

YORK TOWNSHIP ZONING COMMISSION

November 7, 2024

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on November 7, 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; Richard Hill-York Township Board Zoning Appeals Board Member; Andy Planet; Matt Schmohl

Minutes:

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

Site Review - Rent Rite Storage:

Jonathan Steingass opened the Site Review for Rent Rite Storage that was tabled from October 3, 2024, York Township Zoning Commission meeting.

Jonathan Steingass asked the applicant and the engineer to introduce themselves and explain their plans

Andy Planet-Engineer and Matt Schmohl-owner of Rent Rite Storage introduced themselves.

Andy Planet stated he would start off explaining the proposed development of the three new buildings, setbacks, stormwater pond, etc., explaining the PowerPoint that is being shown to Board Members and audience.

Board Members, Steve Ibos, Andy Planet and Matt Schmohl discussed the water run off the buildings and how the water will flow. Steve Ibos mentioned that he did meet with the Medina County Engineer, and these are the current calculations.

David Hull, Andy Planet and Steve Ibos discussed the minor changes that were made to original plans, nothing was changed regarding the buildings.

David Hull asked if any of this information has been sent to the adjacent property owners. Matt Schmohl stated that the neighbor is very supportive of the plans for Rent Rite Storage. Matt Schmohl has met with the original owner and now the new owner, the property has changed hands.

Kenneth Barco stated he understands there is a gate that has been installed. Matt Schmohl explained where the gate/fencing is located on the PowerPoint.

Guy Roach mentioned part of the York Township Zoning Regulations is that all locked gates must have a Knox box key associated with the Fire Department in case of an emergency. Jonathan Steingass asked Matt Schmohl to explain usage of storage units. Matt Schmohl stated more and more calls that he receives are for the larger units; boats, RVs especially going into the winter season. Matt Schmohl stated he does not have any more room for large units. Matt Schmohl explained people looking for thirty (30) plus feet worth of storage. Matt Schmohl explained other units large and small units; some businesses use the units to store their supplies, like drywall, etc. no one is camping out in their units.

Steve Ibos stated he would like it noted that if the uses of the storage units change from storage to any other usage Matt Schmohl will need to come back to the York Township Zoning office and will have to go through a zoning approval for any other type of business that might be done, different than what is being talked about today.

David Hull asked about the lighting for the new buildings for Rent Rite Storage. Matt Schmohl answered they will continue the wall lights along the back side of the building, there will be automatic doors. Andy Planet stated the lights will have wall packs on the door side, there will not be light encroachment going over property line. Matt Schmohl stated there will not be any parking lot lights.

Kenneth Barco stated there used to be a landscaper storage area outback. Matt Schmohl answered that will be gone. Andy Planet stated that will be gone, that is right where this new building is going to be. Matt Schmohl mentioned the landscaper is going to take several units and store everything inside.

Jonathan Steingass reminded Matt Schmohl there is no outside storage allowed per the York Township Zoning Resolution.

Kenneth Barco asked Matt Schmohl if he will be allowing the occupants to utilize the electricity for things like amplifiers and stuff like that. Matt Schmohl answered no. Kenneth Barco stated there used to be a garage band in one of the units and about two or three nights a week in the summer they would have practice.

David Hull asked if the buildings will be of pole barn structure. Matt Schmohl answered it would be a slab on grade.

Jonathan Steingass asked if this is the last step for Rent Rite Storage. Andy Planet answered the building manufacturer is working on the building plans to submit it to the Medina County Building Department. Andy Planet, Matt Schmohl and Steve Ibos explained the final approval and permits that need to be completed.

Jonathan Steingass asked Board Members if there are any other suggestions or questions regarding Rent Rite Storage.

David Hull asked why there is insulation in one building. Matt Schmohl thinks on the exterior to help with the noise between tenants. Matt Schmohl also is planning to install insulation on the outside walls,

Jonathan Steingass asked if this is the approved plan. Steve Ibos answered he has a copy of the plans for Rent Rite Storage from Medina County Storm Water Management.

Steve Ibos and Andy Planet explained the area in the front of the property that will be a temporary staging area.

Jonathan Steingass asked if there were any other questions.

Guy Roach made a motion to accept the Site Plan for Rent Rite Storage as amended. Lowell Wolff seconded the motion.

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

Roll Call: David Hull-aye; Guy Roach-aye; Jonathan Steingass-aye; Lowell Wolff-aye; and Kenneth Barco-aye. Site Review for Rent Rite Storage is approved.

David Hull thanked Steve Ibos for all his work regarding the Rent Rite Storage Site Review.

Correspondence:

Steve Ibos mentioned at the last York Township Trustee meeting that it was brought up they did have the Site meeting with the Medina County Commissioner to vacate the road right of way just North of the corner of Indoe and Spellman, the resolution was approved. Steve Ibos explained all the next steps he needs to take.

Steve Ibos stated he is also working on storage for all the York Township equipment, taking on salt next week.

Steve Ibos and other staff members handled the traffic for the November election; everything went well.

Steve Ibos explained he has over sixty (60) permits for this year. Steve Ibos mentioned a few residents have approached him regarding lot splits, no one has returned yet.

Steve Ibos mentioned he attended an Ohio State Zoning Inspector's class in Columbus, Ohio, which was very informative.

Steve Ibos also mentioned they started a Medina County Zoning Inspector meeting.

Steve Ibos stated he drove the York Township roads with the Medina County Engineer checking out the road conditions they will give York Township their input.

Guy Roach asked how the Medina County Department of Planning classes were. Guy Roach stated he did not find out about the classes until after the fact. Guy Roach asked if there will be more Medina County Department of Planning classes.

Board Members and Steve Ibos discuss classes offered by Medina County Department of Planning.

Steve Ibos mentioned that Rob Henwood left Medina County Department of Planning. Steve Ibos stated Rob Henwood left for a Zoning Inspector's position. Steve Ibos stated that he does not know where Rob Henwood is working.

Board Members and Steve Ibos discussed trash pick up and the op out will be in December 2024.

Old Business:

Jonathan Steingass opened the discussion of Old Business.

Guy Roach mentioned that Eric Matyac took the information the Board Members were discussing at the last York Township Zoning Commission meeting regarding Accessory Building/ Structure to work on it. Guy Roach stated he did not think the Board Members would be able to discuss much without Eric Matyac's notes.

Jonathan Steingass asked what the Board Members would like.

Board Members discussed Accessory Buildings/ Structures. Guy Roach mentioned the board decided they would not consider Accessory Dwelling Units.

Jonathan Steingass asked Board Members if they want to limit the type of Accessory Building allowed in the Residential Property (1), by naming what you are allowed to have.

Board Members and Steve Ibos discussed many different types of items regarding Accessory Buildings/Structures.

Board Members and Steve Ibos discussed other township's zoning regulations.

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

New Business:

David Hull mentioned he was in Indiana and saw acres and acres of solar fields

Board Members, Steve Ibos, and Richard Hill discussed solar fields.

Jonathan Steingass asked if there was any other New Business.

There was no other New Business.

Adjourn:

Guy Roach made a motion to adjourn the meeting at 8:45 pm. David Hull seconded the motion. All members voted aye in a voice vote. Meeting adjourned.

Jonathan Steingass – Chairperson

Mary Lenarth – Secretary