

# YORK TOWNSHIP ZONING COMMISSION

January 2, 2025

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on January 2, 2025, 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, Lowell Wolff, and Alternate Kenneth Barco were present.

## **Guests Present:**

Gary Brambley – Member of the Erhart/York Township Fire Department.

## **Minutes:**

The Board Members reviewed the proposed minutes from December 5, 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.

## **Organizational meeting:**

Jonathan Steingass opened a discussion for the Organizational Meeting.

Jonathan Steingass made a motion to nominate Guy Roach for Chairperson. Lowell Wolff seconded the motion. Jonathan Steingass asked if there was any discussion. There was no discussion. Jonathan Steingass asked for a voice vote approving Guy Roach for Chairperson. All Members voted aye in a voice vote. Jonathan Steingass asked if anyone was opposed to Guy Roach being Chairperson. No one was opposed to the decision. Motion carried.

Jonathan asked for a nomination for Vice Chairperson.

Guy Roach nominated Eric Matyac for Vice Chairperson. David Hull seconded the motion. Jonathan Steingass asked if there was any discussion. There was no discussion. Jonathan Steingass asked for a voice vote approving Eric Matyac for Vice Chairperson all Members voted aye in a voice vote. Jonathan Steingass asked if anyone was opposed to Eric Matyac being Vice Chairperson No one was opposed to the decision. Motion carried.

Jonathan Steingass turned the meeting over to Guy Roach.

Guy Roach opened a discussion regarding Exhibit A the York Township Zoning Commission Organizational Meeting Guidelines. Guy Roach asked if there were any comments. David Hull made a motion to approve Exhibit A. Jonathan Steingass seconded the motion. Guy Roach asked if there was any other discussion.

Guy Roach asked if there was any other discussion. There was no further discussion. Guy Roach stated if there is no further discussion, all in favor of adopting Exhibit A as the York Township Zoning Commission Organizational Meeting Guidelines all members voted aye in a voice vote. No one was opposed to the decision. Motion carried.

Board Members reviewed the list of meetings for 2025. Guy Roach asked for a motion to approve the dates for 2025. Lowell Wolff made a motion to approve the dates for 2025. Jonathan Steingass seconded the motion. All members voted aye in a voice vote. No one was opposed to the decision. Motion carried

**Correspondence:**

There was no Correspondence,

**Zoning: Steve Ibos**

Steve Ibos was unable to attend the meeting.

**Old Business:**

Guy Roach mentioned Eric Matyac took all the notes from the last meeting held on December 5, 2024, and was going to type them up. This was regarding accessory structures and accessory buildings and making the necessary changes suggested by the Board Members.

Guy Roach asked Boad Members since Eric Matyac is not here at the present time, is there any suggestions for the next Old Business to review.

Guy Roach mentioned maybe addressing Storage Space would be the next big definition the Board Members would review or would the Board Members like to address something else.

David Hull asked why the Board Members were looking at Storage Space. Guy Roach stated Steve Ibos wanted the Board Members to rewrite the Storage Space due to the amount of potential outdoor storage. Guy Roach mentioned that Eric Matyac and himself tried to work on Storage Space last summer. Guy Roach feels they need to start all over again, what they had come up with was too broad.

Board Members talked about Storage and Temporary Storage.

Eric Matyac arrived late at the meeting. Guy Roach explained that the Board Members started discussing Storage and Temporary Storage.

Eric Matyac asked Mary Lenarth if she and the Board Members received notes regarding accessory structures and accessory buildings from the last meeting. Mary Lenarth and the Board Members did not receive the notes from the last meeting.

Guy Roach asked the Board Members for suggestions on how they would like to proceed with the discussion regarding Storage and Temporary Storage. Guy Roach asked the Board Members if they would like to go over the recommendations and do it by zoning district. David Hull suggested possibly starting in R-1, looking at what is already addressed in the York Township Zoning Resolution.

David Hull also suggested some of the issues, recommendations maybe assigned a Section number where it is obtained. David Hull asked if the Board Members want to put it all in the different districts or in a general area to cover all the districts.

Board Members referred to and discussed the following Sections: Section 205.09; Section 205.03.A; Section 205.3.E; Section 205.03; Section 303; Section 301.11; Section 301.11.D; Section 305.03; Section 206.04.B .4; Section 506.08; Section 205; Section 304.02.C.3; and Section 205.03.A.

Board Members discuss Storage vs. Parking, Junk Vehicles vs Storage.

Guy Roach suggested at the next meeting the Board Members will be looking at updating the Storage Section, Parking and Loading, not storage. Guy Roach stated

within definitions, put a timetable for an explanation differentiating between Parking and Storage.

Eric Matyac referred to Section Ohio Revised Code 4513.65 willfully leaving a junk motor vehicle, this has a time duration.

Guy Roach stated there is no definition for storage.

Kenneth Barco stated a Parking Space is explained as parking is longer than it takes to unload.

Guy Roach explained if the Board Members could define Storage and define Parking it would make things much easier, then the Board Members could approach other areas of the York Township Zoning Resolution. Guy Roach suggested that it would be where the Board Members should start for the next York Township Zoning Commission meeting.

Guy Roach suggested all Board Members consider working on definition for Storage and on definition for Parking.

Guy Roach suggested ending discussion for tonight if everyone agrees. Eric Matyac emailed the changes for the Accessory Buildings. Guy Roach asked the Board Members to check their emails.

Eric Matyac explained he sent two emails if you have Microsoft Word one of them is red lined.

**New Business:**

There was no New Business.

**Adjourn:**

Eric Matyac adjourned the meeting at 8:55 PM. Jonathan Steingass seconded the motion. All members vote aye in a voice vote. Meeting adjourned.

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Guy Roach – Chairperson

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Mary Lenarth – Secretary

## EXHIBIT A

### York Township Zoning Commission Organizational Meeting Guidelines

January 2, 2025

- 1. Regular meetings:** Regular meetings of the Commission will be held on the first Thursday of each month at 7:00 pm. Unless otherwise provided, all meetings will be held at the York Township Hall/Fire Station Complex, located at 6609 Norwalk Road.

The clerk shall give notice of the regular meetings by posting a copy of this resolution on the bulletin board at the Township office and notify the Medina Gazette. If the date, time or location of a regular meeting is changed, notice of the change shall be posted as provided in this section at least three (3) days prior to the meeting.

- 2. Special and emergency meetings:** Special meeting of the Commission will be held at the call of the Chairman or the Vice Chairman, or two members of the Commission. The call for a special meeting shall specify the date, time, location, and purpose of the meeting. Unless otherwise provided special meetings will be held at the same location as regular meetings.

The Clerk shall give notice of the date, time, location, and purpose of the special meeting other than an emergency meeting by posting in the same location(s) as provided for posting notice of regular meetings. Notice shall be posted as far in advance of the meeting as practicable, but not less than twenty-four (24) hours prior to the meeting.

If there is sufficient time to provide twenty-four (24) hours notice, the Clerk shall give notice of an emergency meeting in the same manner as notice of a non-emergency special meeting. Otherwise notice of an emergency meeting is not required.

- 3. Alternate:** An alternate shall be asked by the Chairman to be seated with the Commission if there is a vacancy at the beginning of the meeting. If a regular Commission member arrives later than fifteen (15) minutes after the meeting begins the alternate will remain the voting member. If the regular member arrives earlier than fifteen (15) minutes after the meeting begins, they can replace the alternate as the voting member if a public hearing or site plan review has not begun. Only a member that has heard all the testimony can vote.
- 4. Meeting minutes:** Every effort shall be made to provide the minutes of the monthly meeting to the Board member one week in advance of the next scheduled regular meeting.