

YORK TOWNSHIP

October 23, 2025 – Public Hearing, Zoning Amendments

Trustees – Chairman Todd Zieja, Christopher Kosman and Richard Monroe
Fiscal Officer Margaret (Peggy) Russell

Present:

Trustee Todd Zieja	Zoning Inspector/Twp Administrator, Kevin Comes
Trustee Chris Kosman	Cemetery/Town Hall, Theresa Forlini-Petrey
Trustee Rick Monroe	Administrative Assistant, Kristy McElroy
Fiscal Officer Peggy Russell	Guests/Residents
Chief Jason Creamer	

Chairman Todd Zieja called the Public Hearing for Zoning Amendments to order at 6:30pm and stated the meeting is being recorded for transcription purposes only, reminded residents to sign in at the front table and to state name and address when speaking. The purpose of the Public Hearing is to review the following additions/changes to the York Township Zoning Resolution. Trustee Zieja led the pledge of allegiance.

Trustee Zieja read the following:

Original

206.06 Grandfather Clause

Residential lots platted as of 05/19/77 having a minimum width of one hundred fifty (150) feet at the street and at the building line are considered to be buildable lots and entitled to a zoning certificate provided they satisfy health department rules and regulations for installation of any site sanitary sewage systems.

Proposed Change

206.06 Grandfather Clause

A. Residential lots platted as of 05/19/77 having a minimum width of one hundred fifty (150) feet at the street and at the building line are considered to be buildable lots and entitled to a zoning certificate provided they satisfy health department rules and regulations for installation of any site sanitary sewage systems.

B. Residential lots platted as of 01/27/22 having a minimum width of two hundred (200) feet at the street and at the building line are considered to be buildable lots and entitled to a zoning certificate provided they satisfy health department rules and regulations for installation of any site sanitary sewage systems.

Trustees briefly discussed the amendment and Kevin Comes stated that this was already changed in Section 604, but had not been updated in this section.

RESOLUTION #25-10-01 to amend section 206.06 Grandfather Clause as presented, **moved by Trustee Kosman, second by Trustee Monroe.** Roll: Kosman, yes; Monroe, yes; Zieja, yes.

Trustee Zieja read the following:

Original

Section 902 Definition

NATURAL FEATURE: An existing component of the landscape maintained as a part of the natural environment and having ecological value in contributing beneficially to air quality, erosion control, groundwater recharge, noise abatement, visual amenities, the

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natural diversity of plant and animal species, human recreation, and reduction of climatic stress, and energy costs.

Proposed Change

Section 902 Definition

NATURAL FEATURE: An existing component of the landscape maintained as a part of the natural environment and having ecological value in contributing beneficially to air quality, erosion control, groundwater recharge, noise abatement, visual amenities, the natural diversity of plant and animal species, human recreation, ~~or~~ reduction of climatic stress., ~~and energy costs.~~

Ken Barco, Zoning Commission member, stated that he questions what energy costs have to do with zoning hence the commission’s request to make this change. Norm Hinman (Beck Rd.) asked what the reason is for these changes, it creates hardships for those who bought property years ago making their lots unbuildable now because they don’t meet current requirements? Ken stated they are trying to clean up the Zoning Resolution and Trustees explained that’s why there is the Grandfather Clause.

RESOLUTION #25-10-02 to amend section 902 Definition of Natural Feature as presented; **moved by Trustee Monroe, second by Trustee Kosman.** Roll: Monroe, yes; Kosman, yes; Zieja, yes.

PUBLIC COMMENT

There was no additional public comment.

MOTION to adjourn at 6:43pm; **moved by Trustee Monroe, second by Trustee Kosman.** Roll: Monroe, yes; Kosman, yes; Zieja, yes

Trustee Todd Zieja, Chairman

Margaret Russell, Fiscal Officer

The Board of Trustees of York Township, Ohio, held a Public Hearing on October 23, 2025, commencing at 6:30 pm, at the York Township Fire Complex, 6609 Norwalk Road, Medina, Ohio 44256 with the following members present:

Todd Zieja

Christopher Kosman

Richard Monroe

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.

Trustee Kosman moved the adoption of the following Resolution.

RESOLUTION No. 25-10-01

RESOLUTION #25-10-01 to Accept the adoption of proposed amendment to the York Township Zoning Resolution:

- 1.) Amending Section 206.06 Grandfather Clause

WHEREAS Section 206.06 Grandfather Clause

CURRENTLY READS:

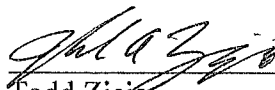
Residential lots platted as of 05/19/77 having a minimum width of one hundred fifty (150) feet at the street and at the building line are considered to be buildable lots and entitled to a zoning certificate provided they satisfy health department rules and regulations for installation of any site sanitary sewage systems.

AMEND TO READ AS FOLLOWS:

A. Residential lots platted as of 05/19/77 having a minimum width of one hundred fifty (150) feet at the street and at the building line are considered to be buildable lots and entitled to a zoning certificate provided they satisfy health department rules and regulations for installation of any site sanitary sewage systems.

B. Residential lots platted as of 01/27/22 having a minimum width of two hundred (200) feet at the street and at the building line are considered to be buildable lots and entitled to a zoning certificate provided they satisfy health department rules and regulations for installation of any site sanitary sewage systems.

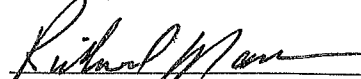
Upon roll call on the adoption of the Resolution, the vote was as follows:



Todd Zieja



Christopher Kosman



Richard Monroe

Adopted the 23rd day of October, 2025

Margaret Russell, Fiscal Officer
York Township
Medina County, Ohio

The Board of Trustees of York Township, Ohio, held a Public Hearing on October 23, 2025, commencing at 6:30 pm, at the York Township Fire Complex, 6609 Norwalk Road, Medina, Ohio 44256 with the following members present:

Todd Zieja

Christopher Kosman

Richard Monroe

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.

Trustee Monroe moved the adoption of the following Resolution.

RESOLUTION No. 25-10-02

RESOLUTION #25-10-02 to Accept the adoption of proposed amendment to the York Township Zoning Resolution:

- 1.) Amending Section 902 Definition

WHEREAS Section 902 Definition


CURRENTLY READS:

NATURAL FEATURE: An existing component of the landscape maintained as a part of the natural environment and having ecological value in contributing beneficially to air quality, erosion control, groundwater recharge, noise abatement, visual amenities, the natural diversity of plant and animal species, human recreation, and reduction of climatic stress, and energy costs.


AMEND TO READ AS FOLLOWS:

NATURAL FEATURE: An existing component of the landscape maintained as a part of the natural environment and having ecological value in contributing beneficially to air quality, erosion control, groundwater recharge, noise abatement, visual amenities, the natural diversity of plant and animal species, human recreation, or reduction of climatic stress, ~~and energy costs.~~

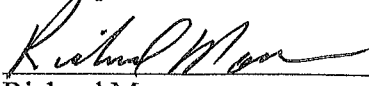
Upon roll call on the adoption of the Resolution, the vote was as follows:



Todd Zieja



Christopher Kosman



Richard Monroe

Adopted the 23rd day of October, 2025

Margaret Russell, Fiscal Officer
York Township
Medina County, Ohio