

YORK TOWNSHIP ZONING COMMISSION

August 1, 2024

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on August 1, 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, Jonathan Steingass, Lowell Wolff, and Alternate Kenneth Barco were present. Guy Roach was unable to attend tonight's meeting.

Jonathan Steingass asked Kenneth Barco to join the Board Members due to the absence of Guy Roach.

Guests Present:

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

Minutes:

The Board Members reviewed the proposed minutes from July 2, 2024, meeting. David Hull made a motion to approve the proposed minutes. Lowell Wolff seconded the motion. In a voice vote David Hull voted-aye; Jonathan Steingass voted-aye; Kenneth Barco voted-aye; Eric Matyac voted to abstain; Lowell Wolff voted to abstain. Minutes approved.

The Board Members reviewed the proposed minutes from July 12, 2024, meeting. Eric Matyac made a motion to approve the minutes with typographical changes. David Hull seconded the motion. All Board Members voted aye in a voice vote.

The Board Members and Steve Ibos discuss what should be the proper way to handle/file minutes for a Subcommittee. After much discussion Eric Matyac made a motion to table the approval for the minutes for July 12, 2024, meeting. David Hull seconded the motion to table the discussion of the July 12, 2024, meeting. All members voted aye in a voice vote to table the discussion regarding the minutes for July 12, 2024, meeting. Steve Ibos will talk to the Prosecutor's office to find out the proper way to handle/file the minutes for the York Township Zoning Commission Resolution subcommittee.

Correspondence:

There was no Correspondence.

Zoning – Steve Ibos

Steve Ibos explained he had an inquiry regarding a parcel on Columbia Road asking if a particular parcel is a buildable lot. Steve Ibos stated the lot was created as a parcel in 1974. Board Members, Steve Ibos and Richard Hill discussed zoning changes over the years. Richard Hill mentioned that someone could go to the Auditor's office, if the lot was registered as a buildable lot, they will have a date that it happened.

Richard Hill stated that he is pretty sure that before lots were zoned with frontage of one-hundred fifty (150) feet it was zoned with the frontage of one-hundred twenty-five (125) feet.

Steve Ibos stated that Kenneth Barco sent a copy of an email regarding a training to be held on August 20, 2024, at the Akron University Center regarding Site Reviews. Steve Ibos mentioned the meeting is posted on the Medina County agenda.

Steve Ibos also stated that he took the new York Township Comprehensive Plan and the York Township Zoning Resolution to the Medina County Recorder's Office to be recorded. Steve Ibos mentioned to the Board Members, he thinks our journey is done. Eric Matyac stated, YES! Steve Ibos stated as soon as he has confirmation it has been recorded; he will give everyone copies.

Jonathan Steingass thanked Steve Ibos for all of his hard work.

Lowell Wolff asked about the trees at Wolff Brothers Supply, Inc; has anything been resolved. Steve Ibos answered the told Wolff Brothers Supply, Inc. that they still need to plant the second row of trees. Board Members, Steve Ibos and Richard Hill discussed the Site Plan regarding Wolff Brothers supply addition.

Jonathan Steingass mentioned Board Members and Steve Ibos need to keep on Wolff Brothers Supply to make sure things are being completed per the Wolff Brothers's Supply, Inc. Site Review. Steve Ibos stated that he will look the Site Plan up for Wolff Brothers' Supply Inc. regarding provision of removal of trees the replanting of trees to covering the Wolff Brothers' Supply, Inc. building. Jonathan Steingass thanked Steve Ibos for doing this. Jonathan Steingass also stated the York Township Zoning Commission needs to keep on this.

Old Business:

Jonathan Steingass mentioned that Guy Roach and Eric Matyac met regarding Accessory Buildings and asked Eric Matyac if he has any other information for the Board Members. Eric Matyac explained he has a struggle with what the numerical limit is being asked for regarding Accessory Buildings and Storage along with keeping York Township Rural.

Eric Matyac asked Board Members do you want to keep things as a Rural Township or try to have a Rural looking Township, which there is a difference. Eric Matyac asked the Board Members what you would want for the citizens. Eric Matyac explained some of the roadblocks he has come up against.

Jonathan Steingass mentioned Accessory Buildings could include more than Storage Buildings. Eric Matyac answered that is one of the challenges Eric Matyac and Guy Roach ran into during working on upgrading the York Township Zoning Resolution regarding Accessory Buildings and Storage Buildings. Board Members, Steve Ibos and Richard Hill discussed Accessory Buildings and Storage.

Board Members agreed they needed to look to the future and what they would like to see for York Township.

Jonathan Steingass asked if there is any other Old Business the Board Members would like to discuss at this time. There was no other Old Business.

New Business:

Jonathan Steingass asked if there is any New Business.

Jonathan Steingass opened the discussion about the new house being built on Water Street.

Jonathan Steingass asked if the house and pond had been approved by Medina County Storm and Water Management. Jonathan Steingass mentioned there seems to be some soil erosion there, the water drains toward Route 18 (Norwalk Road). Steve Ibos stated he has been over there with Medina County Storm and Water Management it has been approved. Steve Ibos knows there have been some issues on how things were graded over there. Steve Ibos also mentioned it is set to drain out to Columbia Road. Steve Ibos stated he does not know about the front house. Jonathan Steingass stated there has been an existing water problem in Mallet Creek District even before the building in Water Street, more than they can handle, flooding basements, just from tile exploding from too much water. Jonathan Steingass suggested keeping an eye on it because if it is going to drain out to Columbia Road that would be fine, if it will drain out to Norwalk Road the houses along there will have a real problem. Steve Ibos stated he has not looked specifically at the drainage for the house, but he has concerns about the pond they put in because the permit that Stevie Ibos received for the pond did not show any of the soil being recovered behind the York Township Cemetery. Steve Ibos mentioned the way they created the drainage behind the York Township Cemetery, he has concerns about the York Township Cemetery flooding. Steve Ibos did meet with Medina County Storm and Water Management they did have the property owner make some changes; they also had to file an EPA Plan. Steve Ibos also asked residents along Norwalk Road to call the EPA also. Steve Ibos stated that he does not know everything about the EPA plan. Steve Ibos explained the water flow from the pond is to be flowing to the East, the back corner of the lot will flow to the West, they did regrade some of the soil so it was not so steep, it should not go over to the York Township Cemetery. Steve Ibos stated that he would go back to Medina County Storm and Water Management.

Richard Hill, Board Members, Steve Ibos discuss problems they have had in the past with Medina County Storm and Water Management.

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

Adjourn:

Eric Matyac made a motion to adjourn the meeting at 8:30pm David Hull seconded the motion. All Members voted aye in a voice vote. The meeting was adjourned.

Jonathan Steingass-Chairperson

Mary Lenarth-Secretary