

## York Township Board of Zoning Appeals

January 8<sup>th</sup>, 2026

The York Township Board of Zoning Appeals held their monthly meeting in the York Town Hall/Fire Department Complex on January 8<sup>th</sup>, 2026.

Jessica Gerspacher called the meeting to order at 6:30pm.

The Pledge of Allegiance was said.

Board Members in attendance were Jessica Gerspacher, Richard Hill, Jesse Stout, Frank Kichurchak, Jenna Jordan, David Osiecki, and Ronald Fabich.

### **Guest Present:**

Kevin Comes-Zoning Inspector/Township Administrator, Sara Williamson-Zoning Secretary, David Hull, Kenneth Barco, and Lowell Wolff were in attendance.

### **Minutes:**

Before approving July minutes, Jessica Gerspacher took a moment to welcome new members Frank Kichurchak, Jenna Jordan, and David Osiecki.

Jessica asked all board members to take a moment to look at the minutes of the July meeting. Richard Hill made a motion to accept the July minutes. The motion was seconded by Jesse Stout. A voice vote of "Aye" was given by Jessica Gerspacher with Ronald Fabich abstaining due to his absence at the July 10<sup>th</sup> meeting.

### **Organizational Meeting:**

Jessica Gerspacher moved the meeting into the Organizational Meeting. First up is to elect Chairperson and Vice Chairperson. Jessica Gerspacher is the current Chairperson and offered to be Chairperson for the year 2026. Ronald Fabich agreed and thought that the Board should stay the same. Richard Hill made a motion to keep the officers from 2025 for the 2026 year. Seconded by Jesse Stout. Jessica Gerspacher asked Sara Williamson to conduct the vote. Mr. Hill was a YES, Mr Fabich was a YES, Miss Gerspacher was a YES, Mr. Kichurchak was a YES, and Mr. Stout was a YES.

Jessica Gerspacher went on to ask the Board to look at the meeting dates for the year 2026. She also asks for the Board to look at the handouts for policy and procedure as well as the chart for permits and violations. She asked the Board if they saw any issues with the verbiage on the policy and procedure printed out. Ronald Fabich said that he spent some time going over previous years' policy and procedures. He believes that everything is on the document that needs to be there. Kevin Comes reminded all Board members to use their township emails. He said that he will continue to send variance packages in the mail but will be emailing electronic copies. Mr. Comes went on to say that if there is no variance and a monthly meeting is cancelled, notification will come through email.

Ronald Fabich addressed letter C for Alternate. The last word in the paragraph doesn't make sense. Mr. Fabich suggested adding the word "above". Original wording just had the letter "a" ending the paragraph.

Jessica Gerspacher asked if anyone had any further changes. Richard Hill questioned #7. He asked if the Ohio Supreme Court ruling is the same as the Open Meeting Law and if so that Board members should have a copy of it. Miss Gerspacher asked if he was referring to Sunshine Law. Mr. Hill replied that yes it was. Miss Gerspacher referred to Kevin Comes about that question. Mr. Comes replied that he could investigate that.

Jessica Gerspacher went over that only one change was needed in the policy and procedure with the grammatical error. Miss Gerspacher went onto say that with that, the Board could vote on these policies and procedures that evening. If the Board sees any further changes to policy and procedures, an amendment can be made at that time. Ronald Fabich made a motion to approve the policy and procedures with the correction of the error. Jesse Stout seconded the motion. Miss Gerspacher asked Sara Williamson to conduct the vote. Mr. Hill was YES, Mr. Fabich was YES, Miss Gerspacher was YES, Mr. Kichurchak was YES, and Mr. Stout was YES.

Jessica Gerspacher concluded the portion of the Organizational meeting.

**Correspondence:**

Jessica Gerspacher asked if Sara Williamson was going to print new Resolution books for the next meeting. Mrs. Williamson replied that she would and will have them ready at the next meeting.

**New Business:**

There is no new business currently.

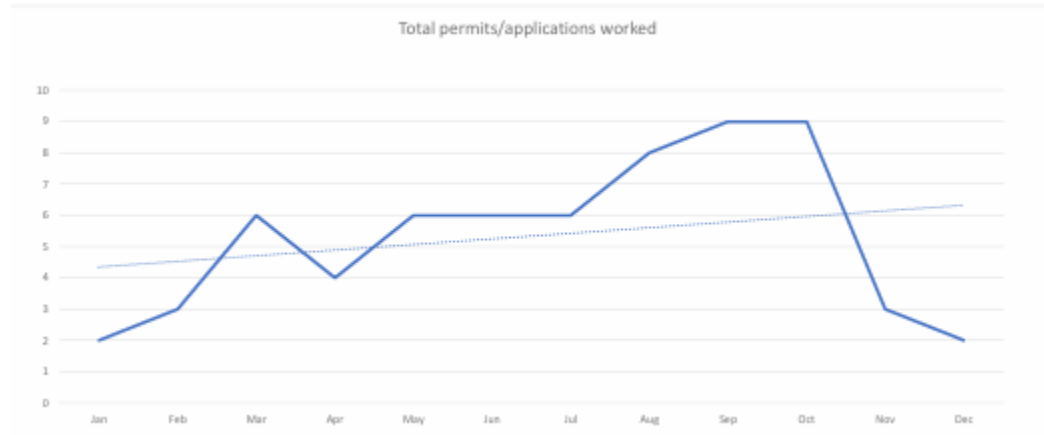
**Zoning:**

Kevin Comes started off by saying the Township Organizational meeting will be tomorrow, January 9<sup>th</sup> at 4:00pm. The Zoning Commission will be meeting after the Board of Zoning Appeals meeting this evening at 7:30pm. Mr. Comes welcomed the new Board of Zoning Appeals members. For the year 2025, we have 64 permits; 7 lot splits, 9 decks, 14 accessory buildings, 10 pools, 6 new homes, 3 signs, 4 BZA requests but 1 was cancelled, 7 Ag exempts, and 4 site plans. Mr. Comes went on to say that we have 59 current violations open and closed 20 violations.

**York Township Violation and Permit Tracker**

ITEMS/MONTH	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Open Violations													59
Violation resolved/closed in 2025													20
With Prosecutor - Escalate/Question													2
New Violations Added in 2025													32
Lot Permits (split, back, Comb)	0	0	0	1	0	0	1	1	2	2	0	0	7
Deck Permits/patio cover/Perg./Add	1	0	0	1	2	2	2	1	0	0	0	0	9
Accessory Bldg/Solar Panel Permit	0	0	2	0	2	1	0	1	2	4	1	1	14
Swimming Pools/Ponds	0	0	1	1	0	1	2	2	1	1	0	1	10
New Home Permit	0	0	2	0	2	0	0	0	1	0	1	0	6
New Commercial Bldg	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Permit	1	0	0	1	0	0	0	1	0	0	0	0	3
Home Occupation	0	0	0	0	0	0	0	0	0	0	0	0	0
BZA request	0	2	0	0	0	1	0	0	1	0	0	0	4
Agricultural Exemptions	0	1	1	0	0	1	1	2	0	1	0	0	7
Site Plan Reviews	0	0	0	0	0	0	0	0	2	1	1	0	4
No Permit required [existing/144]	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total permits/applications worked</b>	<b>2</b>	<b>3</b>	<b>6</b>	<b>4</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>8</b>	<b>9</b>	<b>9</b>	<b>3</b>	<b>2</b>	<b>64</b>
Maint. One-time items work/open/hold													
Maint. One time Items closed/compl.													
Maint. Recocuring items for month													
Maint. Recocuring items closed													

\* Total open Violations



Kevin Comes went on to say that he has talked to two separate people about variance requests, but no one has followed through. Mr. Comes said that he will be going to OTA in Columbus on February 4-6.

Ronald Fabich asked what happens to the violations that are still open. Mr. Comes said that he will continue with them in 2026. Mr. Fabich went on to ask how many times Mr. Comes contacts an individual who has a violation. Mr. Comes went on to say that the first

time is a warning which gets a lot of people to respond. Second time is a Certified Letter. Third time is a Final Violation. Fourth time is sent to the Prosecutor. The Prosecutor will either ask for more information or help us. Richard Hill asks what Zoning does if the Prosecutor doesn't follow through. Mr. Comes replied that he keeps watching to see if there is anything else to add to the violation.

Kevin Comes went on to explain the trainings to the new Board Members. Jessica Gerspacher reminded them to sign the payroll book for all trainings and meetings attended. Mr. Comes let them know that the pay will come at the end of the year.

**Adjourn:**

Jessica Gerspacher asked for a motion to adjourn. Motion was made by Ronald Fabich. Seconded by Jesse Stout. A unanimous voice vote of AYE was given. Meeting adjourned at 7:01pm.

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Jessica Gerspacher-Chairperson

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Sara Williamson-Zoning Secretary