingass opened the Public Hearing.

The Board Members acknowledge George Smerigan for his hard work regarding the new Comprehensive Plan.

It was noted that no residents from York Township were in attendance.

Steve Ibos mentioned Kristine McElroy found a few grammatical corrections. Steve Ibos, George Smerigan and Board Members discussed and agreed with the grammatical corrections.

George Smerigan stated he we make the modifications to the new York Township Comprehensive Plan.

Lowell Wolff made a motion to accept the modifications to the new York Township Comprehensive Plan and forward the new York Township Comprehensive Plan to the York Township Trustees. Guy Roach seconded the motion.

Jonathan Steingass asked if there is any other further discussion. There was no further discussion.

All Board Members voted aye in a voice vote. The new York Township Comprehensive Plan was approved.

Guy Roach made a motion to close the Public Hearing. David Hull seconded the motion.

Jonathan Steingass asked if there was any further discussion. There was no further discussion.

Jonathan Steingass asked all in favor to close the Public Hearing say aye, all members said aye in a voice vote. Jonathan Steingass asked for all opposing to close the Public Hearing, no one opposed closing the Public Hearing. Public Hearing is closed.

Board Members and Mary Lenarth thanked George Smerigan for all the work that he did for the new York Township Comprehensive Plan.

Correspondence:

Steve Ibos gave Board Members a copy of the York Township Zoning Resolution. Steve Ibos mentioned that he went through and applied all the changes, all the amendment changes that have been completed. Steve Ibos also stated all the changes since 2018 have been verified and the entire York Township Zoning Resolution was signed off by the York Township Trustees.

Steve Ibos explained anything that was added to the index but had to be entered into the text of the York Township Zoning Resolution it will be in a different color of ink, it will be in green. Steve Ibos stated that the table was also updated that shows the dates that each one of the changes and the numbers that are associated with recorder. Steve Ibos stated when looking at the back of the York Township Zoning Resolution there will be an extra column that was added. Steve explained the changes that were made to the back page.

Steve Ibos stated he wanted to present the York Township Zoning Resolution to the Board Members to review before the next meeting and possibly at the next meeting, if everything looks fine Steve Ibos will take it to the York Township Trustees for their final approval. Steve Ibos also explained he did not add anything, just took the amendments as they were approved and filed, then inserted them in the York Township Zoning Resolution.

Steve Ibos mentioned then everyone will be working off a signed copy of the York Township Zoning Resolution.

Jonathan Steingass confirmed that the Board Members will look at the revised York Township Zoning Resolution at the next meeting on June 6, 2024. Steve Ibos mentioned then it will go to the York Township Trustees for their approval.

Jonathan Steingass confirmed that the Board Members would make a motion to forward it to the York Township Trustees for their approval and signatures. Steve Ibos answered yes. Jonathan Steingass asked if this is ok with the Board Members. All Board Members agreed.

Steve Ibos mentioned there will be two (2) Public Hearings for the May 9, 2024, York Township Board of Appeals Meeting.

Steve Ibos mentioned Heidi Carroll from the Medina County Prosecutor's office has taken a new job. Steve Ibos stated Medina County hired someone over the past year that will help to fill the gap, basically there not be anyone replacing Heidi Carroll at this time.

Steve Ibos explained someone asked about putting up a billboard. Steve Ibos and Board Members discussed billboards.

Guy Roach asked if there are any educational programs coming up. Steve Ibos stated he will inquire about it.

Board Members, Steve Ibos and Mary Lenarth discussed emails and the problems staff is having with the emails.

Old Business:

Jonathan Steingass opened a discussion regarding the definition of accessory buildings. Board Members, Richard Hill and Steve Ibos discussed accessory buildings. The discussion regarding accessory buildings was tabled until the June 6, 2024, meeting.

Jonathan Steingass asked Kenneth Barco if he had other definitions he wanted to discuss.

Kenneth Barco wanted to discuss Natural Feature, page 100 of the York Township Zoning Resolution. Board Members and Steve Ibos discuss Natural Feature.

Kenneth Barco asked if there is any computer program that would be able to detect how many times a word is detected in a document. Steve Ibos stated there is.

David Hull made a motion to table the discussion regarding Natural Feature. Kenneth Barco seconded the motion. All members voted aye in a voice vote. Discussion is tabled.

Kenneth Barco opened the discussion regarding Loading Space. Kenneth Barco, Board Members and Steve Ibos discussed Loading Space. Board Members and Steve Ibos discuss Loading Space. Jonathan Steingass thought just the language needs to be cleaned up.

Kenneth Barco opened the discussion regarding Parking Space. Kenneth Barco mentioned this goes into what Steve Ibos has in his storage discussion.

Steve Ibos opened the discussion regarding Storage. Steve Ibos gave Board Members information from several different Townships in Medina County. Steve Ibos and Board Members discussed Storage and Parking.

Jonathan Steingass thanked Steve Ibos for all the information he gave to the Board Members. Jonathan Steingass asked Board Members if there is any other discussion or would you like to take the information home and review it.

Kenneth Barco stated he thinks the Storage and Parking Space kind of rolls together. Board Members and Steve Ibos many different scenarios for Storage and Parking Space.

Jonathan Steingass asked if there are any other suggestions or thoughts at this time.

David Hull made a motion to table the discussion regarding the definition of Loading Space, Parking Space, and Storage. Guy Roach seconded the motion. All members voted aye in a voice vote. Discussion is tabled.

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

New Business:

Kenneth Barco asked if anyone knows of a definition for Business Activities. Jonathan Steingass asked do you mean in the York Township Zoning Resolution. Kenneth Barco stated he found twenty-four (24) different definitions and does not feel any of them fit the way the York Township would want them to fit.

Kenneth Barco, Board Members, Steve Ibos, and Richard Hill discussed Business Activities, Home Occupations, Outdoor Storage. Jonathan Steingass asked if this is something the Board Members want to check into. Kenneth Barco referred to Section 205.09. Kenneth Barco stated he does not have anything in writing to give to the Board Members.

Jonathan Steingass asked Board Members what their pleasure is.

Guy Roach made a motion to table the discussion until next month. David Hull seconded the motion. All members voted aye in a voice vote. Discussion is tabled.

Jonathan Steingass asked if there was any other New Business.

Richard Hill, Board Members and Steve Ibos discuss variances, site review and appeals. Duties of the York Township Zoning Commission and the York Township Board of Zoning Appeals were discussed.

Richard Hill stated Ohio State Extension is doing a four-part informational training for people that want to put in solar panels. Richard Hill mentioned they had a great discussion on battery backups for solar panel systems. Richard Hill stated there is nothing in the York Township Zoning Resolution regarding lithium batteries, they can be very dangerous. Richard Hill stated people are looking into having a battery back up system for their house. David Hill stated this should be handled through the Fire Code and the Building Department. Board Members, Steve Ibos, and Richard Hill dangers of lithium batteries.

There was no other New Business.

Jonathan Steingass asked for a motion to adjourn the meeting.

Adjourn:

Lowell Wolff adjourned the meeting at 9:15 pm. David Hull seconded the motion. All members voted aye in a voice vote. Meeting adjourned.

Jonathan Steingass-Chairperson

Mary Lenarth-Secretary