

York Township Board of Zoning Appeals

May 14th, 2026

The York Township Board of Zoning Appeals held their monthly meeting in the York Town Hall/Fire Department Complex on May 14th, 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, David Osiecki, Ronald Fabich, and Jenna Jordan.

Guest Present:

Kevin Comes-Zoning Inspector/Township Administrator, Sara Williamson-Zoning Secretary, Rachel Nagle, Ken Barco, Chris Music, Vickie Moell, David Hull, Derrick Lester, Heidi Lester, Robert Janda, Christine Barnes, Sandra Wright, and Mary Janda were in attendance.

Minutes:

Motion made by Ronald Fabich to accept the minutes from the February 12th, 2026, meeting as they stand. Seconded by Frank Kichurchak. Voice votes of “aye” given by all board members. Minutes from February 12th, 2026, meeting are approved.

Public Hearing:

Jessica Gerspacher swears in all residents. Residents proceed to say their names and addresses for the minutes. Sara Williamson proceeded to read the Public Ad. Rachel Nagle gave an opening statement and slide show about her request. The request is for Adventurous Heart LLC located on Spieth Rd. to be allowed for recreational uses that involve short experiences. The experiences would generally be 2 hours between the hours of 8:00am until 10:00pm. Adventurous Heart LLC is looking to host small groups, which is generally 2-10 people with a maximum of 20 people at one time. Adventurous Heart LLC would like to have animal encounters, stand up paddleboarding, kayaking, backpacking classes, scavenger hunts, food themed activities, and tent camping.

Richard Hill made a comment that he feels nothing has changed from the original application and therefore made a motion to deny the application by Adventurous Heart LLC. The motion was NOT seconded by the board therefore died due to lack of a second by the board members. Ronald Fabich made a comment that he feels that Adventurous Heart LLC can reapply for conditional use based on Section 509. Mr. Fabich went on to say that they have shrunk the area for their recreational use, which is the difference from the original conditional use application. Mrs. Nagle agreed.

D. Lester (Stone Rd)-Asked if the vote must be unanimous? Mr. Kichurchak explained Section 509. Mr. Hill said that a majority vote is all that is needed.

V. Moehle (Middleburg Heights)- Came on behalf of her mother, E. Bowser (Stone Rd). Ms. Bowser was unable to attend due to health reasons. Ms. Moehle read a letter her mother had written. The letter explained that the camping portion, use of wood trails, the conditional use property, and 10:00pm ending time are still a concern of her mother. Mrs. Nagle explained the trails that are in her woods that would be used and felt that her trails are far away from the property line. She went on to explain that 10:00pm was fair considering then saying dusk means different times in the winter than in the summer.

R. Janda (Stone Rd)- He feels that Mrs. Nagle is looking for a boundary for part of her property but feels the approval would be for the whole parcel. Mr. Fabich responded that she is looking for a special condition. Mr. Janda didn't agree.

C. Music (Stone Rd)-Mr. Music agreed with Mr. Janda. He feels that there will be no one to enforce the special agreement.

R. Janda (Stone Rd)- Mr. Janda went on to say that this will lead to other problems for residents. He feels that this property should just stay as a Bed and Breakfast like originally wanted. Mrs. Nagle said that with people being there with Bed and Breakfast, those customers have no boundaries and can go to the property line.

Mr. Fabich reminded guests that the board can put restrictions on conditional use. Mr. Janda wanted to know who will enforce this. Ms. Gerspacher did remind the guests that if anyone trespasses on their property, to call the Sheriff.

A side conversation took place of what recreation means. An unnamed guest questioned why Mrs. Nagle's husband wasn't there.

S. Wright (Erhart Rd)- Ms. Wright said that she has lived in her home for 57 years. During her time, the neighbors she had ran drugs, she had a car stolen, she's heard four wheelers, parties, and fireworks. She said that with the Nagle's there, this is the quietest it's ever been. She feels that no one has the fellowship anymore.

Mrs. Nagle asked what specifically people didn't like about what she is asking. A gentleman replied that it's all of it. A side conversation with the guests and Mrs. Nagle went on to make a compromise.

D. Lester (Stone Rd)- Mr. Lester feels that policing the people will be difficult. He feels that the traffic will increase also if the business gets bigger.

K. Barco (Stone Rd)- Mr. Barco feels that this proposal meets all of Section 505A-K. He went on to say that he has a concern with Section 506.02A and this conditional use permit.

Miss Gerspacher reported Chief Jason Creamer's letter regarding the property. Chief Creamer offered his expertise to Mrs. Nagle concerning life saving techniques and fire safety.

D. Lester (Stone Rd)- Mr. Lester feels that the people who are there are the ones who have direct interest. Mrs. Nagle said that the other neighbors who were ok with the conditional use didn't come to the meeting.

A lady in the audience made people aware that there are a lot of people running businesses out of their homes in York Township. This brought many side discussions. Mr. Kichurchak did point out to the community members there that Mrs. Nagle is bringing a plan that is tailored to the needs of surrounding neighbors. A community member is questioning if by adding parameters to the conditional use, is that legal? Mr. Comes did break down the punishment if Mrs. Nagle does not follow the conditional use.

A gentleman asked how the neighbors can tell where the boundary lines are at.

A lady asked if the property is sold and if the borders are moved, what stops this property from being a campground. Mr. Fabich says that the new owners would have to present a new conditional use permit.

Miss Gerspacher asked if the farm field is currently being farmed. Mrs. Nagle said yes that Gunkleman's farmed that property. Mr. Kichurchak asked about having names and phone numbers of people on the property. Mrs. Nagle responded that she would have a waiver that will contain all that information. Mrs. Nagle reassured everyone that she would be with all guests of the property.

A gentleman asked about alcohol. Mrs. Nagle said no, there will be no alcohol allowed. She went on to say that there would be a Code Of Conduct on the back of the waiver.

Mrs. Nagle and a few community members went back and forth with the wooded trails, the tent camping, and the hours. Miss Gerspacher announced to wrap things up to move the meeting forward.

Ronald Fabich made a motion to approve a conditional use request of Adventurous Heart LLC, Rachel and Phillip Nagle, seeking this on their property which is located at 4545 Erhart Rd, Parcel #045-05C-19-010; Parcel #045-05C-19-011; Parcel # 045-05C-19-012, according to Section 506.02 Recreational uses and Section 301.02B2, Conditional Permitted Uses. This motion includes the following:

- Allow for animal encounters; must be a current USDA licensed Class C- Exhibitor under the Animal Welfare Act. License limits the maximum number of animals authorized up to 50.
- Allow for non-motorized, human powered activities on and directly around the pond. Examples include kayaking, stand up paddleboarding, and fishing.
- Allow for non-motorized, human powered outdoor recreation and animal themed programming within the Recreational Use boundaries shown on the attached map. Examples include backpacking skills classes (tent camping allowed; RVs & trailers prohibited), scavenger hunts, and themed cooking included over a fire. This specifically excludes hunting or any firearm type programs and motorized recreation i.e. dirt bikes, 4-wheelers, etc. Also prohibits any permanent campsite infrastructure such as electric, water, specifically designated for camping, individual firepits, etc. Community fires are permitted.
- Also prohibited is alcohol served by the property owners.
- Additionally, trails in Parcel #045-05C-19-011 will be closed to guests unless accompanied by the property owners and will not be utilized from sunset until 8:00am.
- Limit use from 8:00am-10:00pm. (with the exception of tent camping) and a maximum of 20 guests at a time for Recreational use.

Motion was seconded by Frank Kichurchak. Miss Gerspacher asked Mrs. Williamson to do a vote. Richard Hill-NO; Ronald Fabich-YES; Jessica Gerspacher-YES; Frank Kichurchak-YES; Jesse Stout-YES. Motion passed.

Correspondence:

Mrs. Williamson reported no correspondence at this time.

New Business:

Mrs. Williamson reported no new business at this time.

Ronald Fabich reported that he went to a workshop on Zoning Law Updates. He was interested in seeing what other townships do concerning fences that are listed as

“compatible to the neighborhood”. He also questioned if there is anything about data centers in our codes and interested in what other townships have.

Mr. Hill made a comment that fences are listed under the Revised Code. He also feels that our Township will not see any due to lack of water. Mr. Comes made a comments that we can make limitations.

Zoning-Kevin Comes, Zoning Inspector:

· Zoning

o We have had 12 new permits in April

o The next Zoning Commission meeting will be June 4th at 7pm

o The Next BZA meeting will be June 11th at 6:30pm (to approve minutes)

o Medina County Training Sessions

§ Short-Term Rentals and Zoning- 6pm June 11th

§ Comprehensive Land use Plans- 6pm July 9th

§ Strategies for cleaning up Nuisance Properties- 6pm August 13th

§ ALL sessions at 144 N. Broadway St. Balcony Room B, Floor 3- Medina County Administration Building

· Maintenance

· Roads

o We ordered 600 Tons of salt for next winter, will also be working with Buckeye Schools to support their salt needs.

· Parks-

o York Township Summer Fest celebrates AM 250 June 27th, Fireworks, Food trucks, Crafts and Fun. Let us know if you would like to help with any part of the day.

o The team met with Nate Eppink from Medina County Parks we discussed some of our long-term goals with our township properties and the possibility of connecting the Lester rail trail to Regan Park, which would connect all the way to Lake Medina.

§ Update on the Triangle area, they could not economically place bathrooms on that location, they will keep the porta-potty, they worked on cleaning up that area and have planted native flowers and plants which should mature over the next few years.

· Utilities / Services-

o Website needs to be ADA compliant by 2028. We will probably upgrade our website with ipanda this summer.

The Veteran's Memorial Sign is being worked on. The old sign is in the old Town Hall which is not visible to the public. The new sign will be going in the park.

Old Business:

Ronald Fabich made a comment that he and Mr. Hill don't think of Kevin Comes-Zoning Inspector and Sara Williamson-Zoning Secretary as guests. Mr. Comes said that Trustee Kosman had a better verbiage for what we are considered but guest was not it.

Adjourn:

Frank Kichurchak made a motion to adjourn. Seconded by Jesse Stout. Meeting adjourned at 9:05pm.

Jessica Gerspacher-Chairperson

Sara Williamson-Zoning Secretary