

York Township Zoning Commission

June 4th, 2026

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Department Complex on June 4th, 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, Jonathan Steingass, Lowell Wolff, and Kenneth Barco.

Guests Present: Richard Hill and Trustee Dennis Downey.

Minutes: Motion made by Guy Roach to approve the May 7th meeting minutes with a few changes. Second by David Hull. Jonathan Steingass abstained due to his absence from the May 7th meeting. A unanimous voice vote approved the meeting minutes.

Correspondence: There was no correspondence to report.

New Business: There was no new business to discuss.

Zoning-Kevin Comes, Zoning Inspector:

- Zoning
 - 6 New permits this month
 - Next Board of Zoning appeals meeting will be June 11th at 6:30pm
 - Today, I received a variance request on set back request for a home addition.
 - 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
 - We will be advertising soon for another part to full-time maintenance member.
- Roads

- The road contract for Spieth has been signed, and the county will be advertising our bid for Station Rd with Ohio Public Works Commission funding
- Parks-
 - The Garden of Honor is coming along, we have approval for the cement, groundwork and benches
 - New playground equipment was installed today.

Old Business: Trustee Dennis Downey started by saying that he sent a revision that he wrote with Lowell Wolff on Section 604B which Mr. Comes made a copy of for the Zoning board to look at. Trustee Downey feels the wording protects the township. Mr. Wolff feels that this clarifies how Section 604B was meant to be and feels it will alleviate any problems. Mr. Comes asked if anyone had spoken with George Smerigan. Mr. Wolff said that he spoke with Mr. Smerigan a while back about this. Mr. Comes suggested perhaps asking for Mr. Smerigan's thoughts on this new wording. Richard Hill asked when the current verbiage was put into effect. The board responded with 2022. Guy Roach made a motion to close the discussion. Second by David Hull. There were no objections made by the board members. Mr. Matyac closed the discussion.

Mr. Matyac asked if the board wanted to start the process of change and if this wanted to be batched with others or on its own. Mr. Comes suggested batching due to the amount of work that's involved. Mr. Matyac thought that waiting wouldn't be the way to go. Mr. Wolff feels that by waiting there is more risk to the township. Mr. Matyac made a comment that the board is back in discussion about Section 604B. The board discussed the exact verbiage they wanted to use. Lowell Wolff moved to make a motion to begin the process of adopting the language as discussed. Second by Jonathan Steingass. A unanimous voice vote was made. Mr. Comes said that the Medina Planning Commission's next meeting is July 1st but could potentially be August. Mr. Steingass asked about the further language that's in Section 604B concerning setbacks. Further discussion ensued about Section 604B. Mr. Barco suggested just removing Section 604B. Mr. Comes said that the prosecutor was concerned about litigation.

Mr. Matyac made a comment that the board came across new elements to discuss about 604B. In that, he asked the board if the Amendment should contain information about setbacks or compliance with the current Resolution. Discussion amongst board members about the exact wording of the Amendment ensued.

Mr. Roach asked Mr. Matyac if he could pass out the paper with the updated suggested version of Impervious Surface. Mr. Matyac agreed.

Mr. Matyac took a moment to approach Sara Williamson to type out the exact wording of the proposed change to Section 604B while Mr. Roach passed out his handout on Impervious Surface.

Once done, Mrs. Williamson was asked by Mr. Matyac to read the updated proposed change to Section 604B for board members. Mr. Steingass asked Mrs. Williamson to read the proposed

change again. Mr. Matyac asked if any board members wanted to see a printed copy of the proposed change. Board members were fine with the wording.

Mr. Comes asked board members if they wanted their public meeting to be the July 2nd meeting. Board members said that July was fine. Mr. Comes said it depends on the county. Mr. Comes will not be able to attend the Planning Commission meeting at the beginning of July. Trustee Downey said he could attend.

Mr. Hill made a point of order. He felt that the previous motion should be amended. Mr. Matyac didn't agree.

Mr. Steingass asked to be excused from the meeting due to personal reasons. Mr. Barco joined the board in Mr. Steingass' absence.

Mr. Matyac asked if there is any other old business. Mr. Roach spoke up about impervious surfaces. He reworked the definition to include gravel. He referenced the copy he passed out. Mr. Wolff clarified that the only change would be the addition of the word "gravel". Mr. Matyac asked if there was any further discussion on impervious surface. Mr. Hill thinks that gravel is a pervious surface. Mr. Barco made a point to say that the intent is to make sure businesses didn't cover their entire parcel with gravel.

Mr. Roach made a motion to begin the adoption process for the change in the language of "Impervious Surface" in our Resolution. Second by Mr. Hull. A unanimous voice vote of "aye" was made by Board members.

Adjournment: Mr. Roach made a motion to adjourn the meeting. Second by Mr. Wolff. A unanimous voice vote of "aye" was given. Meeting adjourned at 8:26pm.

Eric Matyac-Chairperson

Sara Williamson-Zoning Secretary