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**LINDA HOFFMANN  
MEDINA COUNTY RECORDER  
MEDINA, OH  
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**MEDINA COUNTY RECORDER**

**LINDA HOFFMANN**

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# York Township

6609 Norwalk Road, Medina, Ohio 44256

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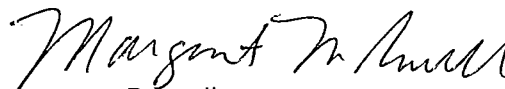
Medina Co. Recorder  
144 North Broadway Street, Rm 117  
Medina, Ohio 44256

RE: Zoning Resolution Re-Codification/Update with all Amendments through April 30, 2024.

The York Township Trustees Approved the Zoning Resolution Re-Codification update at their July 25, 2024, meeting. It was approved with our Resolution #24-07-01.

If there are any further questions, please contact me.

Sincerely,



Margaret Russell

Fiscal Officer – York Township

Cc: Medina Co. Planning Commission  
Medina Co. Prosecutor  
York Township Zoning Commission  
File

The Board of Trustees of York Township, Ohio, met in regular session on July 25, 2024, commencing at 7:00 pm, at the York Township Town Hall, 6609 Norwalk Road, Medina, Ohio 44256 with the following members present:

Todd Zieja                      Richard Monroe                      Christopher Kosman

The Fiscal Officer advised the Board that the notice requirements of Section 121.22 of the Revised Code and the implementing rules adopted by the Board pursuant thereto were complied with for the meeting.


Todd Zieja moved the adoption of the following Resolution.

RESOLUTION No. 24-07-01

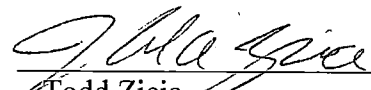
RESOLUTION #24-07-01 is for the Trustees to approve the Re-Codification of the York Township Zoning Resolution.

WHEREAS: The updated York Township Resolution will be sent to the Medina County Recorder's office to be recorded.


WHEREAS: The updated York Township will include all the approved and recorded amendment changes through April 30, 2024.



Richard Monroe



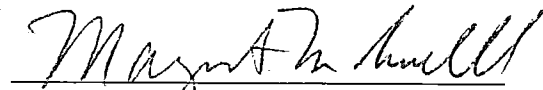
Todd Zieja



Christopher Kosman

**COPY**

Adopted the 25th day of July 2024



Margaret Russell, Fiscal Officer  
York Township  
Medina County, Ohio

**YORK TOWNSHIP**  
**COMPREHENSIVE PLAN**  
**2024 UPDATE**





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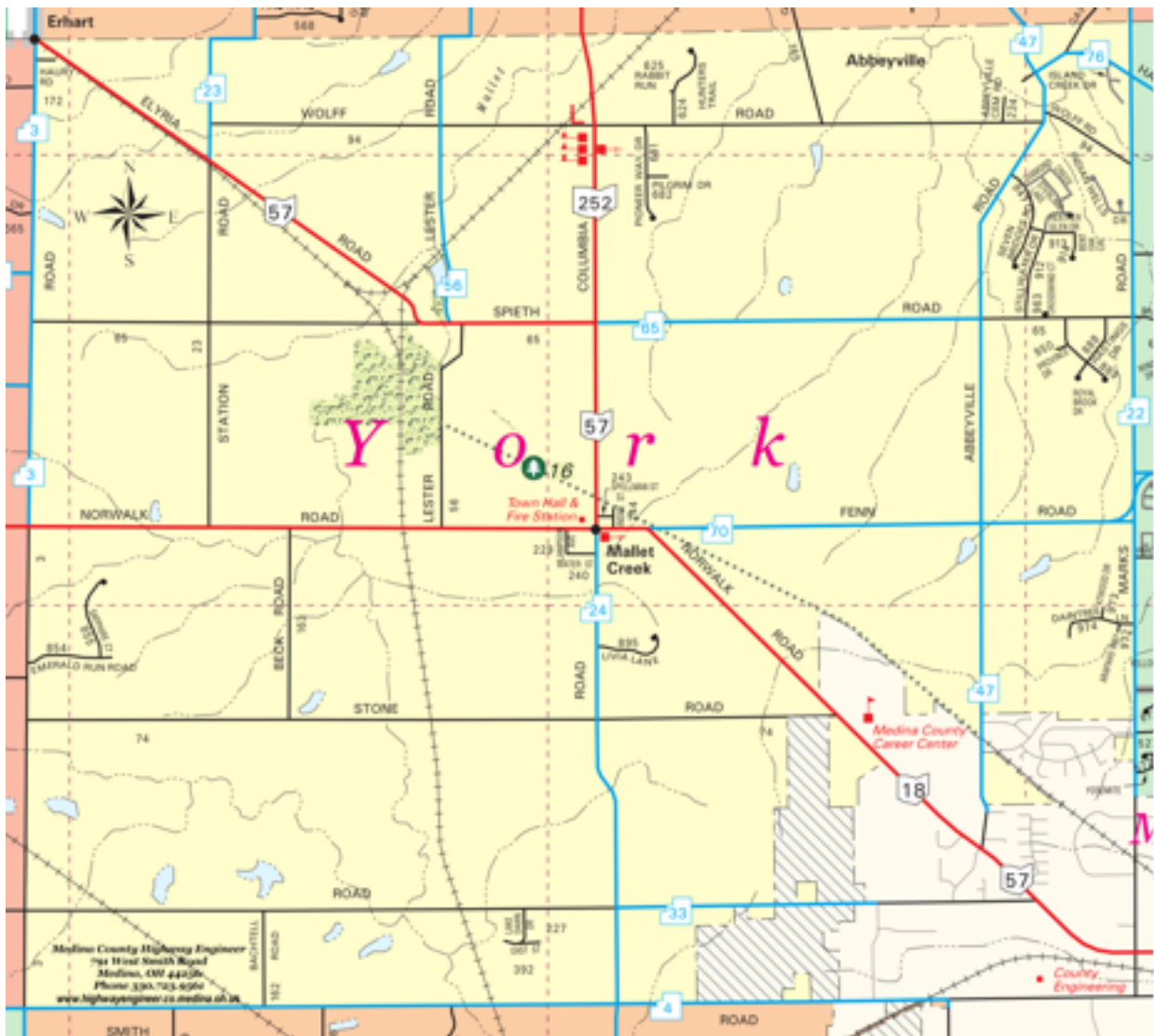
## ***OVERVIEW***

The purpose of this Comprehensive Plan is to serve as a guide for the Township Trustees, Zoning Commission, Board of Zoning Appeals, developers, employers, and residents in decision making by providing a framework against which day-to-day issues and problems can be evaluated. It is intended that this plan provide a vision of the Township's future in terms of growth, development and land use patterns by clearly defining the Township's goals and implementation strategies regarding future development. The Plan provides a foundation for the community's future decisions by encompassing both broad and long-range goals and elements of planning. Properly used it can help the Township use resources in the most effective and efficient manner. It can ensure that all of the various players involved in building and shaping the community are working together toward common goals resulting in a stronger and more viable community. It is expected that this Plan will be regularly used and periodically updated based on the changing dynamics and needs of the Township and its residents.

## REGIONAL PERSPECTIVE

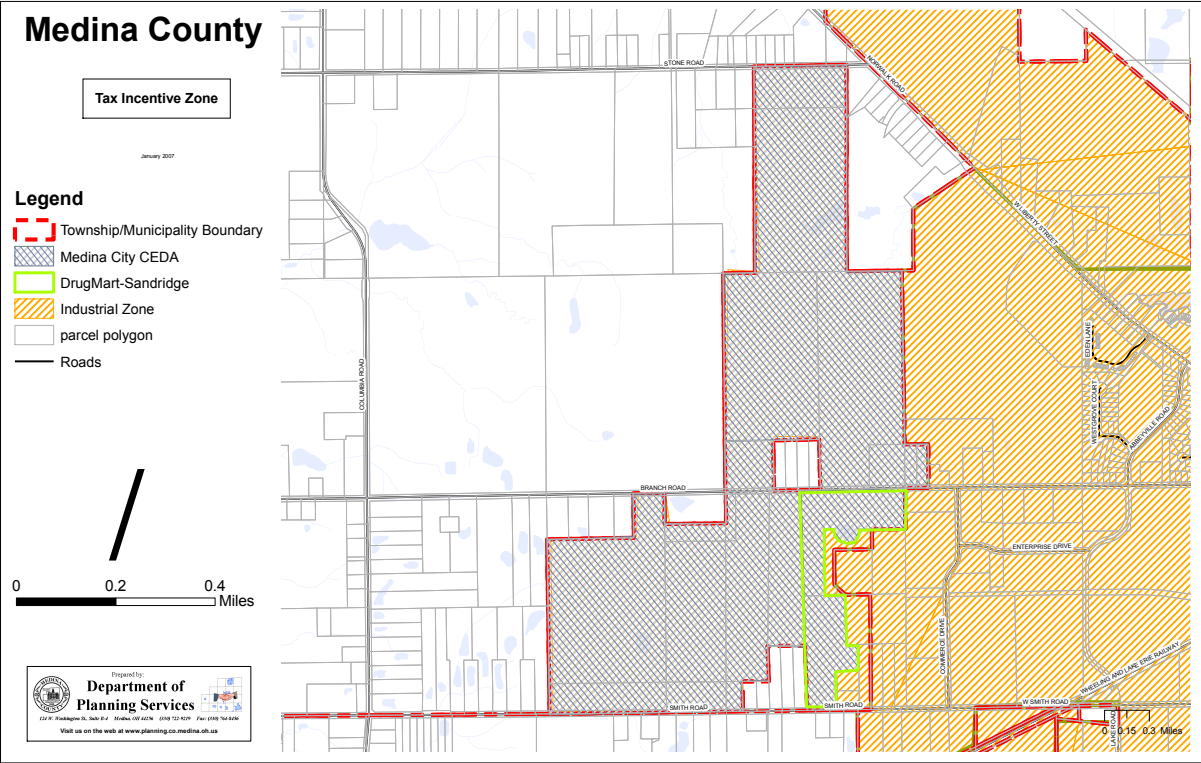
York Township is located in Medina County, northwest of the City of Medina. It is one of seventeen townships within Medina County. York Township is bordered by Liverpool Township to the north, Lafayette Township to the south, Litchfield Township to the west, Medina Township to the east and the City of Medina to the southeast.

York Township encompasses approximately 18.9 square miles of area. It is generally square in shape but portions of the southeast corner of the Township were annexed to the City of Medina.



As a result of utility availability and more intensive development in both the City of Medina and Medina Township, development pressures increased in York Township, particularly on its eastern border. The Township has adopted land use and zoning policies intended to control the impacts of higher density development and to protect the rural character of the Township. The intent of those policies has been to strike a balance between preservation and development that protects the established character of the Township.

In 2001, in order to provide for a future tax base and to the restrict further annexation, York Township entered into an economic development agreement with the City of Medina. That agreement, referred to as a Cooperative Economic Development Agreement (CEDA), involved fourteen (14) parcels of land located along Stone Road, Branch Road and West Smith Road containing approximately 273 acres. The CEDA agreement between York Township and the City of Medina permitted the annexation of those properties without them being detached from York Township. That arrangement insured that the Township will benefit from the development of those properties for industrial uses. As part of the CEDA agreement, the City of Medina agreed not to annex any other properties in York Township for the period of the agreement of fifty (50) years. The boundary of the CEDA area is shown on the following map.



Several major transportation arteries pass through the Township, including State Routes 18, 57, and 252. Those State highways connect York Township to the larger metropolitan areas of both Akron and Cleveland, making those areas readily accessible for employment, business, shopping and recreation.

## ***HISTORY***

York Township was originally five (5) square miles and was first settled in 1830 by George Wilson from the State of New York. More settlers came that year and most settled in the southern part of the Township. Early settlers included Levi and Lawson Branch, John Dunsha, Richard and Sarah Lampson, and Thomas Brintnall.

The Township was originally named York, as most early settlers came from New York State. As there was already another York Post Office in the State of Ohio, the village was renamed Mallet Creek after the principal stream through the Township, a branch of the Rocky River. The creek was named for Dan Mallet, the first white settler to live on its banks. Mr. Mallet became the first postmaster in 1835. The post office served the town until it closed in November 1925.

About 1830, Mr. Levi Jones, who had purchased 600 acres in the northeast part of the Township, erected the first cabin in Abbeyville. In 1832, Mr. Jones turned his one room cabin into what would become the first store in the Township.

During the 1830's much growth occurred. Two mills on the Rocky River, near the present site of Abbeyville, were built: one being for sawing and the other for grinding grain. Another mill was built by Lester. An ashery was built in 1834 with potash being made and taken to Cleveland and other large cities. A tavern and a stagecoach stop were built near the northwest intersection of present-day routes 18 and 252, west of the present Township Hall, which was built in 1890.

The first meeting house, completed in 1840, was the First Congregational Church of York. This church was abandoned in the early 1920's. Three presidents, Benjamin Harrison, James A. Garfield, and William McKinley spoke at this church. Ohio Governor George K. Nash, 1900-1904, was born in Mallet Creek and was reared in this church.

In 1844, the first Methodist Church was built on land donated by Richard Lampson, southwest of the intersection of Norwalk Road and Columbia Road. The present brick Methodist Church, built in 1877, is located on the southeast corner. In 1978 the church was listed on the National Register of Historic Places.

Local abolitionists were very active during the 1850's in the Underground Railroad. Mallet Creek and Abbeyville were active stations for slaves on their way to Cleveland and then on to freedom in Canada.

In 1871, the first train arrived. By 1873, Mallet Creek was home to a school supply and mail order business owned by J.D. Holcomb (now Holcomb's of Cleveland), a tannery, brickyard and ovens, and several grist and saw mills.

There were at one time, ten (10) district schools within the Township. In 1922, a \$50,000 bond issue was finally passed and the two-story brick building used as York Elementary School was erected. In June of 1952, the York Local School District with Litchfield and Liverpool consolidated into one (1) school district to be known as Buckeye Local Schools. At the time of

consolidation, there were 781 pupils in the district. Current school enrollment is 2,313. Future enrollment is expected to remain relatively stable.

To serve all of the pupils of the consolidated district the high school (now the junior high) was opened in 1957 and the former high school converted to a middle school. The current high school was opened in 1973. Litchfield Elementary School was built in 1978. A new administrative office was built behind the high school in 1990. In 2004, two new elementary school buildings (a primary and an intermediate) were opened to replace facilities built in the early 1900's and consolidate all three elementary buildings into one campus. All of the District's schools are now consolidated on the educational campus at Columbia and Wolff.

During the decades of 1940 and 1950, York Township had an airport and flight school, a stove company, Beards Lumber and Building Company, and Johnson's Store and Barber Shop in Abbeyville.

York Township's first zoning resolution was adopted on June 13, 1950.

## ***TOWNSHIP FACILITIES AND SERVICES***

### ***Township Properties***

York Township owns approximately 133 acres of land. A list of Township owned properties is shown in the following table:

<b>Date Acquired</b>	<b>Previous Owner</b>	<b>Parcel Number</b>	<b>Street</b>	<b>Acres</b>	<b>Current use</b>
Not Available	Not Available	045-05C-04-011	NORWALK ROAD	23.37	Vacant
Not Available	Not Available	045-05A-41-003	6609 NORWALK ROAD	0.43	York Township Townhall
Not Available	Not Available	045-05C-05-009	NORWALK ROAD	1.52	Mallet Creek Cemetery
12/19/1834	Allen	045-05B-09-007	WOLFF ROAD	0.75	Abbeyville Cemetery
10/14/1875	First Congregational Society of York	045-05D-24-001	BRANCH ROAD	0.75	Branch Road Cemetery
1/1/1901	Worcester	045-05C-05-008	NORWALK ROAD	3.17	Mallet Creek Cemetery
1/1/1901	Worcester	045-05A-15-005	LESTER ROAD	0.55	Lester Cemetery
1/22/1964	Stout	045-05C-05-010	NORWALK ROAD	3.02	Mallet Creek Cemetery
3/15/1967	Ballek	045-05A-41-002	COLUMBIA ROAD	1.12	York Township Offices and Fire station
6/9/1986	Crouch	045-05A-41-004	NORWALK ROAD	0.72	York Township Offices and Fire station
10/5/1988	Elder	045-05B-31-028	6547 SPELLMAN STREET	0.92	Historical Society
3/18/2004	Lawson	045-05B-31-012	NORWALK ROAD	0.02	Vacant Property along Rail Trail
3/18/2004	Lawson	045-05B-31-030	6511 NORWALK ROAD	1.16	Vacant Property along Rail Trail
6/4/2004	Stone	045-05A-35-002	COLUMBIA ROAD	29.92	Vacant Property
6/4/2004	Orth	045-05A-41-001	3874 COLUMBIA ROAD	5.88	York Township Park
11/3/2015	Craft	045-05C-05-036	6800 NORWALK ROAD	3.31	Mallet Creek Cemetery
5/19/2016	Jarone	045-05A-40-020	6695 NORWALK ROAD	10.06	Old School Yard - Salt Barn
8/25/2016	Jarone	045-05A-40-021	6675 NORWALK ROAD	1.57	Old School Yard
8/30/2018	Pulte	045-05D-14-013	MARKS ROAD	44.23	Vacant - part of required open space under PUD for Forest Creek
7/10/2023	Winkler	045-05A-40-015	6635 NORWALK ROAD	0.52	Parking lot for park access

### **Historic Town Hall**

Historic Town Hall, which was built in 1890, is located at the northwest corner of Norwalk Road and Columbia Road. The 2,700 square foot one-story building has a large meeting room with stage, kitchen, and restroom facilities. The building is air conditioned. Based upon the State Fire Code, the maximum capacity of the Historic Town Hall is 89 people.



At the present time Historic Town Hall is used for Township Trustees, Zoning Commission, and Board of Zoning Appeals public hearings and meetings where a large crowd is anticipated. A number of organizations hold their meetings at the Historic Town Hall.

The building is also rented out for family events such as bridal showers, baby showers, family reunions, wedding receptions and private birthday parties.

Shared parking for Historic Town Hall and the fire station is located adjacent to both buildings with access off Columbia Road. Several parallel parking spaces are located along Columbia Road on the east side of Historic Town Hall, just north of the intersection of Columbia and Norwalk Roads. Additional over-flow parking is also available at the Historical Society building across Columbia Road.

**Fire Station**

The five-bay fire station located north of the Historic Town Hall on Columbia Road is home to the Erhart/York Township Fire Department. The one-story Fire Station has access onto Norwalk Road (State Route 18) and Columbia Road (State Route 252). Five (5) bay doors face the north and south side (Norwalk Road) of the building. The Erhart Rescue Squad started service in 1974. In 1977, the Township Trustees built the current station, which was eventually expanded in 1991 to accommodate all of the current vehicles. In 2006, the Erhart Volunteer Fire Department, Inc. voted to disband and transfer control of operations and assets to the Township Trustees. The members of the new Erhart/York Township Fire Department were sworn in as Township employees in 2007 completing the transformation.



The Fire Station building houses the fire department offices and zoning office. Also located in the building is a meeting room, kitchen, and restroom facilities. The Fire Department has training sessions, regular and business meetings in the meeting room. The Township Trustees, the Zoning Commission, and the Board of Zoning Appeals hold their regular monthly meetings at this location.

**Police Protection**

The Medina County Sheriff’s Department and the Ohio Highway Patrol provide police protection for York Township.



## ***Parks***

The York Township Community Park is located on the Orth-Stone homestead on Columbia Road just north of Township Hall. The park includes a pavilion, playground equipment, a pond, a sledding hill, Gold Star Memorial, and a seasonal ice-skating rink. The Township is looking at adding additional park land between Abbeyville Road and Marks Road.

## ***Schools***

York Township is served by the Buckeye Local School District. The school district owns approximately 172 acres of land in York Township. The Buckeye School Complex is located on Columbia Road. In addition to York Township, the central campus services Litchfield Township, Liverpool Township, and a portion of Medina City. The consolidated district covers approximately 70.9 square miles and has 248 employees.

## ***Library***

The northwest corner of Columbia Road and Wolff Road was donated to the Medina County District Library to build the Buckeye Community Library. The 27,200 square foot facility has 8,000 square feet of public library space and a 50-seat meeting room available to the public. The library property was donated by Evelyn Steingass Riggs.

## ***Lester Rail Trail***

The Lester Rail Trail is the first example of conversion of a former rail corridor for public use as a bike/hike trail in Medina County. The trail extends 3.2 miles from Abbeyville Road to Lester Road in York Township and contains a total of 164 acres of land. In addition to walking and biking, the Lester Rail Trail was developed with the intent of developing a railroad theme. The Northeast Ohio Live Steamers (NEOLS) and Medina County Park District formed a relationship to develop the trail for miniature steamers and now has rides available to the public on select dates per year.

## ***GOALS***

Every comprehensive plan must be based upon the long-range goals of the community. The goals and objectives expressed in this plan are intended to serve as broad guidelines for decisions regarding future growth and development. The goals strive to achieve a balance of residential, commercial, industrial, agricultural, institutional, and recreational land uses in order to maintain a healthy economic base and provide a high quality living environment for the residents of York Township.

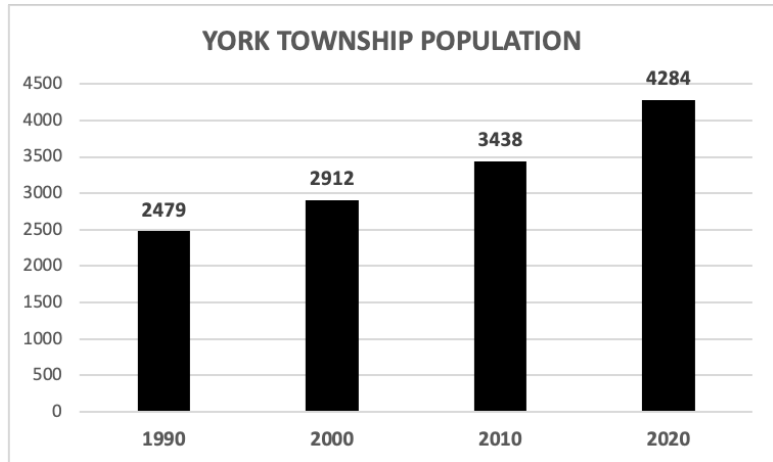
The goals of the York Township Comprehensive Plan are as follows:

- Preserve the rural atmosphere of York Township
- Protect environmentally sensitive lands and prime agricultural lands
- Control the location and nature of commercial and residential development to adequately provide for the needs of Township residents while limiting the impacts on public facilities, public services, and established residential neighborhoods
- Encourage revitalization of the Mallet Creek area to make it more attractive for a combination of residential and business activities
- Create a stable and adequate economic base by encouraging planned industrial development
- Manage future development of the land in order to protect and improve the quality of air, surface water resources (creeks, lakes, wetlands, floodplains) and other natural resources from pollution, sedimentation, and unnecessary alteration of their natural forms and functions
- Encourage the development of recreational areas and wildlife habitat in York Township
- Provide for safe, efficient, and effective movement of vehicles and persons to ensure that the type and capacity of transportation elements are appropriate and sufficient for anticipated traffic demands
- Manage the development and use of land to establish a balanced mix of land use types and a sound economic base

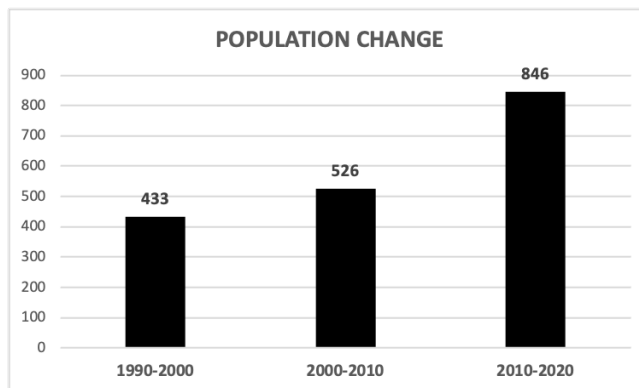
## **POPULATION AND DEMOGRAPHICS**

### **Population**

According to the 2020 US Census, York Township’s population was 4,284 representing an 24.6% increase in population over the last decade and a 73% increase in population since 1990. The Township has experienced an accelerated rate of growth since 1990 with the annual rate of growth increasing from 17.5% to 24.6% during that time period.



The actual population change between census counts is shown in the following chart, which demonstrates that the Township is continuing to grow at a faster rate.



The following table compares the growth of the Township’s population with that of Medina County. As can be noted from the data, York Township is growing slightly faster than the remainder of Medina County and as a result accounts for slightly more of the total population of the County than it did in 1990.

	POPULATION 1990	POPULATION 2020	POPULATION INCREASE	PERCENT INCREASE
MEDINA COUNTY	122,354	182,470	60,116	49%
YORK TOWNSHIP	2,479	4,284	1,805	73%
YORK AS PERCENT OF COUNTY	2.03%	2.35%	3.00%	n/a

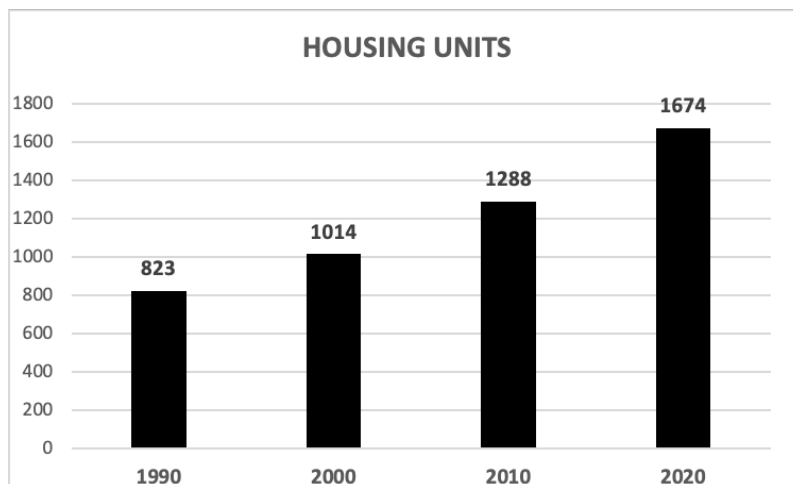
## ***Demographics***

The 2020 Census provides a breakdown of the characteristics of York Township’s residents. The median age of York residents was 49.4 years compared to the median age of 42.8 years for all of Medina County residents. That indicates that York residents tend to be significantly older in comparison the remainder of the County. The Census data indicated that 25.8% of the Township’s residents were 65 years of age or older compared to only 19.0% for Medina County as a whole. That age breakdown may be significant with regard to the types of housing and services that may be needed or demanded in the near future.

The median household income in the Township was \$86,111 in 2020. The Medina County median household income in 2020 was \$79,504. Approximately 35.1% of the Township’s population has a bachelor’s degree or higher.

## ***Housing***

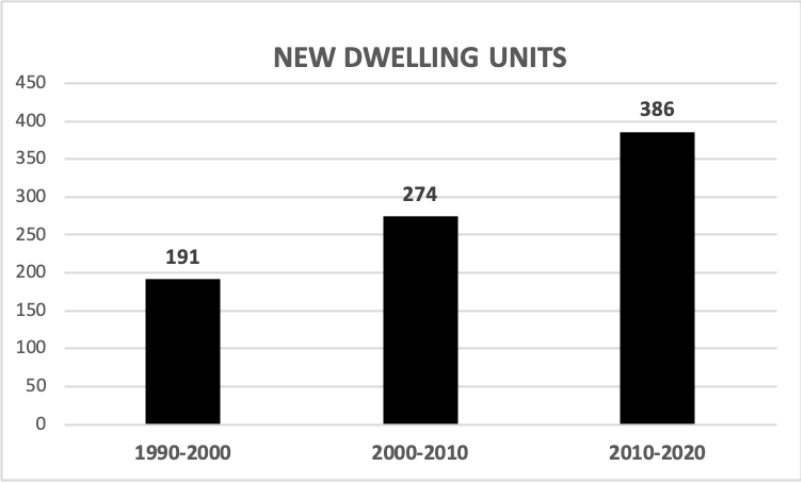
According to the 2020 US Census, the number of dwelling units in York Township was 1,674, a 30% increase from 2010.



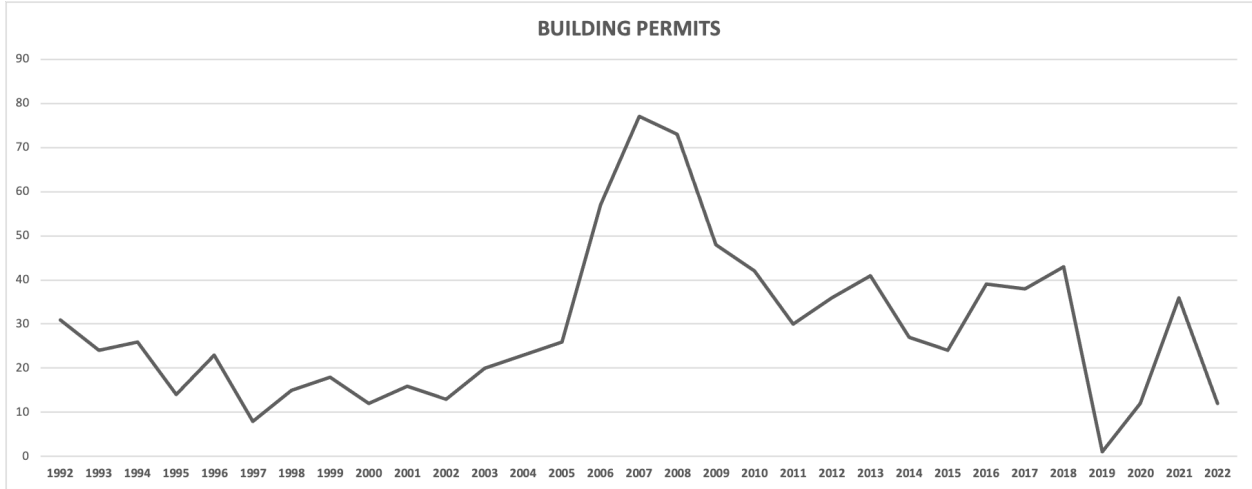
The housing stock in York Township is primarily owner-occupied, single-family housing. According to the 2020 Census, the level of owner-occupied housing units in York Township is much higher than the remainder of Medina County. 91.9% of the housing units in York Township are owner-occupied as compared to 82.4% in Medina County. The Census indicated that 32.5% of the dwelling units in York Township had four (4) or more bedrooms.

York Township’s average household size for 2020 was 2.55 which was down from 2.95 in 2010, but still greater than Medina County’s average in 2020 of 2.42.

Between 1990 and 2020, the number of housing units in York Township increased by 851. The breakdown by decade is shown in the following chart.



The following graph shows annual building permit activity in York Township since the 1990 census.



As can be noted from the graph, the annual number of building permits fluctuates rather significantly. This is a direct reflection of development activity within the Township. As new subdivisions get under way, there is a corresponding spurt in permit activity. The impact of Covid can also be seen.

The following table provides a comparison of housing units and building activity with Medina County as a whole, similar to the earlier table regarding population and population change.

	HOUSING UNITS 1990	HOUSING UNITS 2020	HOUSING INCREASE	PERCENT INCREASE
MEDINA COUNTY	43,330	75,169	31,839	73%
YORK TOWNSHIP	823	1,674	851	103%
YORK AS PERCENT OF COUNTY	1.90%	2.23%	2.67%	n/a

# ENVIRONMENTAL RESOURCES

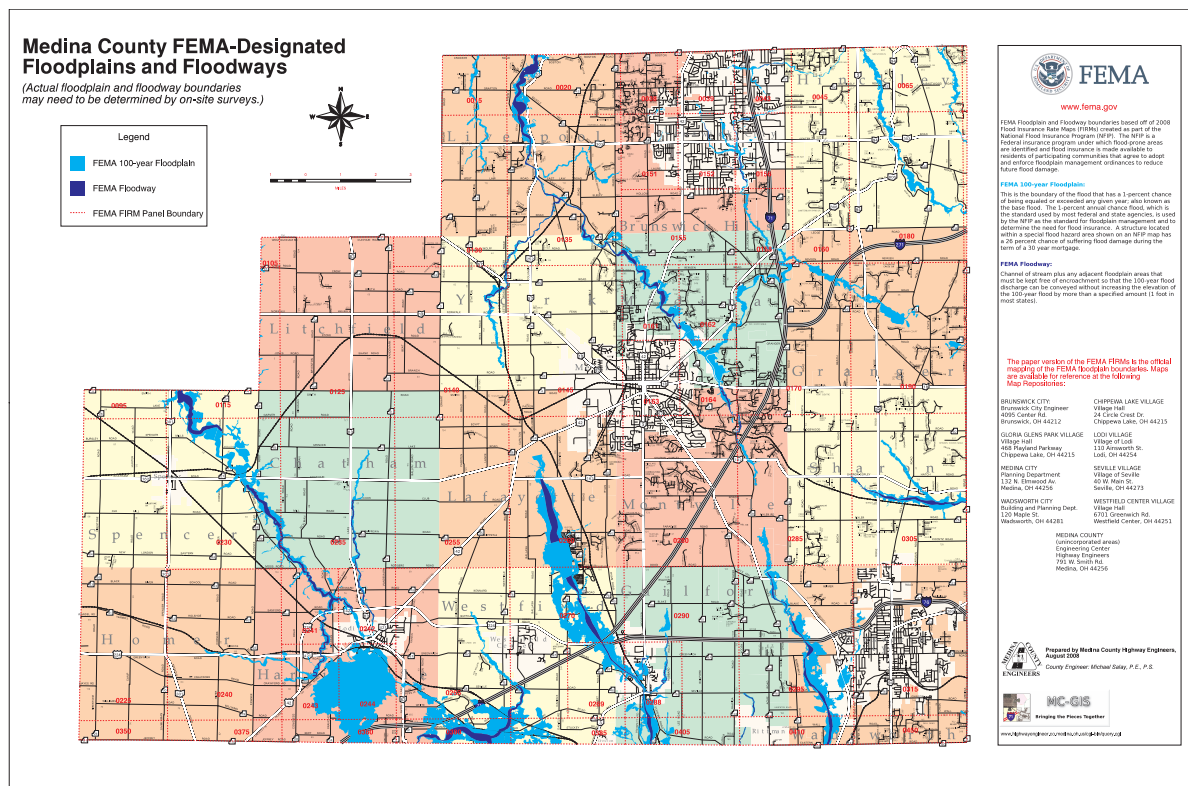
## Watersheds

York Township has five (5) main watersheds. The largest watershed in York Township is Mallet Creek Watershed, which is centrally located in the Township. The East Branch of the Black River Watershed is located in the northwest corner of the Township. The third watershed is the West Branch of the Rocky River. It is located in the western half of the Township above Mallet Creek. The Chippewa Creek Watershed is located in the southeast corner of York Township adjacent to Lafayette Township. The West Branch of the Rocky River Watershed, above the north branch of the Rocky River, is located in the southeast corner of the Township abutting the City of Medina.

The East Branch of the Black River Watershed, the Chippewa Creek Watershed, and West Branch of the Rocky River Watershed (above the north branch of the Rocky River) are the watersheds that do not contain floodplains.

## Flood Plains

York Township has two (2) prominent flood plains, which follow Mallet Creek and the West Branch of the Rocky River. Flood plains are building constraints for future growth and development.



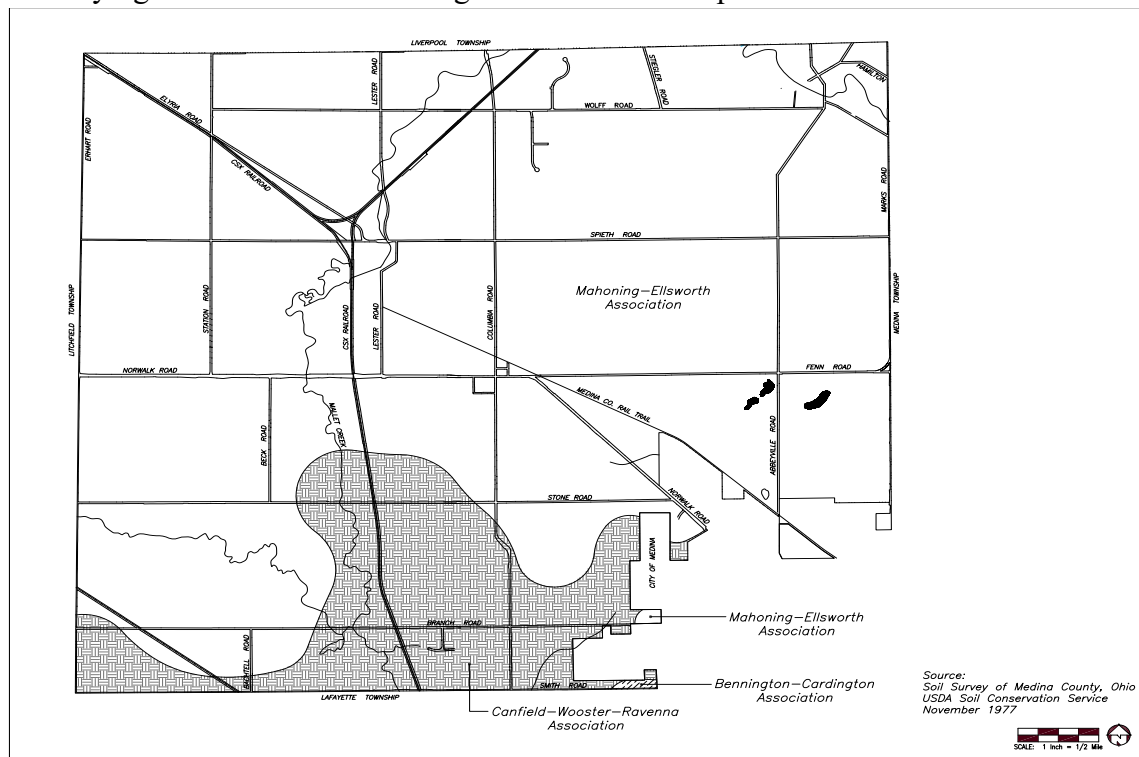
## Soils

The General Soils Map on the following page includes the three Soil Associations found in York Township. Soil Associations are a landscape that has distinctive pattern of soils normally consisting of one or more major soils and at least one minor soil. The Soil Associations give the general characteristics of the soils. Soil Associations are useful to identify the location of large tracts of land that are suitable for farming or other land uses.

The Mahoning-Ellsworth Association is located throughout the Township and comprises the majority of the soil area. The topography in this association is nearly level to sloping, except for steeper slopes along the sides of stream valleys. This soil association is well-suited for farm crops with the major limitations for agricultural uses including wetness and the hazard of erosion in sloping areas that are cultivated. The most commonly used artificial drainage systems include tile and surface drains.

The second Soil Association is the Canfield-Wooster-Ravenna Association found in the southern portion of the Township abutting Lafayette Township. It consists mainly of nearly level to moderately steep soils. The major limitations of these soils are the hazard of erosion in the sloping areas of Canfield and Wooster soils and seasonal wetness of Ravenna soils. Canfield and Wooster soils are more suited for building sites than Ravenna soils.

The Bennington-Cardington Association comprises a very small area in the southeast corner of York Township. The major limitations of these soils are ponding in most of the depressional areas following heavy rainfall. The slow permeability in the subsoil is a severe limitation for non-farm uses such as septic tank filter fields. This association is well-suited for farm crops and for dairying. Under intensive management the soils are productive.





## ***EXISTING LAND USE***

Land uses within the Township include several major categories, which include:

- Residential
- Commercial
- Industrial
- Public Parks, Schools, and Recreation
- Public and Private Institutional
- Agricultural / Wooded / Vacant

### ***Residential***

The predominant type of residential land use within York Township is single family dwellings on individual building lots. While there are two-family or duplex style dwelling units in the Township, such units account for only a very small percentage of the total number of dwelling units. For most of the Township individual building lots mean lot areas of 2.1 acres or larger for each dwelling unit except in Conservation Districts where smaller lots are permitted but the density of one dwelling unit per 2.1 acres is maintained with required permanent open space.

The exception to the density requirement is the eastern edge of the Township between Abbeyville Road and Marks Road. This portion of the township has been developed with cluster style homes on one-half (½) acre and smaller lots as part of planned residential developments. The density of those developments has been offset with the required preservation of permanent common open space or green areas. The combination of open space and smaller lots maintains an average density over each planned residential development of 1.0 dwelling units per acre. Those cluster style developments have accounted for most the new housing development in York Township over the past ten years; although, there have been some new larger lot subdivisions with 2.1 acre lots scattered throughout the Township. The Township has not had any multi-family housing developments since the adoption of the last Comprehensive Plan.

### ***Commercial***

Commercial uses within York Township are predominantly contained along State Route 18 (Norwalk Road) northwest of the Medina City limits and at Mallet Creek. The commercial uses are located in areas where water service is available. Commercial uses include mini storage, gasoline service station/auto body shops, green house, tractor sales and supply stores, and other neighborhood convenience services. A recent addition to the Township's commercial development was the Dollar General store.

### ***Industrial***

The majority of the industrial uses are located along State Route 18 (Norwalk Road) east of Columbia Road. The industrial development along State Route 18 is located in areas serviced

with water lines. Other industrial uses are located along the CSX Railroad and scattered throughout the Township in no specific pattern. The industrial uses include trucking companies, several small manufacturing businesses, self-storage facilities, and some warehouses. It is intended that the CEDA area be the focus area for future industrial development within the Township.

### ***Public and Private Institutional***

Public and private institutional land uses including York Township Hall and the fire station are located predominantly in the center of the Township on Norwalk Road at Mallet Creek. A water tower is located north of the intersection at Fenn Road and Marks Road. Two churches and four cemeteries are located in York Township. The only active cemetery is located in Mallet Creek.

### ***Public Parks, Schools and Recreation***

These uses are discussed in detail in an earlier chapter of this document.

### ***Agricultural / Wooded / Vacant***

York Township is dominated by large, active farms spread throughout the Township. A significant portion of the land is being used for the production of grain crops such as soybeans, corn, and wheat. Other farms include cattle, horse, and tree farms. These farms are an important factor in helping to maintain the image and rural character of the community.






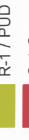



The quality of the land for agricultural purposes could play a factor in the future development. As future development pressures continually increase, land previously used for agricultural uses will be more attractive for residential use.

Portions of York Township are vacant and covered in natural vegetation. Sizable wooded lots are common in the interior of blocks bounded by main roads.

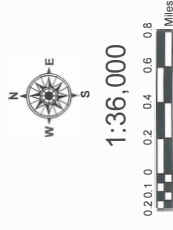
### ***Current Zoning***

The map on the following page depicts the current zoning configuration in the Township.

# York Township Zoning Districts

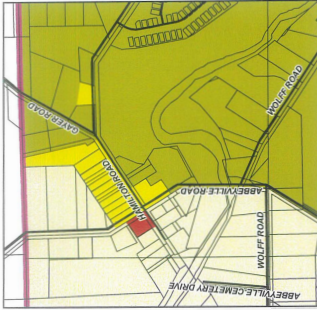
-  Jurisdiction
-  Parcels
- Zoning Districts**
-  R-1 Low Density Residential
-  R-2 Medium Density Residential
-  R-1 / PUD Overlay
-  C-1 Commercial
-  I-1 Industrial
-  M-U Multi-Use
-  M-C Mallet Creek

**Notes:**  
The road centerline, railroad centerline, and parcel boundary data is maintained by the Medina County Highway Engineers Office. This York Township zoning district data is maintained by the Medina County Department of Planning Services in cooperation with the York Township Trustees and the Zoning Office.

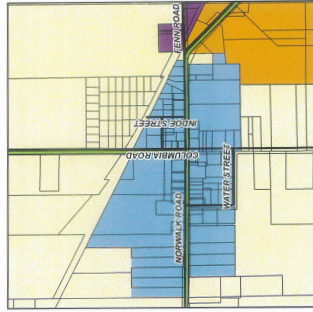


Visit us on the web at [www.planning.co.medina.oh.us](http://www.planning.co.medina.oh.us)

Updated 1/15/2024 By: R. Housler R:\township\plan\2023\York\_Township\_Zoning\_2023.mxd



**Abbeyville Inset**



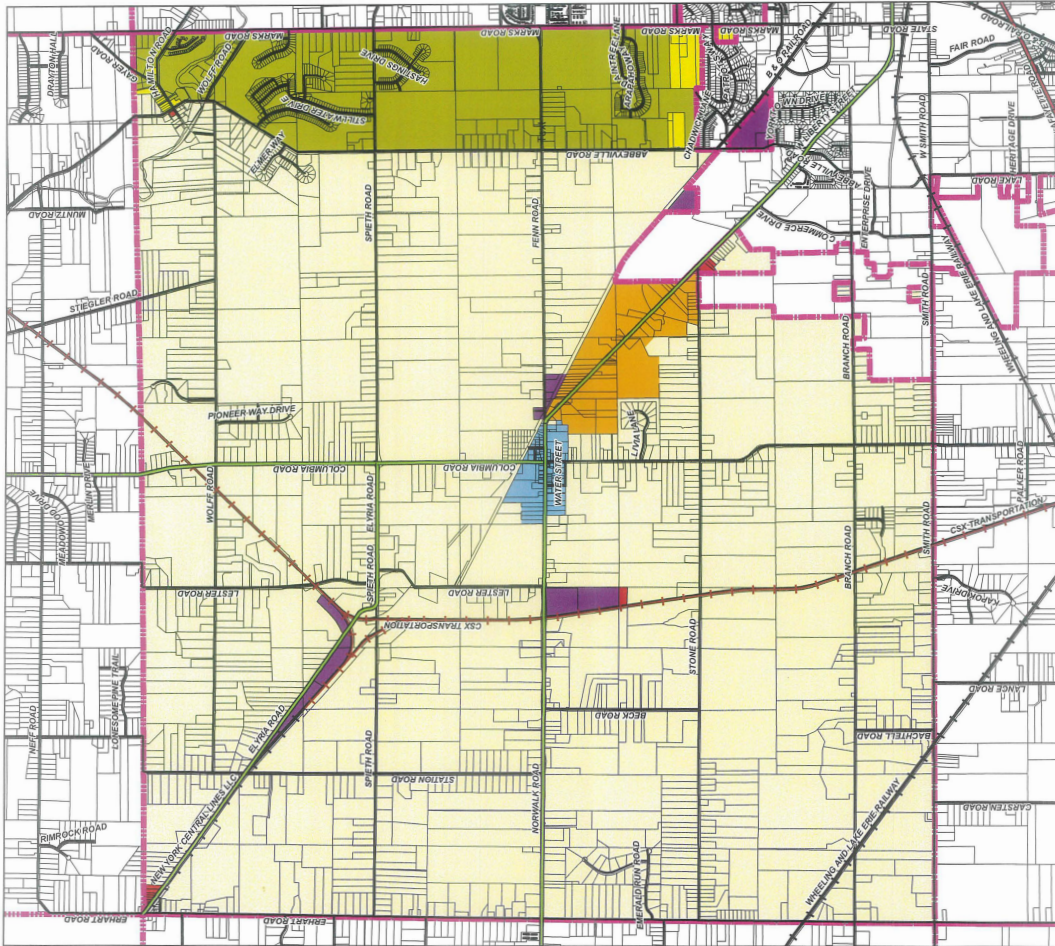
**Mallet Creek Inset**

*Richard Monroe*  
Richard Monroe

*Todd Zieja*  
Todd Zieja

*Christopher Kosman*  
Christopher Kosman

JUN 25 2024  
PMT



## ***TRANSPORTATION***

Transportation is the network upon which the land use and economic activity of a community are built. It is apparent that York Township's regional position, relative to state and federal highways, has had a significant effect on the pattern of growth and will affect its future.

### ***Road Network***

Three State Routes travel through the Township, State Route 252, State Route 18, and State Route 57. The local road pattern in York Township is relatively well-balanced, with north-south and east-west routes spaced evenly across the Township.

State Route 57 (Elyria Road) travels from the northwest corner of the Township to the southeast corner of the Township. Columbia Road (State Route 252) enters the Township from the north merges with State Route 57 proceeding south to Mallet Creek, where it continues south as County Road 24 ending in Lafayette Township where it intersects with U.S. Route 42. State Route 18 (Norwalk Road) enters the Township from the west to approximately the geographic center of the Township at Mallet Creek where it continues with State Route 57 and turns south-east to the City of Medina. State Route 18 provides important east-west access through the Township and into nearby communities and provides regional access.

North-south main routes include Erhart Road, Columbia Road, Abbeyville Road, and Marks Road. Station Road and Lester Road also provide north-south access in the northwestern portion of the Township. East-west main routes include Spieth Road, Norwalk Road/Fenn Road, Stone Road, Branch Road, Smith Road and Wolff Road.

There have not been any significant changes to the Township's primary routes over the past twenty years. The most significant roadway changes have been the addition of streets within new subdivision developments. With a few exceptions, most of those new subdivision streets have been added on the eastern edge of the Township, east of Abbeyville Road.

Medina County has adopted a Thoroughfare Plan that includes an arterial road extension of Reagan Parkway in the southeast corner of York Township. While the roadway extension is mainly within the City of Medina, a small portion of it does impact York Township. The County's Thoroughfare Plan is depicted on the following page.





# MEDINA COUNTY THOROUGHFARE PLAN for LAFAYETTE, MEDINA, MONTVILLE and YORK TOWNSHIPS

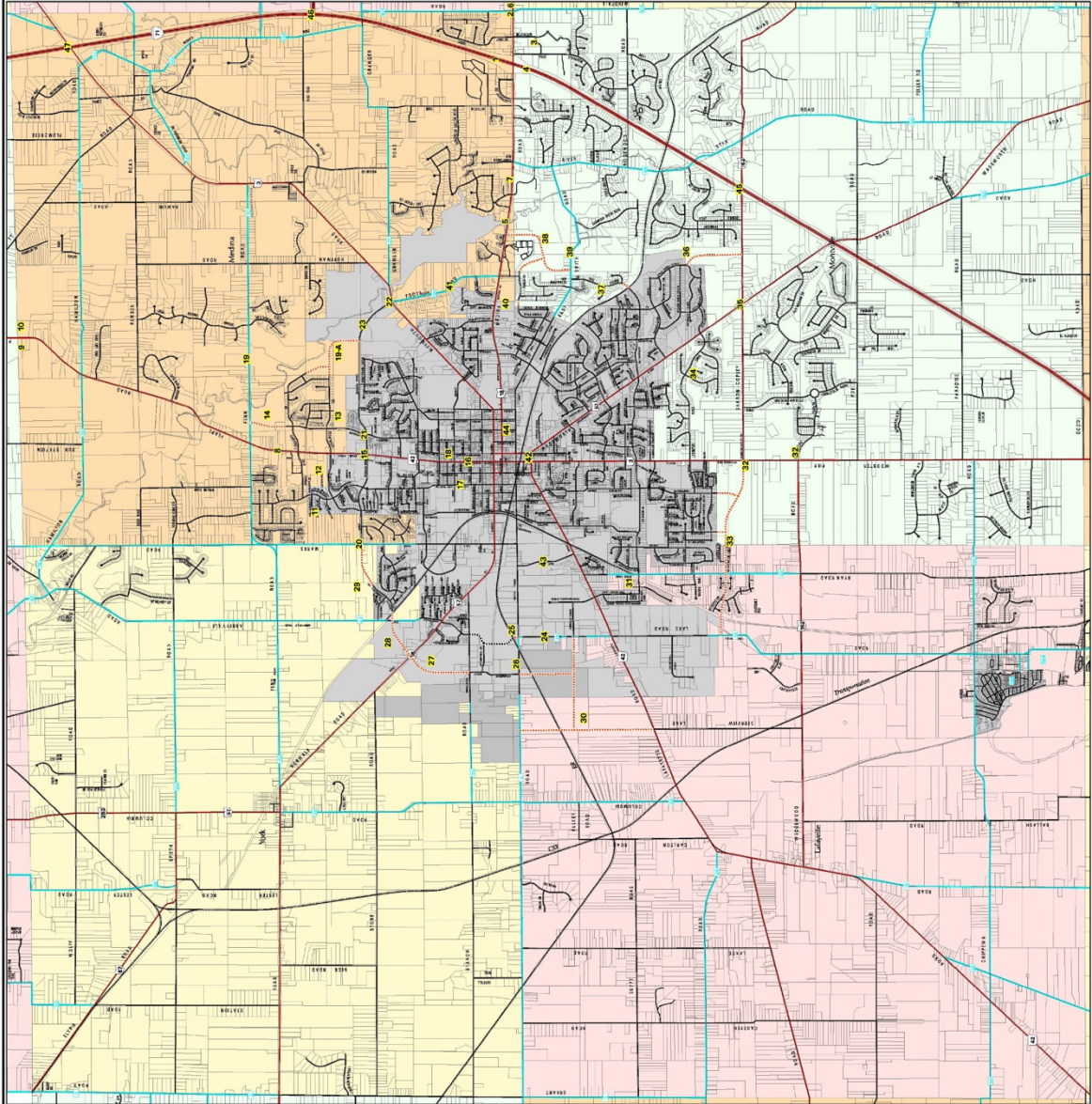
Project Descriptions can be found in  
'MEDINA AREA TRANSPORTATION TASK FORCE  
2001 REPORT'

 PLANNED FUTURE STREETS  
 APPROVED FUTURE STREETS

ADOPTED BY THE  
BOARD OF MEDINA COUNTY COMMISSIONERS  
December 30, 2002  
by RESOLUTION #02-1148

SCALE IN FEET  
0 2000 4000 6000 8000 10000  
INCHES  
0 0.5 1 1.5 2

MAP CREATED BY THE OFFICE OF MEDINA COUNTY ENGINEER  
TAX MAP DEPARTMENT



DATE: 01/14/03

**Traffic Counts**

The Medina County Highway Engineer periodically performs traffic counts for the county and township roads in York Township. The results of the County’s most recent traffic counts are displayed in the following tables.

<b>York Township</b>	
<b>Average 24-Hour Traffic Volumes</b>	
<b>Road Name</b>	<b>Traffic Volume</b>
<b>Erhart Road</b>	
Elyria Rd - Spieth Rd	634
Spieth Rd - Norwalk Rd	1188
Norwalk Rd - Emerald Run Rd.	937
Emerald Run Rd - Stone Rd	685
Stone Rd - Branch Rd	675
Branch Rd - Smith Rd	613
<b>Station Road</b>	
Wolff Rd - Elyria Rd	957
Elyria Rd - Spieth Rd	472
Spieth Rd - Norwalk Rd	402
<b>Abbeyville Road</b>	
North of Hamilton Rd	2034
Hamilton Rd - Wolff Rd	2990
Wolff Rd - Spieth Rd	2790
South of Spieth Rd	1897
<b>Beck Road</b>	
	259
<b>Bachtell Road</b>	
	87
<b>Columbia Road</b>	
Fenn Rd - Speith Rd	4667
Norwalk Rd - Stone Rd	5600
Stone Rd - Branch Rd	5507
Branch Rd - Smith Rd	5620
<b>Steigler Road</b>	
	131
<b>Norwalk Road</b>	
	6572
<b>Wolff Road</b>	
Station Rd - Lester Rd	380
Lester Rd - Columbia Rd	498
Columbia Rd - Steigler Rd	974
Steigler Rd. - Abbeyville Rd.	1218
Abbeyville Rd - Marks Rd	1627
<b>Spieth Road</b>	
Erhart Rd - Station Rd	678
Station Rd - Elyria Rd	630
Columbia Rd - Abbeyville Rd	4074
Abbeyville Rd - Marks Rd	3812

<b>York Township</b>	
<b>Average 24-Hour Traffic Volumes</b>	
<b>Road Name</b>	<b>Traffic Volume</b>
<b>Lester Road</b>	
North of Spieth Rd.	399
South of Spieth Rd.	204
<b>Marks Road</b>	
North of Hamilton Rd	4934
Hamilton Rd - Wolff Rd	6928
Wolff Rd - Spieth Rd	8004
Spieth Rd - Fenn Rd	9563
South of Fenn Rd	11497
<b>Hamilton Road</b>	740
<b>Fenn Road</b>	6138
<b>Stone Road</b>	
Erhart Rd - Beck Rd	345
Beck Rd - Columbia Rd	380
Columbia Rd - Norwalk Rd	576
<b>Branch Road</b>	
Erhart Rd - Bachtell Rd	278
Bachtell Rd - Columbia Rd	373
Columbia Rd - Norwalk Rd.	1104

## ***Railroads***

Two railroads travel through York Township. Rail lines represent industrial development potential, they also constitute safety and traffic issues for the Township. The CSX Railroad travels through York Township starting in the southern portion of the Township running parallel to Mallet Creek until reaching Lester Road where the railroad splits. The main line runs to the northeast and heads toward Cleveland. It crosses Lester Road, Wolff Road, and Columbia Road. The other line runs parallel to Elyria Road to the northwestern corner of the Township where it leaves Medina County and enters Lorain County.

The Wheeling and Lake Erie (W&LE) Railroad travels diagonally through the southwest corner of the Township, crossing Branch Road and Smith Road.

## ***UTILITIES***

### ***Sanitary Sewer***

Sanitary sewer service in York Township is provided by the Medina County Sanitary Engineer (MCSE). Sewer service is currently limited to the eastern edge of the Township and along Columbia Road (State Route 252) from the Liverpool Township/York Township line to south of Wolff Road at the High School Complex.

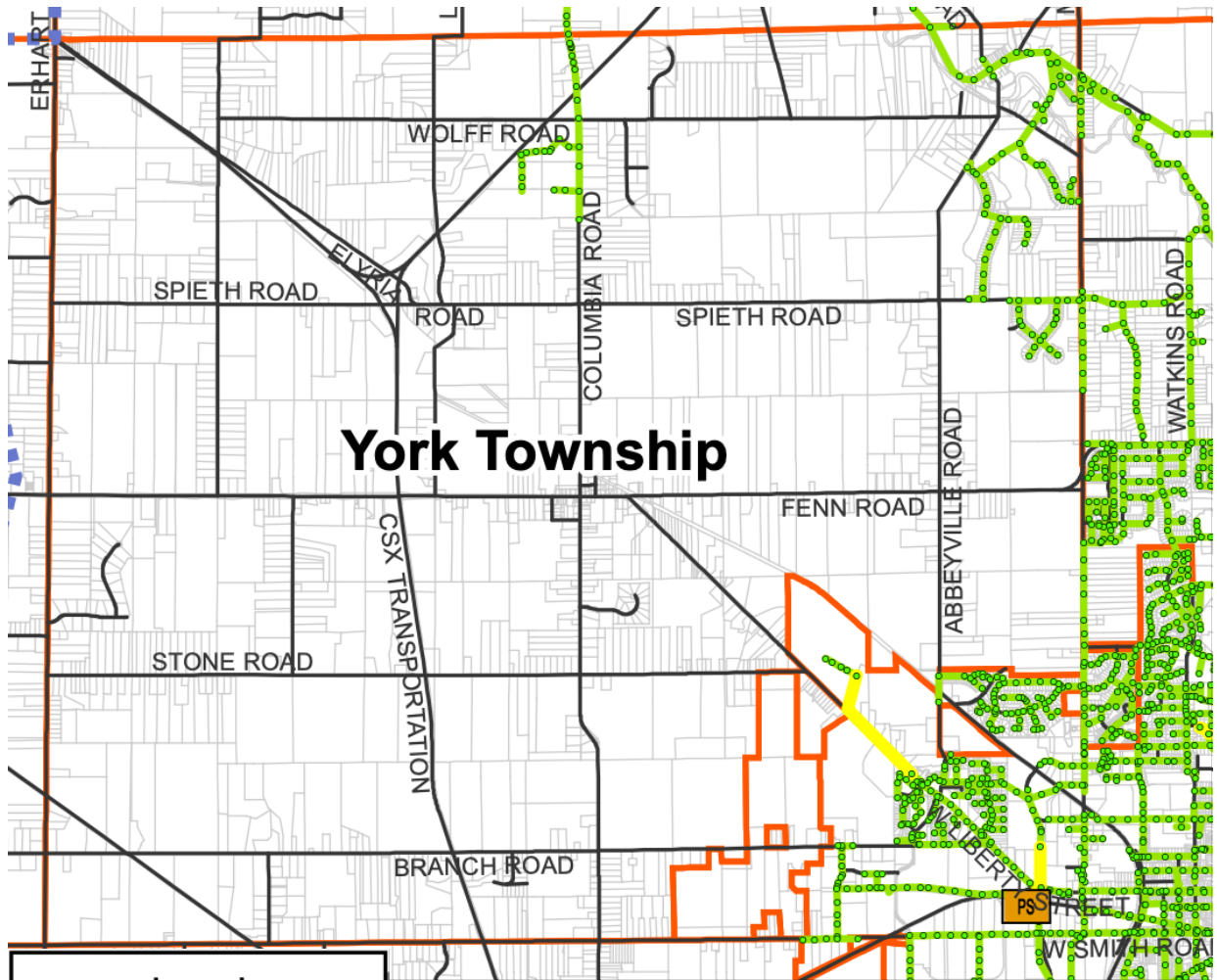
Sanitary sewer lines exist on Marks Road south of Fenn Road, at the intersection of Marks Road and Fenn Road at the Medina Township/York Township line, and at the intersection of Marks Road and Spieth Road at the Medina Township/York Township line. Adjacent to the Township in Medina City, sanitary sewer lines exist along Branch Road, Smith Road, Norwalk Road, Abbeyville Road, and Hamilton Road.

It is anticipated that sanitary sewer service will be extended to the area east of Abbeyville Road in order to create the transition area between the higher densities in Medina Township and the City of Medina and the more rural development in York Township. The Township has not encouraged the extension of sanitary sewer service further south on Columbia Road as that area is not zoned for higher density development. Limited sanitary sewer service may be considered for the Mallet Creek area in order to better service the existing small lots in that area.

Since it is intended that the western portion of the Township remain in agricultural production and that any residential development be at very low densities, it is recommended that sanitary sewer service not be extended into those areas. Extension of sanitary sewers into those areas of the Township would not be cost effective or compatible with the proposed development pattern.

The map on the following page depicts the current location of sanitary sewers within York Township.

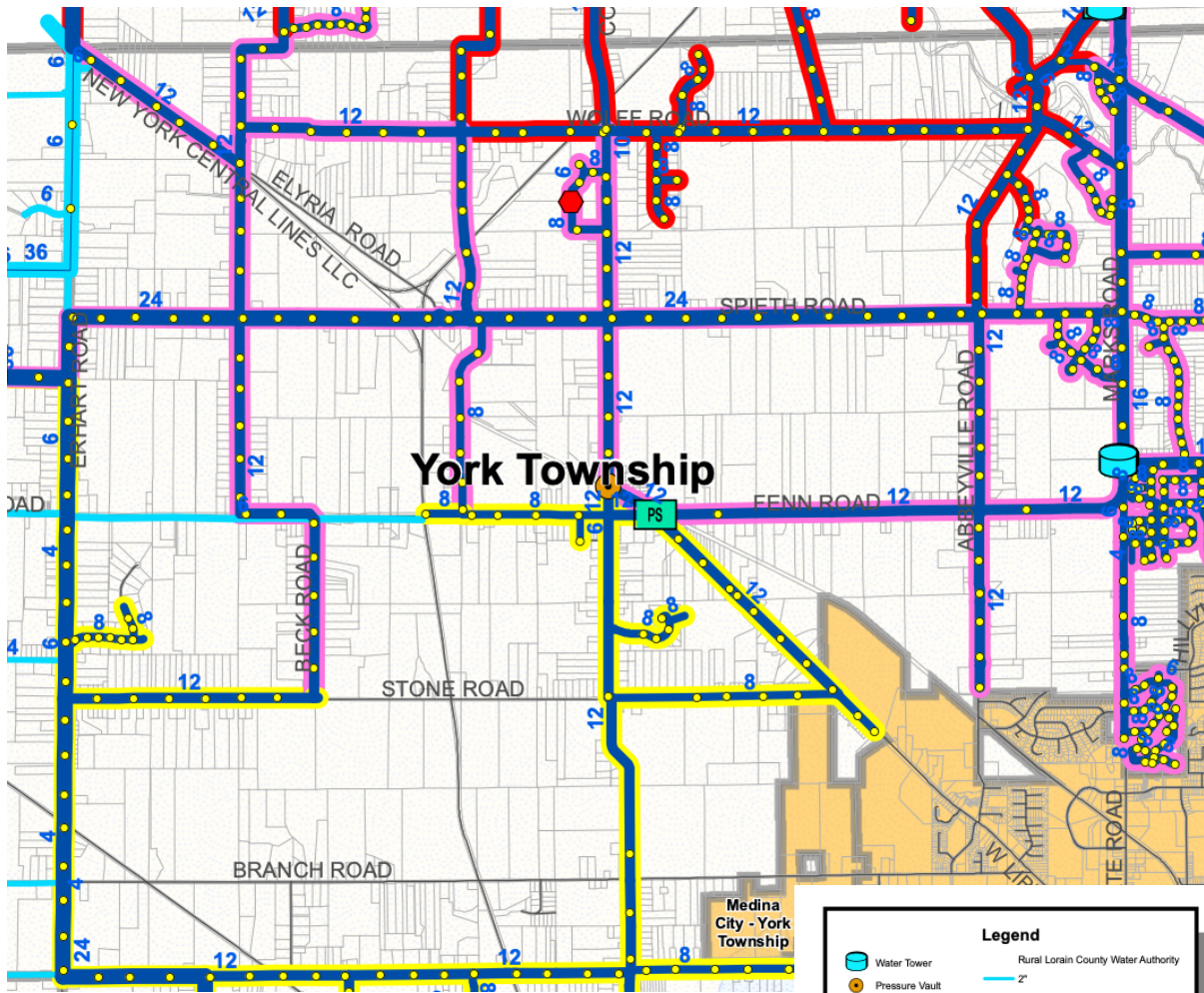




**Legend**

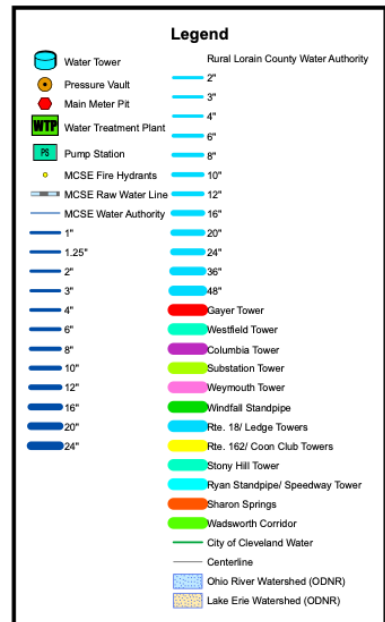
- WTP Treatment Plant
- PS Lift Station
- District 300 (Hinckley/ Brunswick)
- District 500 (Liverpool/ Medina/ Brunswick)
- District 700 (Chippewa Lake)
- District 900 (Sharon Center/ Wadsworth)
- District 900/02 WADSWORTH MAINTAINED
- Force Main
- Non-County Sewer Line
- MCSE Sanitary Sewer Line
- District 300 (Hinckley/ Brunswick)
- District 500 (Liverpool/ Medina/ Brunswick)
- District 700 (Chippewa Lake)
- District 900 (Sharon Center/ Wadsworth)
- District 900/02 WADSWORTH MAINTAINED
- Centerline
- Parcel
- Boundary

**Sanitary Sewers**



### *Water Supply*

The Medina County Sanitary Engineer has approximately 435 miles of water lines, 17 storage tanks, 12 water pumping stations, and 3 water treatment plants. The majority of the water supplied by Medina County is obtained from the Avon Lake Water Treatment Plant via the Rural Lorain County Water Authority.



### ***Transmission Lines***

A petroleum pipeline and an electric transmission line run east to west across the length of the Township between Spieth Road and Fenn Road. A high-pressure gas line exists in the northeast corner of York Township. The Nexus gas line also transverses the western portion of the Township.

## ***LAND USE PLAN RECOMMENDATIONS***

To achieve the goals, this plan establishes several policies to guide future growth and development in the Township and contains recommendations regarding land use, transportation, and utilities.

### ***Retain or increase the 2.1-acre minimum lot size requirement to limit intensity of development and control density in the majority of the Township***

The beauty of York Township's natural environment and the many acres of farmland and open spaces are key features of the community. The large open tracts of land associated with the agricultural industry create scenic vistas and a sense of openness. While it is recognized that development will continue and that natural areas and resources will be affected by that development, the residents of York Township expect that high quality open spaces will be preserved in locations and quantities which promote public health and welfare and provide all residents the opportunity to experience and enjoy the natural environment.

York Township will continue to be a relatively low-density residential community, with predominantly owner-occupied single-family dwellings. It is recommended that protection of prime farmland be accomplished by maintaining low densities in those areas that are identified as having soils which are particularly well-suited for agricultural use.

### ***Encourage the use of conservation development techniques to preserve environmentally sensitive areas and to preserve the Township's rural image***

The York Township Zoning Resolution has a Conservation Development Overlay District which is intended to provide an alternative method of development in the R-1 District. Conservation development provides flexibility in the layout of residential subdivisions and the potential for the preservation of selected areas within those subdivisions. Preserved areas may be set aside for private or public preserves or parks, for open spaces, for buffer areas, or for farming. Overall, residential density of a conservation development cannot exceed the maximum density of a traditional subdivision. The conservation development tool is a voluntary development format. It is necessary for the developer to request its use in place of the traditional R-1 Zoning District regulations. The Township cannot require, but can only encourage its use.

Certain properties are especially attractive for conservation development, which include wetlands, wooded areas, watercourses, active farms, open spaces, and locations which may be desirable for public recreation.

***Limit extension of utilities, particularly sanitary sewers, power generation, and power storage to those portions of the Township intended to remain rural***

Sanitary sewer service should be provided only to those areas designated and zoned for more intensive development. Extending sewers beyond those areas is neither cost effective nor consistent with reducing development pressures on prime agricultural lands. The Township should discourage the establishment of large power generation facilities, such as solar farms and wind farms as being inconsistent and incompatible with the established rural and residential character of the Township. Utility extension policies should be consistent with long-range land use planning and the Township's development policies.

***Continue to use the area east of Abbeyville Road as a transition area***

The Township should continue to promote the use of planned developments in the areas east of Abbeyville Road in order to provide a controlled transition that steps down residential densities from the higher-density urban development of Medina Township and the City of Medina to the more rural low-density development in the remainder of York Township.

This development technique, by clustering the housing units and creating perimeter buffers, can ensure the permanent provision of open spaces and maintain vegetative buffers along existing Township and County roads. It is recommended to encourage planned unit developments in the designated areas in order to better control the character and quality of development at the local level.

***Promote commercial developments which meet daily convenience and weekly shopping and service needs of a semi-rural community***

The availability of convenience goods and services within the Township will become particularly important in later years of the planning period as the population and the number of local households increase. Such limited scale commercial development will also contribute to the Township's economic and tax base. It is recommended that the Township discourage establishment of larger regional-scale commercial facilities that create substantial traffic and public service impacts. It is anticipated that major shopping goods will be purchased at regional shopping centers located outside of the community.

***Control the location and design of commercial developments***

Future commercial areas should be located within or abutting the core residential development areas for convenience to the community and to limit their impacts in more rural areas. The most appropriate area for commercial development is east of Mallet Creek along State Route 18. The preferred format for convenience commercial areas would be to cluster developments with a carefully designed site plan, which provides attractive building design, manages traffic impacts,

and protects abutting residential properties. Careful planning and design can result in significant aesthetic and functional improvements to the existing commercial strips within the Township.

***Seek planning assistance and funding sources for revitalization of Mallet Creek***

The Mallet Creek zoning district should be revitalized as part of the creation of a township center with a mixture of residential, commercial, public and institutional uses. Planned residential and commercial development, along with Township Hall, the Fire Station, and the Township Park could create an attractive focal point for the Township.

***Encourage industrial development in collaboration with the City of Medina in the southeastern portion of the Township in the Cooperative Economic Development Agreement (CEDA) area***

In order to provide a sound economic base and a balanced tax structure for the future, it is important that York Township encourage the development of a mixture of land uses, and that the land use mix include some areas designated for industrial development. Industrial uses have the potential to generate significant property tax revenues and tend to place less demands on local public services and facilities than do residential uses. The tax revenues generated for the Township by industrial development will assist in controlling the tax burden for residents.

Township officials and the City of Medina established a Cooperative Economic Development Agreement (CEDA) which provides the opportunity to develop an area of approximately 280 acres along Branch and Smith Roads in the southeastern corner of the Township for industrial use. Industrial development of the CEDA area will provide an expanded economic base for both communities. The net result could be more local job opportunities, an enhanced tax base, more resources for balancing public budgets, and shifting of some of the tax burden from residential properties.

***Acquire and develop additional recreational land adjacent to the existing Township Hall and Fire Station***

The Medina County Park District owns approximately 164 acres of land in York Township. The Township is looking to acquire land centrally located to serve the Township residents providing recreational areas such as ball fields and picnic areas. It would be adjacent to the Medina County Rail Trail.