

York Township Zoning Commission

May 7th, 2026

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Department Complex on May 7th, 2026.

Eric Matyac called the meeting to order at 7:00pm.

The Pledge of Allegiance was said.

Board members in attendance were David Hull, Eric Matyac, Guy Roach, Lowell Wolff, and Kenneth Barco. Absent was Jonathan Steingass. In Mr. Steingass' absence, Mr. Matyac invited Mr. Barco to sit with the other board members.

Guests Present: Richard Hill and Trustee Dennis Downey were present.

Minutes: Lowell Wolff made a motion to pass the April 2nd meeting minutes. Motion was seconded by David Hull. A unanimous voice vote of "Aye" was given by board members. Minutes for the April 2nd meeting have been approved. Mr. Matyac abstained from voting due to his absence at the April 2nd meeting.

Correspondence: There is no correspondence.

New Business: Zoning Inspector, Kevin Comes, went into a discussion of Type 1 and Type 2 home occupations. He asked board members to discuss differentiating between them. Mr. Matyac suggested perhaps having a guide for having home occupations. Guy Roach made a motion to table the discussion concerning home occupations. Motion seconded by David Hull. Unanimous voice vote of "Aye" was given by board members. Discussion is tabled.

Mr. Comes went into discussion about temporary signs. With AM 250 coming up, questions were brought up about temporary signs and if they need permit. Board members referenced Section 403.07D3 which states that temporary signs that are six square feet in area or less do not require a permit. The question is also raised whether political signs are policy or law. Mr. Roach suggested better definitions of all kinds of signs. Guy Roach made a motion to close discussion. David Hull seconded the motion. A unanimous vote of "Aye" was given by board members. Discussion is closed.

Zoning-Kevin Comes, Zoning Inspector:

· Zoning

o We have had 12 new permits in April

o The York Township Board of Zoning Appeals will hold a public hearing May 14, 2026, at 6:30 pm, at the York Township Hall/Fire Complex 6609 Norwalk Road, to consider a conditional use permit from Adventurous Heart LLC/ Rachel and Phillip Nagel, 4545 Erhart Road, Medina, Ohio (Parcel# 045-05C-19-010; Parcel# 045-05C-19-011; Parcel# 045-05C-19-012). The request is for a conditional use permit referring to Section 506.02 Recreational uses and Section 301.02.B.2 Conditionally Permitted Uses, Recreational Uses. This would allow for recreational uses that involve short experiences for small groups in an R-1 district.

A copy of the application and information will be available for public viewing of the York Township Office 6609 Norwalk Road, Medina, Ohio or at the Buckeye Branch of the Medina County Library 6625 Wolff Rd., Ohio during normal business hours on or after April 16, 2026.

o Medina County Training Sessions

§ Zoning Law Updates- 6PM May 12th

§ 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

· 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 Theresa Petrey, Kristy McElroy, and Kevin Comes 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.

Old Business:

David Hull opened the discussion about impervious surfaces definition. Multiple board members gave their opinions and findings of what an impervious surface means. David Hull made a motion to develop a definition for impervious surfaces. Motion was seconded by Guy Roach. A unanimous voice vote was given by the board members. Guy Roach volunteered to work on the verbiage for the definition.

Trustee Dennis Downey asked to discuss the rejected proposed amendment 604B. He feels that there are a lot of gray areas and needs clarification. Mr. Downey and Mr. Wolff agreed to work together to create specific language. Mr. Roach requested to get the knowledge of George Smerigan. Guy Roach made a motion to table the discussion. Motion was seconded by David Hull. A unanimous voice vote was made by the board members. The discussion has been tabled.

David Hull brought up outdoor storage was in Section 205.09. He feels that having that section in the Resolutions is confusing. Mr. Hull suggested striking 205.09. Mr. Comes wants more clarity. David Hull made a motion to table the discussion. The motion was approved with no objections.

Adjournment:

Lowell Wolff made a motion to adjourn. David Hull seconded the motion. A unanimous voice vote of “Aye” was made. Meeting adjourned at 8:49pm.

Eric Matyac-Vice Chairperson

Sara Williamson-Zoning Secretary