

YORK TOWNSHIP ZONING COMMISSION

September 5, 2024

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on September 5, 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, and Alternate Kenneth Barco were present. Eric Matyac and Lowell Wolff were unable to attend tonight's meeting.

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

Guests Present: Steve Ibos-Zoning Inspector/Township Administrator

Minutes:

The Board Members reviewed the proposed minutes from July 12, 2024, meeting. David Hull made a motion to approve the proposed minutes. Kenneth Barco seconded the motion. All Members voted aye in a voice vote. Minutes approved.

The Board Members reviewed the proposed minutes from August 1, 2024, meeting. David Hull made a motion to approve the minutes with typographical changes. Kenneth Barco seconded the motion. All Board Members voted aye in a voice vote.

Site Review – Rent Rite Storage:

Steve Ibos explained that Rent Rite Storage still does not have Medina County Storm Water Management approval.

Guy Roach asked if there is three (3) buildings instead of two (2). Steve Ibos answered there is only three (3) buildings.

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Guy Roach asked about the pervious land, does that also included three (3) buildings. Steve Ibos answered yes. Board Members and Steve Ibos discussed the pervious land area.

Guy Roach asked if there is going to be offices in some of the storage units. Steve Ibos and Board Members discussed the possibilities of businesses being storage units. If there will be businesses in the storage unit(s) each business will need to have a Site Review along with notification to the Fire Chief.

Guy Roach asked about the distance between the back of the building and rear property line. Steve Ibos brought out the plans for the Rent Rite Storage buildings. Steve Ibos and Board Members discussed the Rent Rite Storage plans.

Jonathan Steingass asked if Rent Rite Storage is aware there is no outdoor storage. Steve Ibos stated he has been working with Rent Rite Storage, they are getting rid of the outdoor storage.

Guy Roach made a motion to table further discussion regarding the Site Review for Rent Rite Storage until October 3, 2024, meeting. David Hull seconded the motion.

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

All members voted aye in a voice vote. Discussion regarding the Site Review of Rent Rite Storage is tabled until October 3, 2024, meeting.

Correspondence:

There was no Correspondence.

Zoning – Steve Ibos:

Steve Ibos stated that he does not have any variances or Site Plans at this time.

Steve Ibos explained he has not heard back from the Prosecutor’s office regarding the proper way to file minutes for subcommittees.

Steve Ibos stated that he met with Mr. Wolff and went over everything that is there, and what should be there. Steve Ibos explained he sent a copy to the Board Members of what Mr. Wolff and Steve Ibos discussed. Steve Ibos.

Steve Ibos explained briefly the information he sent to Board Members.

Steve Ibos also contacted the Medina County Engineer office regarding the drainage for the property on Water Street and has not heard back from them yet. Steve Ibos asked about the EPA submission that was made for the property because he disrupted more than one acre of land. Steve Ibos stated the Medina County Engineer office did receive it but it was nothing more than what they already had, basically a dwelling on a piece of paper. Steve Ibos mentioned to the Medina County Engineer office that he does not see anything regarding the silt fencing, that should help to contain the soil erosion. Steve Ibos explained there is at least about a six (6) to seven (7) foot drop that is coming off the west side of the house, where it just drops, straight down within six (6) to eight (8) feet from the property line. Steve Ibos stated even if it is draining it is going to be a mess. Steve Ibos also stated he does not know what will happen there.

Steve Ibos mentioned he has been working with the Medina County Engineer office regarding the Emerald Run extension. Steve Ibos mentioned they never did a final grading on the North side of the road when it was put in, it is rough they basically took all the rocks from the other three driveways and just dumped them in the existing parcel that sits right on the corner you cannot maintain it because it is so deep. Steve Ibos explained that now they are trying to get the money that was put in escrow so they can get the work completed.

Steve Ibos also is working on getting a resolution regarding the road right of way on the corner of Spellman and Indoe Street.

Jonathan Steingass thanked Steve Ibos for the Zoning Report.

Old Business:

Guy Roach mentioned along with Eric Matyac they have been working on a resolution for Accessory Buildings. Board Members and Steve Ibos review the information regarding several surrounding townships to see what would work best for York Township.

Board Members and Steve Ibos discussed solar panels and how to regulate them as accessory buildings. Maybe regulating accessory buildings by number of buildings, square footage, acreage, percentage, etc. Board Members, Steve Ibos discuss regulating Residential, Multi-Use Commercial, and Industrial.

Jonathan Steingass asked Board Members if they would like to discuss other items listed under Old Business.

Board Members suggested possibly grouping Loading Space, Parking Space, and Storage Space. Then working on Accessory Buildings, Natural Feature, After that work on Business Activities.

New Business:

There was no New Business.

Adjourn:

Guy Roach made a motion to adjourn the meeting at 8:30pm. David Hull seconded the motion. All members voted aye in a voice vote. Meeting adjourned.

Jonathan Steingass – Chairperson

Mary Lenarth – Secretary