

YORK TOWNSHIP BOARD OF APPEALS
January 17, 2008

The York Township Board of Zoning Appeals held their monthly meeting in the York Town Hall/Fire Station Complex on January 17, 2008 at 7:30pm.

Norman Hinman called the meeting to order at 7:30pm.

Board Members Present:

Pete Ricci, Roger Mittler, Norman Hinman, Alverta Moehle, and Eric Squire-alternate were present at the meeting. William Schultz was unable to attend.

Guests Present:

Colene Conley-Trustee, David Hull-Chairperson Zoning Commission, Bill Pavlick-Trustee, Rick Monroe-Trustee, Dorothy Crouch-Zoning Inspector, James Craft, Linda Woolsteen, Russell Heintz, Cheryl Heintz, Quentin Wagner, Stella Wagner, John Knorr, Sheri Knorr.

Minutes:

The minutes for today's meeting are being taped for the use of the York Township Board of Appeals.

Correspondence:

None

Public Hearing: James Craft – Home Occupation

Mary Lenarth read the legal ad as printed in the January 5, 2008 edition of the Medina County Gazette. James Craft has filled out an application to obtain a Conditional Home Occupation Certificate to operate a home occupation (grading and excavating) from 7284 Spieth Road, Medina, Ohio under York Township Code Section 506.08.

Norman Hinman swore in James Craft of 7284 Spieth Road, Medina, Ohio. James Craft explained that he had a bulldozer, a dump truck, and a trailer. Roger Mittler mentioned that James Craft had two (2) trailers. James Craft stated that the one (1) trailer is for sale, it is not strong enough to do what he needs it to do. James Craft explained that he is in business for himself and his fiancé, trying to do grading and excavating for residential homes.

Roger Mittler read the description of Commercial Equipment and Commercial Motor Vehicle from the York Township Zoning Resolutions, Section 902. Roger Mittler explained the description. James Craft nodded that he understood. Roger Mittler explained that three (3) pieces of Commercial Equipment needed to be parked in the building and two (2) pieces of Commercial Equipment may be parked out side behind the house. James Craft said that he understood.

Norman Hinman swore in Cheryl Heintz, she asked James Craft if he would be storing gravel or dirt in. James Craft does not plan on bringing anything in. James Craft stated that he only plans on making his property look better.

Norman Hinman swore in Sheri Knorr, she asked James Craft if he had any plans of putting any fencing up around the property. James Craft stated that he had no plans of putting any fencing up.

Pete Ricci explained that James Craft is not to have any employees on his property.

Norman Hinman swore in Dorothy Crouch. Dorothy Crouch explained that James Craft is operating a small business and James Craft is not to have any out door storage.

James Craft explained that he is willing to work with his neighbors and is trying to clean up from the previous owner.

Pete Ricci explained to James Craft that if commercial vehicle were to be parked out side of the building he would need to install landscape screening. Pete Ricci explained that the landscape screening would create visual barrier between objects or property line.

Norman Hinman swore in Colene Conley. Colene Conley asked if James Craft would be allowed to just replace the trees that had been planted there. James Craft stated that most of them have died.

Roger Mittler made a motion to grant James S. Craft a Conditional Home Occupation Certificate to operate a home occupation (grading and excavating) from 7284 Spieth Road, Medina, Ohio under York Township Zoning Code Section 506.08. In addition Landscape Screening (*definition: Landscape screening is defined as a barrier consisting of landscaping that produces a visual barrier between two objects or property lines. The barrier can be achieved with a double row of pine trees or arborvitaes. The shrubs would be planted six (6) feet apart for arborvitaes and twelve (12) feet apart for pine trees, have a minimum height of five (5) to six (6) feet at the time of planting and be able to grow to eight (8) foot at maturity. The pine trees or arborvitaes must be maintained.*) is to be erected on the west property line from the south edge of the garage to the south line of the existing parking area. The screening is to be put in place by September 30, 2008. Alverta Moehle seconded the motion. Roll vote: Pete Ricci-aye, Roger Mittler-aye, Norman Hinman-aye, Alverta Moehle-aye, and Eric Squire-aye. Motion granted.

New Business:

None

Old Business:

Norman Hinman stated that the Board will hold another BZA workshop when William Schultz returns.

Adjourn:

Alverta Moehle made a motion to adjourn the meeting at 8:06p.m. Roger Mittler seconded the motion. Roll vote: Pete Ricci-aye, Roger Mittler-aye, Norman Hinman-aye, Alverta Moehle-aye, and Eric Squire-aye. Motion granted.

Norman Hinman, Vice Chairperson

Mary Lenarth, Secretary