

YORK TOWNSHIP ZONING COMMISSION

June 6, 2024

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on June 6, 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, Eric Matyac, Guy Roach, Jonathan Steingass, and Alternate Kenneth Barco were present. Lowell Wolff was unable to attend tonight's meeting.

Jonathan Steingass asked Kenneth Barco to join the Board Members due to the absence of Lowell Wolff.

Guests Present:

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

Minutes:

The Board Members reviewed the proposed minutes from May 2, 2024, meeting. David Hull made a motion to approve the minutes with typographical errors and corrections made. Guy Roach seconded the motion. All Board Members voted aye in a voice vote. Minutes approved.

Correspondence:

There is no Correspondence.

Zoning – Steve Ibos:

Steve Ibos mentioned that the York Township Trustees approved the new York Township Comprehensive Plan.

Steve Ibos wanted to let the Board Members know that the York Township Comprehensive Plan is separate from the York Township Zoning Resolution it does not require a thirty (30) day notice for the public, it is a totally separate document.

Steve Ibos mentioned the York Township Trustees did go ahead and advertise the new York Township Comprehensive Plan and had a special meeting today (6-6-2024) to approve the new York Township Comprehensive Plan. Steve Ibos stated the York Township Comprehensive Plan has been approved, it is now completed.

Steve Ibos stated that he has provided a copy of the York Township Zoning Resolution to the Board Members with all of the amendments that have been completed since 2018 and went through and added them into their proper places with the documents within the York Township Zoning Resolution. Steve Ibos stated he will now go ahead and record the entire York Township Zoning Resolution with those

changes. Steve Ibos also explained the typo has been changed. Steve Ibos stated he does not know if anyone else has had a chance to look at the York Township Zoning Resolution to see if there are any changes that need to be made.

Steve Ibos also explained they took all the changes and put them into the body of the York Township Zoning Resolution. Steve Ibos is going to contact Denise Testa to find out if there is anything that needs to be done before this is given to the York Township Trustees for their approval and signature, then record the entire York Township Zoning Resolution.

Jonthan Steingass asked if anyone has found anything else in the York Township Zoning Resolution that need to be corrected. Steve Ibos stated all amendments have already been approved.

Steve Ibos explained once the York Township Zoning Resolution is record, he will make new copies and give all board members; the York Township Zoning Commission and the York Township Board of Zoning Appeals; a copy.

Jonathan Steingass stated that would be very nice, making it much easier to work with the York Township Zoning Resolution.

Steve Ibos stated that is all he has at this time. Steve Ibos has not received any updates for Rent Rite Storage.

Old Business:

Jonathan Steingass opened a conversation regarding accessory building.

Steve Ibos stated he put together a packet with information regarding zoning regulations for accessory building from several townships in Medina County. Steve Ibos explained he investigated the various townships zoning regulations, their definitions, and how they treat accessory buildings. Steve Ibos mentioned George Smerigan suggested that York Township needs to put some limitations on accessory buildings, whether it is the number of accessory buildings and/or the square footage of the accessory buildings. Steve Ibos briefly explained the packet he put together for Board Members.

Steve Ibos stated the one township, their regulations do not have accessory buildings to be greater than the residential square footage of the house.

Eric Matyac referred to the definition of accessory building that is in the York Township Zoning Resolution. Steve Ibos, Board Members and Richard Hill discuss accessory buildings.

Jonathan Steingass stated the Board Members have a lot of reading to do with the information that Steve Ibos gave them regarding accessory buildings. Jonathan Steingass thanked Steve Ibos for all the work he put into the information packets regarding accessory buildings.

Steingass asked Board Members what their pleasure is.

Eric Matyac referred to York Township Zoning Resolution, page 94 regarding description of Accessory Building. Eric Matyac also stated that Steve Ibos did a good job regarding the information for accessory building, very informative. Eric Matyac asked if anyone else would like to meet outside of this scheduled meeting to put together a draft for the next scheduled meeting.

Richard Hill suggested the accessory building should be built by the primary resident. Eric Matyac mentioned the resident should be applying for the accessory building.

Jonathan Steingass asked are we talking primarily about accessory buildings on residential property. Steve Ibos answered just looking at residential properties.

The Board Members, Steve Ibos and Richard Hill continued to discuss accessory buildings, structures, sizes, how many, agricultural uses, etc.

Guy Roach made a motion to form a subcommittee to write a new accessory building definition proposal for the York Township Zoning Resolution. Eric Matyac seconded the motion.

Jonathan Steingass asked if there is any other discussion. Guy Roach thought if a couple of Board Members could meet, write it up and bring it back to the Board Members might make things easier to work with. Eric Matyac agreed. David Hull also thought it would help.

Jonathn Steingass asked if everyone agrees. All Board Members voted aye in a voice vote. Motion approved. Guy Roach and Eric Matyac volunteered to be on the subcommittee.

Jonathn Steingass asked if everyone is ok with Guy Roach and Eric Matyac to head up the committee. All Board members voted aye in a voice vote. Subcommittee approved.

Jonathan Steingass opened the discussion regarding natural features.

Steve Ibos mentioned that was his homework to do. Steve Ibos was asked to find all the references to the words “natural features” “loading spaces” and “parking spaces” in the York Township Zoning Resolution.

Steve Ibos gave Board Members a packet regarding natural features, loading spaces, and parking spaces. Board Members and Steve Ibos discuss the packet.

Steve Ibos gave Board Members a packet regarding storage. Board Members and Steve Ibos discuss storage.

David Hull volunteered to try to put together a definition for storage. All members agreed for David Hull to work on the definition of storage.

David Hull asked Steve Ibos if he would run a search for the word “storage” in the York Township Zoning Resolution. Steve Ibos stated he would to the search for “storage”.

Jonathn Steingass stated the Board Members are moving along with keeping York Township a good place to live in.

David Hull stated safety is number one.

David Hull mentioned the York Township Trustees were very appreciative to the York Township Zoning Commission for the work they did on the York Township Comprehensive Plan.

The Board Members also wanted to thank Denise Testa for all her help regarding the completion for the new York Township Comprehensive Plan.

New Business:

There was no New Business.

Adjourn:

Eric Matyac made a motion to adjourn the meeting at 8:35 pm. Guy Roach seconded the motion. All Board Members voted aye in a voice vote. Motion approved.

Jonathan Steingass-Chairperson

Mary Lenarth-Secretary